

SITE AND CONTEXT PHOTOS



Photo 1: Looking east at sidewalk along Merrill Avenue.

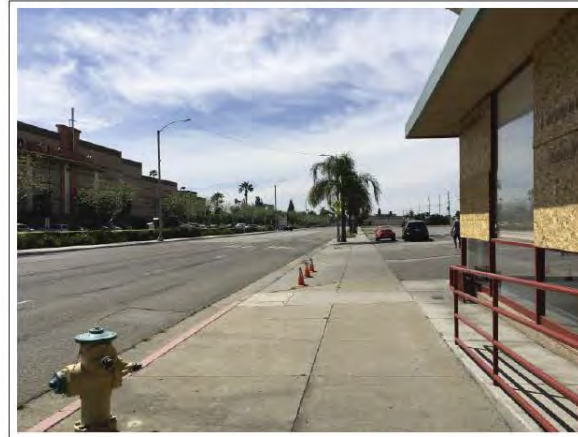


Photo 2: Looking west at the site from the sidewalk southeast of the site.



Photo 3: Looking northwest at the site from the southeast corner of the site.



Photo 4: Looking southwest at the site from the northeast corner of the site.



Site Photographs

Merrill Avenue Brownstones Project



(11/06/2017 MMD) R:\Projects\PEL_Felcan\3PEL020100\Graphics\IS-MND\env_Photos_Site.pdf

SITE AND CONTEXT PHOTOS



Photo 5: Looking west at the alley and railroad tracks from northeast of the site.



Photo 6: Looking east at the alley and railroad tracks from northwest of the site.



Photo 7: Looking southeast at the site from the northwest corner of the site.



Photo 8: Looking south at western site boundary.



Site Photographs

Merrill Avenue Brownstones Project



(11/06/2017 MMD) R:\Projects\FEL_Felcan\3PEL020100\Graphics\IS-MND\ex_Photos_Site.pdf

SITE AND CONTEXT PHOTOS



Photo 9: Looking southwest at residences on Elizabeth Street.



Photo 10: Looking south at office on Elizabeth Street.



Photo 11: Looking southeast at RPU substation.



Photo 12: Looking north at residences across alley and UPRR tracks from northeast corner of the site.



Site Photographs

Merrill Avenue Brownstones Project



(11/06/2017 MMD) R:\Projects\PEL_Felican\3PEL020100\Graphics\IS-MND\ex_Photos_Site.pdf



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: Merrill Avenue Brownstones
Project Location: 3575, 3605, 3607, 3631, 3645, 3661 Merrill Avenue, Riverside 92506
Assessor's Parcel Number (APN): 225-140-001, -002, -003, -004, -005, and -006

VARIANCES REQUESTED – State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

The proposed project requires a variance for the construction of walls over six feet tall along the northern, eastern and western boundaries of the site.

REQUIRED FINDINGS – Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered "yes" and 3 and 4 "no" to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code? Explain in detail.

The proposed project is exposed to train noise from railroad tracks north of the site. The noise from the trains would expose the residence to excessive noise levels if the projects perimeter walls were only six feet high. To mitigate the noise perimeter walls on the northern, eastern and western boundaries were increased in height.

2. Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification? Explain in detail.

The projects location 50 feet south of the railroad tracks is a condition that is not applicable to most properties within the Magnolia Avenue Specific Plan.

3. Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located? Explain in detail.

The granting of the variance and implementation of increase perimeter wall heights will reduce the noise from the trains to a "less than significant impact" to the residence within the project. The walls and the project will also reduce the train noise to our neighbors south of the project.

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan? Explain in detail.

The granting of the variance will actually achieve a General Plan goal of mitigating adverse noise impacts not only for this project but surrounding properties to the south, west and east. The City is currently pursuing a "Quiet Zone Project" throughout the City to mitigate the adverse noise impacts from train traffic within the City. The projects and walls will help alleviate noise impacts of train Noise to Riverside Plaza.

Exhibit 9 - Applicant Variance Justifications

P17-0466 - P17-0472, Attachment 3 - City Planning Commission Report and Exhibits - March 22, 2018

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.1

HEARING DATE: December 14, 2017

CASE NUMBER: ZAP1091RI17 – Pelican Communities, Richard Hamm

APPROVING JURISDICTION: City of Riverside

JURISDICTION CASE NO: P17-0467 (General Plan Amendment), P17-0466 (Specific Plan Amendment), P17-0468 (Rezone), P17-0469 (Site Plan Review)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the General Plan Amendment, Specific Plan Amendment and Rezone be found CONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, and that the Site Plan Review be found CONSISTENT, subject to the conditions included herein.

PROJECT DESCRIPTION: P17-0469 is a proposal to construct four three-story buildings with a total floor area of 98,608 square feet providing 108 apartment units (with clubhouse, fitness center, and leasing office) and 1,200 square feet of commercial floor area on 3.14 acres. The applicant also proposes to: (1) amend the Magnolia Avenue Specific Plan to include Mixed Use Urban (MU-U) as a General Plan land use designation in the Magnolia Center District (P17-0466); (2) amend the City's General Plan land use map designation of the site from Commercial (C) to Mixed Use Urban (MU-U) (P17-0467); and (3) rezone the site from Commercial General with Specific Plan (Magnolia Avenue) Overlay (CG-SP) to Mixed Use Urban with Specific Plan (Magnolia Avenue) Overlay (MU-U-SP) (P17-0468).

PROJECT LOCATION: The site is located northerly of Merrill Avenue, westerly of Riverside Avenue and easterly of De Anza Avenue, on the opposite side of Merrill Avenue from Riverside Plaza, approximately 12,930 feet northeasterly of the southeasterly terminus of Runway 9-27, and 17,200 feet northeasterly of the southerly terminus of Runway 16-34 at Riverside Municipal Airport.

LAND USE PLAN: 2005 Riverside Municipal Airport Land Use Compatibility Plan

- a. Airport Influence Area: Riverside Municipal Airport
- b. Land Use Policy: Airport Compatibility Zone E

c. Noise Levels: Outside the 55 CNEL contour

BACKGROUND:

Land Use Density/Intensity: The site is located in Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area (AIA). Neither residential density nor non-residential intensity is limited within Zone E, pursuant to the Countywide Policies section of the 2004 Riverside County Airport Land Use Compatibility Plan.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zone E within the project.

Noise: The site is located outside the 55 dBA CNEL contour from Riverside Municipal Airport. Therefore, no special measures to mitigate aircraft noise are required at this location.

Part 77: While the site's distance from the southeasterly terminus of Runway 9-27 (at approximately 12,930 feet) is less than its distance from the southerly terminus of Runway 16-34 (approximately 17,200 feet), the latter point has a much lower elevation (747.5 feet above mean sea level [AMSL]) than the former point (815.8 feet AMSL). Therefore, Runway 16-34 is the applicable runway for determination of Part 77 noticing requirements at the project location. The project site elevation is 834 feet AMSL, and is proposing a maximum building height of 44 feet, which results in a top point elevation of 882 feet AMSL. At a distance of 17,200 feet from Runway 16-34, structures with a top point elevation of 919.5 feet AMSL (or greater) would require notification to the Federal Aviation Administration Obstruction Evaluation Service (FAAOES). Therefore, review of buildings by the FAA Obstruction Evaluation Services (FAAOES) was not required.

Open Area: There is no open area requirement for properties located in Compatibility Zone E.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 3. The attached notice shall be given to all prospective purchasers of the property and tenants of the dwelling units to be built thereon.
- 4. Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Y:\AIRPORT CASE FILES\Riverside\ZAP1091RI17\ZAP1091RI17sr.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

