



MAGNOLIA CROSSINGS II MULTI-FAMILY

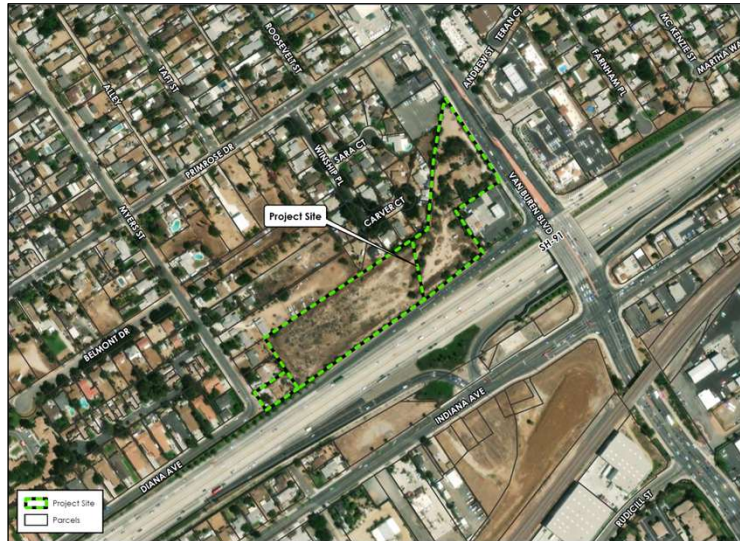
PR-2024-001643(DESIGN REVIEW AND TENTATIVE TRACT MAP)

Community & Economic Development Department

Planning Commission
Agenda Item: 6
July 18, 2024

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LOCATION MAP



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EXISTING SITE PHOTOS



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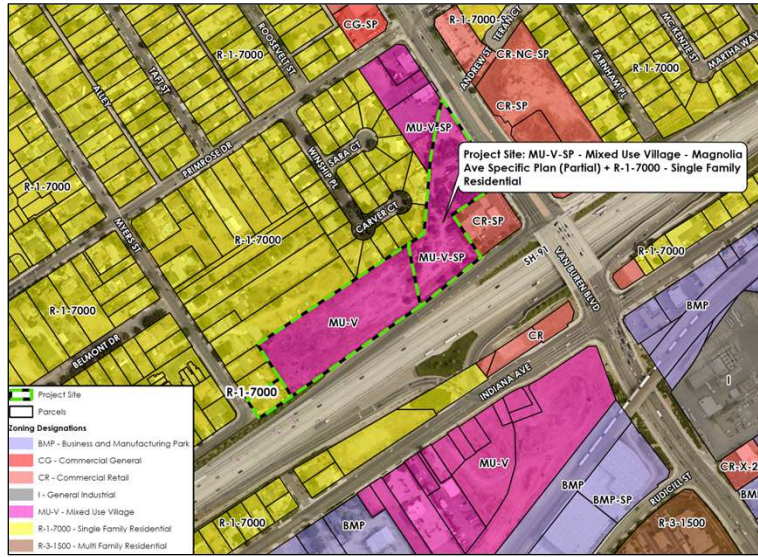
SPECIFIC PLAN MAP



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ZONING MAP



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SITE PLAN



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FLOOR PLANS



Plan 1 & 2



Plan 3 & 4



BUILDING ELEVATIONS

West Elevation (Van Buren Boulevard)



STUCCO BODY 1 BY T&B W&A, INC. REFLECTIVE WHITE	STUCCO FINISH BY T&B W&A, INC.	TRIM SURROUND ARCHED ENTRY TRIM BY T&B W&A, INC. REFLECTIVE WHITE	TRIM / POST / METAL BALANCING BY T&B W&A, INC.
ENTRY DOOR BY T&B W&A, INC.	GARAGE DOOR BY T&B W&A, INC.	SLATE BY T&B W&A, INC. CORPSE	HORIZONTAL FIBERGLASS SIDING BY T&B W&A, INC. SPRON
STONE VENEER CREATIVE WHOLESALE DRAFT FURNISHINGS MEXICO CITY CONCRETE	FLAT CONCRETE TILE ROOF SUNSHINE ROOFING 2 1/2 IN. CONCRETE BOARD		



