



# SINGLE FAMILY RESIDENTIAL DEVELOPMENT

PR-2022-001345 (DESIGN REVIEW, VARIANCE, VARIANCE, GRADING  
EXCEPTION, AND GRADING EXCEPTION)

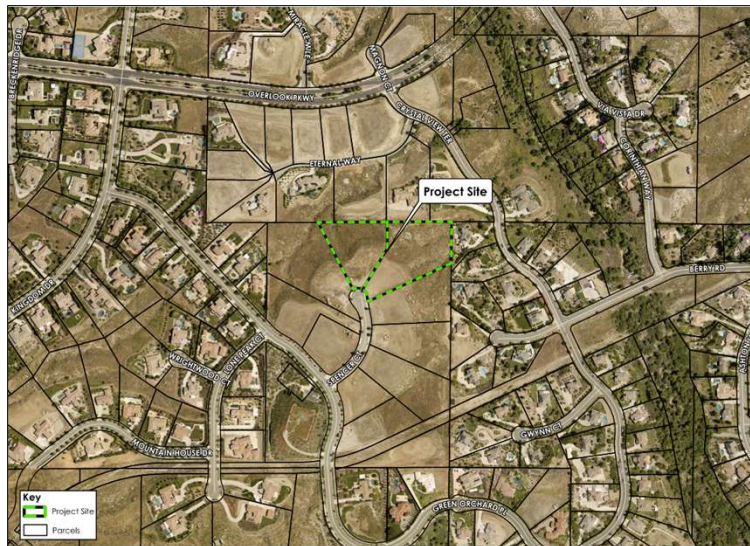
Community & Economic Development Department

## Planning Commission

Agenda Item: 3  
October 12, 2023

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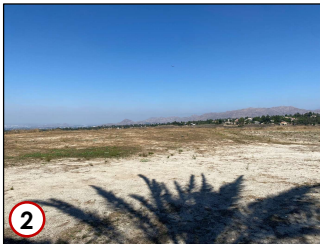
## LOCATION MAP



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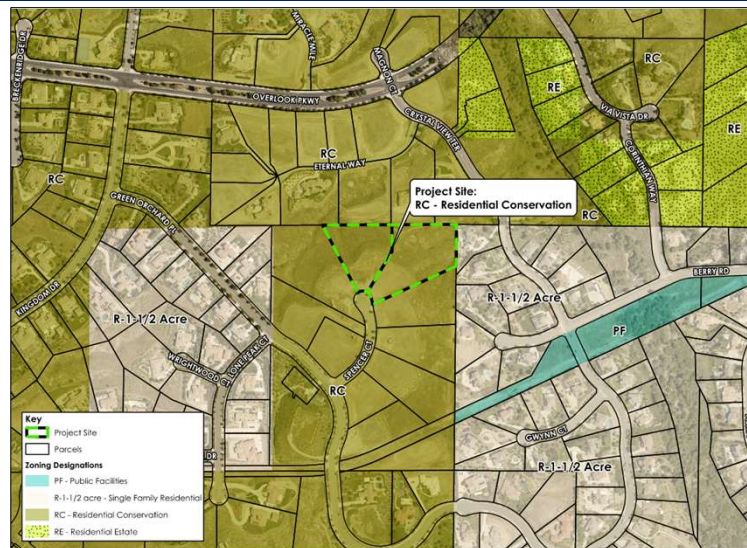
## EXISTING SITE PHOTOS



