

DAUCHY AND FERRARI PLANNED RESIDENTIAL DEVELOPMENT

PR-2021-001030 (PLANNED RESIDENTIAL DEVELOPMENT, TENTATIVE TRACT MAP, DESIGN REVIEW, AND INITIAL STUDY)

Community & Economic Development Department

Planning Commission
Agenda Item: 3
September 14, 2023

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LOCATION MAP



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EXISTING SITE PHOTOS

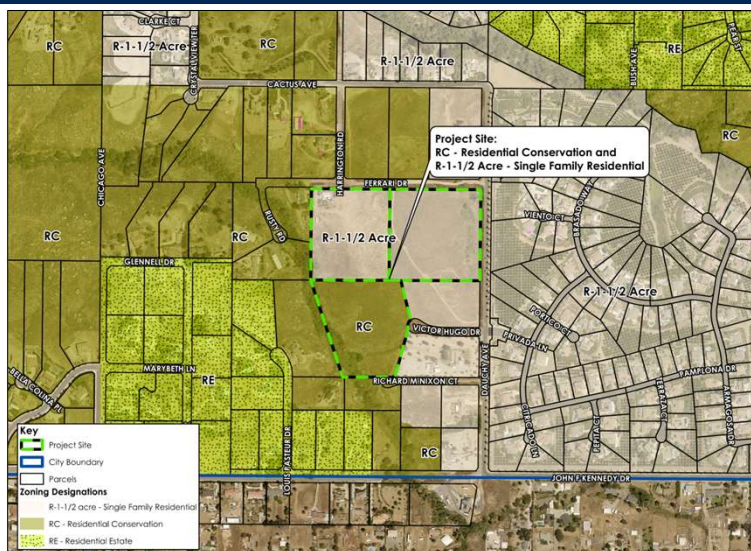


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ZONING MAP

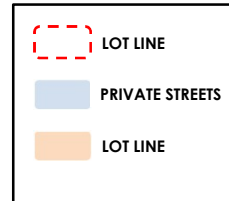
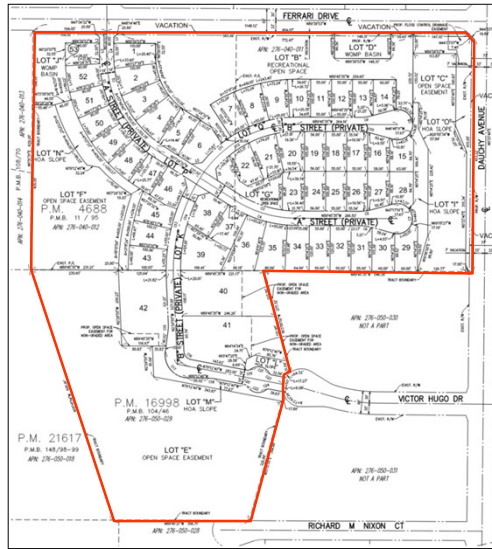


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TENTATIVE TRACT MAP (TTM NO. 38074)

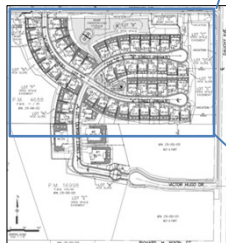
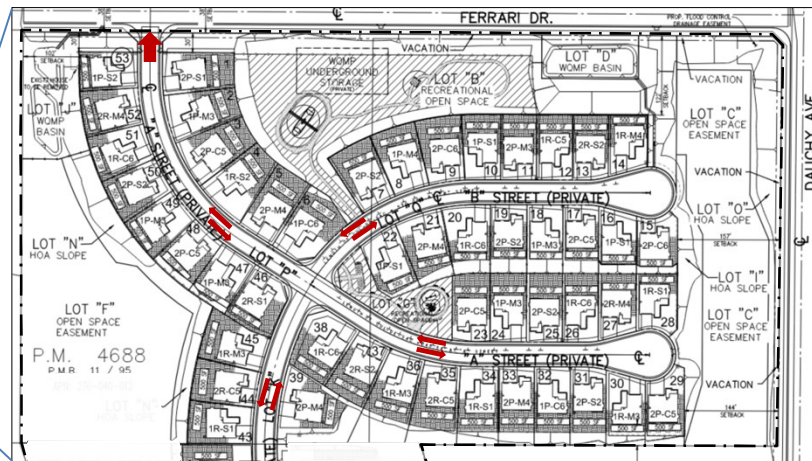


