

# 1810 IOWA AVENUE SUBDIVISION

PR-2024-001728 (PM)

Community & Economic Development Department

Planning Commission  
Agenda Item: #3  
November 21, 2024



## LOCATION MAP



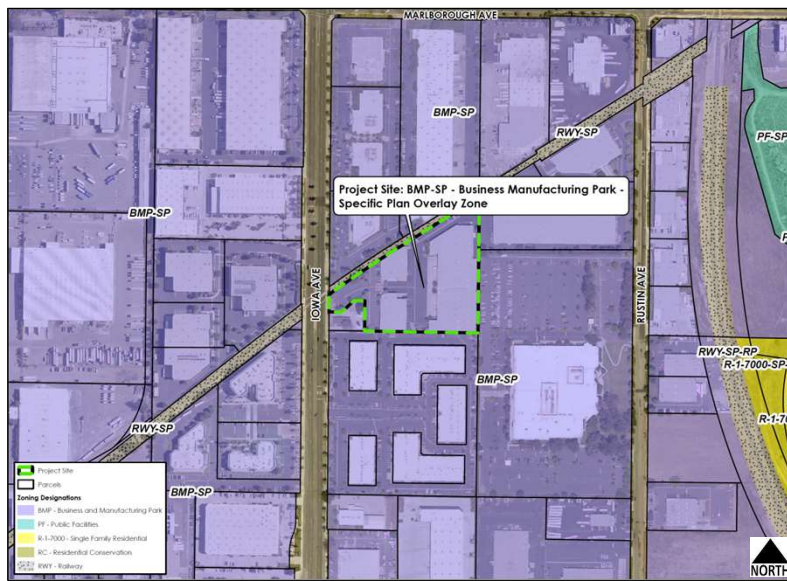
# EXISTING SITE PHOTOS



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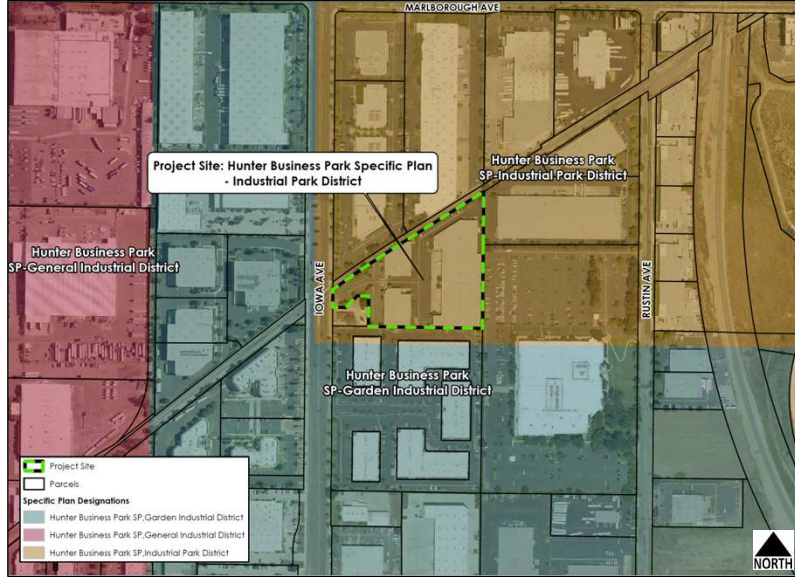
# ZONING MAP



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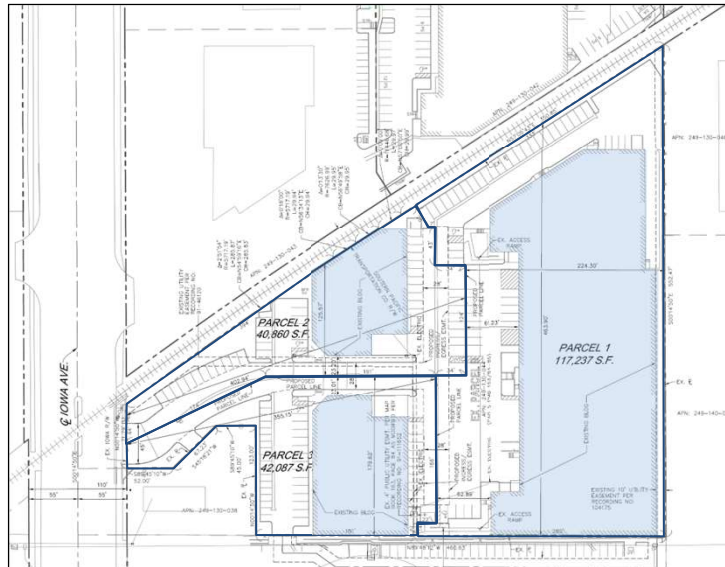
# HUNTER BUSINESS PARK SPECIFIC PLAN



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# PROPOSED PARCEL MAP



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# STRATEGIC PLAN ALIGNMENT

**ENVISION RIVERSIDE 2025**  
METRICS ACTIONS GOALS

## Strategic Priority 2 – Community Well-Being

**Goal 2.5** – Foster relationships between community members, partner organizations, and public safety professionals to define, prioritize, and address community safety and social service needs; and

## Strategic Priority 3 – Economic Opportunity

**Goal 3.3** - Cultivate a business climate that welcomes innovation, entrepreneurship, and investment

Cross-Cutting Threads

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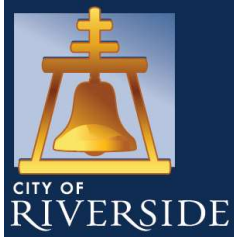
# RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the projects is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15315 (Minor Land Divisions)of the CEQA Guidelines, as the projects will not have a significant effect on the environment; and
2. **APPROVE** Planning Cases PR-2024-001728 (TENTATIVE PARCEL MAP) based on the findings outlined in the staff reports and summarized in the attached findings and subject to the recommended conditions.

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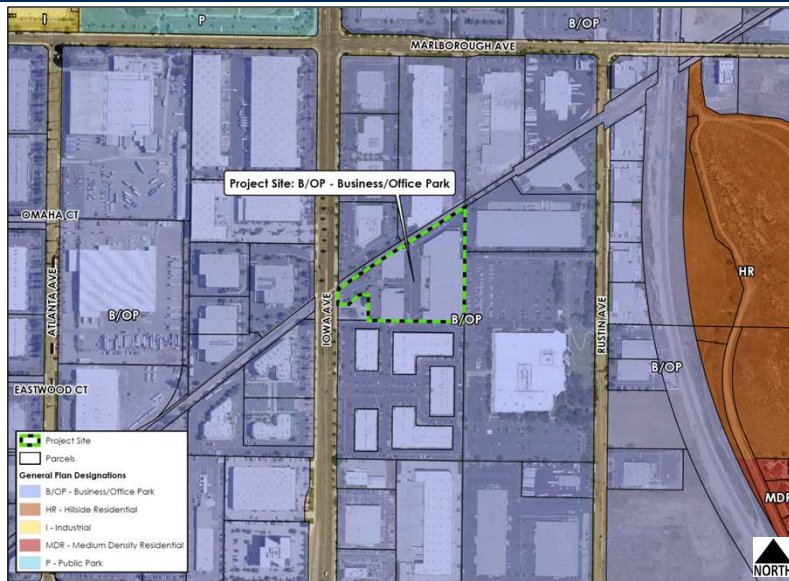
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## GENERAL PLAN MAP (Reference Only)



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# Aerial Map (Reference Only)

