



MISSION GROVE APARTMENTS

PR-2022-001359 (GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DESIGN REVIEW, TENTATIVE PARCEL MAP, ENVIRONMENTAL IMPACT REPORT)

Community & Economic Development Department

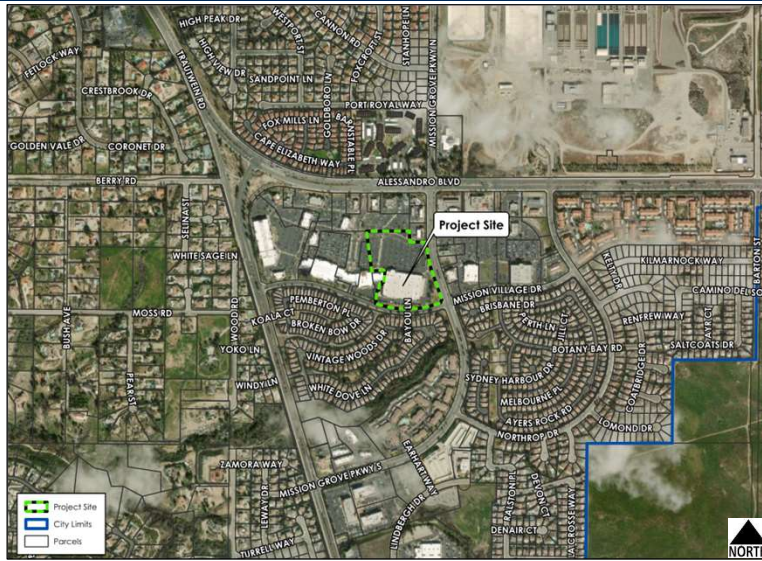
Planning Commission

Agenda Item: 4

July 18, 2024

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LOCATION MAP



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SITE PHOTOS



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SITE PHOTOS



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EXISTING AND PROPOSED GENERAL PLAN LAND USE



EXISTING

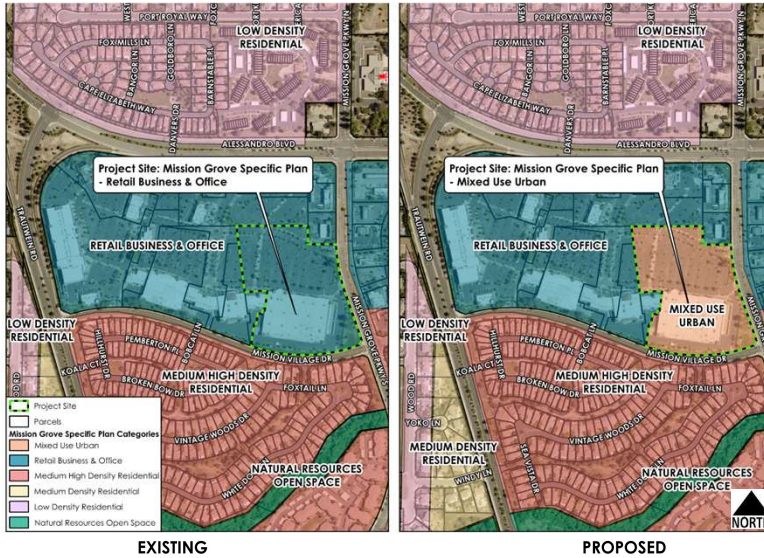
PROPOSED

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EXISTING AND PROPOSED SPECIFIC PLAN



EXISTING

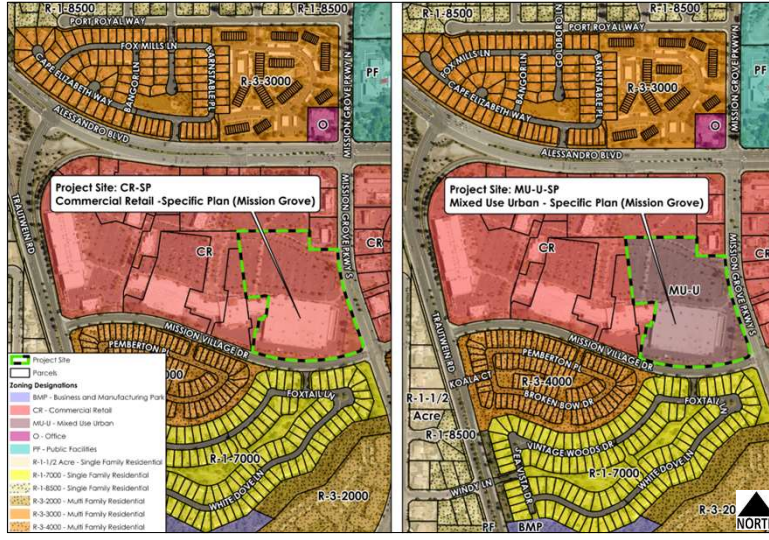
PROPOSED

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EXISTING AND PROPOSED ZONING