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## ZONING MAP

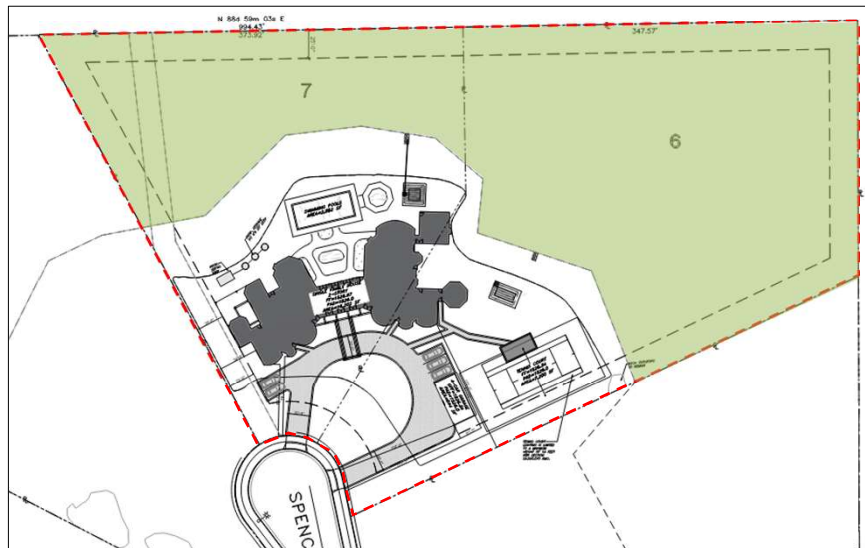


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# SITE PLAN

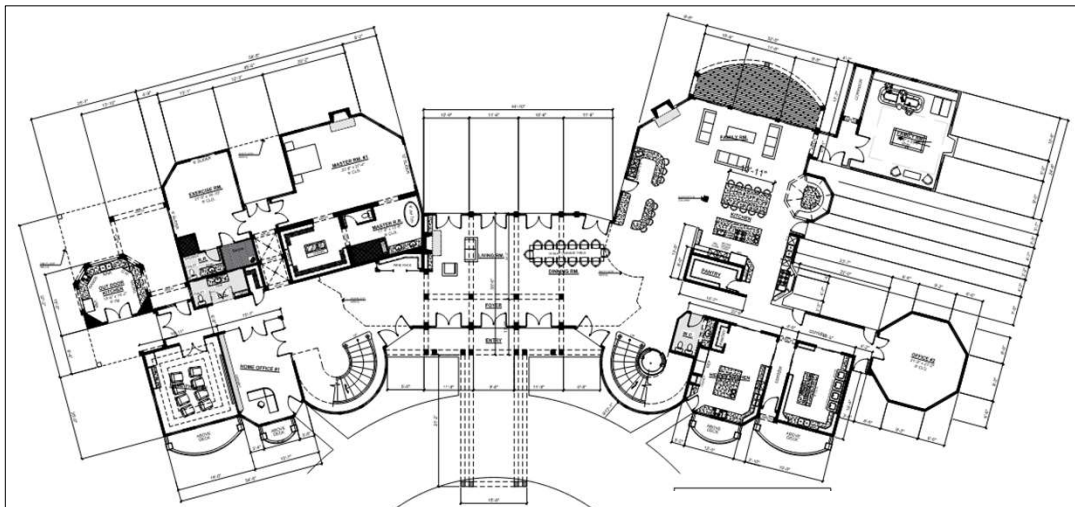


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# FLOOR PLAN – 1<sup>ST</sup> STORY



First Floor

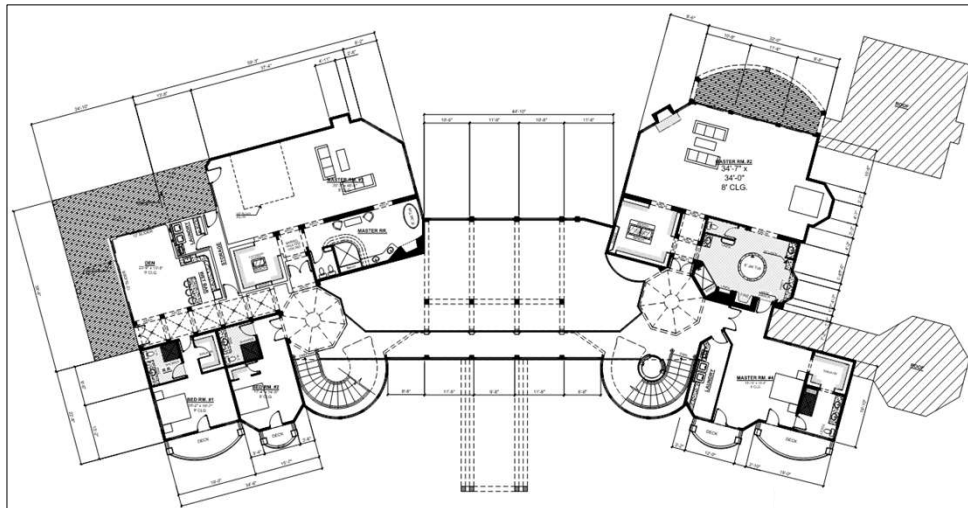


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## FLOOR PLAN – 2<sup>ND</sup> STORY