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SITE PLAN

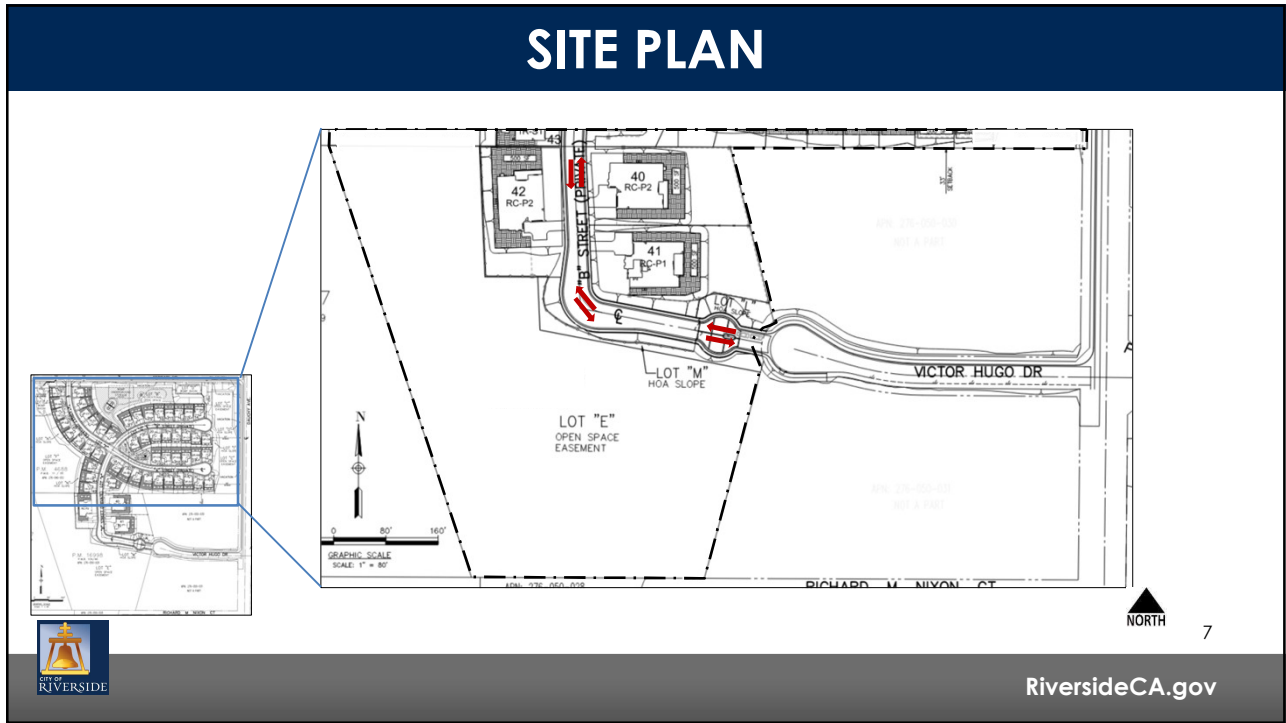


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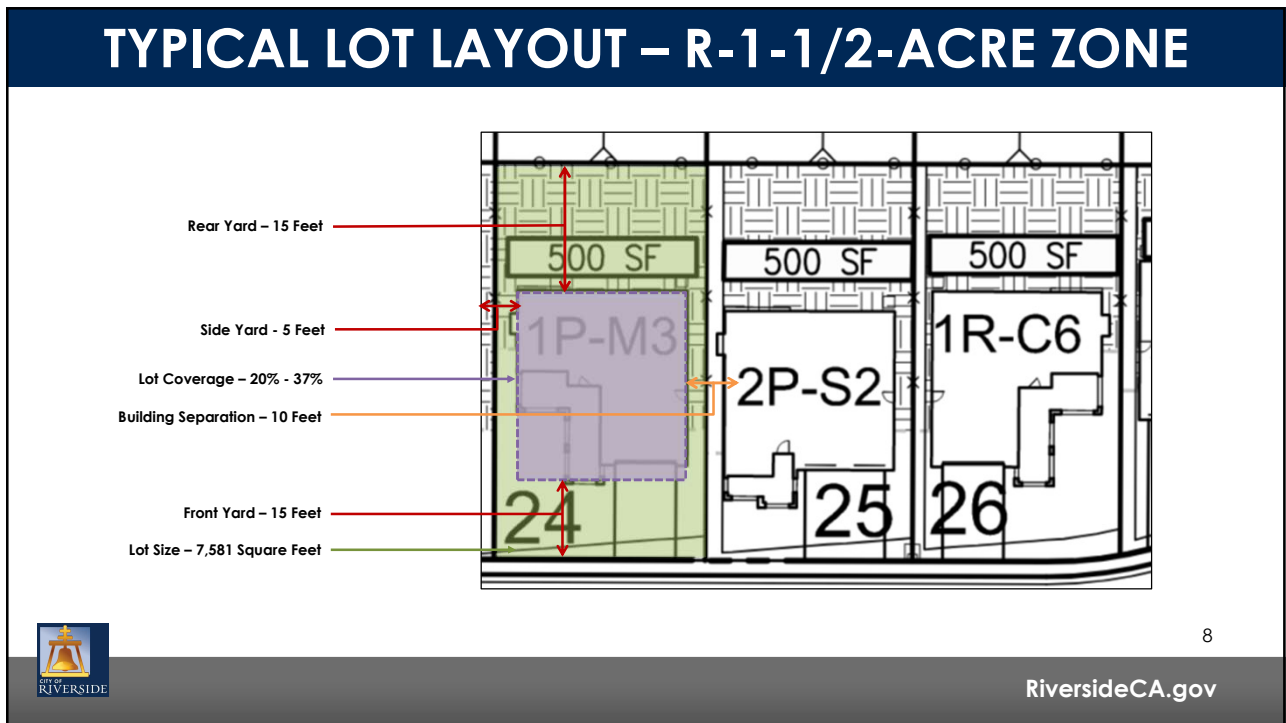