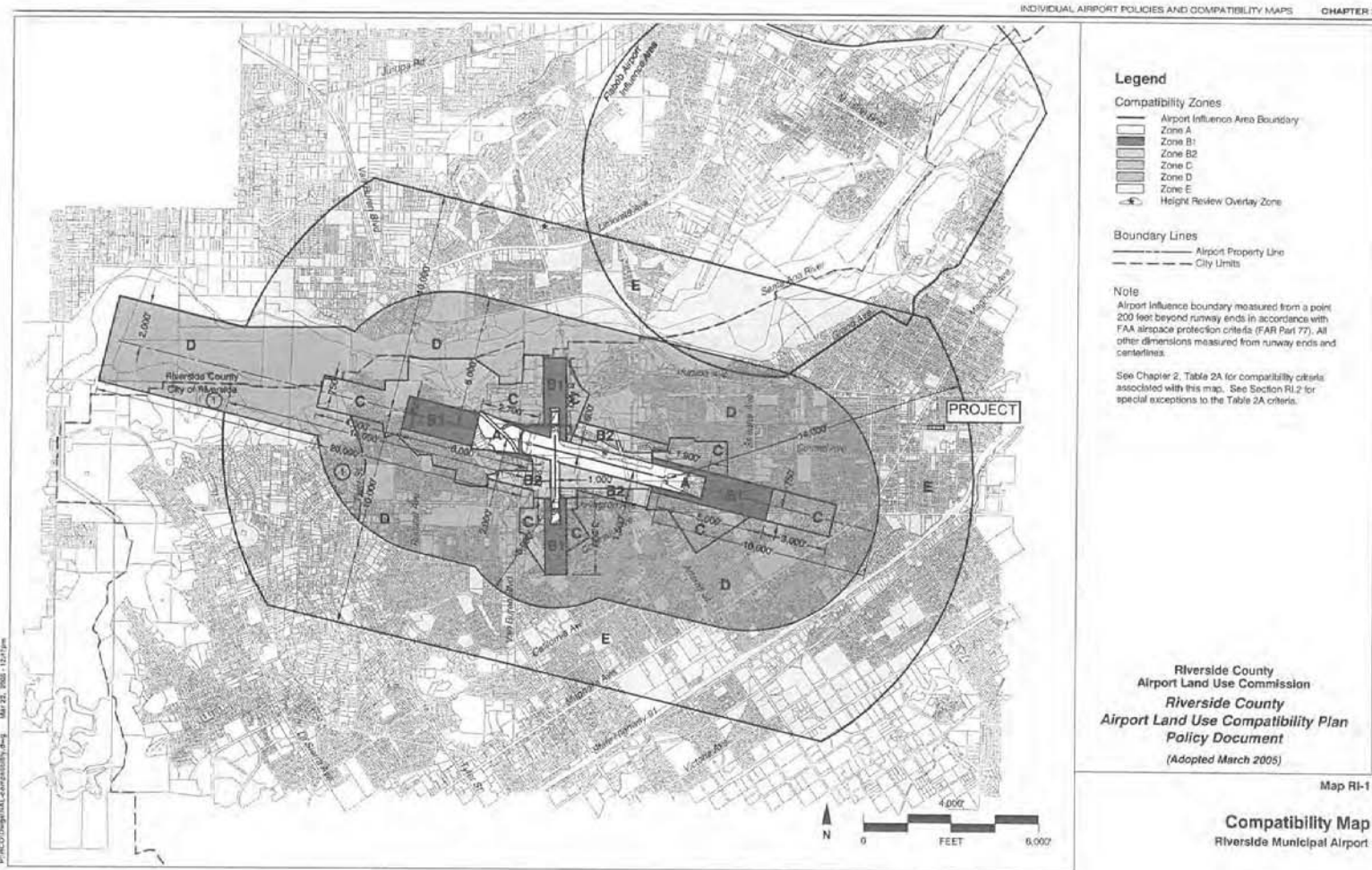


Exhibit 10 - Airport Land Use Commission (ALUC) Development Review -
File No. ZAP1091R117
P17-0466 - P17-0472, Attachment 3 - City Planning Commission Report and
Exhibits - March 22, 2018

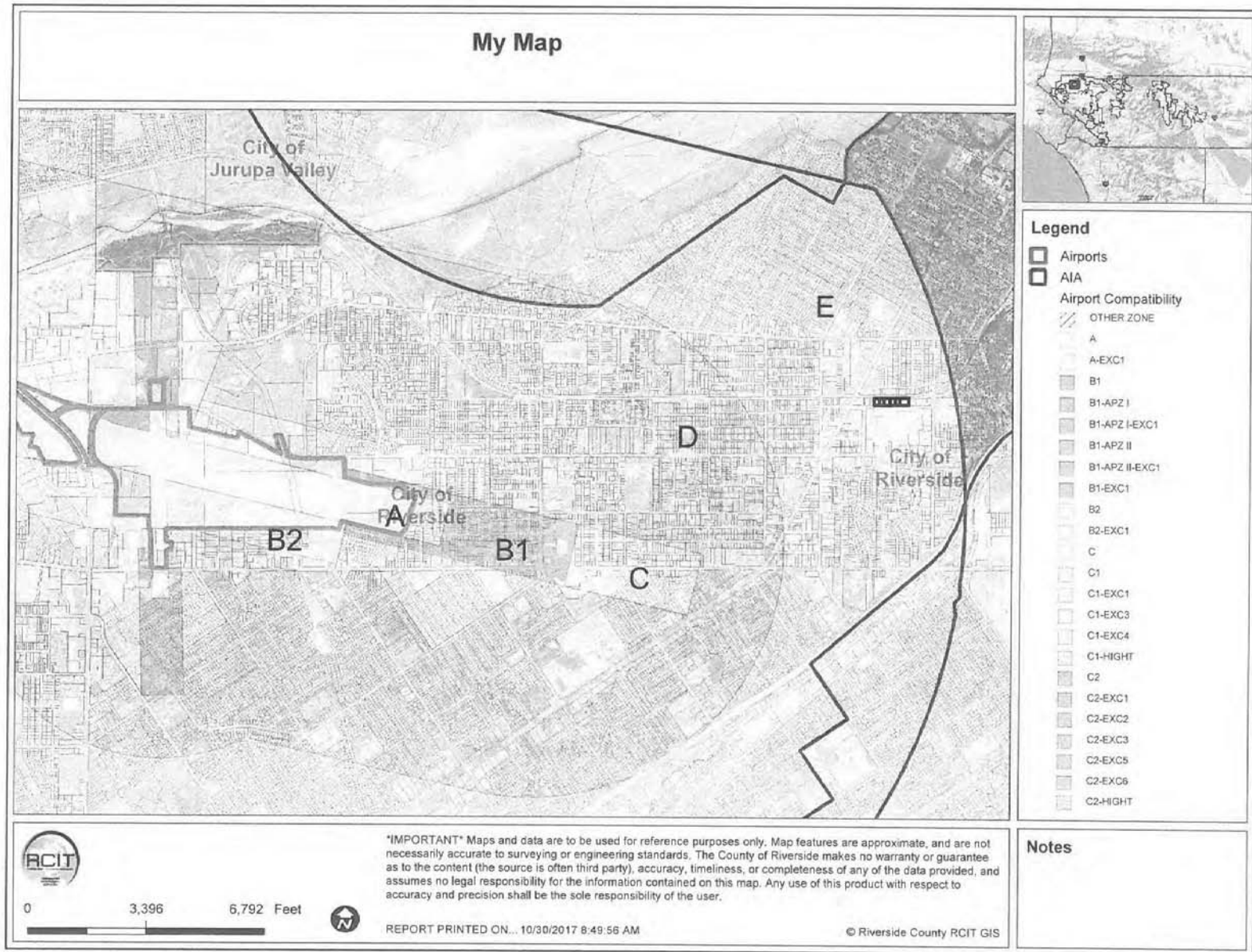


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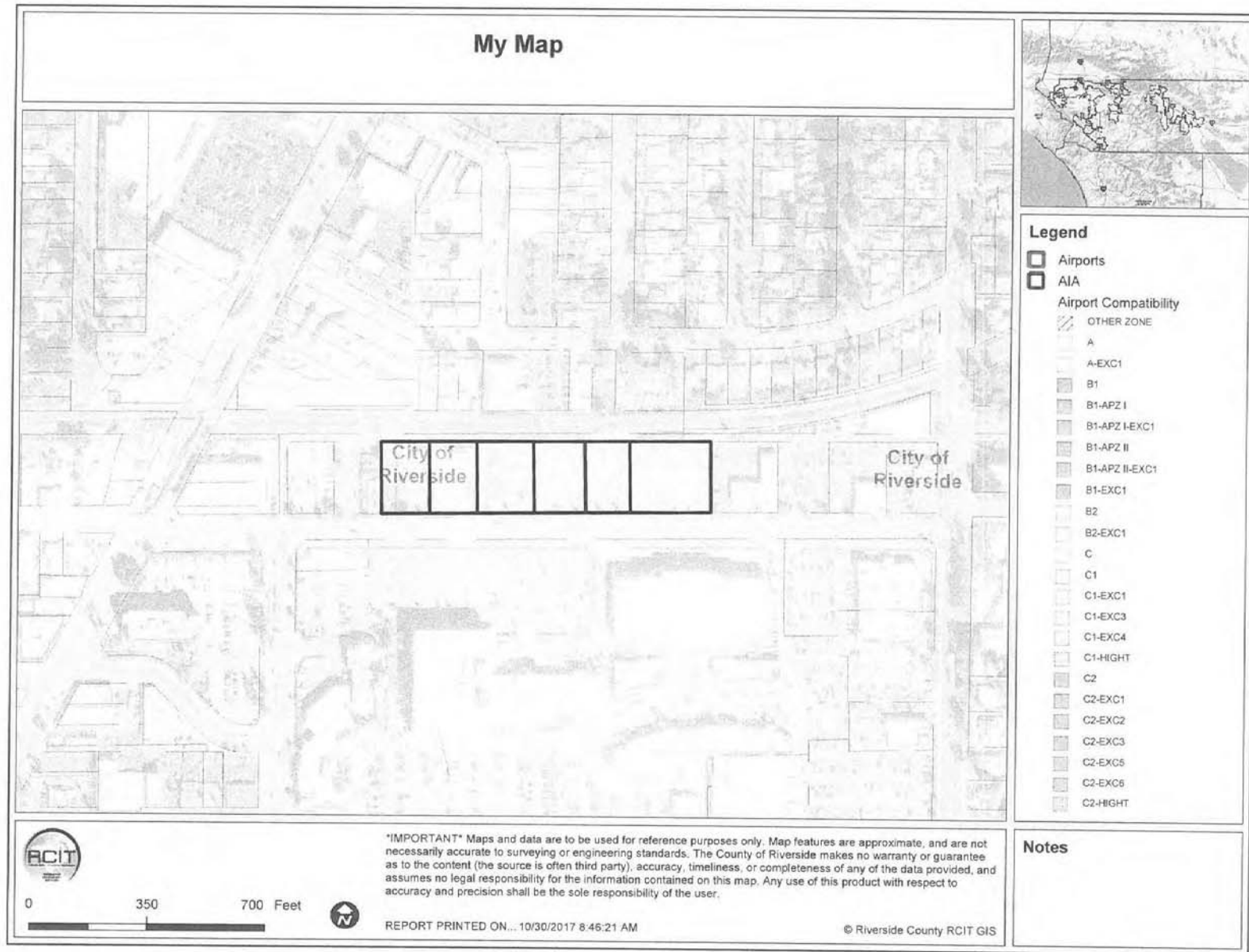


