

1575 UNIVERSITY AVENUE MIXED USE

PR-2022-001429 (SITE PLAN REVIEW)

Community & Economic Development Department

Planning Commission
Agenda Item: 5
May 25, 2023

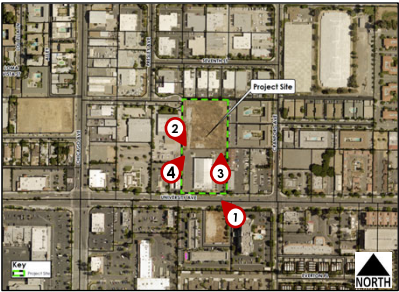
RiversideCA.gov

LOCATION MAP



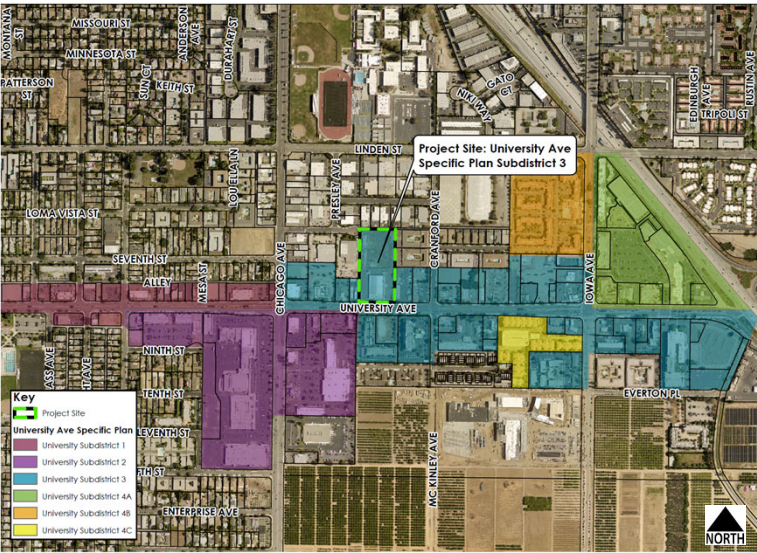
RiversideCA.gov

EXISTING SITE PHOTOS

