

DOVERWOOD ASSISTED LIVING FACILITY PR-2020-000237 (Conditional Use Permit and Design Review)

Community & Economic Development Department

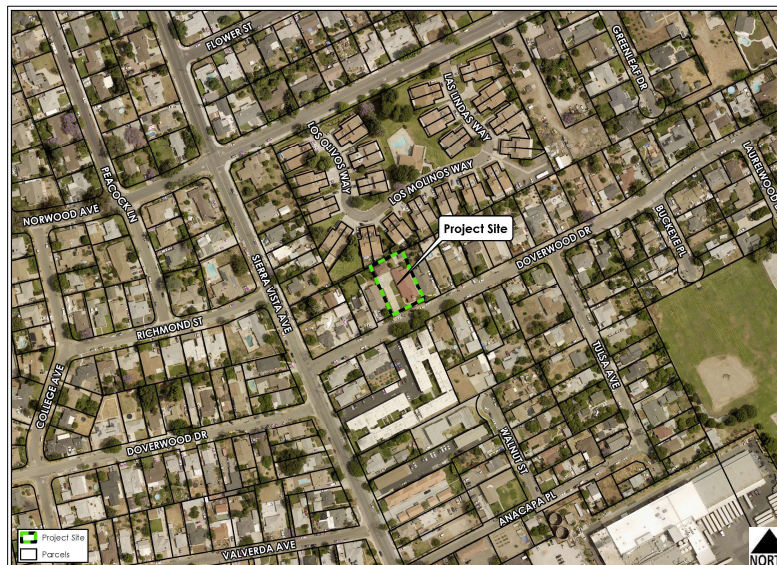
**Planning Commission
Agenda Item: 2
April 24, 2025**