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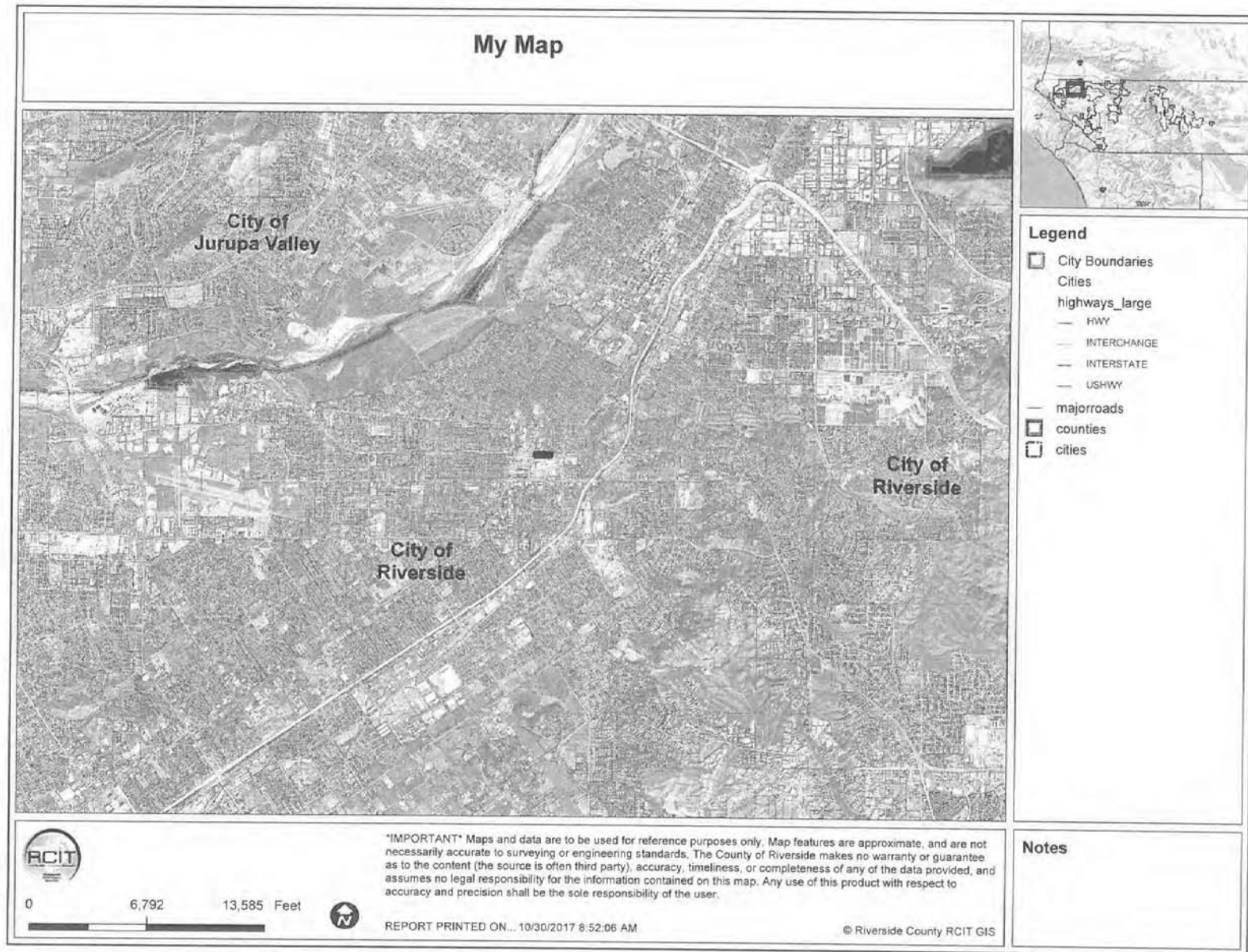


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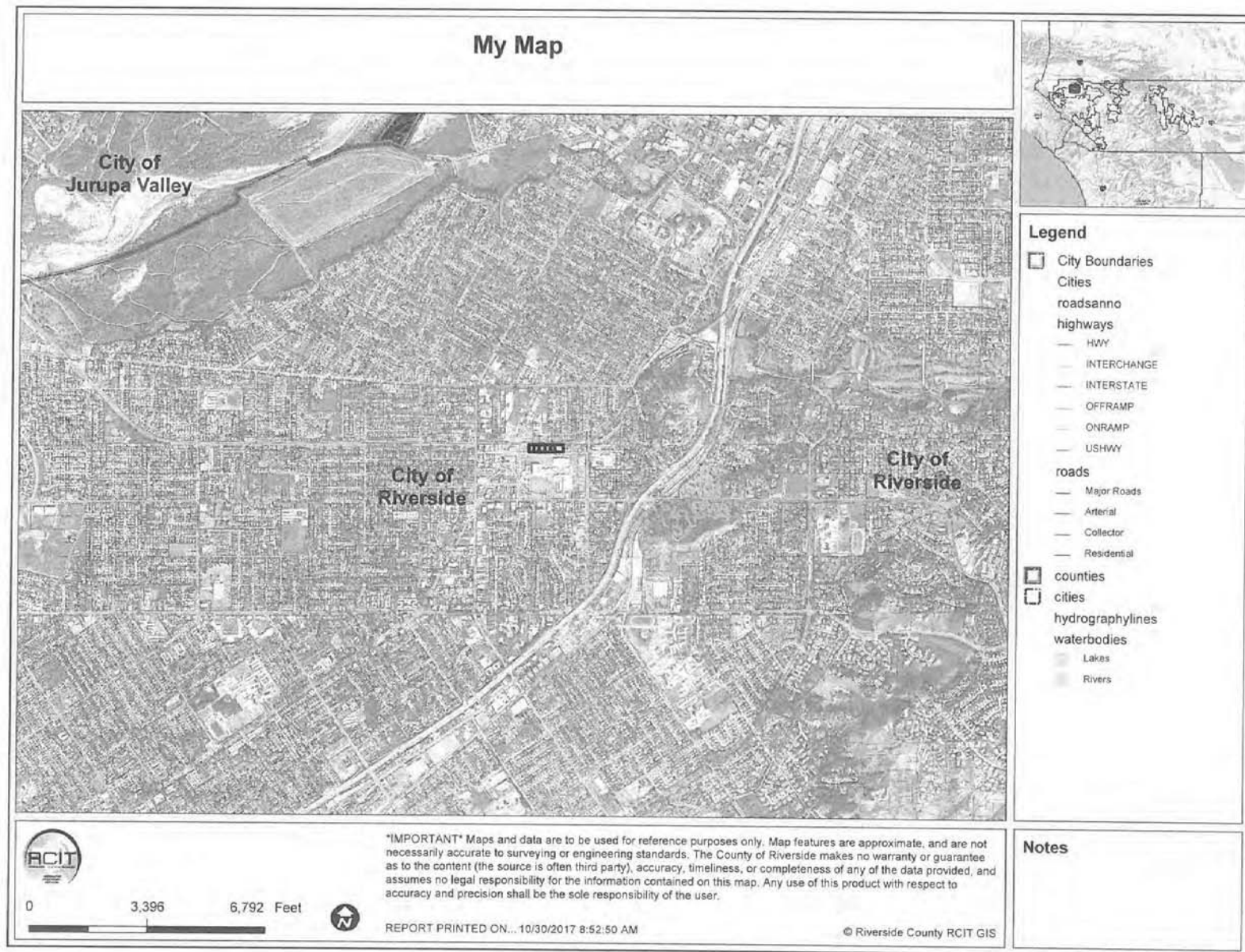


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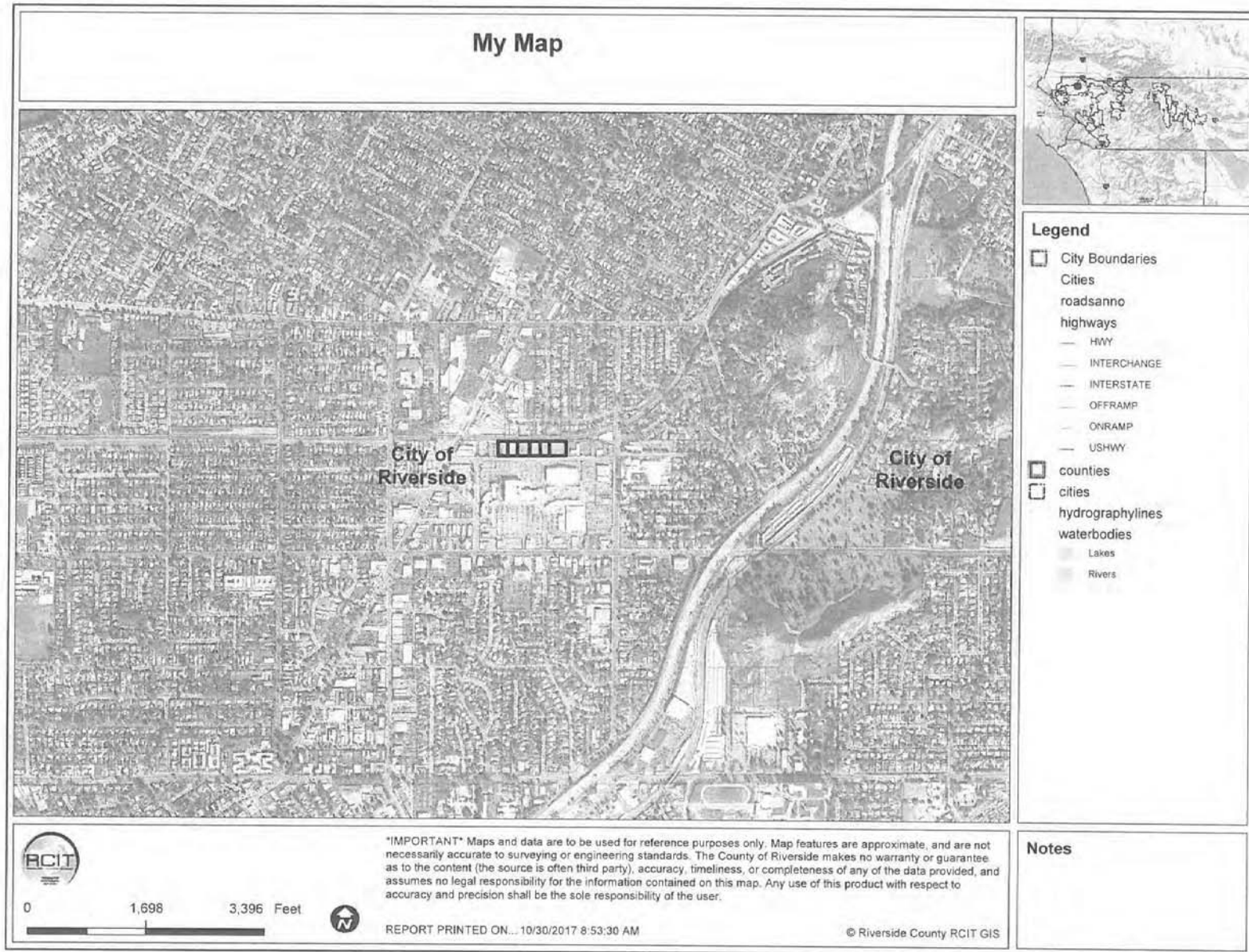