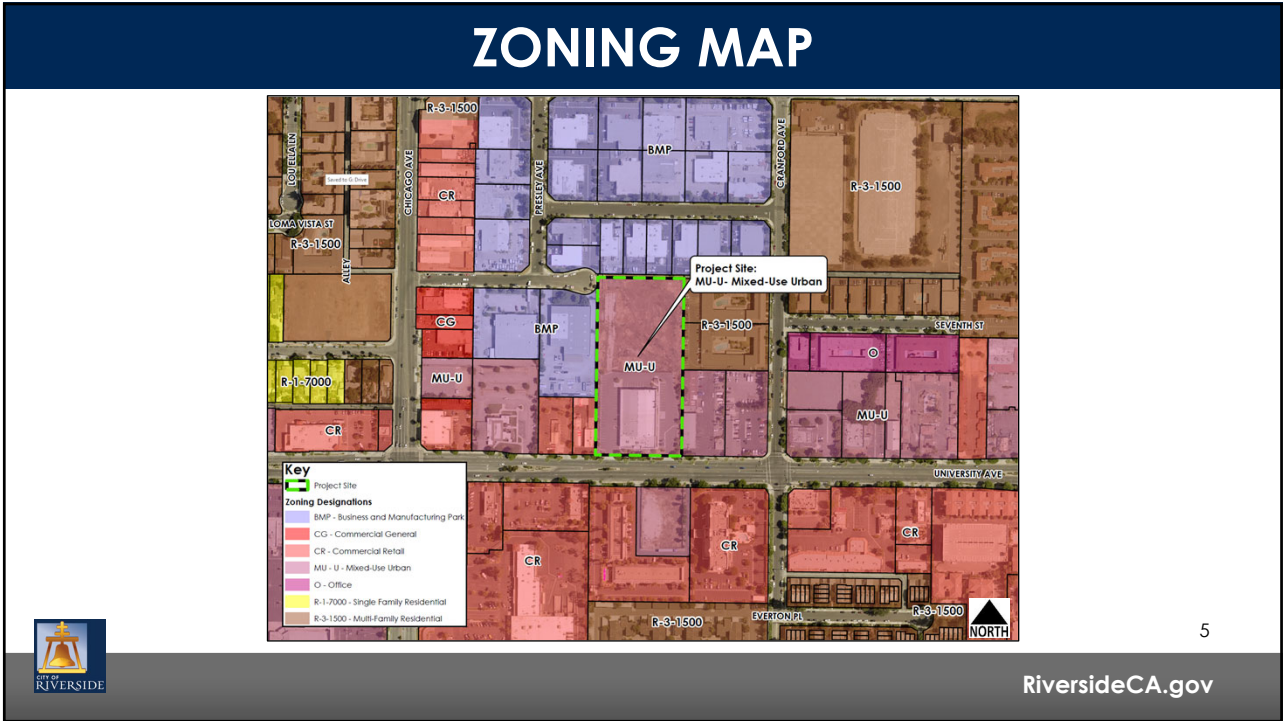


RiversideCA.gov

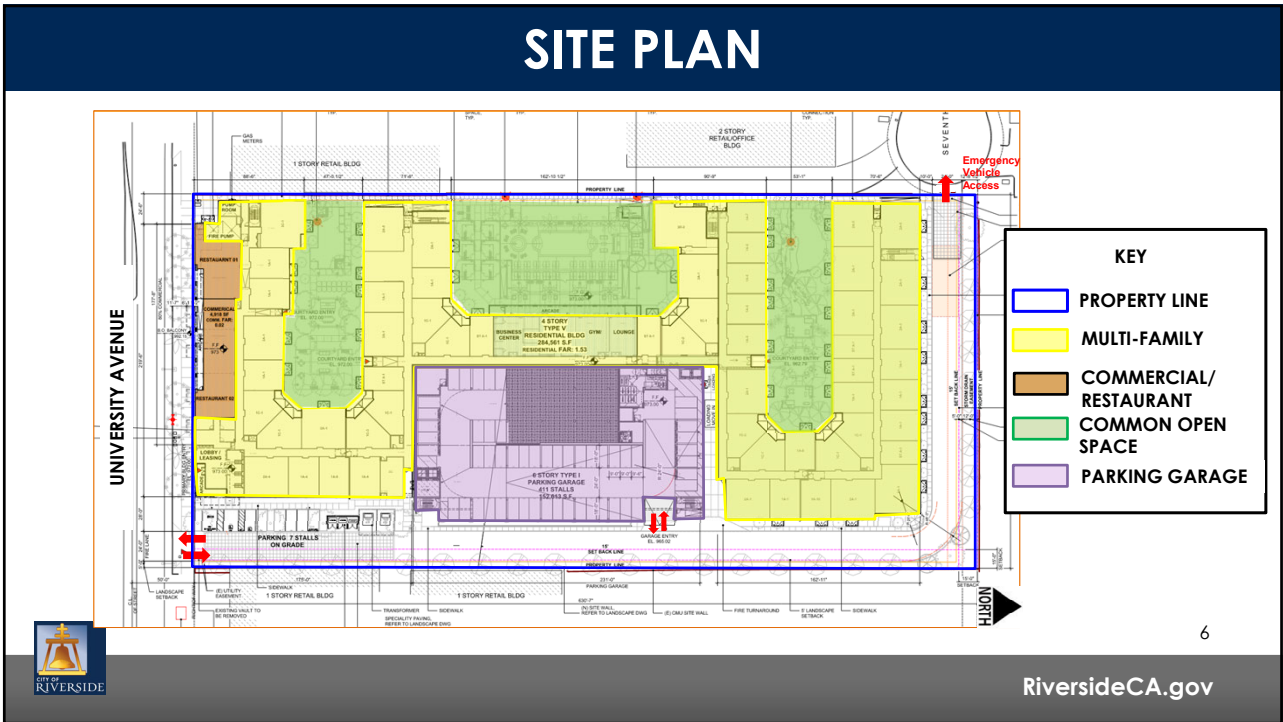
SPECIFIC PLAN MAP



RiversideCA.gov



5



6

FLOOR PLANS

Studio

One-bedroom

Two-bedroom

Three-bedroom

7

RiversideCA.gov

BUILDING ELEVATIONS

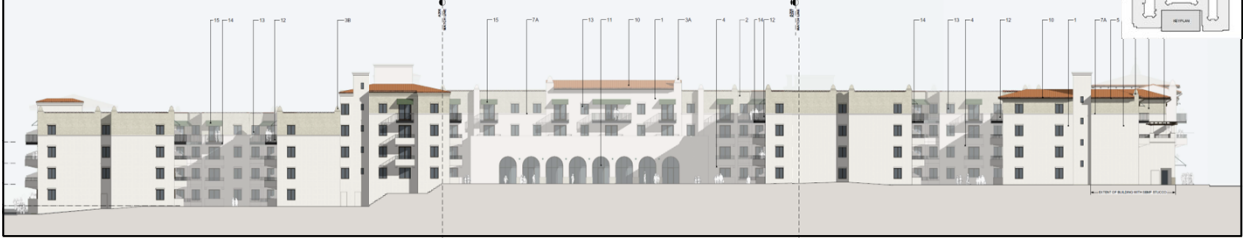
Front Elevation – Facing University Avenue

