



Crestview Apartments

P19-0775 (GPA), P19-0776 (RZ), P19-0777 (DR), P20-0307 (VR), P20-0308 (GE), P20-0309 (GE), P20-0310 (VC), and P19-0905 (EIR)

Community & Economic Development

City Council
October 19, 2021

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LOCATION MAP

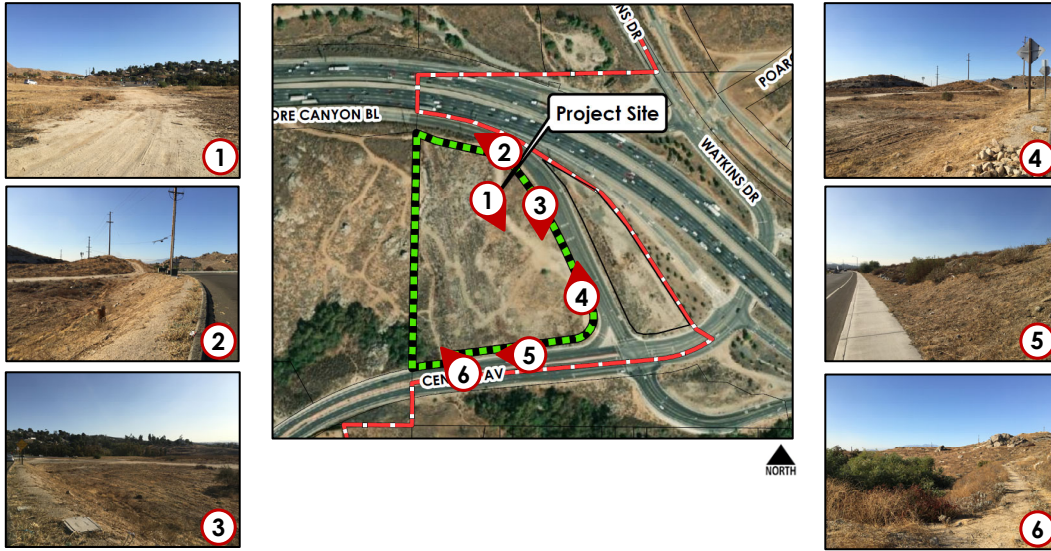


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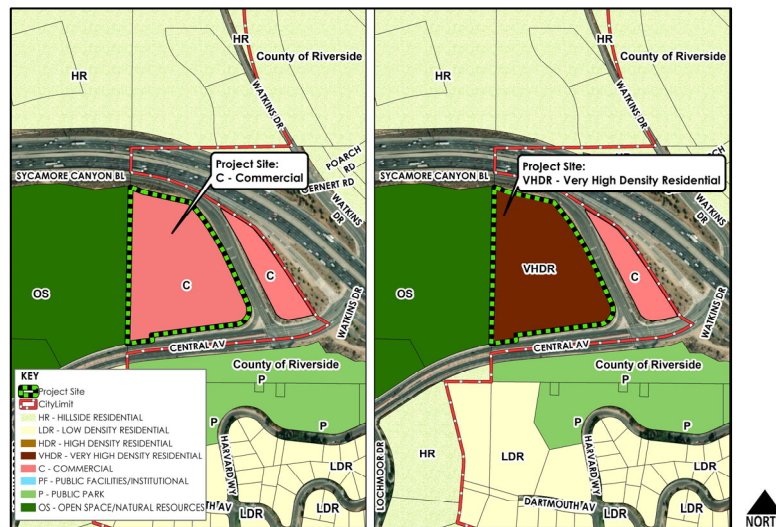
EXISTING SITE PHOTOS



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EXISTING/PROPOSED GENERAL PLAN MAPS