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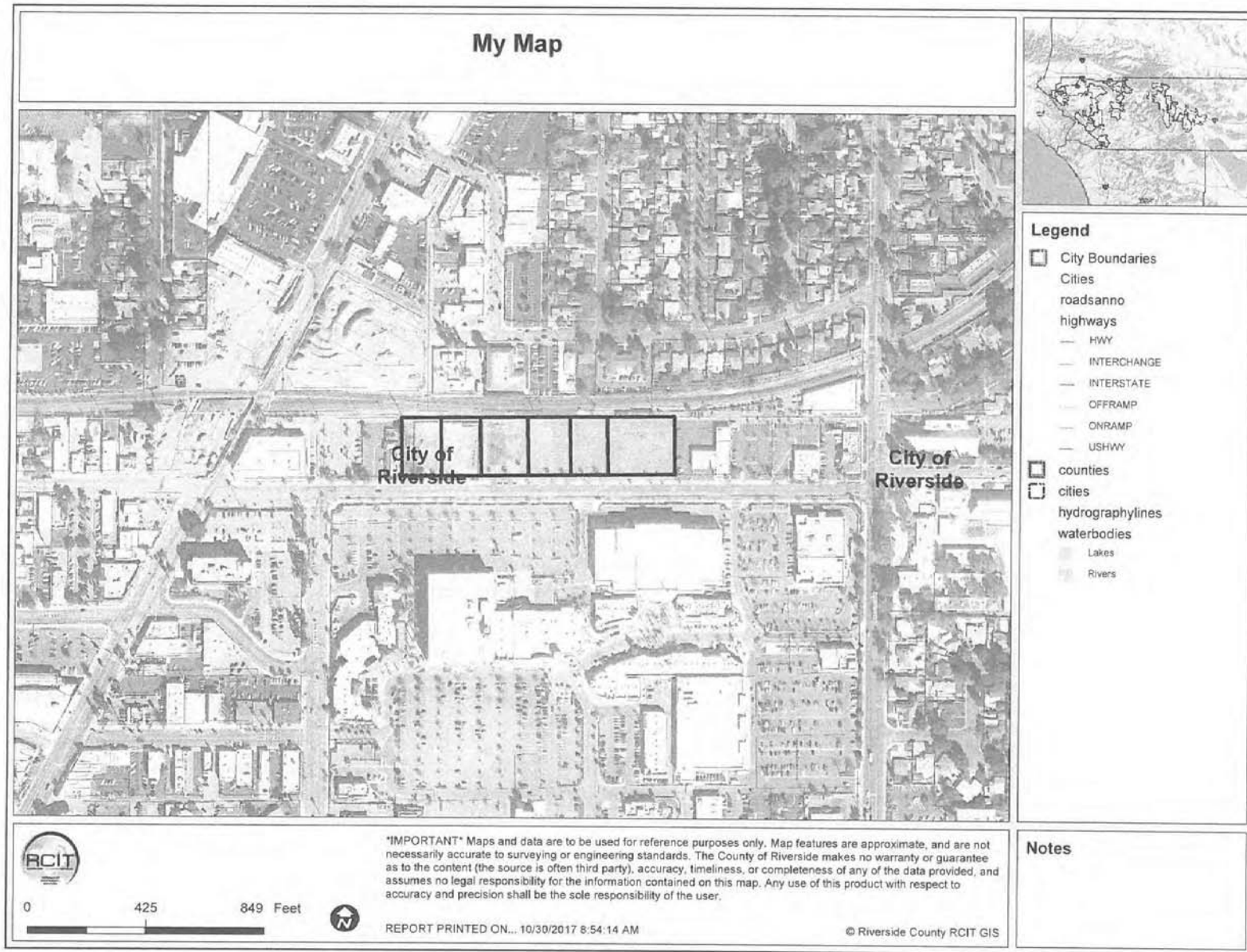


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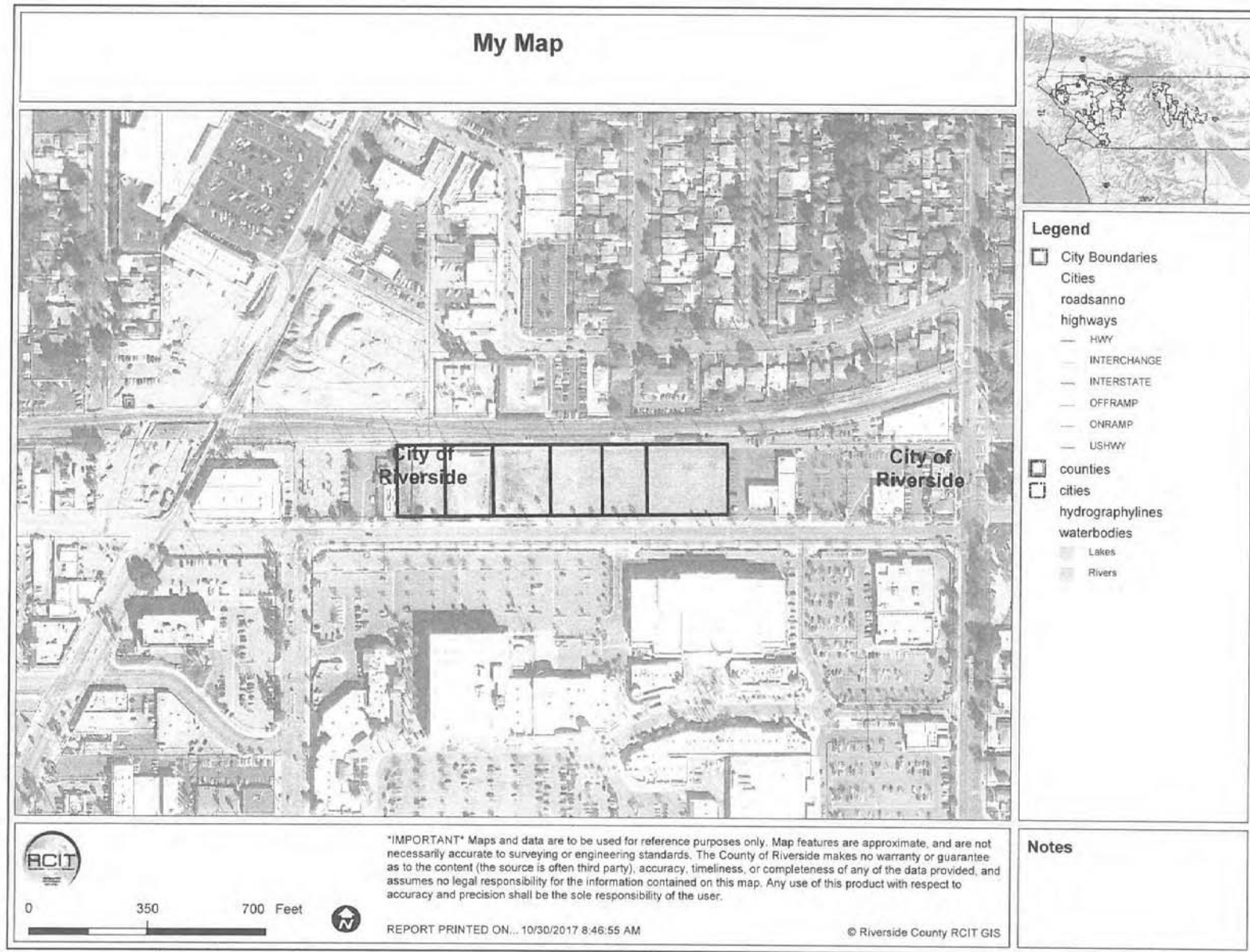
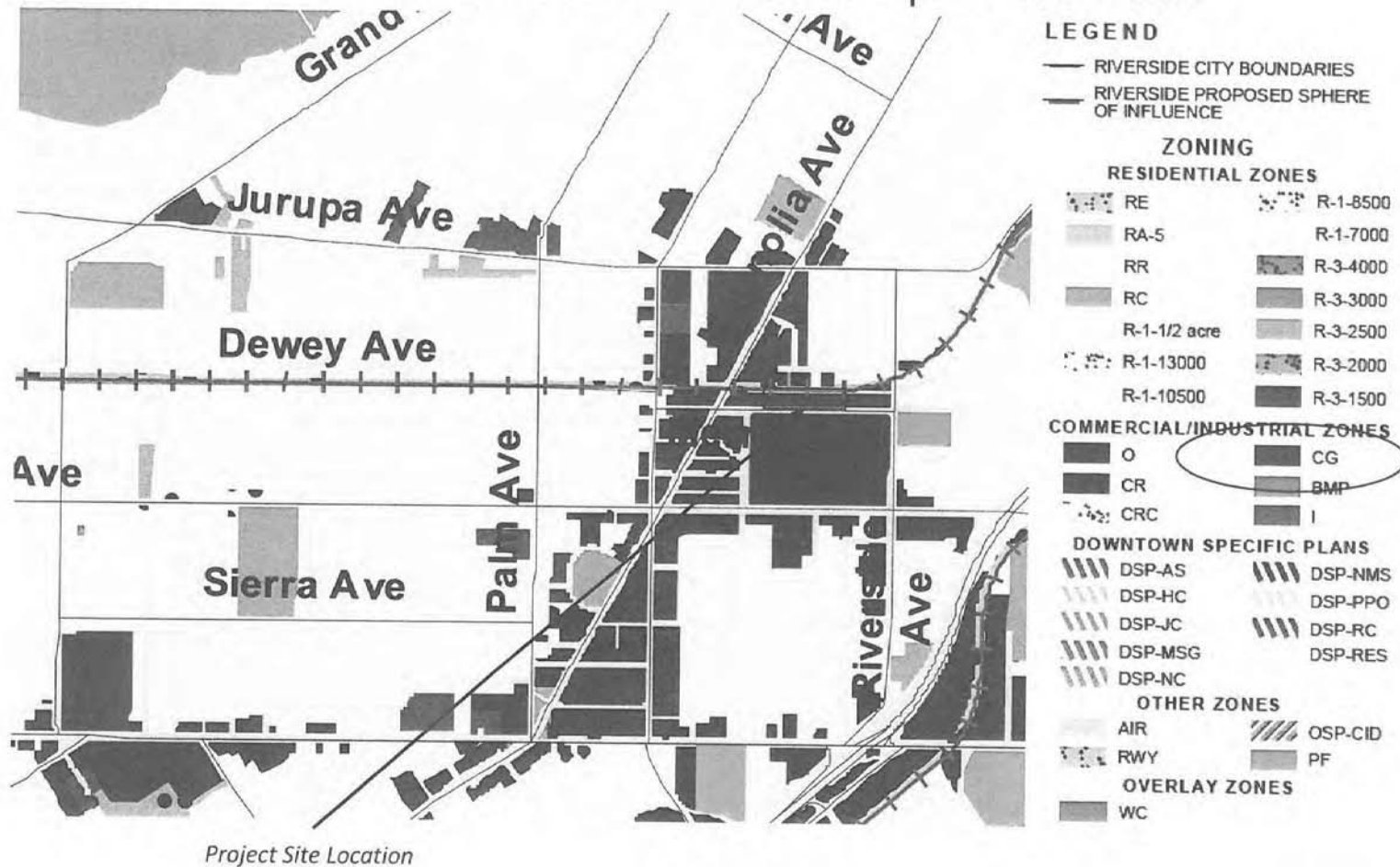