8

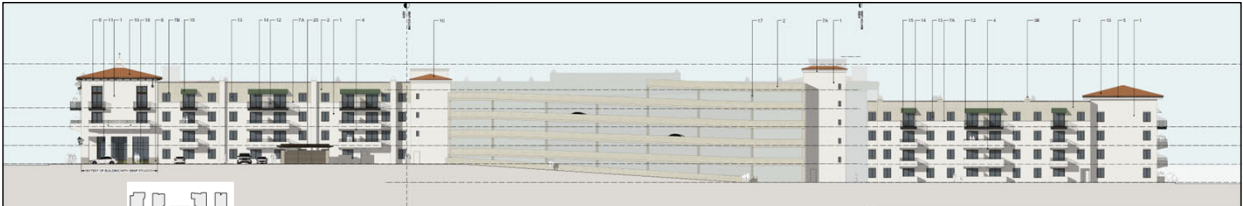
RiversideCA.gov

BUILDING ELEVATIONS

West Elevation



East Elevation

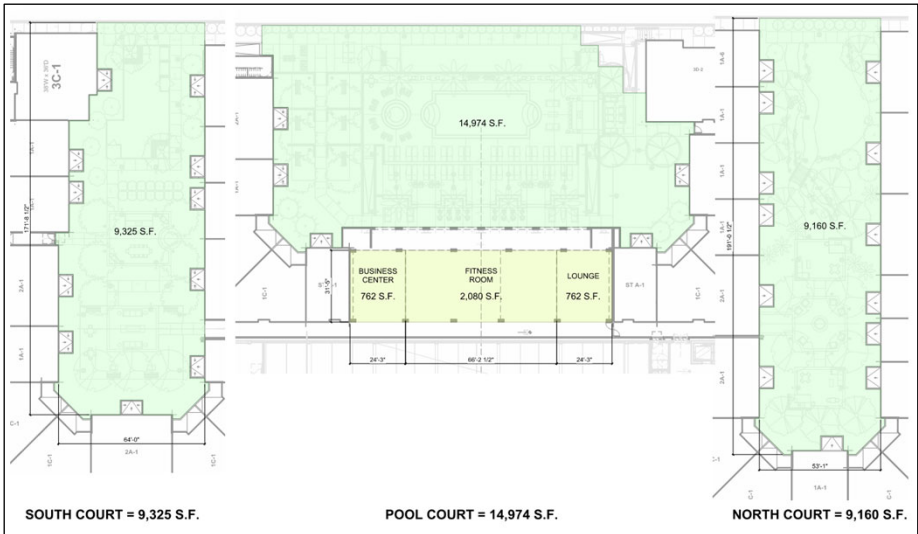




9

RiversideCA.gov

COMMON OPEN SPACE



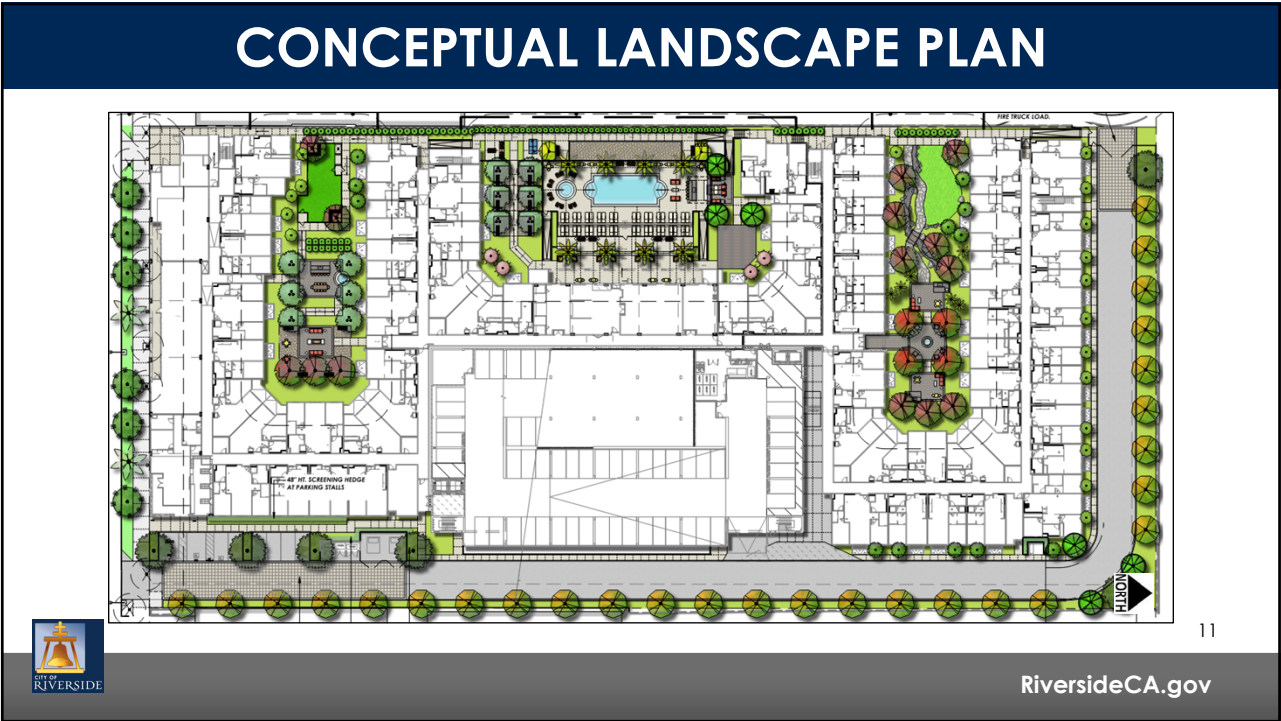
SOUTH COURT = 9,325 S.F.

POOL COURT = 14,974 S.F.

NORTH COURT = 9,160 S.F.

 10

RiversideCA.gov



11

STRATEGIC PLAN ALIGNMENT

CROSS CUTTING THREADS

Fiscal Responsibility

Equity

Community Trust

Innovation

Sustainability and Resiliency

ENVISION RIVERSIDE 2025

METRICS ACTIONS GOALS

STRATEGIC PRIORITIES

Arts, Culture and Recreation

Community Well-Being

Economic Opportunity

Environmental Stewardship

High Performing Government

Infrastructure, Mobility and Connectivity

Strategic Priority No. 2– Community Well-Being

Goal No. 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.

Cross-Cutting Threads

12

RiversideCA.gov

12

RECOMMENDATIONS

That the Planning Commission:

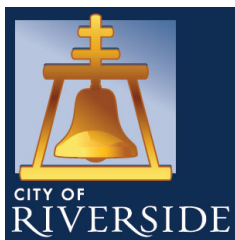
1. **DETERMINE** that the proposed multiple family residential project is consistent with the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021 (SCH No. 2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program; and
2. **APPROVE** Planning Case PR-2022-001429 (Site Plan Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



13

RiversideCA.gov

13



1575 UNIVERSITY AVENUE MIXED USE

PR-2022-001429 (SITE PLAN REVIEW)