Second Floor

NORTH 7



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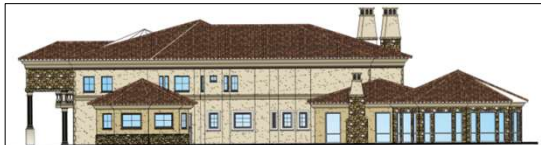
## BUILDING ELEVATIONS



South Elevation



North Elevation



East Elevation



West Elevation

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## VARIANCES



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## VARIANCE FINDINGS



1. The variance does not grant or authorize a use or activity that is not otherwise allowed in the zone.
2. There are practical difficulties or unnecessary hardships created with the strict application of the code because of the physical circumstances and characteristics of the property that are not shared by other properties in the zone.
3. The variance does not grant special privileges which are not otherwise available to surrounding properties and will not be detrimental to the public welfare or to the property of other persons located adjacent to the subject property and in the vicinity.

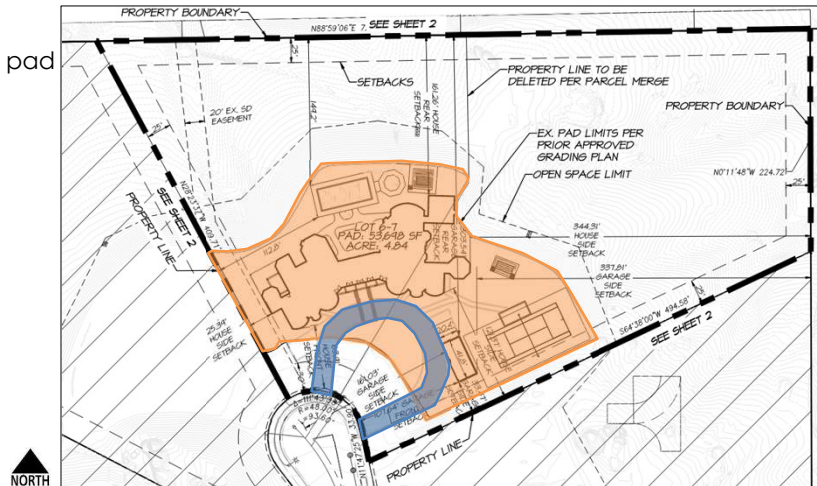


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# GRADING EXCEPTIONS

-  To allow for 44,887 square foot graded pad
-  To allow for a 20-foot-wide driveway



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# STRATEGIC PLAN ALIGNMENT



## Strategic Priority No. 5– High Performing Government

Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust and encourage shared decision-making.

Cross-Cutting Threads

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## RECOMMENDATIONS

That the Planning Commission:

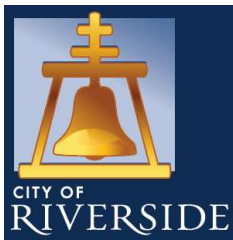
1. **DETERMINE** whether the proposed request meets the Variance findings, provided in Section 19.720.040.B of the Riverside Municipal Code.

If the Planning Commission determines the request meets the required Variance findings, then Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2022-001345 (Design Review, Variance, Variance, Grading Exception, and Grading Exception) based on the findings made by Planning Commission, outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



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**Community & Economic Development Department**