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Current Zoning: CG-SP Commercial General Zone With Specific Plan

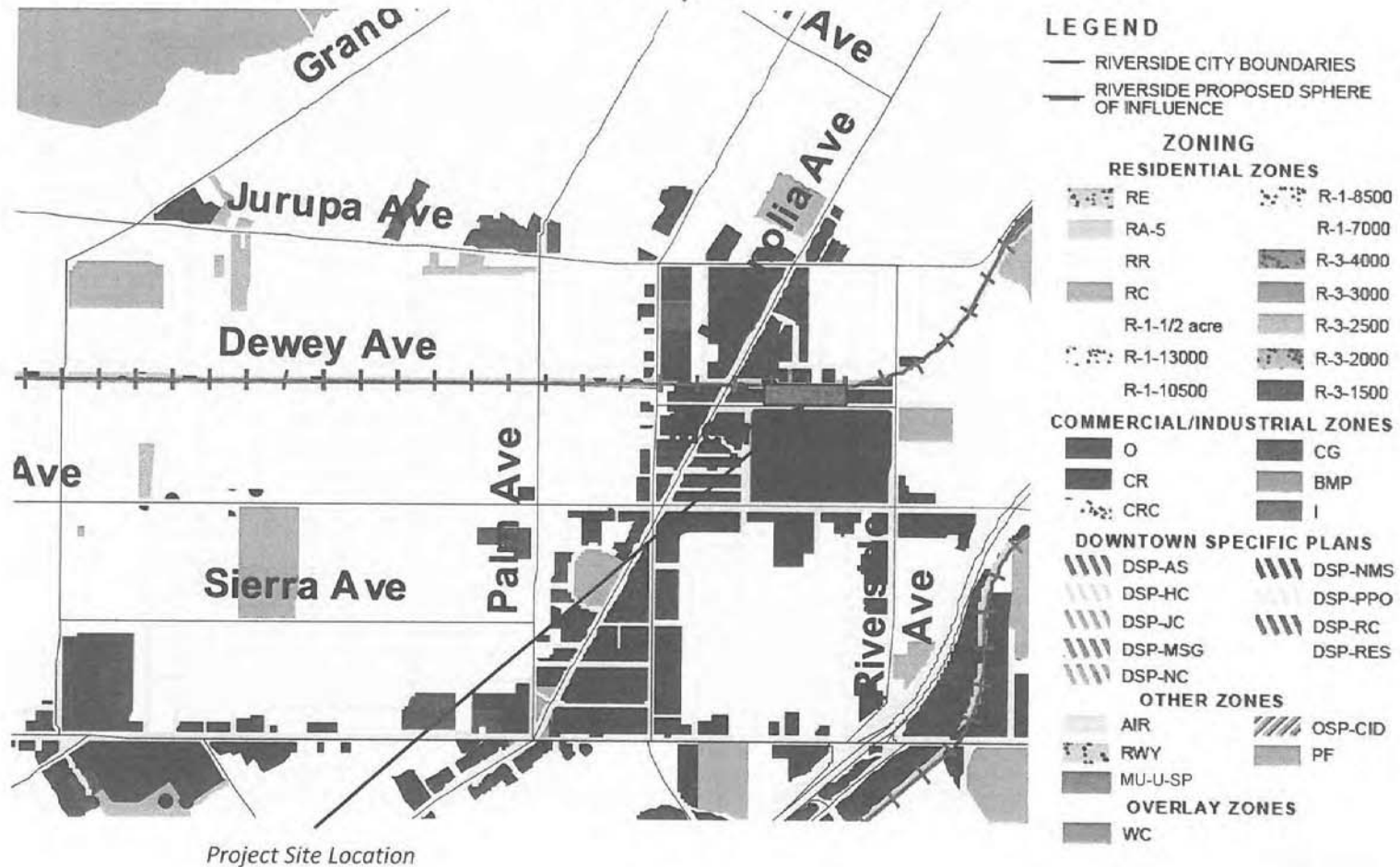


Pelican
COMMUNITIES

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Proposed Zoning: MU-U-SP Mixed Use Urban With Specific Plan

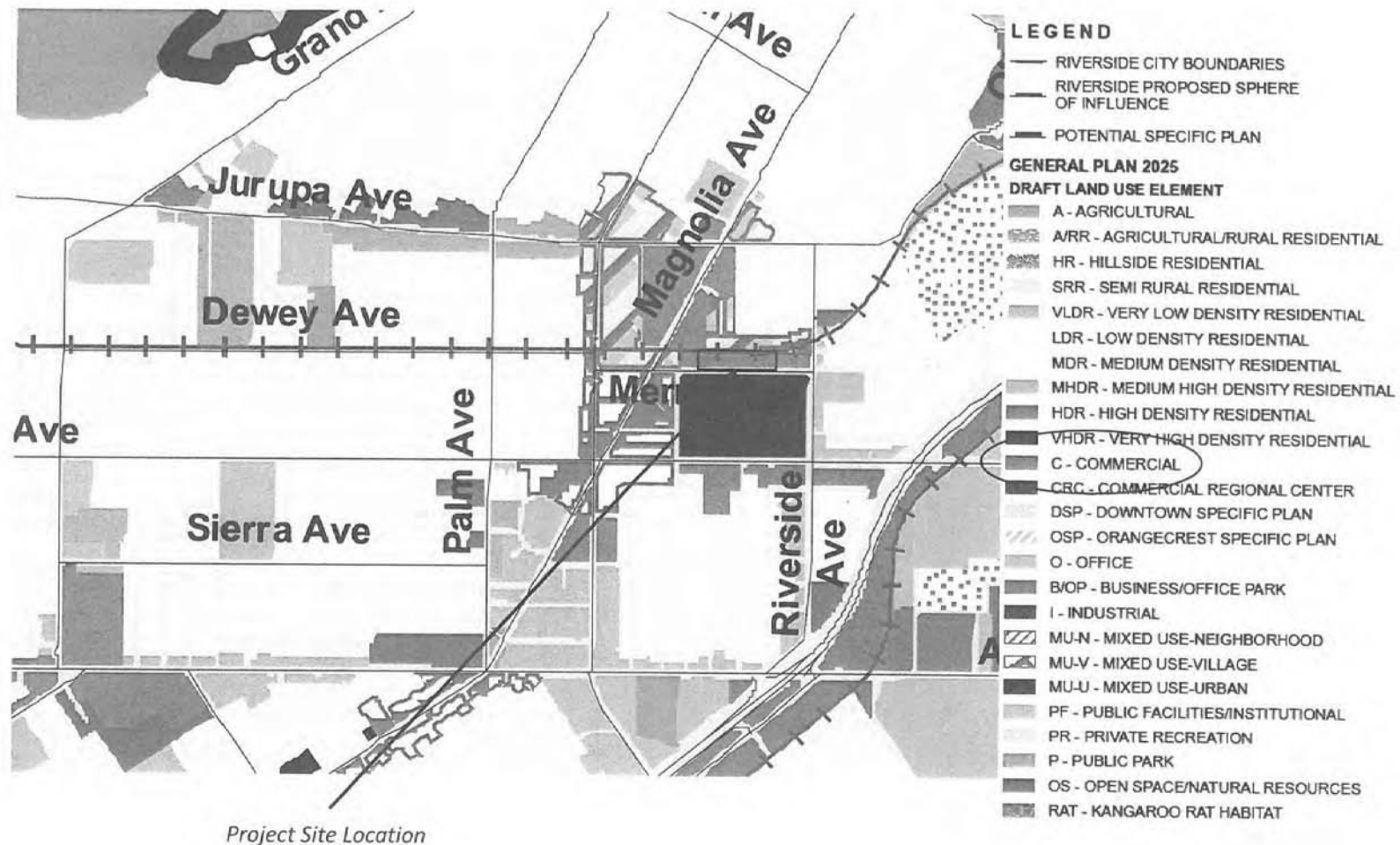


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COMMUNITIES

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Current Land Use: C Commercial