Community & Economic Development Department

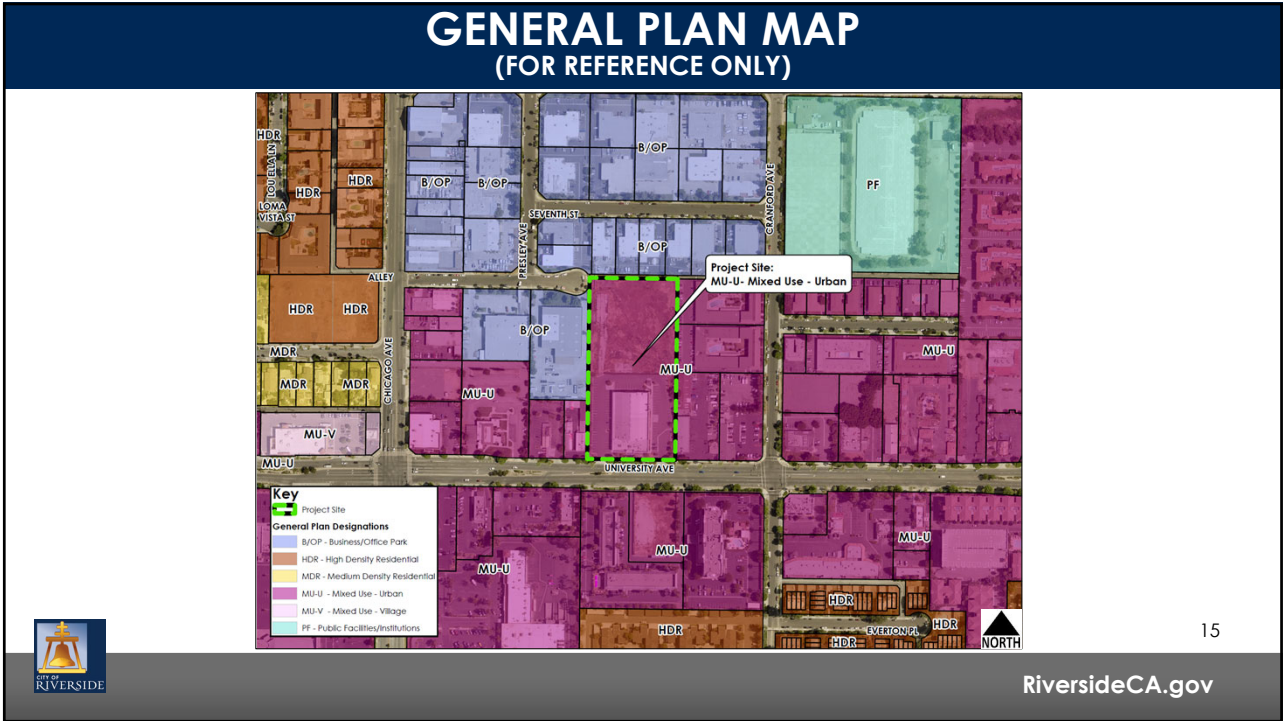
Planning Commission

Agenda Item: 5

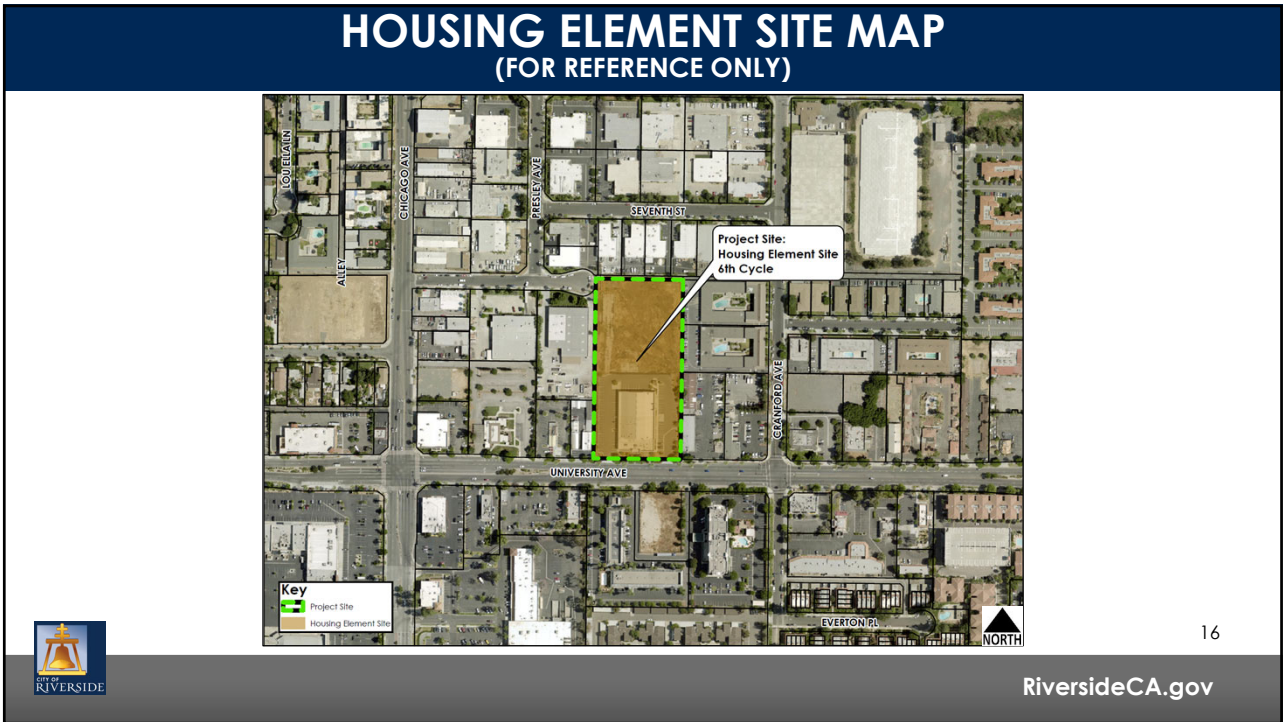