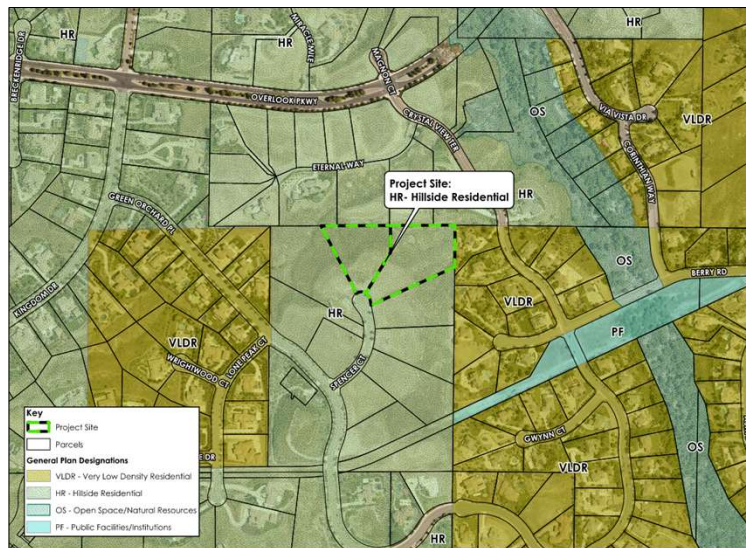
**Planning Commission**

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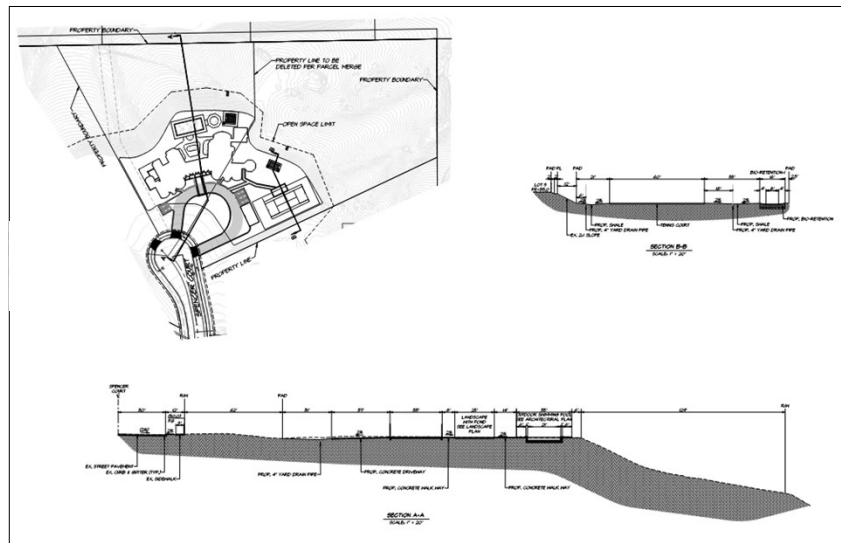
## GENERAL PLAN MAP (FOR REFERENCE ONLY)



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## CROSS SECTIONS (FOR REFERENCE ONLY)

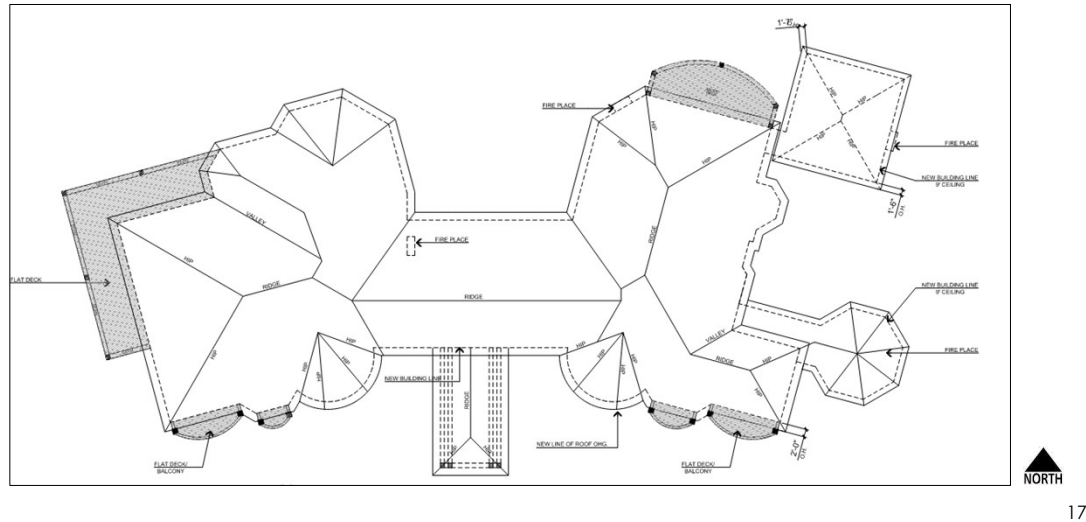


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## ROOF PLAN (FOR REFERENCE ONLY)



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## GARAGE ELEVATIONS (FOR REFERENCE ONLY)



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## CONCEPTUAL LANDSCAPE PLAN (FOR REFERENCE ONLY)



NORTH

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