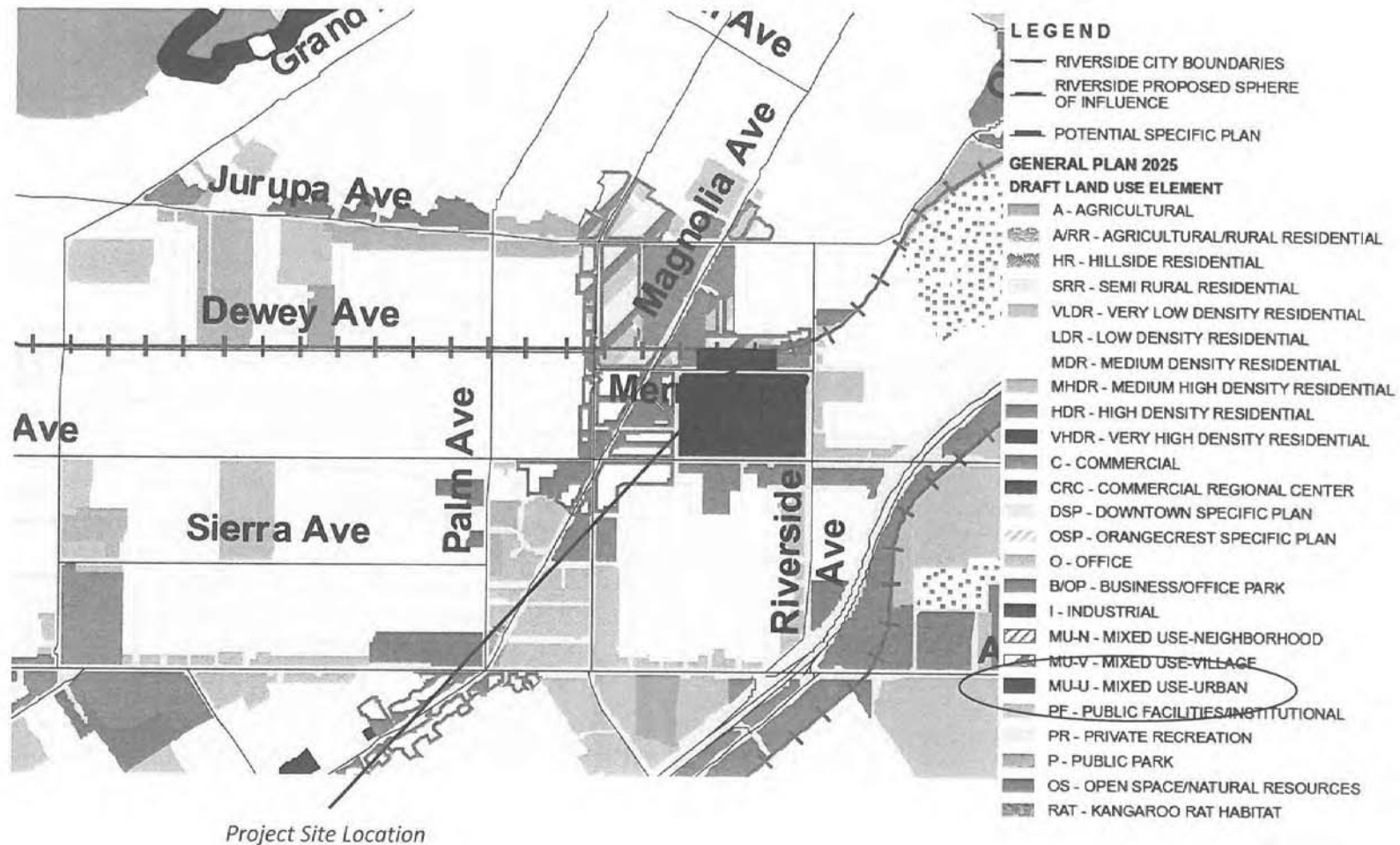


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COMMUNITIES

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Proposed Land Use: MU-U Mixed Use-Urban



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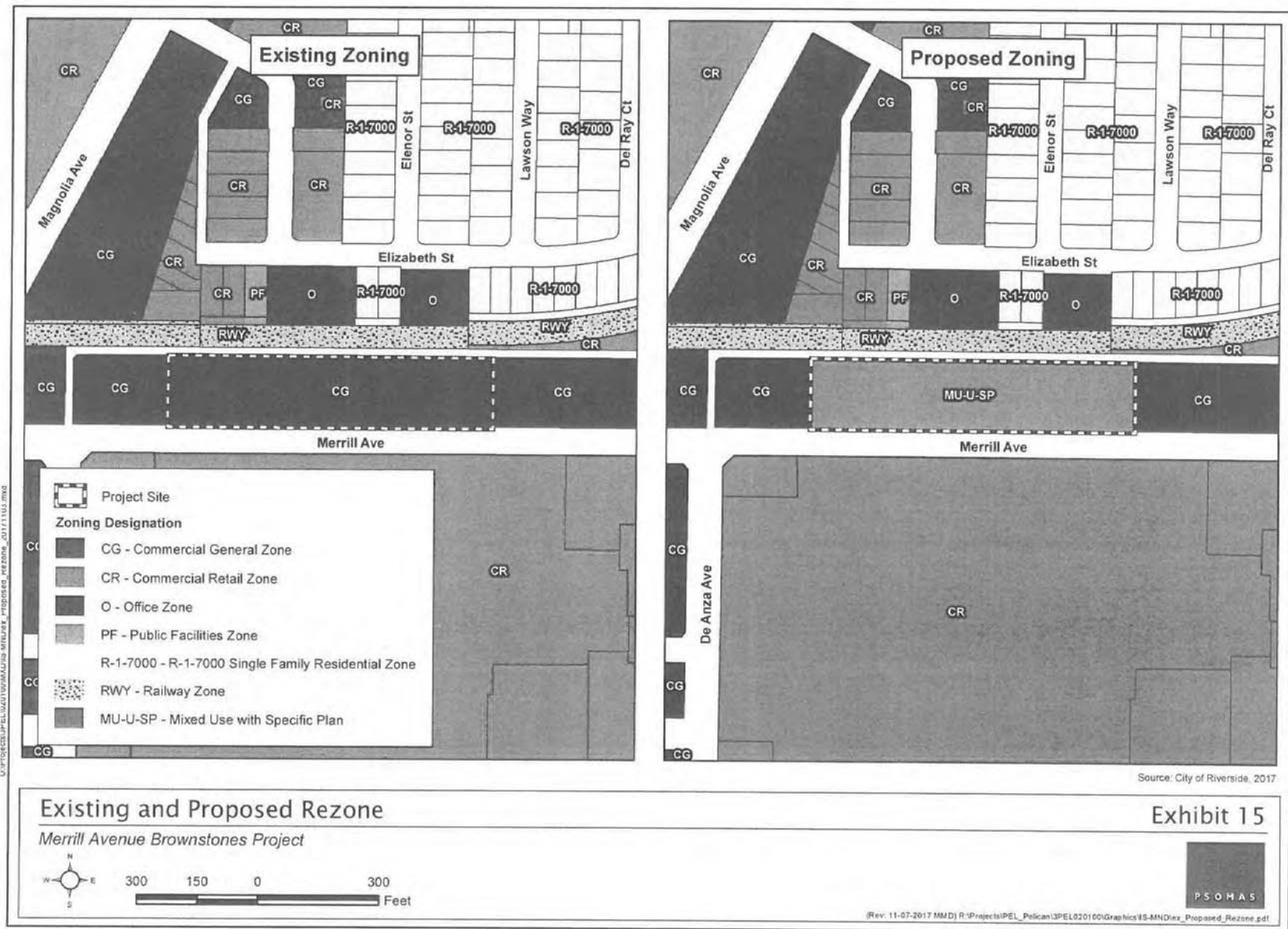


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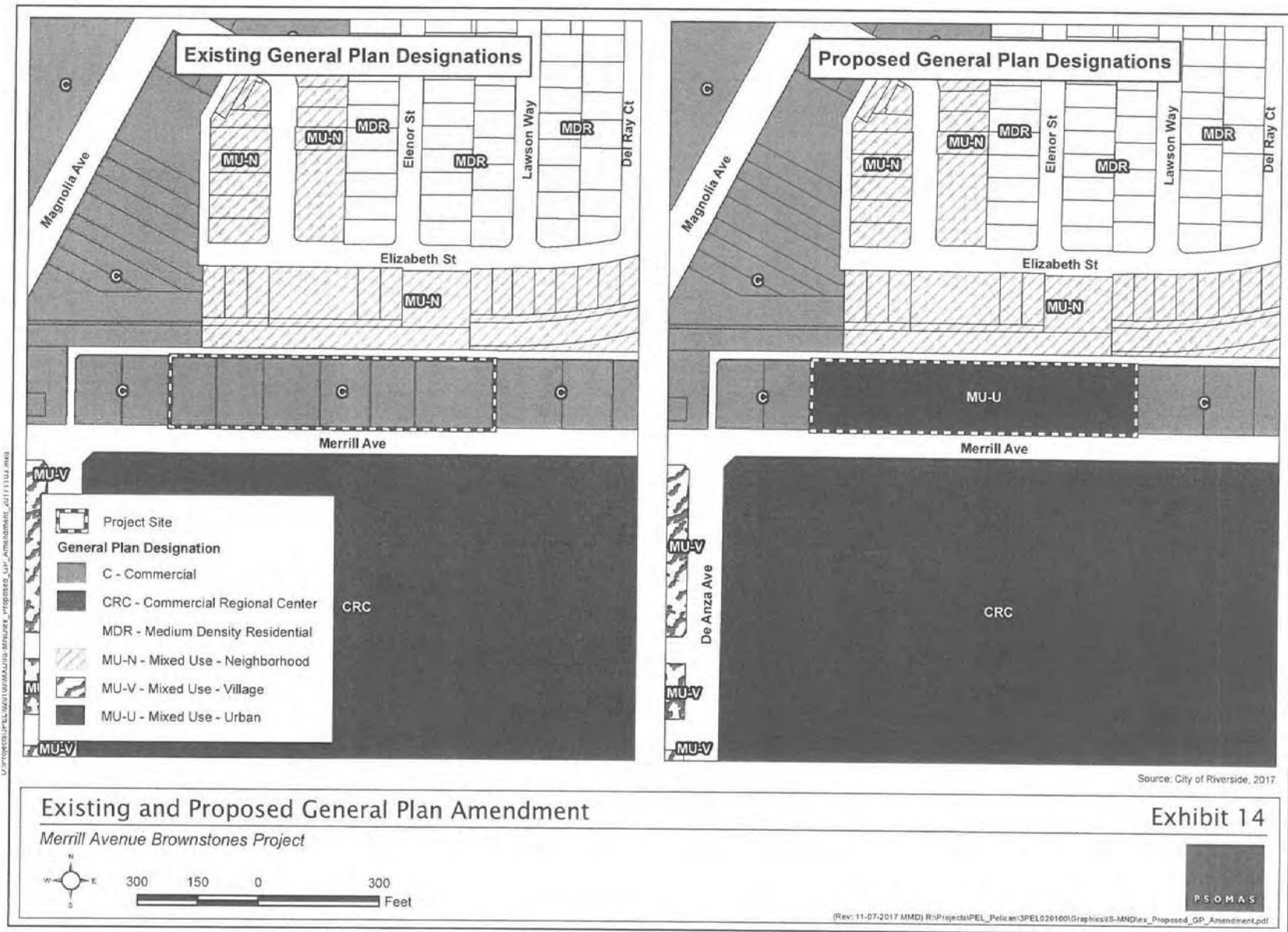