BUILDING ELEVATIONS



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BUILDING ELEVATIONS

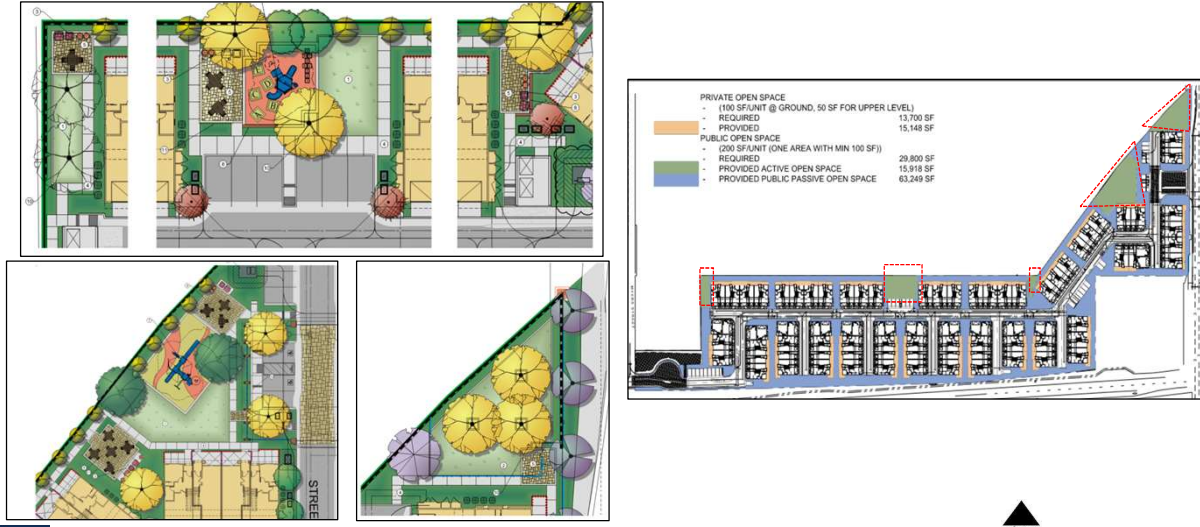


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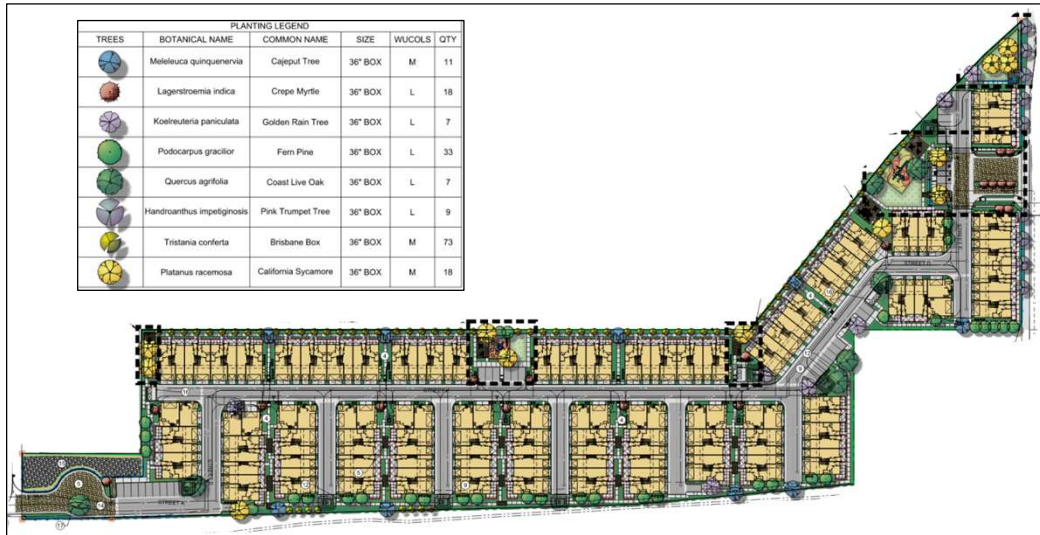
COMMON OPEN SPACE