EXISTING

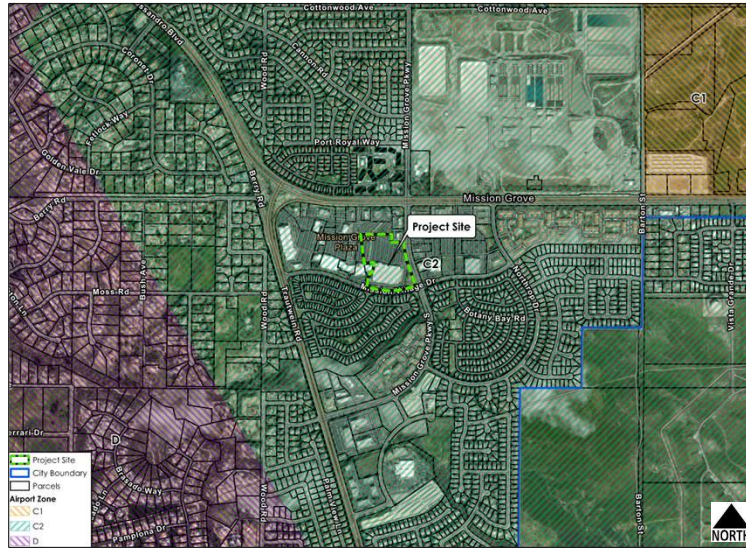
PROPOSED

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AIRPORT LAND USE COMPATIBILITY ZONES

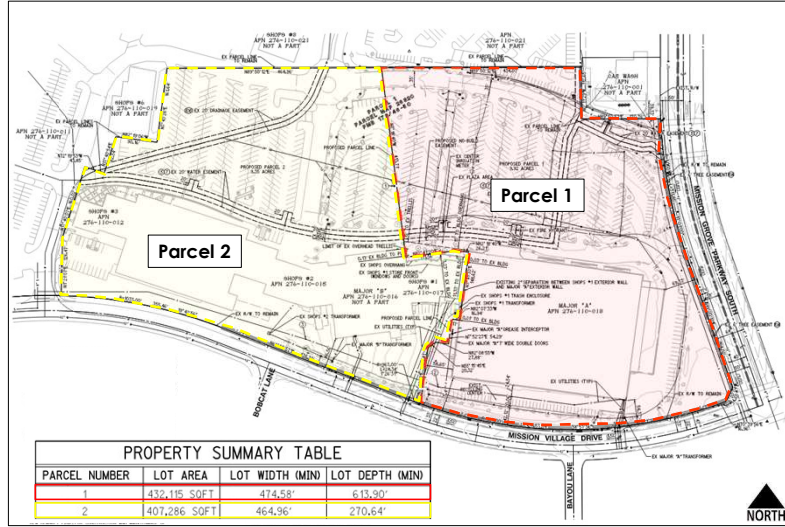


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TENTATIVE PARCEL MAP (TPM 38598)