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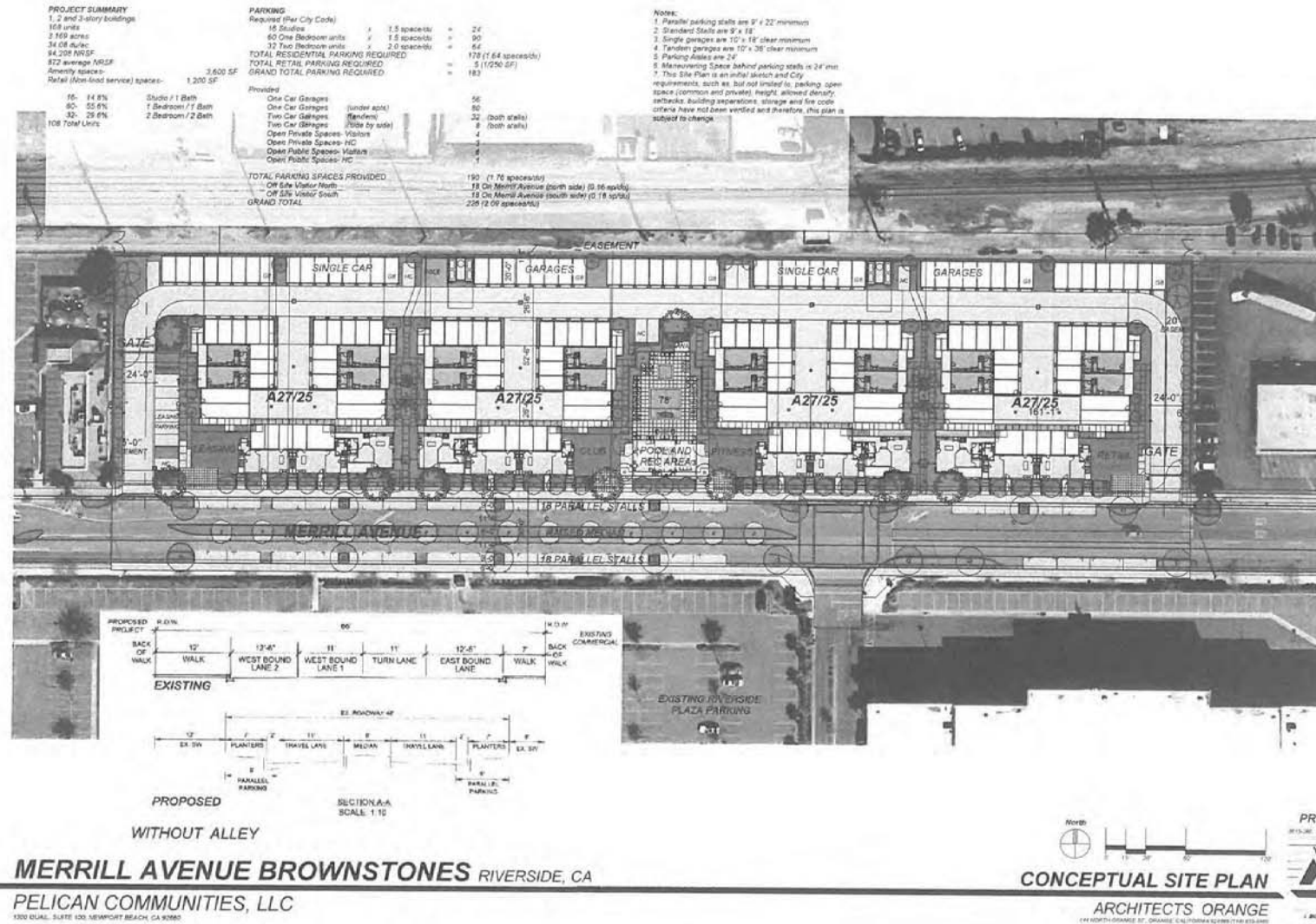
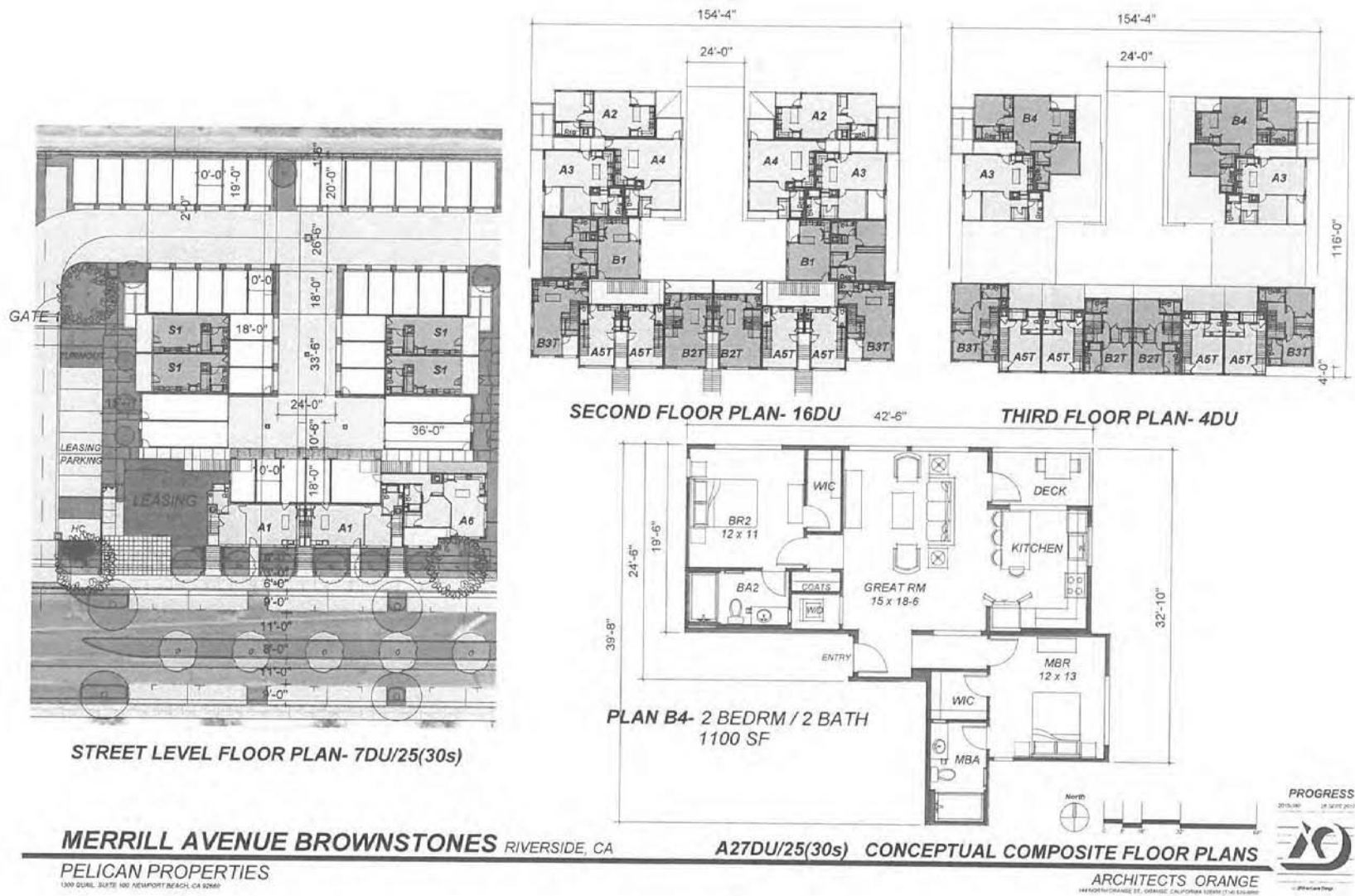
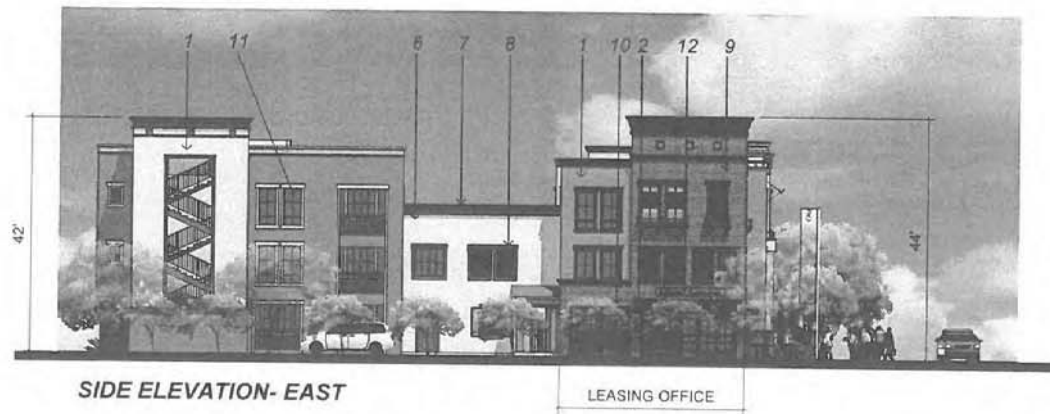