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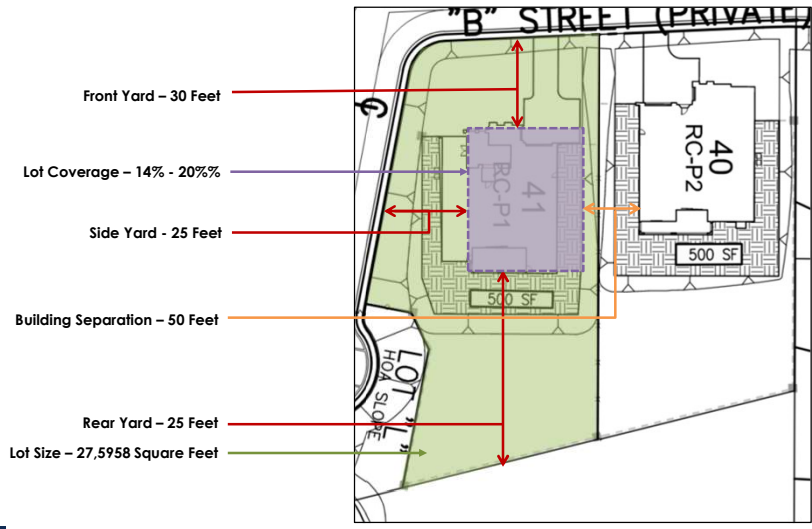


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TYPICAL LOT LAYOUT – RC ZONE