Existing

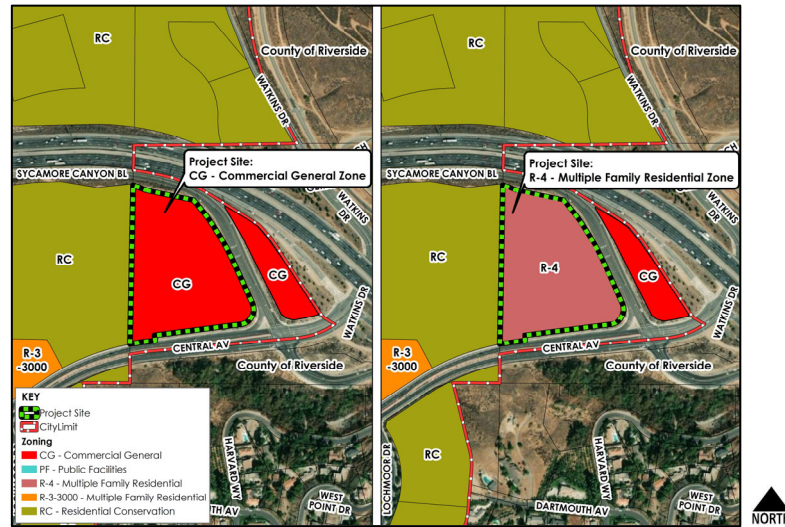
Proposed



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EXISTING/PROPOSED ZONING MAPS