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SITE PLAN



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RESIDENTIAL RENDERINGS



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RESIDENTIAL RENDERINGS

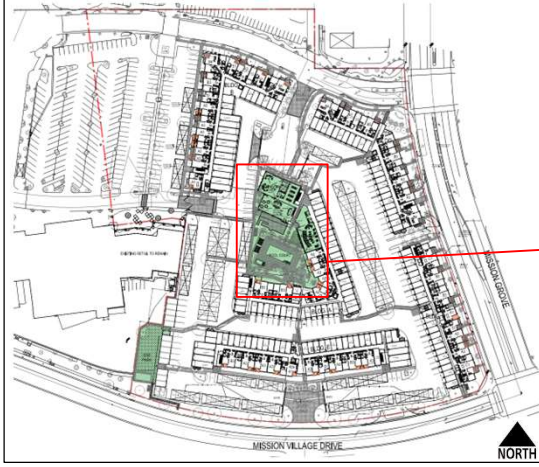


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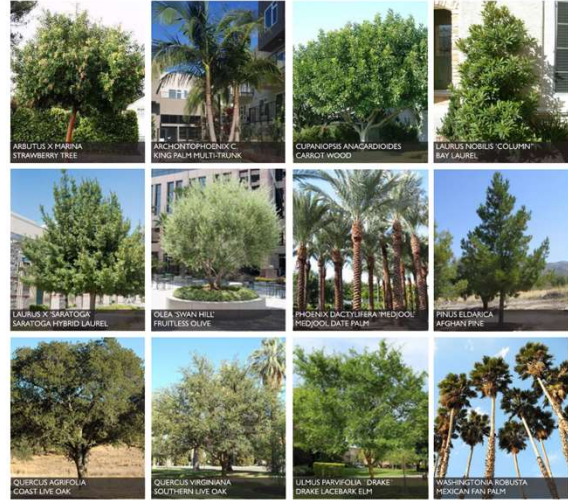
OPEN SPACE PLAN



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CONCEPTUAL LANDSCAPE PLAN



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STRATEGIC PLAN ALIGNMENT



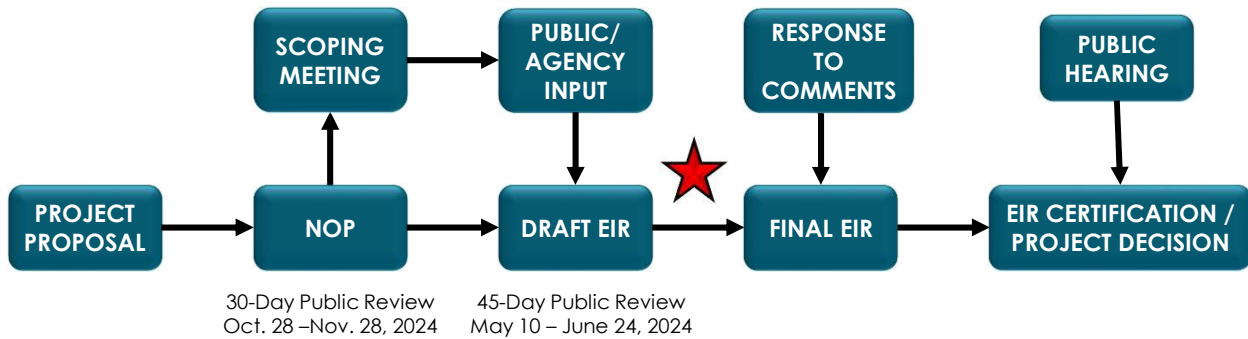
Strategic Priority No. 2- Community Well-Being

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



CEQA PROCESS



SCOPE OF DRAFT EIR ANALYSIS

Analysis addressed in the EIR includes:

- Aesthetics*
- Agriculture and Forestry Resources
- Air Quality*
- Biological Resources*
- Cultural Resources*
- Energy*
- Geology and Soils*
- Greenhouse Gas Emissions*
- Hazards & Hazardous Materials
- Hydrology and Water Quality*
- Land Use and Planning
- Mineral Resources
- Noise*
- Population & Housing*
- Public Services*
- Recreation*
- Transportation
- Tribal Cultural Resources*
- Utilities & Service Systems*
- Wildfire*

* Sections of the EIR listed above have been identified as less than significant or reduced to less than significant with mitigation.



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DRAFT EIR

The following sections have been identified in the Draft EIR as resulting in significant and unavoidable impacts:

- Hazards & Hazardous Materials - Implementation of the Project will result in inconsistency with Riverside County Airport Land Use Commission policies.
- Land Use/Planning - Implementation of the Project will cause impacts to Land Use and Planning related to Airport Land Use Policy.
- Transportation - Implementation of the Project will result in impacts related to Vehicle Miles Traveled (VMT).



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EIR NEXT STEPS

Next Steps:

1. Final EIR prepared, includes
 - a) Response to Comments;
 - b) Statement of Overriding Considerations; and
 - c) Final Mitigation and Monitoring and Reporting Program.
2. City Council will consider the environmental document and project entitlements.
3. City Council will also consider an appeal for a determination by the Riverside County Airport Land Use Commission of the project's inconsistency with the Riverside County Airport Land Use Compatibility plan.



