



18870 LURIN AVENUE TRACT MAP NO. 38192

PR-2022-001411 (TENTATIVE TRACT MAP)

Community & Economic Development Department

Planning Commission

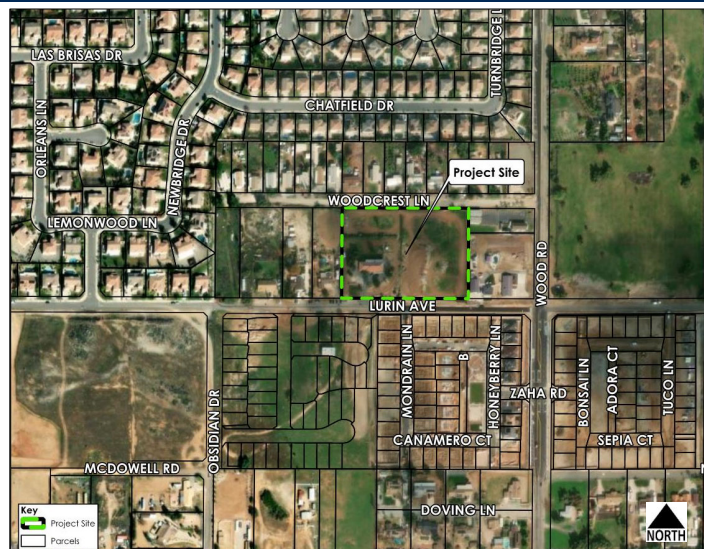
Agenda Item: 2

April 11, 2024

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LOCATION MAP



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EXISTING SITE PHOTOS

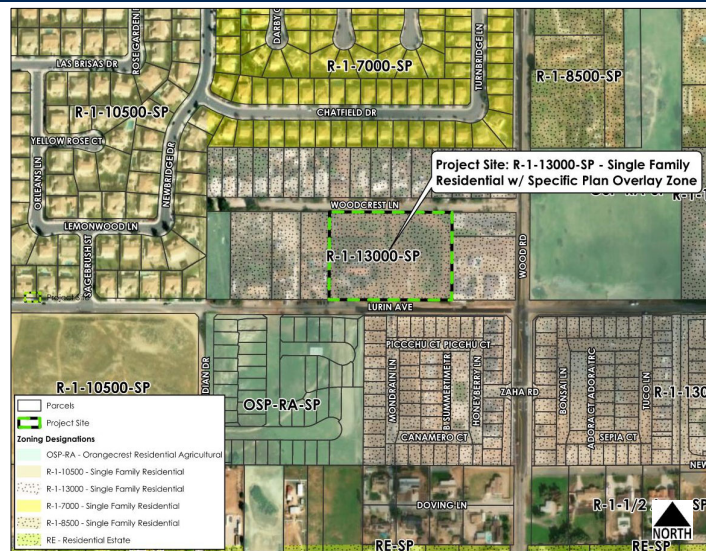


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ZONING MAP

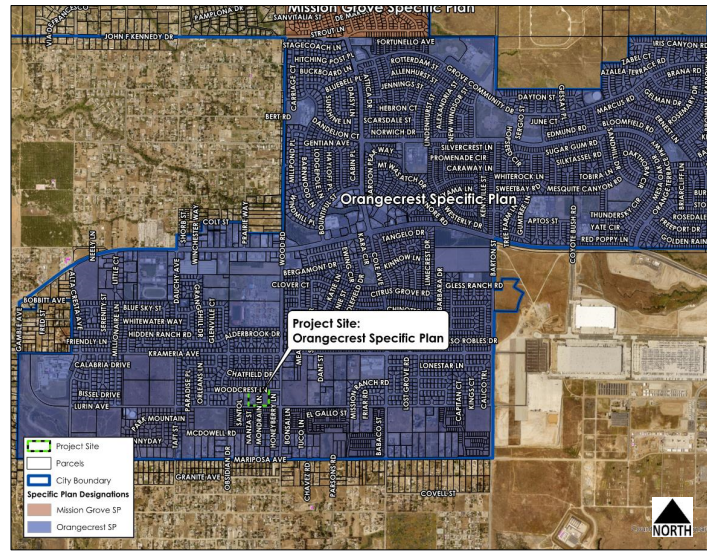


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SPECIFIC PLAN

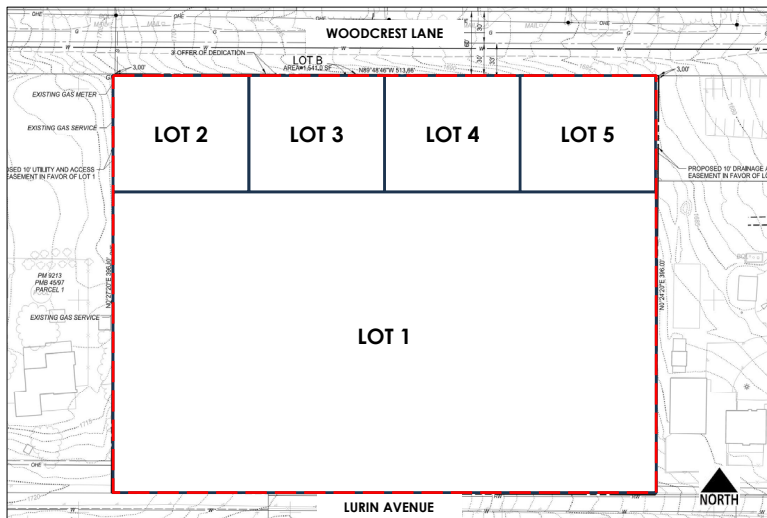



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TENTATIVE TRACT MAP (TTM NO. 38431)



 MAP BOUNDARIES



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SITE PLAN

The site plan shows a large rectangular area divided into several lots. At the top is LOT B, which contains four smaller lots labeled LOT 2, LOT 3, LOT 4, and LOT 5. Below these is a large area labeled LOT 1. At the bottom is LOT A. The plan includes various setbacks (e.g., 30' FRONT SETBACK, 20' SIDE SETBACK), easements (e.g., PROPOSED RIGHT-OF-WAY, PROPOSED DRAIN EASEMENT), and utility lines (e.g., GAS SERVICE, 15" ROADWAY EASEMENT). A legend on the right shows a rectangle labeled 'LOT LINE'. A north arrow is located in the bottom right corner of the plan.

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STRATEGIC PLAN ALIGNMENT

CROSS CUTTING THREADS

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

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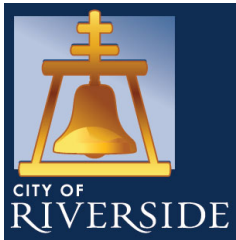
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RECOMMENDATIONS

That the Planning Commission:

- 1. **DETERMINE** that the proposed project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15304 (Minor Alterations to Land) and 15601 (Common Sense), as the project will not have a significant effect on the environment; and
- 2. **APPROVE** Planning Case PR-2022-001411 (Tentative Tract Map), based on the staff report and subject to the recommended conditions of approval. (Exhibit 2).