RESIDENTIAL CONSERVATION MAP EXHIBIT

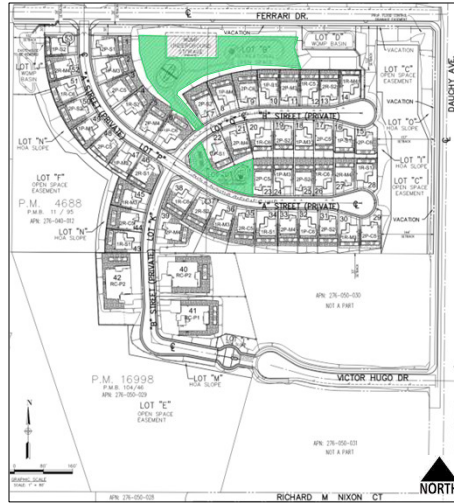
Conservation Easement
 7.04-acre Conservation Easement



OPEN SPACE PLAN

Open Space Area

- Private Open Space – 2,229 SQ. FT./Unit
- Common Open Space = 108,307 SQ. FT.



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BUILDING ELEVATIONS – R-1-1/2 ACRE ZONE



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BUILDING ELEVATIONS – RC ZONE

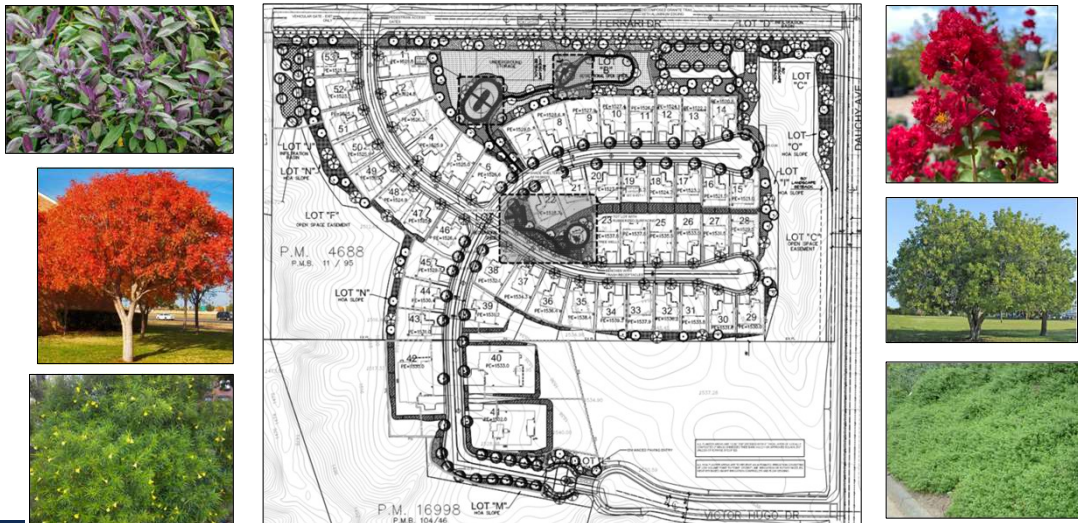


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CONCEPTUAL LANDSCAPE PLAN



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STRATEGIC PLAN ALIGNMENT

The diagram illustrates the alignment of the City of Riverside's Strategic Plan with its 2025 vision. At the center is a house-shaped structure labeled 'ENVISION RIVERSIDE 2025' with 'METRICS ACTIONS GOALS' below it. Above this structure are 'CROSS CUTTING THREADS' represented by icons for Fiscal Responsibility, Equity, Community Trust, Innovation, and Sustainability and Resiliency. Below the structure are 'STRATEGIC PRIORITIES' represented by icons for Arts, Culture and Recreation; Community Well-Being; Economic Opportunity; Environmental Stewardship; High Performing Government; and 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

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RECOMMENDATIONS

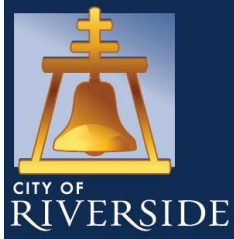
That the Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
2. **RECOMMEND that the City Council APPROVE** Planning Case PR-2021-001030 (Tentative Tract Map, Planned Residential Development Permit, and Design Review), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions of approval and mitigation measures. (Exhibits 1 and 2).