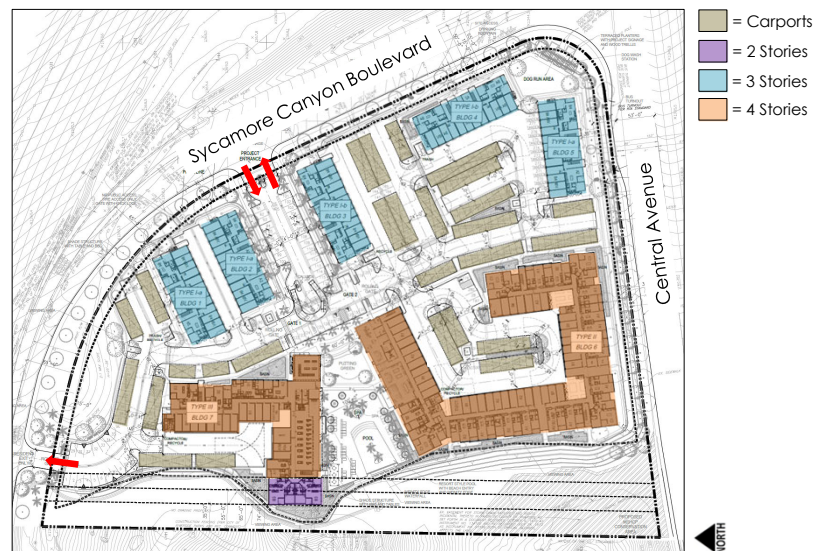


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SITE PLAN

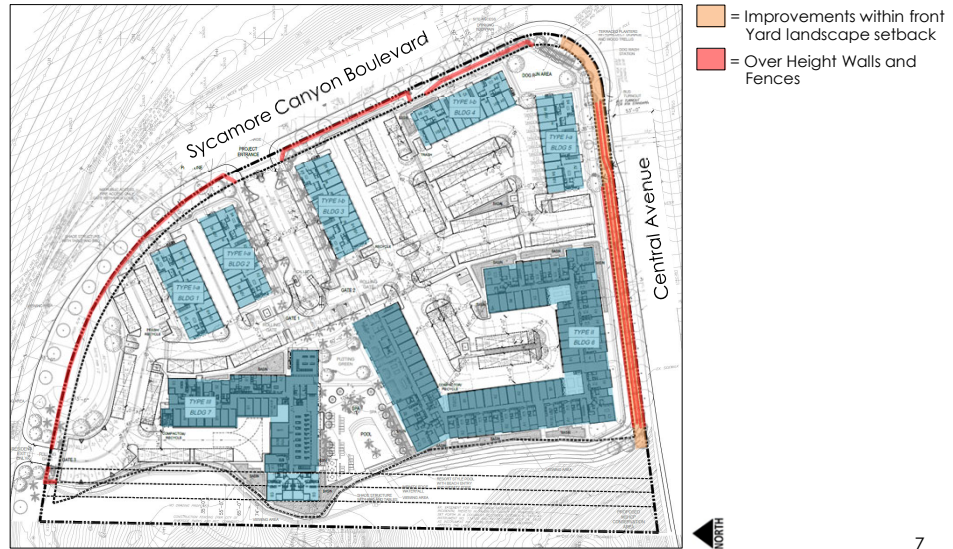


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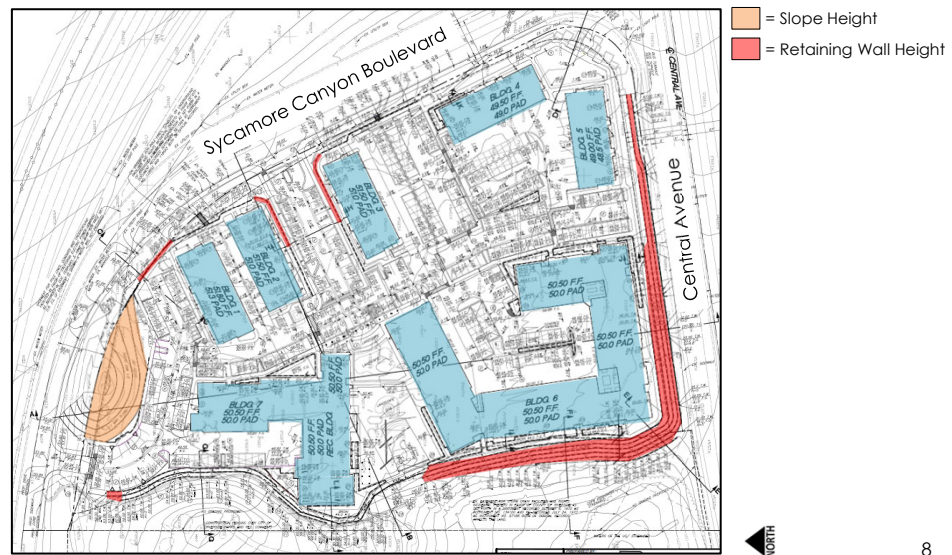
VARIANCES



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GRADING EXCEPTIONS



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BUILDING ELEVATIONS



Front

Side



Rear

Side

3-Story Buildings #'s 1-5 9



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BUILDING ELEVATIONS



South Elevation (Central Avenue)



West Elevation (City's Quail Run Open Space Park)

Building #6 10



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BUILDING ELEVATIONS



East Elevation (Sycamore Canyon Boulevard)



North Elevation



West Elevation (City's Quail Run Open Space Park)



Building #7 11

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COMMON OPEN SPACE



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COMMON OPEN SPACE DETAILS



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CONCEPTUAL LANDSCAPE PLAN



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STRATEGIC PLAN ALIGNMENT

Envision Riverside 2025 Strategic Plan Priorities

#3 Economic Opportunity

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the City Council:

1. Adopt the attached Resolution certifying the Final Environmental Impact Report (EIR) for the Crestview Apartments (Project) and finding that the Final EIR:
 - a. Has been completed in compliance with the California Environmental Quality Act (CEQA);
 - b. Was presented to the City Council and the City Council reviewed and considered the information contained in the Final EIR prior to approving the Project; and
 - c. Reflects the City's independent judgment and analysis, and making certain findings of fact.



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RECOMMENDATIONS (cont'd)

2. Concur with the findings contained in the Final EIR, the attached CEQA Resolution, the case file and the administrative record, and adopt the Findings of Fact attached to the CEQA Resolution.
3. Adopt the Mitigation Monitoring and Reporting Program attached to the CEQA Resolution.
4. Find that no feasible alternatives to the Project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final EIR.
5. Reject all late comments as untimely.



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RECOMMENDATIONS (cont'd)

6. Approve Planning Cases P19-0775 General Plan Amendment, P19-0776 Zoning Code Amendment, P19-0777 Design Review, P20-0307 Variance, P20-0308 Grading Exception, P20-0309 Grading Exception, P20-0310 Summary Vacation, and P19-0905 Environmental Impact Report, based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report.
7. Adopt the attached Resolution to amend the General Plan 2025 land use designation of approximately 9.44 acres of land from C – Commercial to VHDR – Very High Density Residential.
8. Introduce and subsequently adopt the attached Ordinance to amend the Zone of approximately 9.44 acres from CG – Commercial General Zone to R-4 – Multiple Family Residential Zone.



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RECOMMENDATIONS (cont'd)

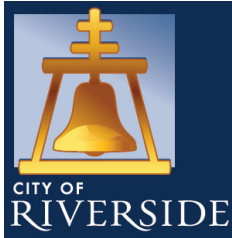
9. Adopt the attached Resolution summarily vacating approximately 19,200 square feet or 0.44 acres of excess right-of-way located along Sycamore Canyon Boulevard and Central Avenue, pursuant to the Public Streets, Highways and Service Easements Vacation Law.