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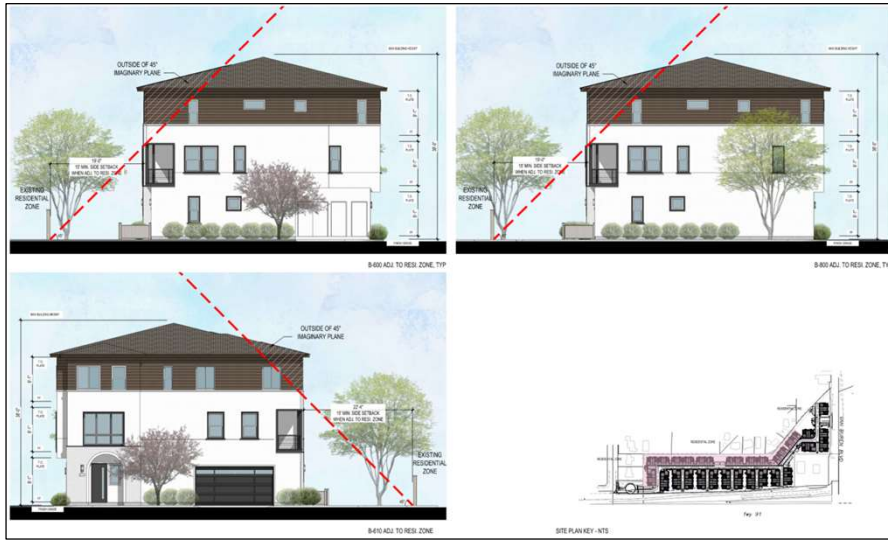
CONCEPTUAL LANDSCAPE PLAN



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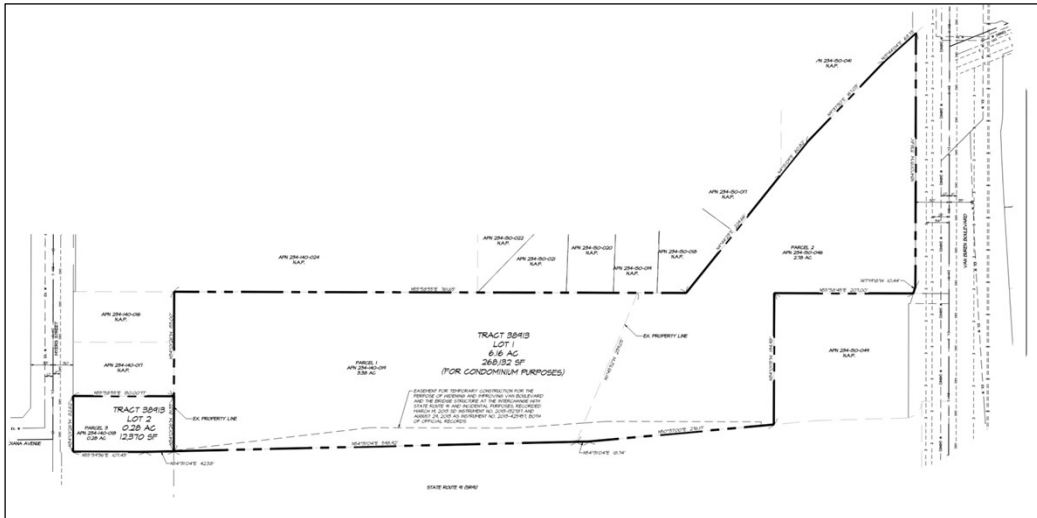
CONCESSION – BUILDING STEP BACK



NORTH
13

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TENTATIVE TRACT MAP NO. 38913



NORTH
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STRATEGIC PLAN ALIGNMENT

The diagram illustrates the alignment of the City of Riverside's Strategic Plan. 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. **DETERMINE** that the proposed project is exempt from additional environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) as the project is consistent with the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021 (SCH No. 2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program;
2. **DETERMINE** that the proposed Tentative Tract Map (TM 38913) is exempt from the California Environmental Quality Act (CEQA) subject to Section 15061 (b)(3) (Common Sense Rule) of the CEQA Guidelines, as it can be seen with certainty that the Tentative Tract Map will have no significant effect on the environment; and
3. **APPROVE** Planning Case PR-2024-001643 (Tentative Tract Map and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