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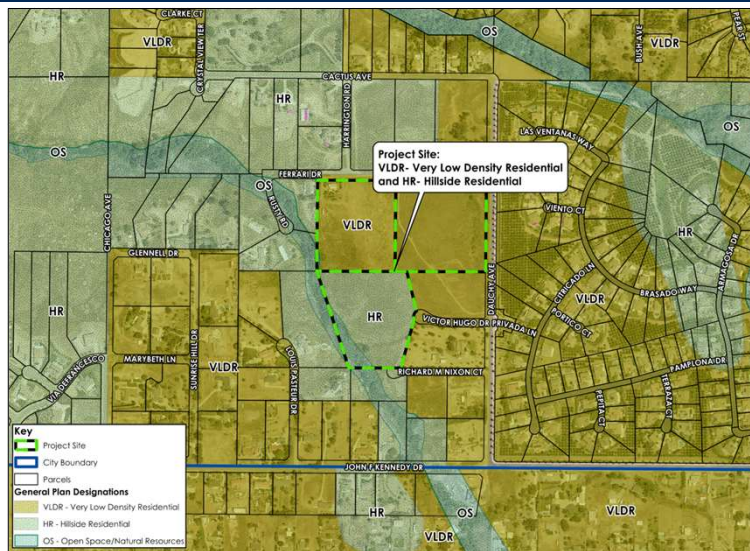
Planning Commission

Agenda Item: *

August 31, 2023

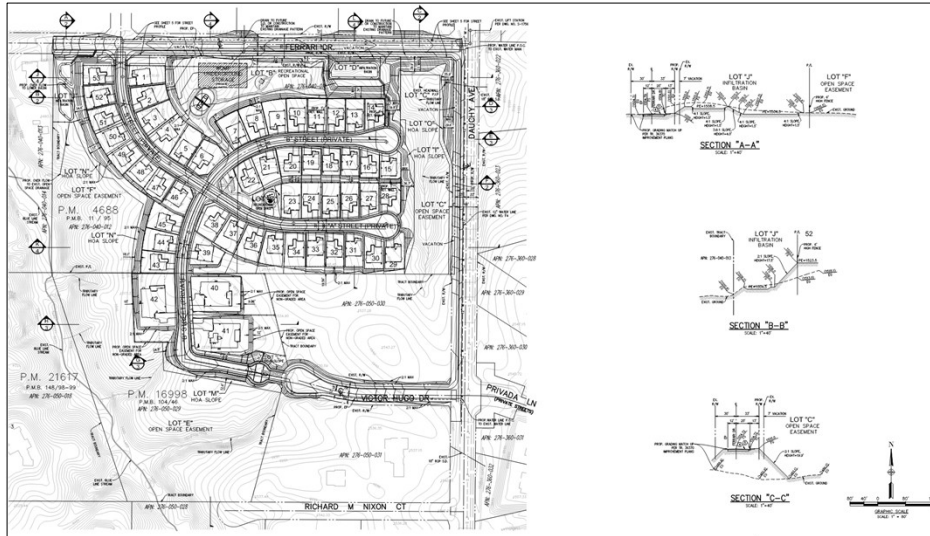
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GENERAL PLAN MAP (FOR REFERENCE ONLY)



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CROSS SECTIONS (FOR REFERENCE ONLY)