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Crestview Apartments

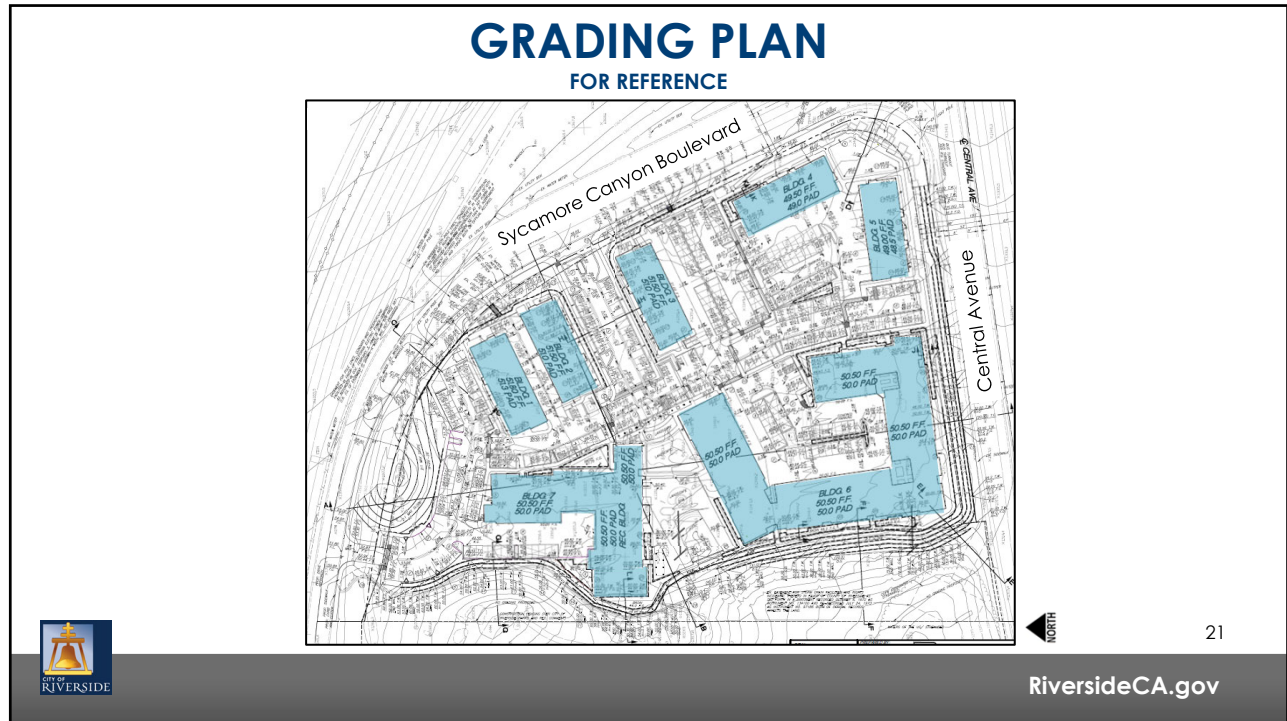
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**Community & Economic
Development Department**