1

RiversideCA.gov

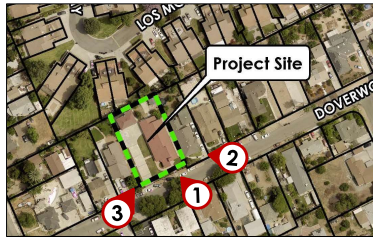
LOCATION MAP



2

RiversideCA.gov

EXISTING SITE PHOTOS



3

RiversideCA.gov

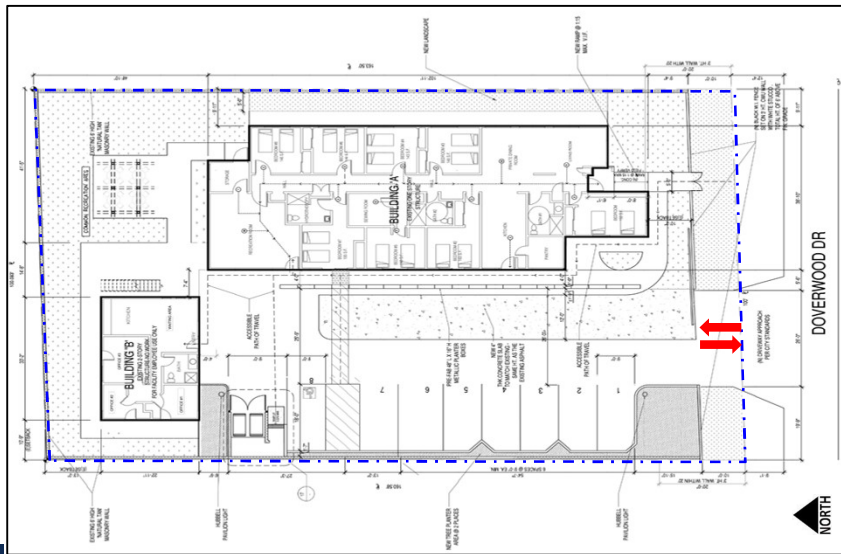
ZONING MAP



4

RiversideCA.gov

SITE PLAN



KEY

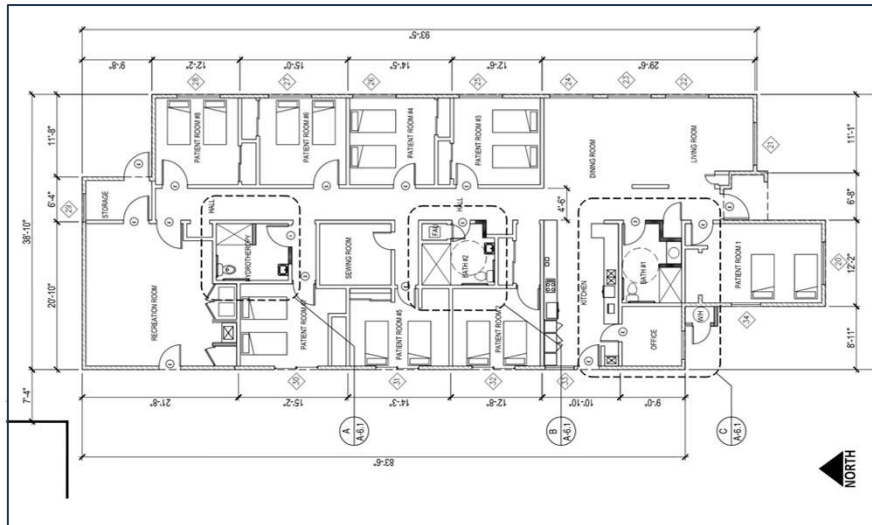
- Property Boundary
- Proposed Access

5

RiversideCA.gov



FLOOR PLAN – BUILDING A

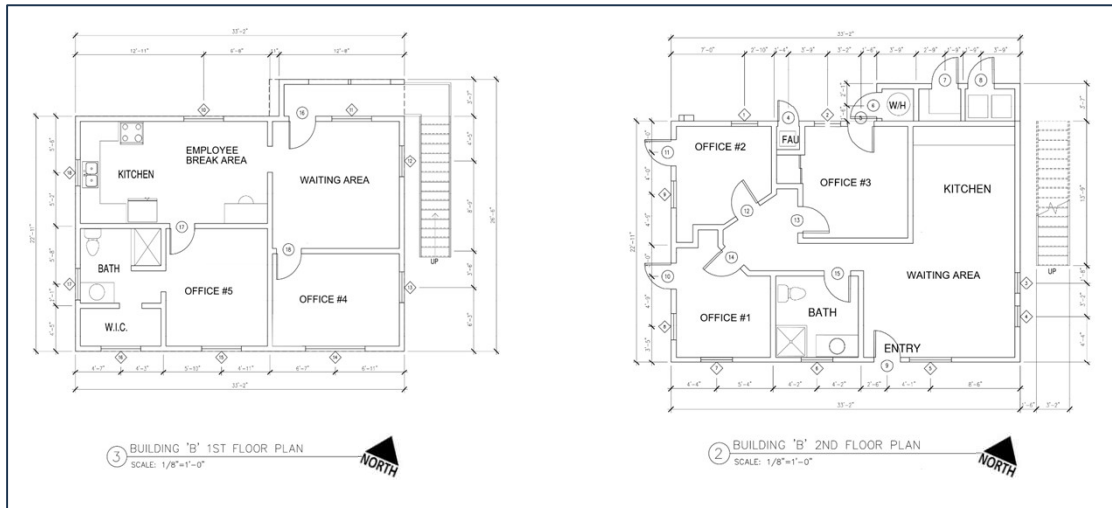


6

RiversideCA.gov



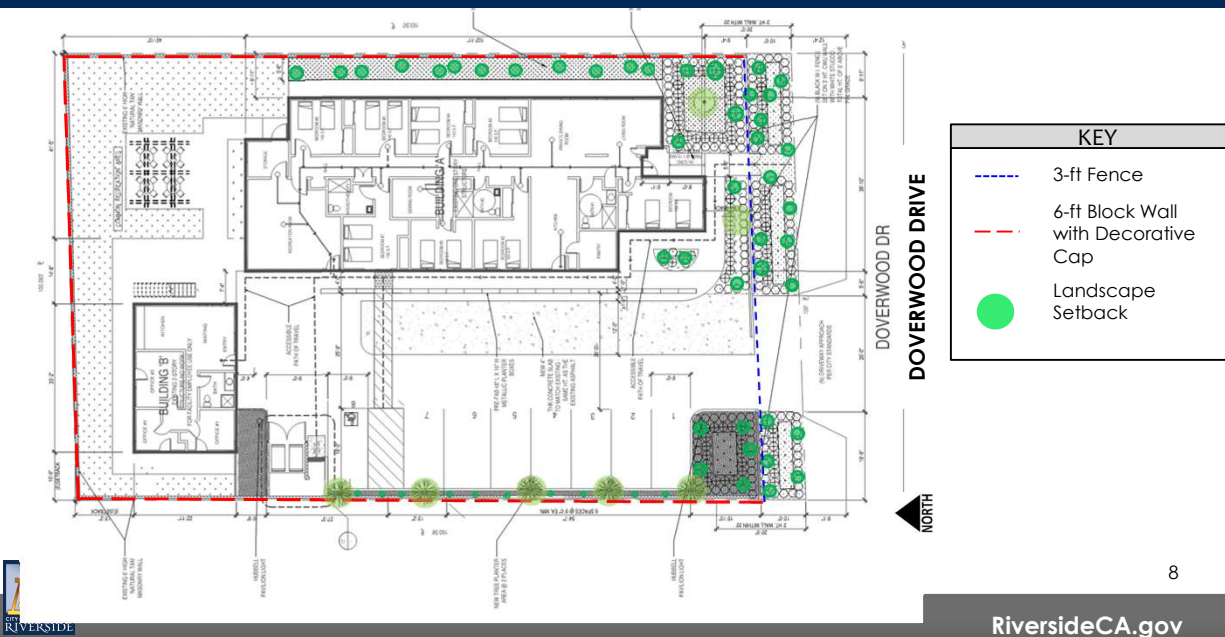
FLOOR PLAN – BUILDING B



7

RiversideCA.gov

CONCEPTUAL LANDSCAPE PLAN



8

RiversideCA.gov

STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 3 – Economic Opportunity

Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship and investment;

Goal 3.4 – Collaborate with key partners to implement policies and programs that promote local business growth and ensure equitable opportunities for all.

Cross-Cutting Threads



9

RiversideCA.gov

RECOMMENDATIONS

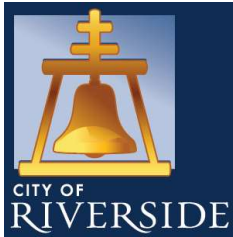
Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
- **APPROVE** Planning Case PR-2020-000237 (Conditional Use 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.



10

RiversideCA.gov



DOVERWOOD ASSISTED LIVING FACILITY PR-2020-000237 (Conditional Use Permit and Design Review)

Community & Economic Development Department

Planning Commission
Agenda Item: 2
April 24, 2025



11

RiversideCA.gov

GENERAL PLAN MAP (Reference Only)



12

RiversideCA.gov