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RECOMMENDATIONS

That the Planning Commission:

1. **RECOMMEND** to approve (or in the alternative deny) Planning Case PR-2022-001359 (General Plan Amendment, Specific Plan Amendment, Rezone, Design Review, Tentative Parcel Map, Environmental Impact Report)



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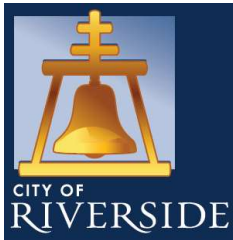
RECOMMENDATIONS

If the Planning Commission recommends the project, then:

1. RECOMMEND that the City Council find:

- a. The Draft Environmental Impact Report has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The project will have a significant effect on the environment; but
- c. There are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft EIR for project-specific significant and unavoidable impacts to hazards/hazardous materials, land use/planning, and transportation; and

1. RECOMMEND TO APPROVE Planning Case PR-2022-001359 (GPA, SPA, RZ, PM, DR, EIR) based on the facts for findings outlined and summarized in the staff report, and subject to the recommended conditions and mitigation measures.



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Planning Commission

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GRADING PLANS (FOR REFERENCE ONLY)

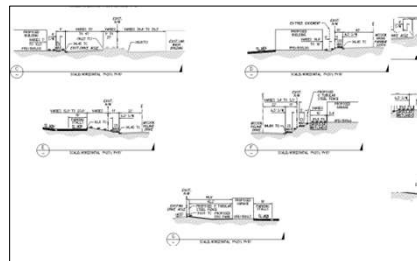
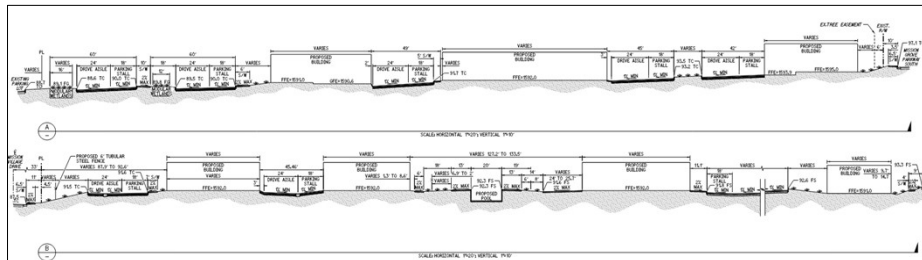


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CROSS SECTIONS (FOR REFERENCE ONLY)

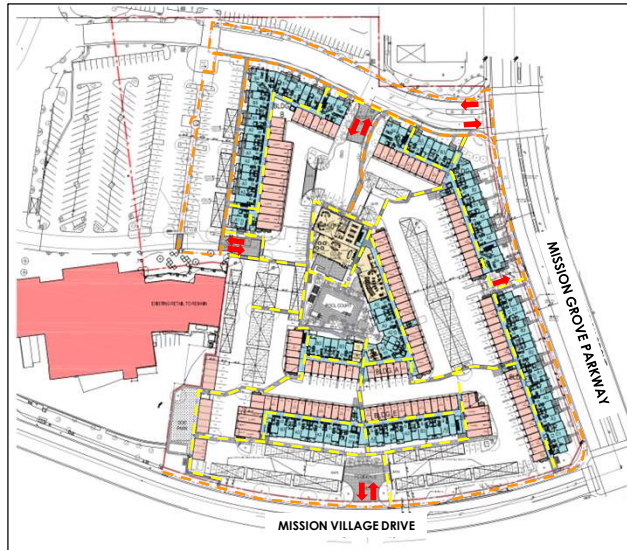


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SITE PLAN (FOR REFERENCE ONLY)



LEGEND

- RESIDENTIAL PARKING GARAGE
- RESIDENTIAL APARTMENTS
- RESIDENTIAL AMENITY SPACE
- EXISTING RETAIL
- RESIDENTIAL PEDESTRIAN PATH OF TRAVEL
- PUBLIC PEDESTRIAN PATH OF TRAVEL

