



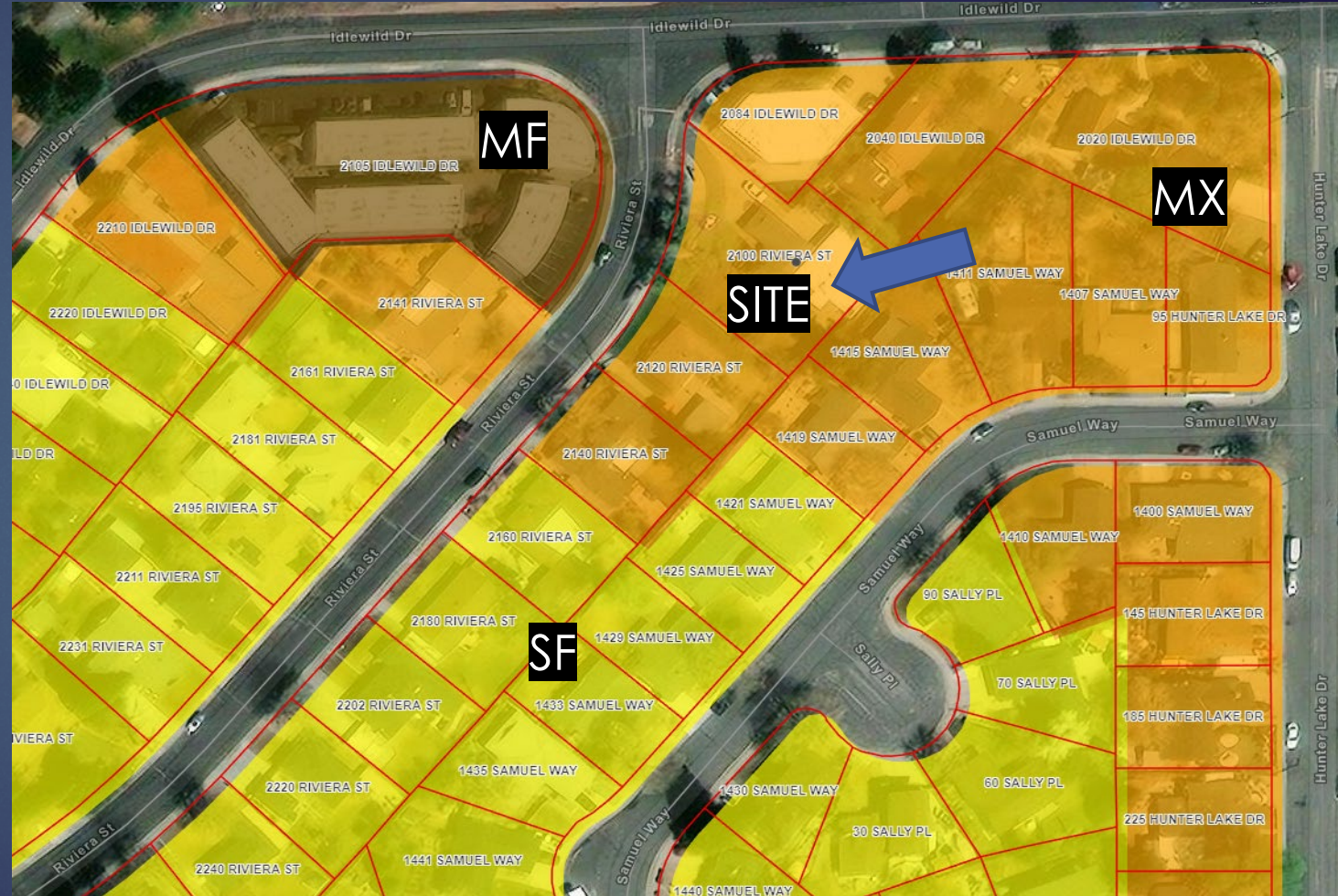
Riviera Planned Community

Tentative Map

CITY COUNCIL MEETING PRESENTATION

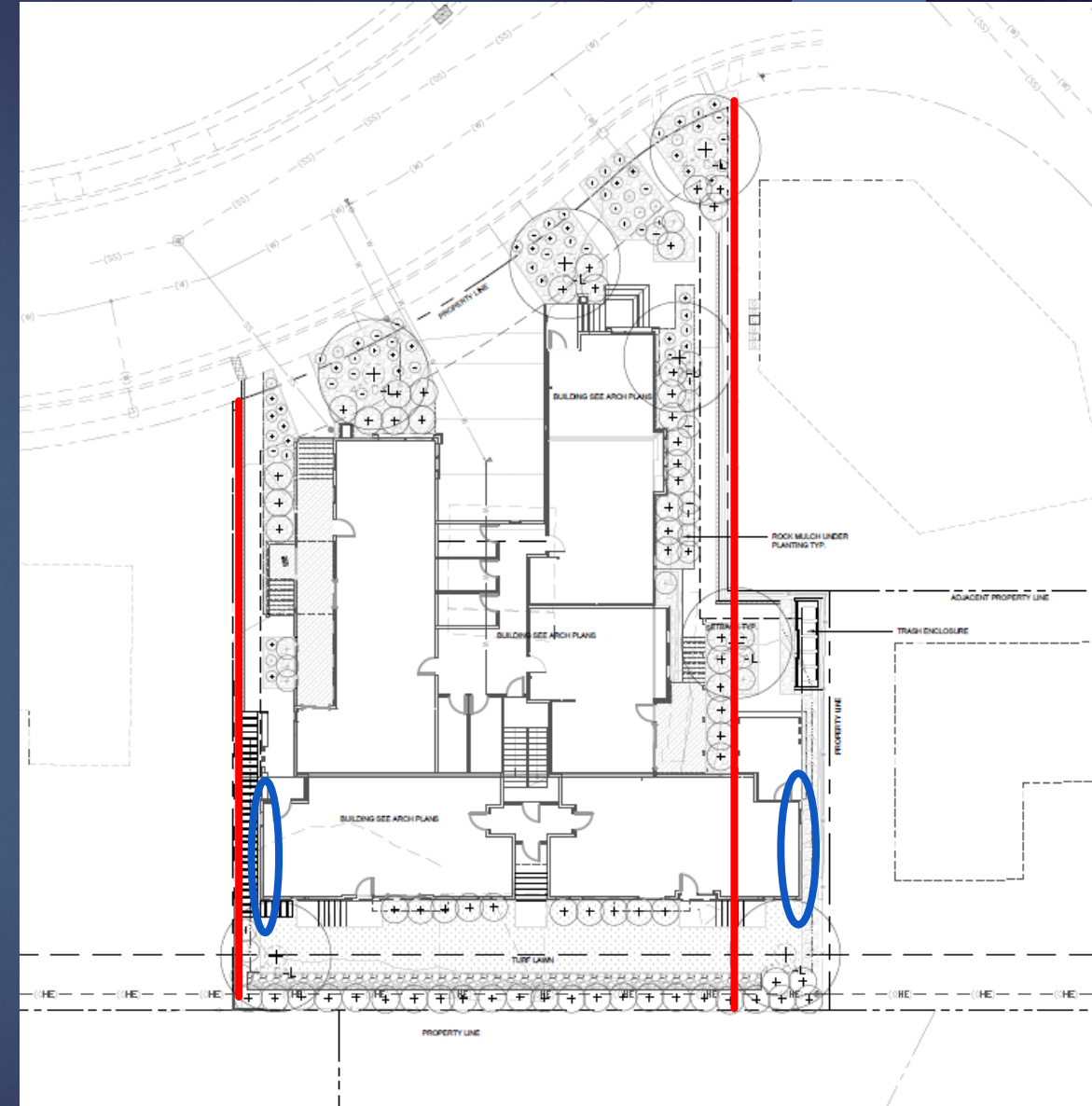
Property Description

- ▶ Property Size = 0.31 acre
- ▶ Existing single-family residence
- ▶ Zoning Designation
 - ▶ MF-14
 - ▶ **Since 1947**
- ▶ Master Plan Designation
 - ▶ MX (Mixed Neighborhood)



Project Details

- ▶ Construction of a new 5-Unit condominium & associated improvements
 - ▶ All existing improvements including the existing single family residence will be demolished
- ▶ **Permitted by Right as Apartments with the exact same design.**
- ▶ Subdivision is the **only** entitlement trigger
- ▶ **Subdivision will promote a higher quality of construction & individual ownership**
- ▶ Consistent with the Land Development Code and Master Plan Goals



Architectural Renderings



NORTHWEST

Architectural Renderings



NORTHEAST

Architectural Renderings



SOUTHEAST

Architectural Renderings



SOUTHWEST

Surrounding Uses



- ▶ Surrounding Existing Development
 - ▶ North: Multi-Family Residential
 - ▶ South: Single-Family Residential
 - ▶ East: Single-Family Residential
 - ▶ West: Multi-Family Residential

Similar Surrounding Uses – Street View

- ▶ 2-story apartment west of site across Riviera Street
- ▶ Constructed in 1960
- ▶ Zoned MF-30
- ▶ 0.68 acre
- ▶ 28 units



Similar Surrounding Uses – Street View



- ▶ 2-story apartment immediately north to proposed development
- ▶ Constructed in 1963
- ▶ Zoned MF-14
- ▶ 0.18 acre
- ▶ 6 units



View from Samuel Way



View from Samuel Way



Shade Study



Thank You

- ▶ We request the City Council uphold the Planning Commission approval of this Tentative Map Application as conditioned.
- ▶ We are available to answer questions you may have about the project.