May 25, 2023

RiversideCA.gov

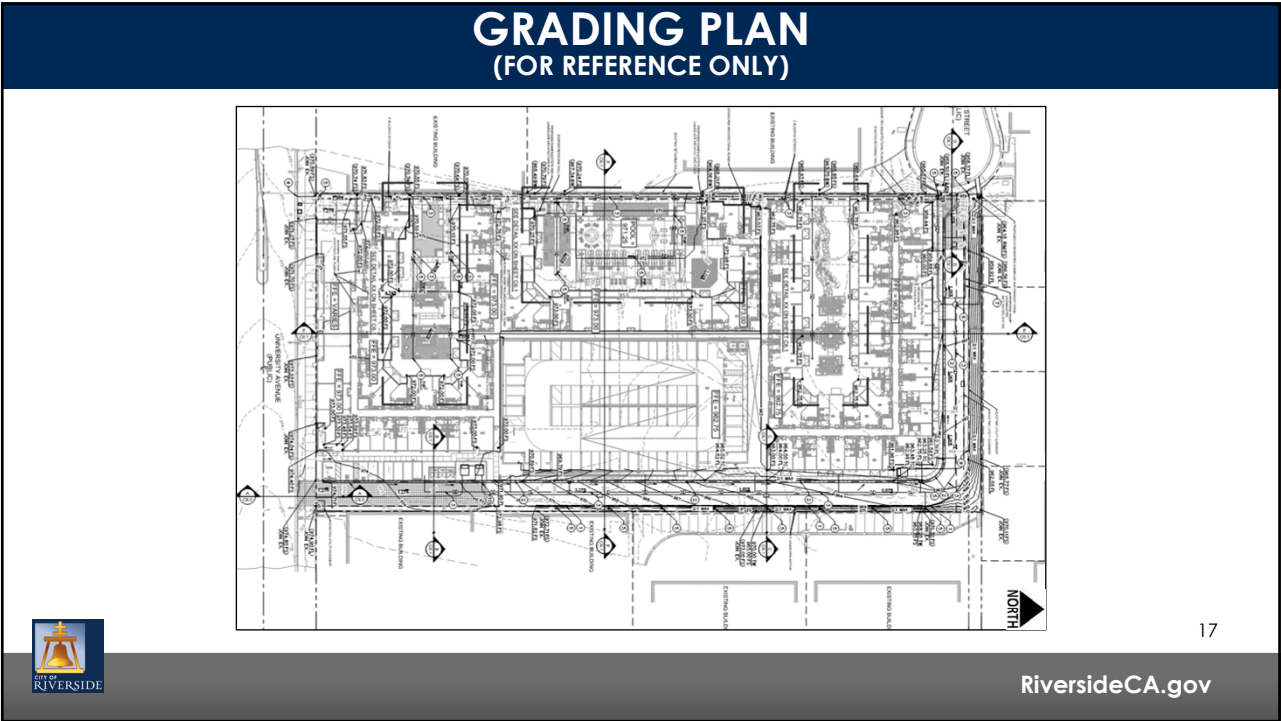
14



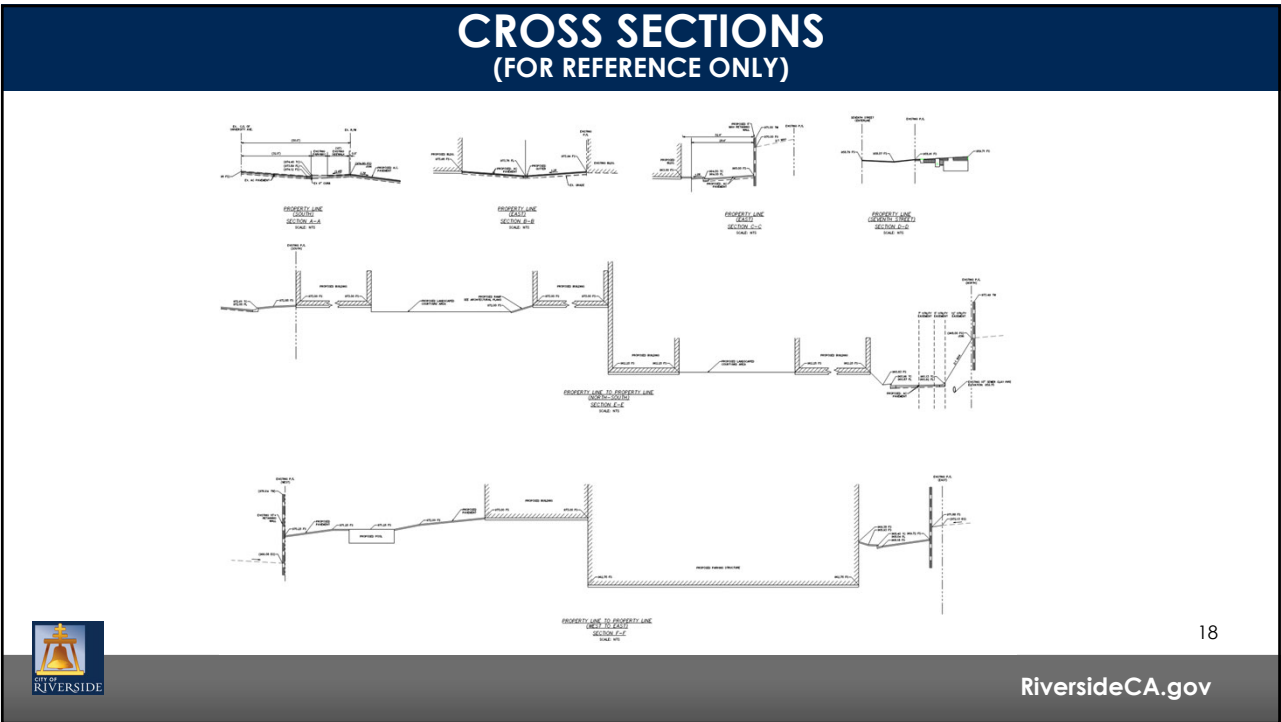
15



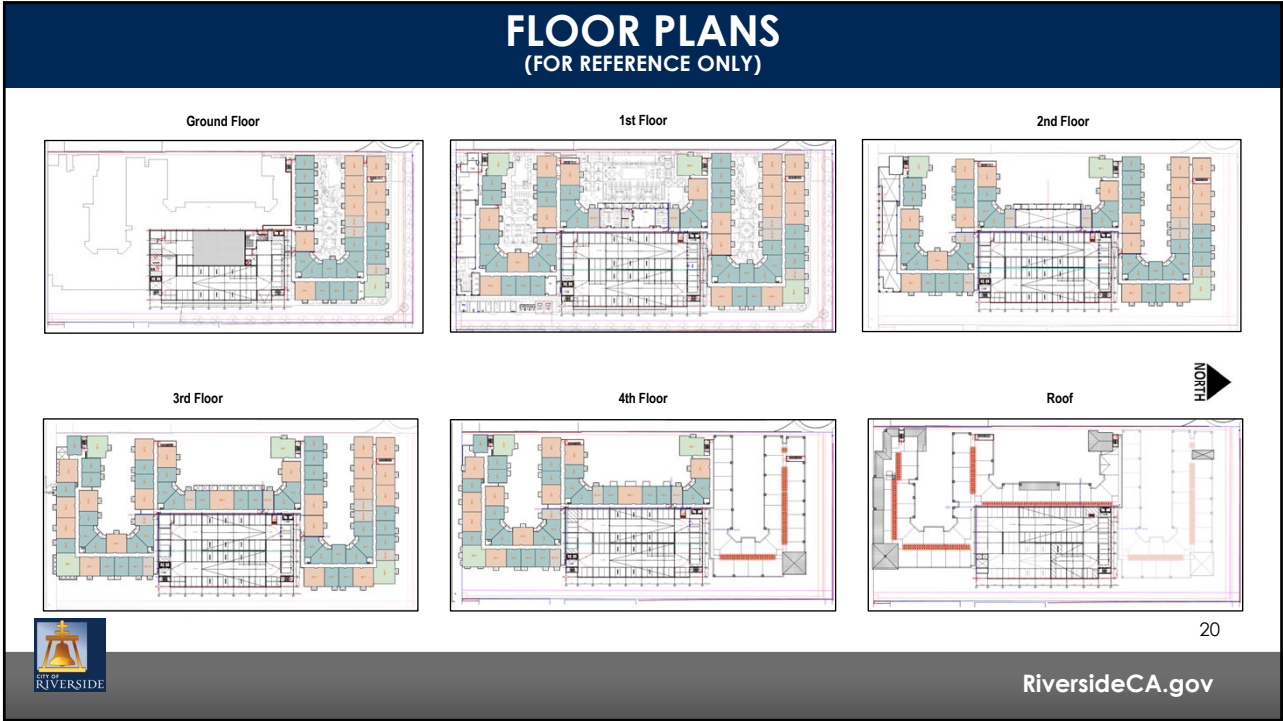