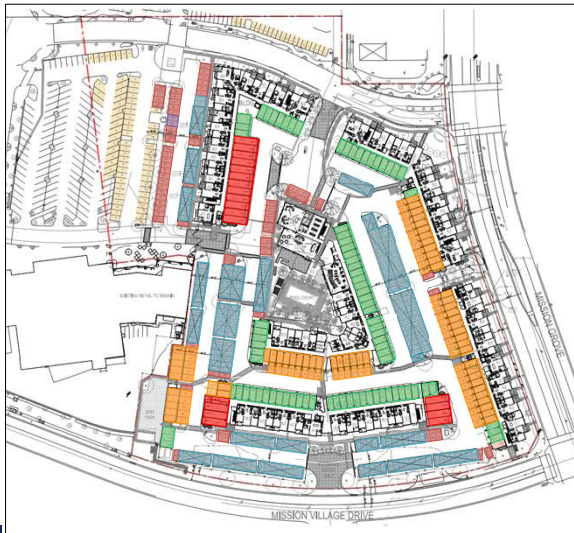


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PARKING ALLOCATION (FOR REFERENCE ONLY)



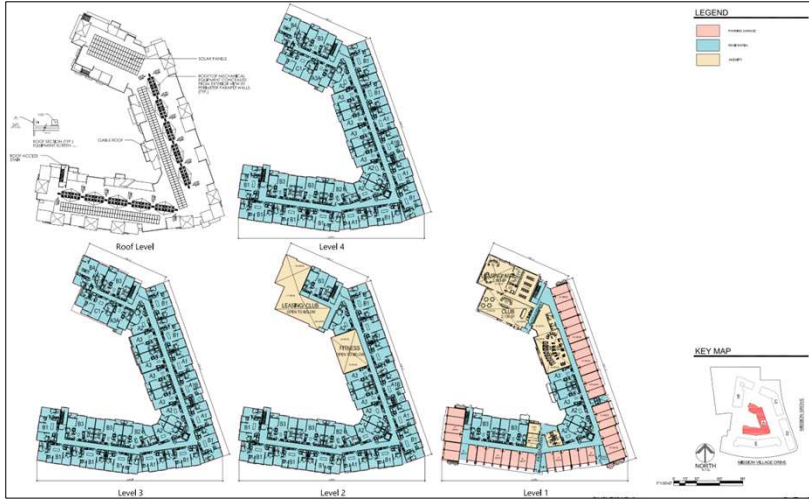
- Dedicated Standard Stalls – 67 Spaces
- Dedicated Carports – 204 Spaces
- Dedicated Compact Stalls – 2 Spaces
- Dedicated 1-Car Garage – 84 Spaces
- Dedicated 1-Car Garage + Tandem Stall – 116 Spaces
- Dedicated 2-Car Tandem Garage – 40 Spaces
- Shared Parking – 91 Spaces

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ROOF/FLOOR PLANS – BUILDING A (FOR REFERENCE ONLY)

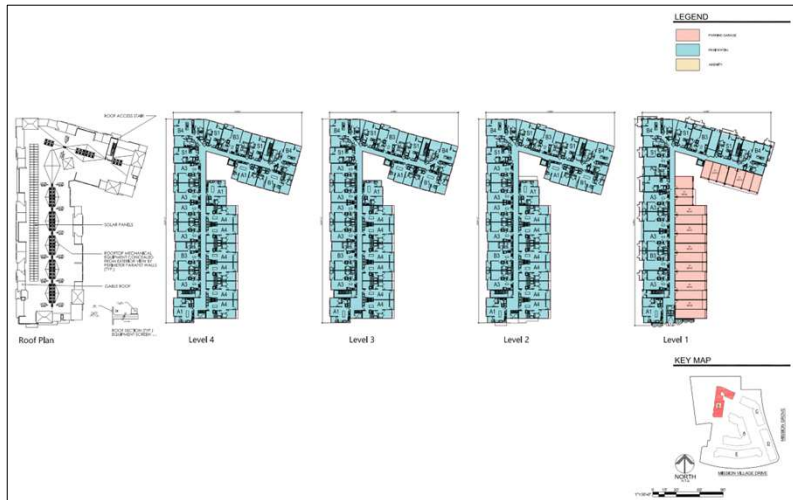


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ROOF/FLOOR PLANS – BUILDING B (FOR REFERENCE ONLY)



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ROOF/FLOOR PLANS – BUILDING C (FOR REFERENCE ONLY)