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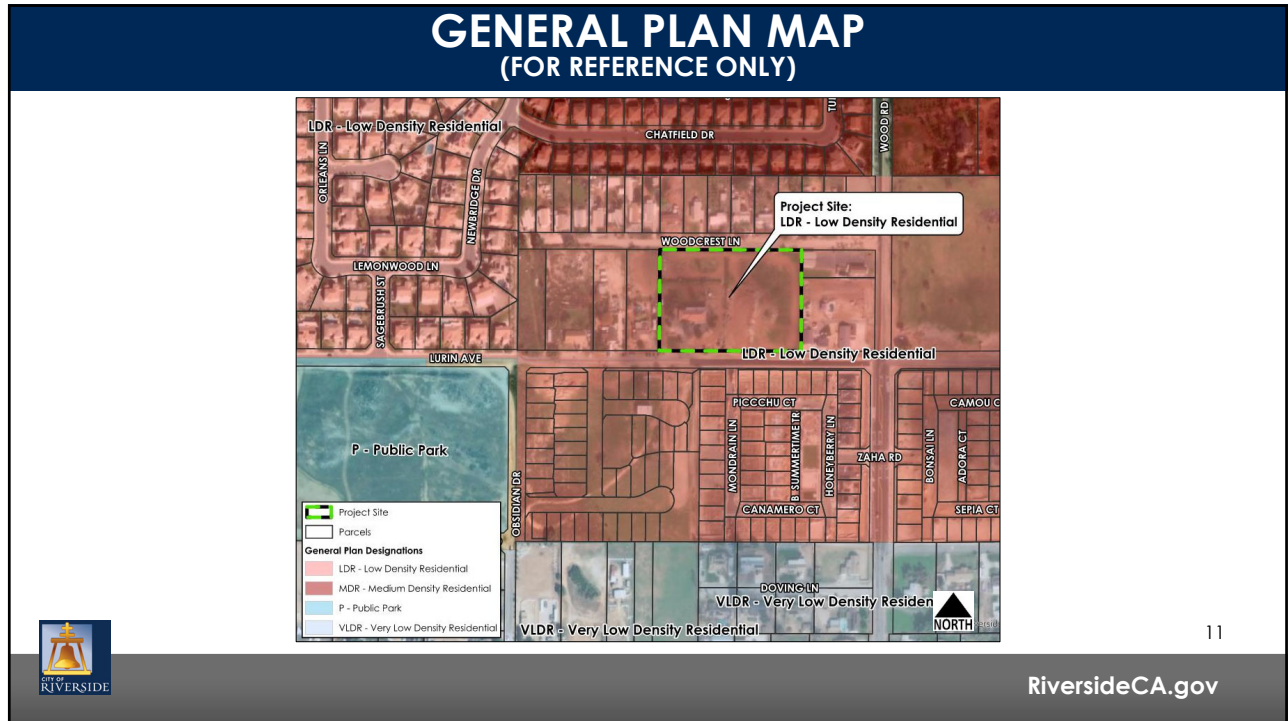
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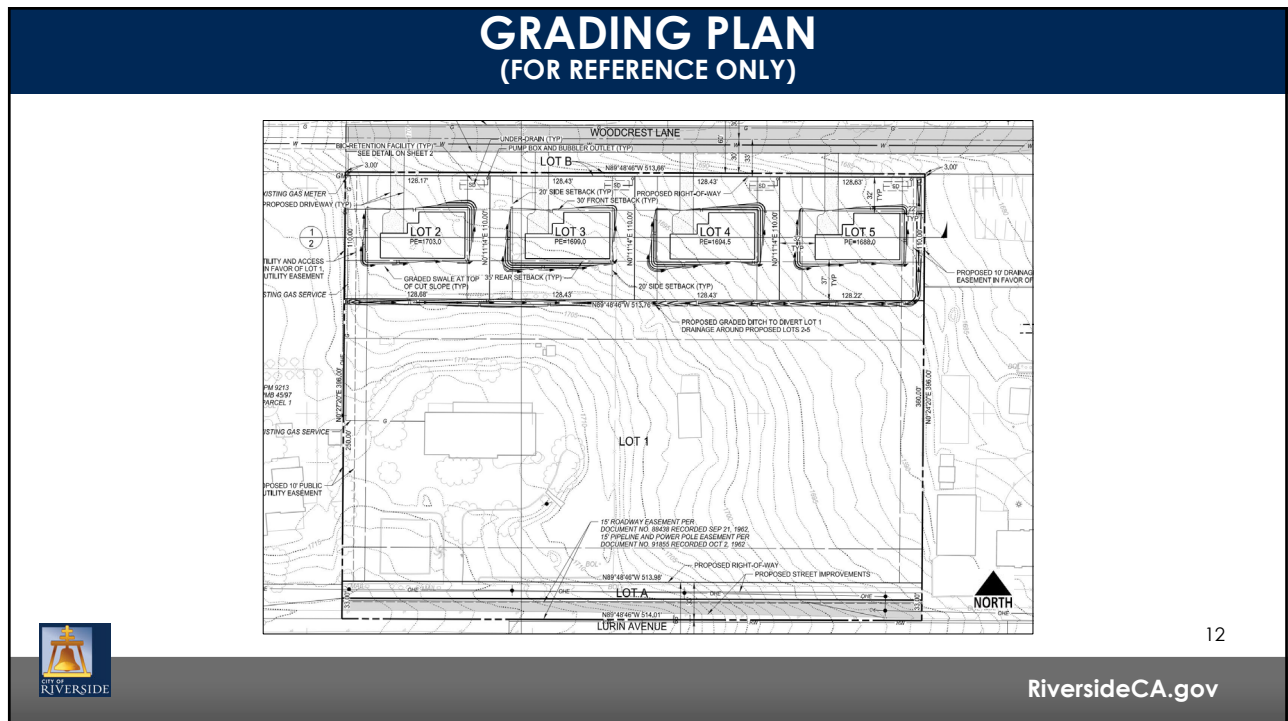