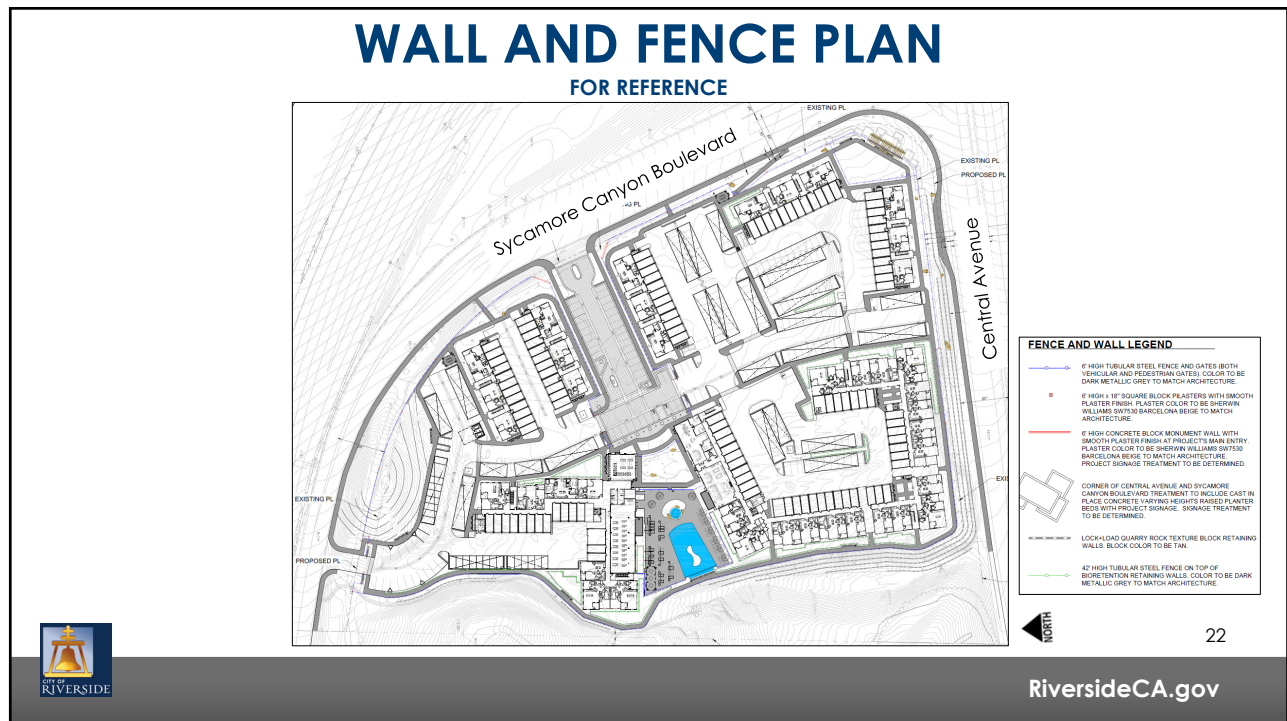
City Council
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RESIDENTIAL FLOOR PLANS

FOR REFERENCE



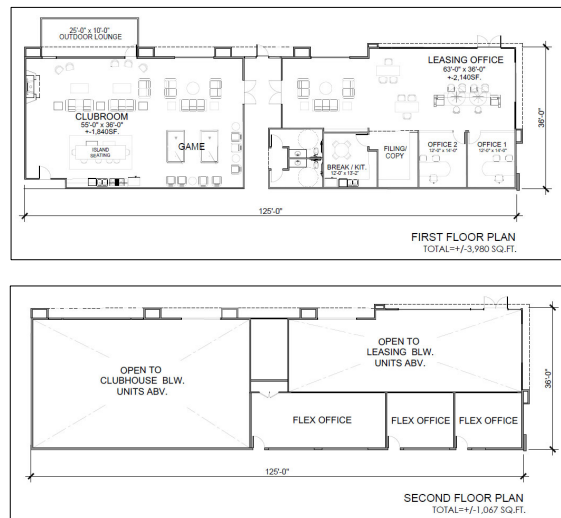
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CLUBHOUSE/LEASING FLOOR PLANS

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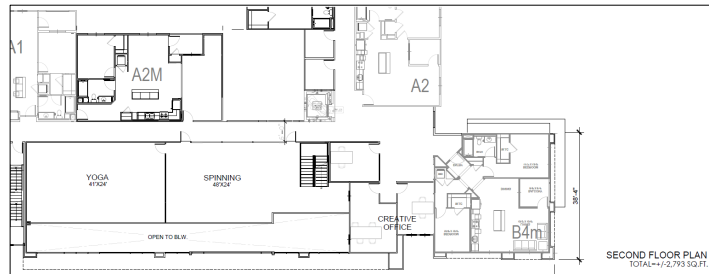
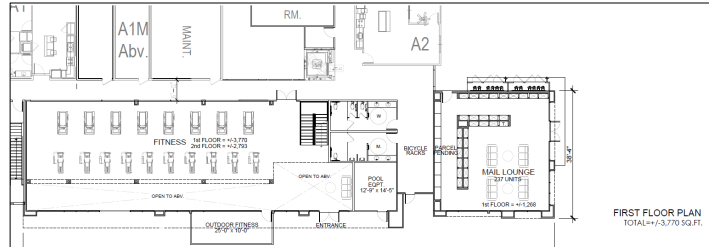
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FITNESS CLUB / MAIL LOUNGE FLOOR PLANS

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