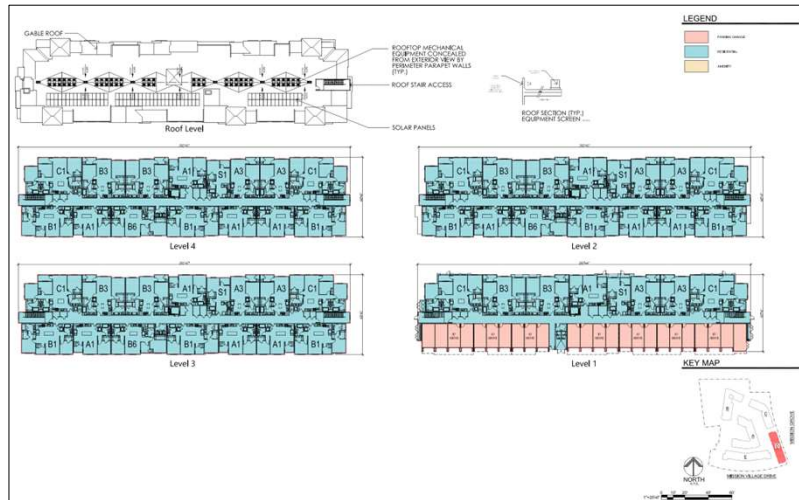


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ROOF/FLOOR PLANS – BUILDING D (FOR REFERENCE ONLY)

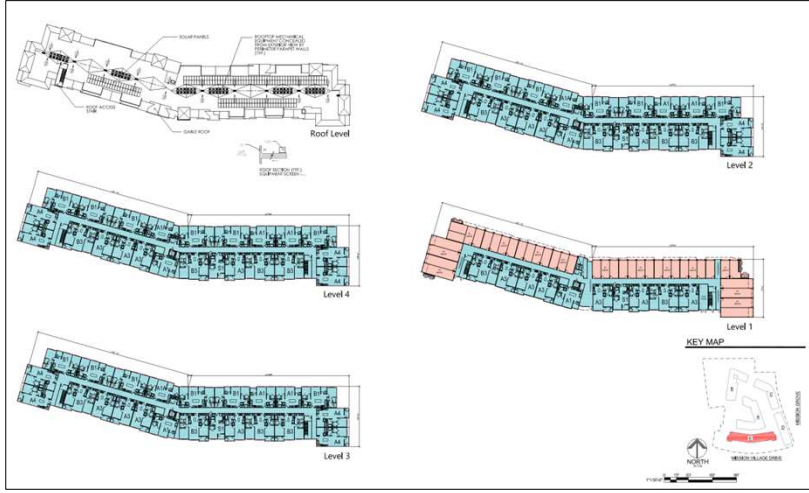


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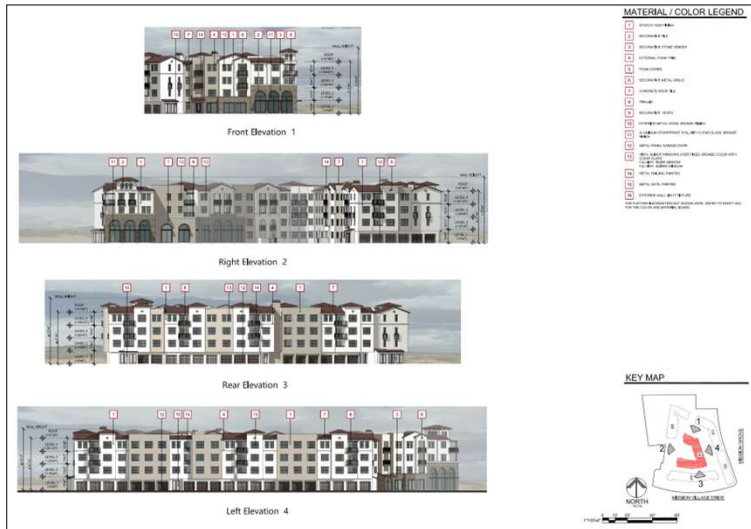
ROOF/FLOOR PLANS – BUILDING E (FOR REFERENCE ONLY)



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BUILDING A ELEVATIONS (FOR REFERENCE ONLY)



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BUILDING B ELEVATIONS (FOR REFERENCE ONLY)