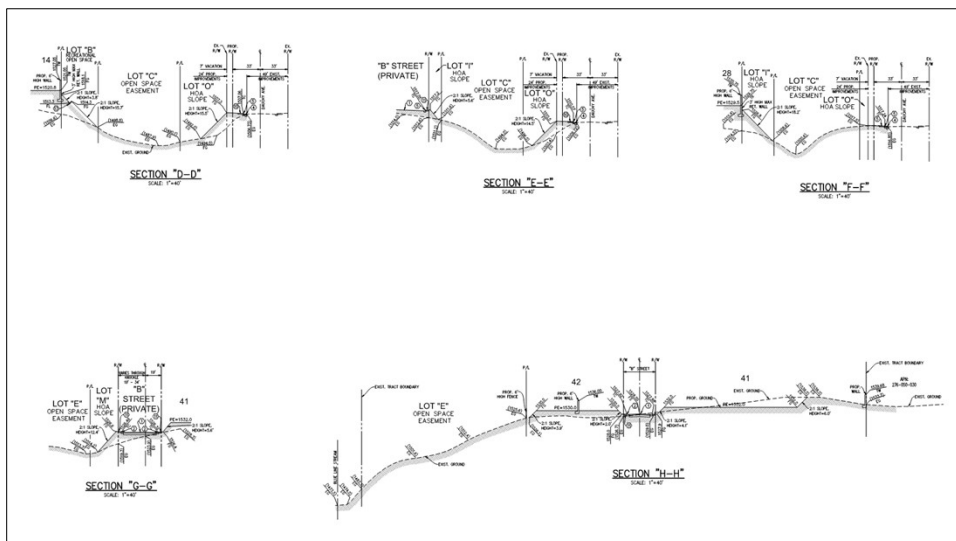


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CROSS SECTIONS (FOR REFERENCE ONLY)

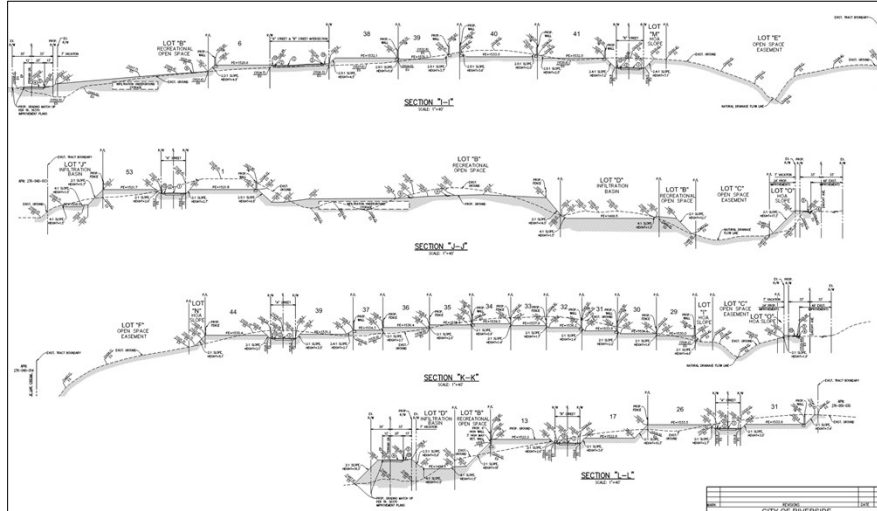


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CROSS SECTIONS (FOR REFERENCE ONLY)

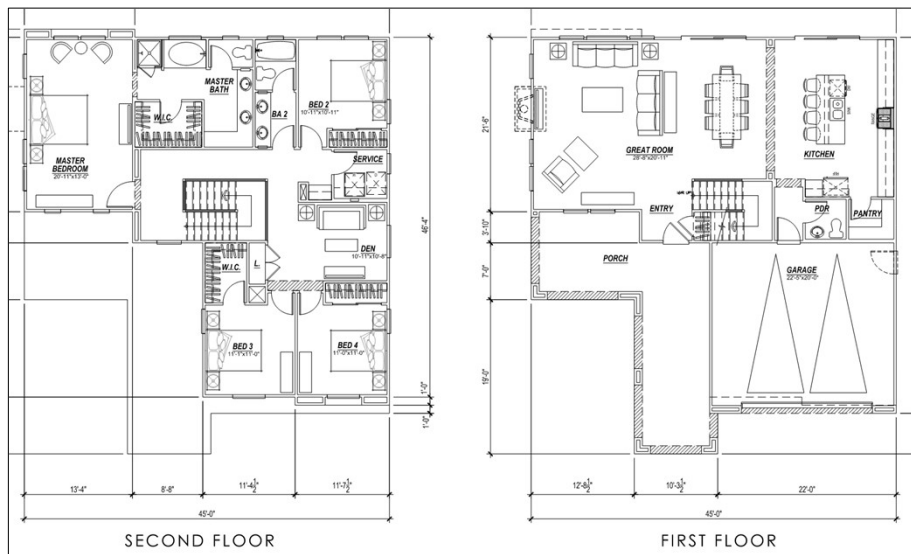


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FLOOR PLANS – PLAN 1 (FOR REFERENCE ONLY)