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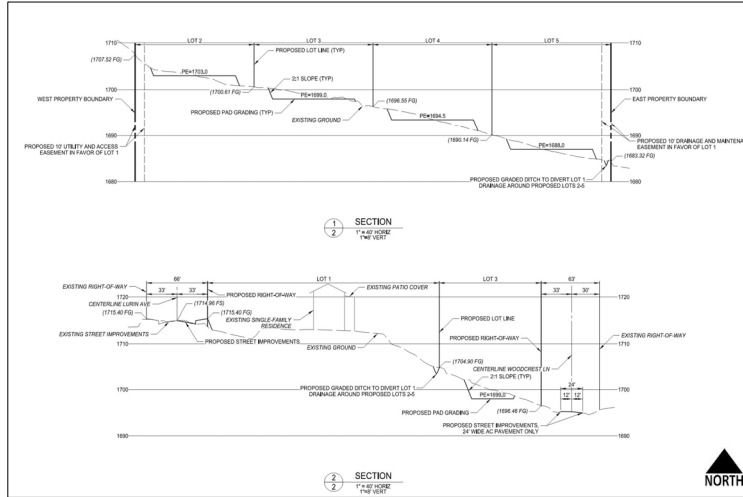


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CROSS SECTIONS (FOR REFERENCE ONLY)



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