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GENERAL PLAN MAP (FOR REFERENCE ONLY)



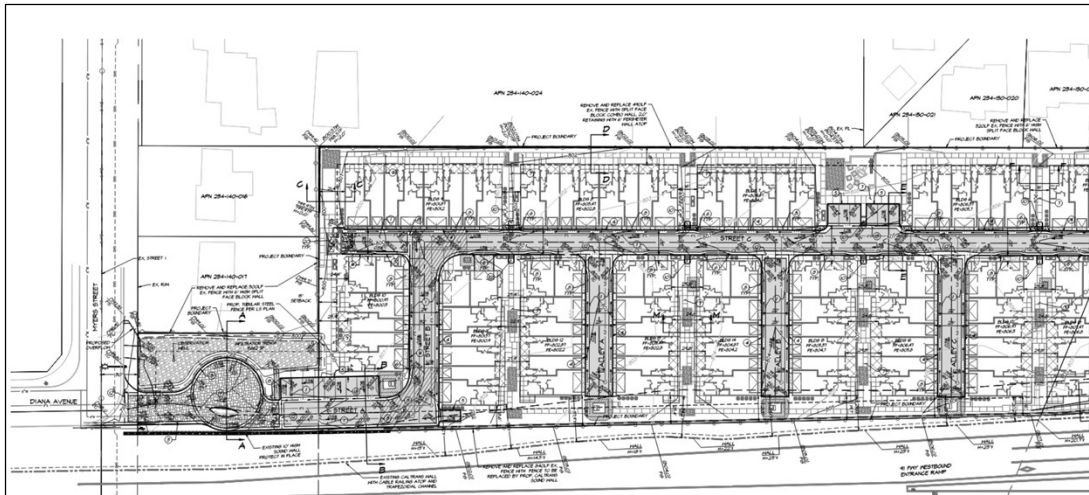
HOUSING ELEMENT SITE MAP (FOR REFERENCE ONLY)



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GRADING PLAN (FOR REFERENCE ONLY)



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GRADING PLAN (FOR REFERENCE ONLY)

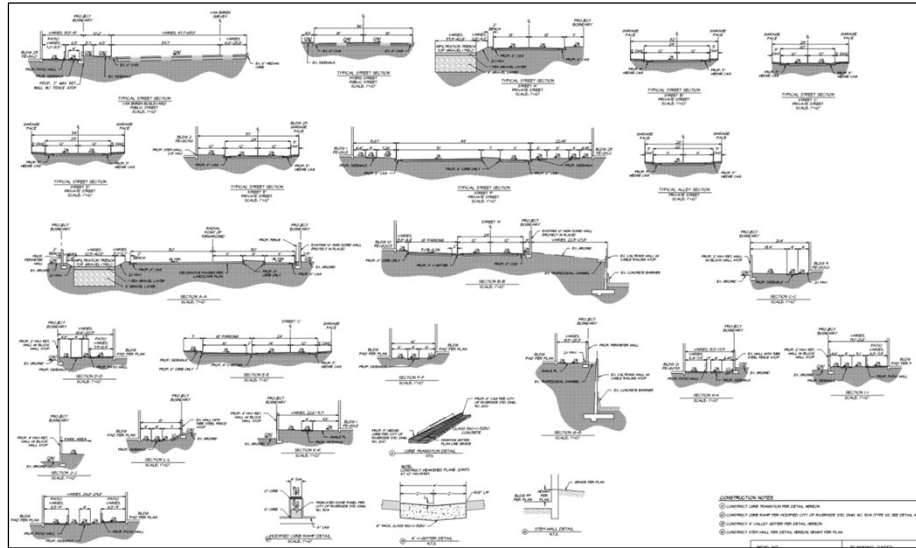


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CROSS SECTIONS (FOR REFERENCE ONLY)



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FENCE AND WALL PLAN (FOR REFERENCE ONLY)