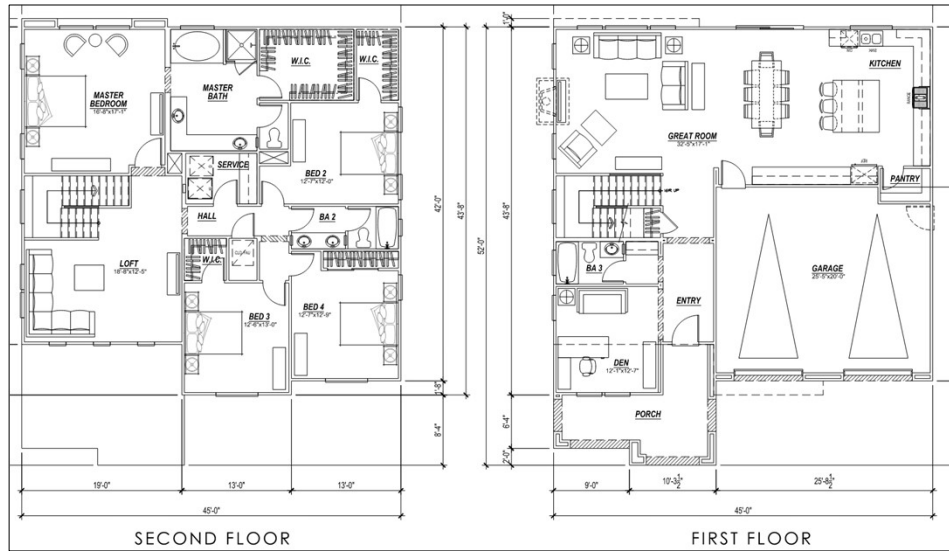


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FLOOR PLANS – PLAN 2 (FOR REFERENCE ONLY)

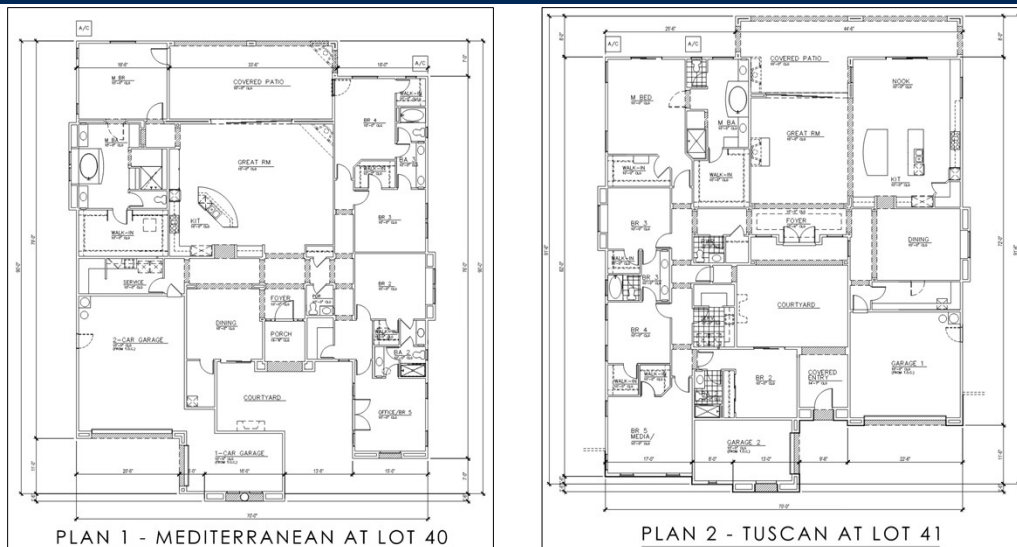


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FLOOR PLANS – RC ZONE LOTS (FOR REFERENCE ONLY)



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