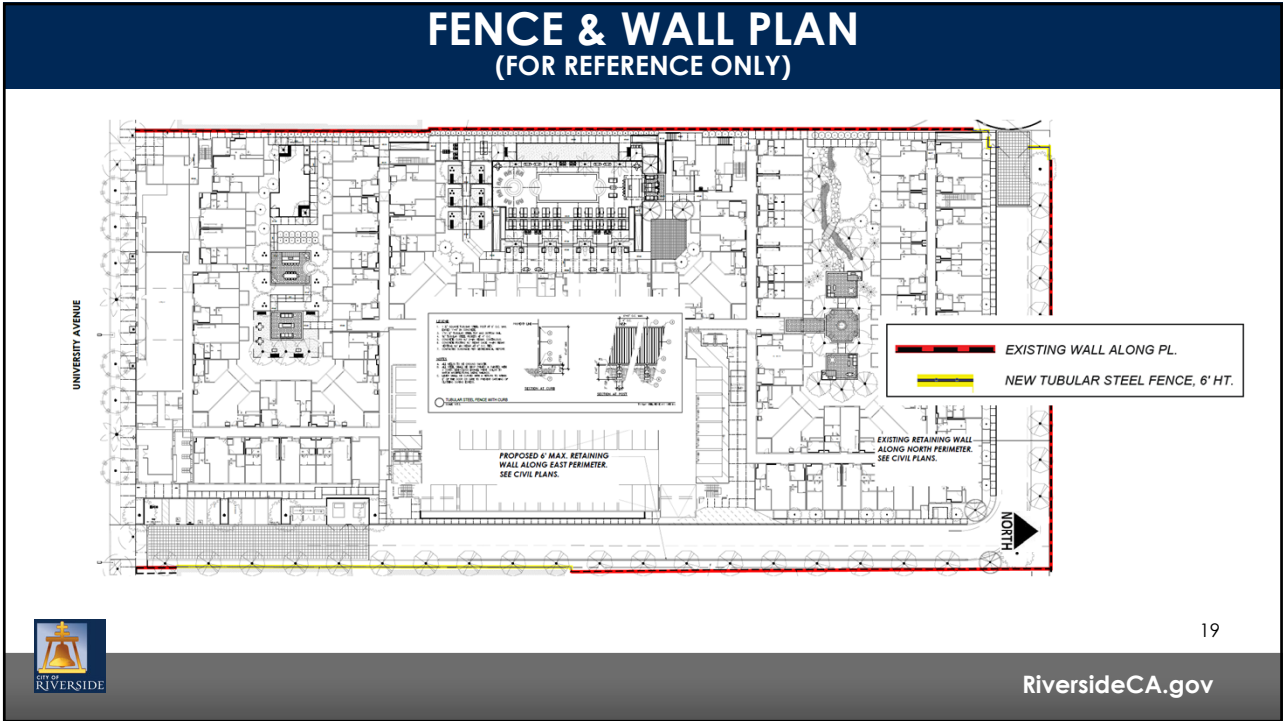
16



17



18



UNIT FLOOR PLANS – STUDIO/1 BEDROOM (FOR REFERENCE ONLY)



21

RiversideCA.gov

UNIT FLOOR PLANS – 2 AND 3 BEDROOM (FOR REFERENCE ONLY)



22

RiversideCA.gov

UNIT FLOOR PLANS – 2 AND 3 BEDROOM

(FOR REFERENCE ONLY)



UNIT 2B-1

UNIT 3C-1

UNIT 3B-1



23

RiversideCA.gov