MATERIAL / COLOR LEGEND

- Concrete
- Brick
- Stucco
- Siding
- Glass
- Metal
- Wood
- Asphalt Shingles
- Clay Tiles
- Slate
- Copper
- Zinc
- Aluminum
- Steel
- Paint
- Stone
- Marble
- Granite
- Terrazzo
- Carpet
- Hardwood
- Laminate
- Vinyl
- Rubber
- Cork
- Bamboo
- Straw
- Hemp
- Flax
- Jute
- Sisal
- Cotton
- Linen
- Silk
- Wool
- Cashmere
- Merino
- Alpaca
- Mohair
- Angora
- Cashmere
- Merino
- Alpaca
- Mohair
- Angora

KEY MAP



BUILDING C ELEVATIONS (FOR REFERENCE ONLY)

MATERIAL / COLOR LEGEND

- Concrete
- Brick
- Stucco
- Siding
- Glass
- Metal
- Wood
- Asphalt Shingles
- Clay Tiles
- Slate
- Copper
- Zinc
- Aluminum
- Steel
- Paint
- Stone
- Marble
- Granite
- Terrazzo
- Carpet
- Hardwood
- Laminate
- Vinyl
- Rubber
- Cork
- Bamboo
- Straw
- Hemp
- Flax
- Jute
- Sisal
- Cotton
- Linen
- Silk
- Wool
- Cashmere
- Merino
- Alpaca
- Mohair
- Angora
- Cashmere
- Merino
- Alpaca
- Mohair
- Angora

KEY MAP



BUILDING D ELEVATIONS (FOR REFERENCE ONLY)

MATERIAL / COLOR LEGEND

- 1. Concrete
- 2. Stucco
- 3. Brick
- 4. Terrazzo
- 5. Granite
- 6. Marble
- 7. Slate
- 8. Copper
- 9. Aluminum
- 10. Steel
- 11. Glass
- 12. Paint
- 13. Wood
- 14. Metal
- 15. Fabric
- 16. Paper
- 17. Plastic
- 18. Rubber
- 19. Leather
- 20. Stone
- 21. Brick
- 22. Concrete
- 23. Stucco
- 24. Brick
- 25. Concrete
- 26. Stucco
- 27. Brick
- 28. Concrete
- 29. Stucco
- 30. Brick
- 31. Concrete
- 32. Stucco
- 33. Brick
- 34. Concrete
- 35. Stucco
- 36. Brick
- 37. Concrete
- 38. Stucco
- 39. Brick
- 40. Concrete
- 41. Stucco
- 42. Brick
- 43. Concrete
- 44. Stucco
- 45. Brick
- 46. Concrete
- 47. Stucco
- 48. Brick
- 49. Concrete
- 50. Stucco

KEY MAP

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BUILDING E ELEVATIONS (FOR REFERENCE ONLY)

MATERIAL / COLOR LEGEND

- 1. Concrete
- 2. Stucco
- 3. Brick
- 4. Terrazzo
- 5. Granite
- 6. Marble
- 7. Slate
- 8. Copper
- 9. Aluminum
- 10. Steel
- 11. Glass
- 12. Paint
- 13. Wood
- 14. Metal
- 15. Fabric
- 16. Paper
- 17. Plastic
- 18. Rubber
- 19. Leather
- 20. Stone
- 21. Brick
- 22. Concrete
- 23. Stucco
- 24. Brick
- 25. Concrete
- 26. Stucco
- 27. Brick
- 28. Concrete
- 29. Stucco
- 30. Brick
- 31. Concrete
- 32. Stucco
- 33. Brick
- 34. Concrete
- 35. Stucco
- 36. Brick
- 37. Concrete
- 38. Stucco
- 39. Brick
- 40. Concrete
- 41. Stucco
- 42. Brick
- 43. Concrete
- 44. Stucco
- 45. Brick
- 46. Concrete
- 47. Stucco
- 48. Brick
- 49. Concrete
- 50. Stucco

KEY MAP

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MATERIAL SAMPLE BOARD (FOR REFERENCE ONLY)

1 Sherwin Williams Pure White SW7005

2 Sherwin Williams Amazing Gray SW7044

3 Sherwin Williams Beach Road SW6089

4 Sherwin Williams Iron Ore SW7039

5 Omega Stucco

6 Applied Metal Railing

7 Eagle Roofing

8 Mosaic Vinyl

9 Vetro Foam Insulation

10 Decorative Iron Detail

11 Decorative Tiles

12 Decorative Trills

13 Creative Miras

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