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MATERIALS LEGEND

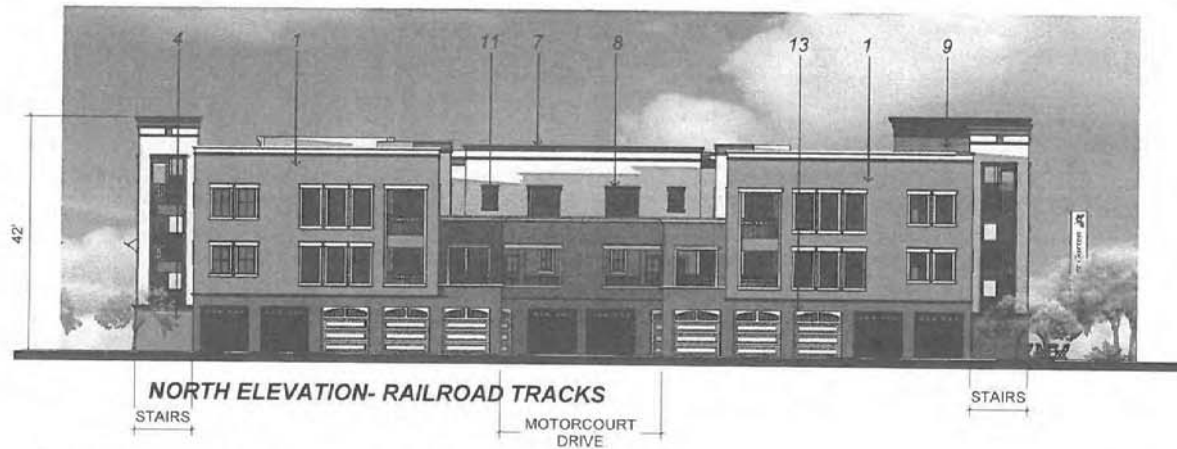
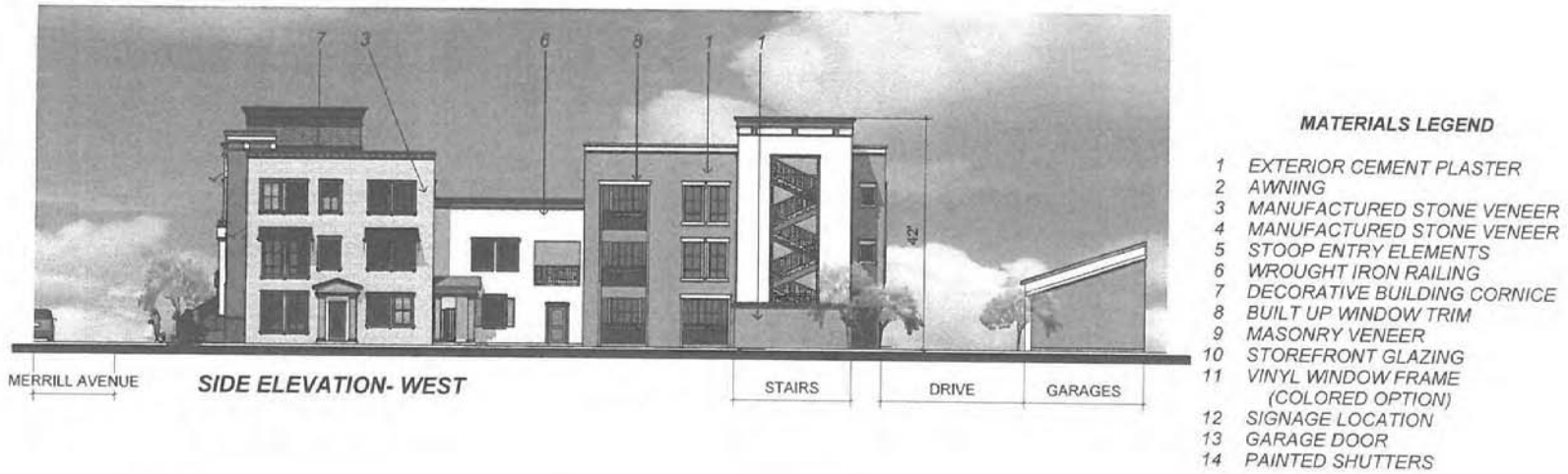
- 1 EXTERIOR CEMENT PLASTER
- 2 AWNING
- 3 MANUFACTURED STONE VENEER
- 4 MANUFACTURED STONE VENEER
- 5 STOOP ENTRY ELEMENTS
- 6 WROUGHT IRON RAILING
- 7 DECORATIVE BUILDING CORNICE
- 8 BUILT UP WINDOW TRIM
- 9 MASONRY VENEER
- 10 STOREFRONT GLAZING
- 11 VINYL WINDOW FRAME (COLORED OPTION)
- 12 SIGNAGE LOCATION
- 13 GARAGE DOOR
- 14 PAINTED SHUTTERS



MERRILL AVENUE BROWNSTONES RIVERSIDE, CA

PELICAN PROPERTIES
1800 DUAL, SUITE 100, NEWPORT BEACH, CA 92660

PROGRESS
SHEET 1001 OF 1001
DATE: 01/11/17
BY: J. BROWN
EXTERIOR ELEVATIONS
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92668 (714) 834-8800
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MERRILL AVENUE BROWNSTONES RIVERSIDE, CA

PELICAN PROPERTIES

1300 QUAIL, SUITE 100, NEWPORT BEACH, CA 92660

EXTERIOR ELEVATIONS

ARCHITECTS ORANGE

100 NORTH ORANGE ST., ORANGE, CALIFORNIA 92668 (714) 816-1666

PROGRESS

2015.102 2015.102

ARCHITECTS ORANGE

100 NORTH ORANGE ST., ORANGE, CALIFORNIA 92668 (714) 816-1666



SOUTH ELEVATION- MERRILL AVENUE

CLUB RM

RECREATION / POOL AREA

FITNESS



VIEW LOOKING NORTHEAST ON MERRILL AVENUE

MERRILL AVENUE BROWNSTONES RIVERSIDE, CA

PELICAN PROPERTIES

1350 QUAIL CLIFFE 1001 NEWPORT BEACH, CA 92660

3D MASSING STUDIES

ARCHITECTS ORANGE

189 NORTH ORANGE ST. ORANGE, CALIFORNIA 92668 (714) 434-4880

PROGRESS

2015.08.01 26.10.2017.2017



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NORTH ELEVATION- RAILROAD EDGE

GARAGES AND WALL HEIGHTS

SEE LANDSCAPE WALL & FENCE PLAN FOR DETAILS



VIEW LOOKING SOUTHEAST ALONG THE RAILROAD

SEE LANDSCAPE WALL & FENCE PLAN FOR DETAILS

MERRILL AVENUE BROWNSTONES RIVERSIDE, CA

PELICAN PROPERTIES

1300 QUAIL BLVD STE 100 NEWPORT BEACH, CA 92660

3D MASSING STUDIES

ARCHITECTS ORANGE

444 NORTH ORANGE ST. ORANGE, CALIFORNIA 92668 (714) 834-0000

PROGRESS

2013-000 28 SEPT 2017

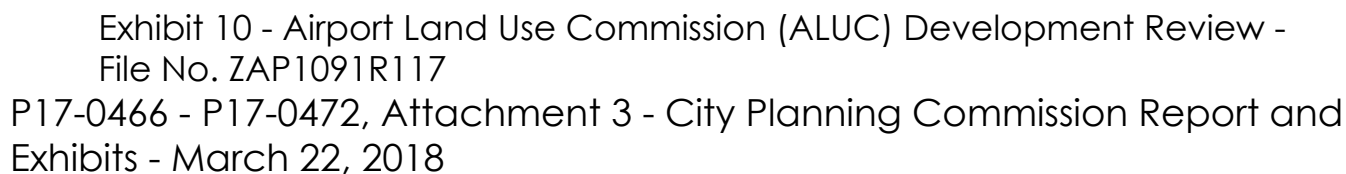


© Architect's Office

A map of the project area showing a grid of streets. The streets are labeled as follows: 8th St, 9th St, 10th St, 11th St, 12th St, 13th St, 14th St, 15th St, 16th St, 17th St, 18th St, 19th St, 20th St, 21st St, 22nd St, 23rd St, 24th St, 25th St, 26th St, 27th St, 28th St, 29th St, 30th St, 31st St, 32nd St, 33rd St, 34th St, 35th St, 36th St, 37th St, 38th St, 39th St, 40th St, 41st St, 42nd St, 43rd St, 44th St, 45th St, 46th St, 47th St, 48th St, 49th St, 50th St, 51st St, 52nd St, 53rd St, 54th St, 55th St, 56th St, 57th St, 58th St, 59th St, 60th St, 61st St, 62nd St, 63rd St, 64th St, 65th St, 66th St, 67th St, 68th St, 69th St, 70th St, 71st St, 72nd St, 73rd St, 74th St, 75th St, 76th St, 77th St, 78th St, 79th St, 80th St, 81st St, 82nd St, 83rd St, 84th St, 85th St, 86th St, 87th St, 88th St, 89th St, 90th St, 91st St, 92nd St, 93rd St, 94th St, 95th St, 96th St, 97th St, 98th St, 99th St, 100th St. The project area is highlighted in the center of the map, bounded by 10th St to the north, 20th St to the south, 15th St to the east, and 12th St to the west. The project area is labeled 'PROJECT AREA' in the center.



P17-0466 - P17-0472, Attachment 3 - City Planning Commission Report and Exhibits - March 22, 2018



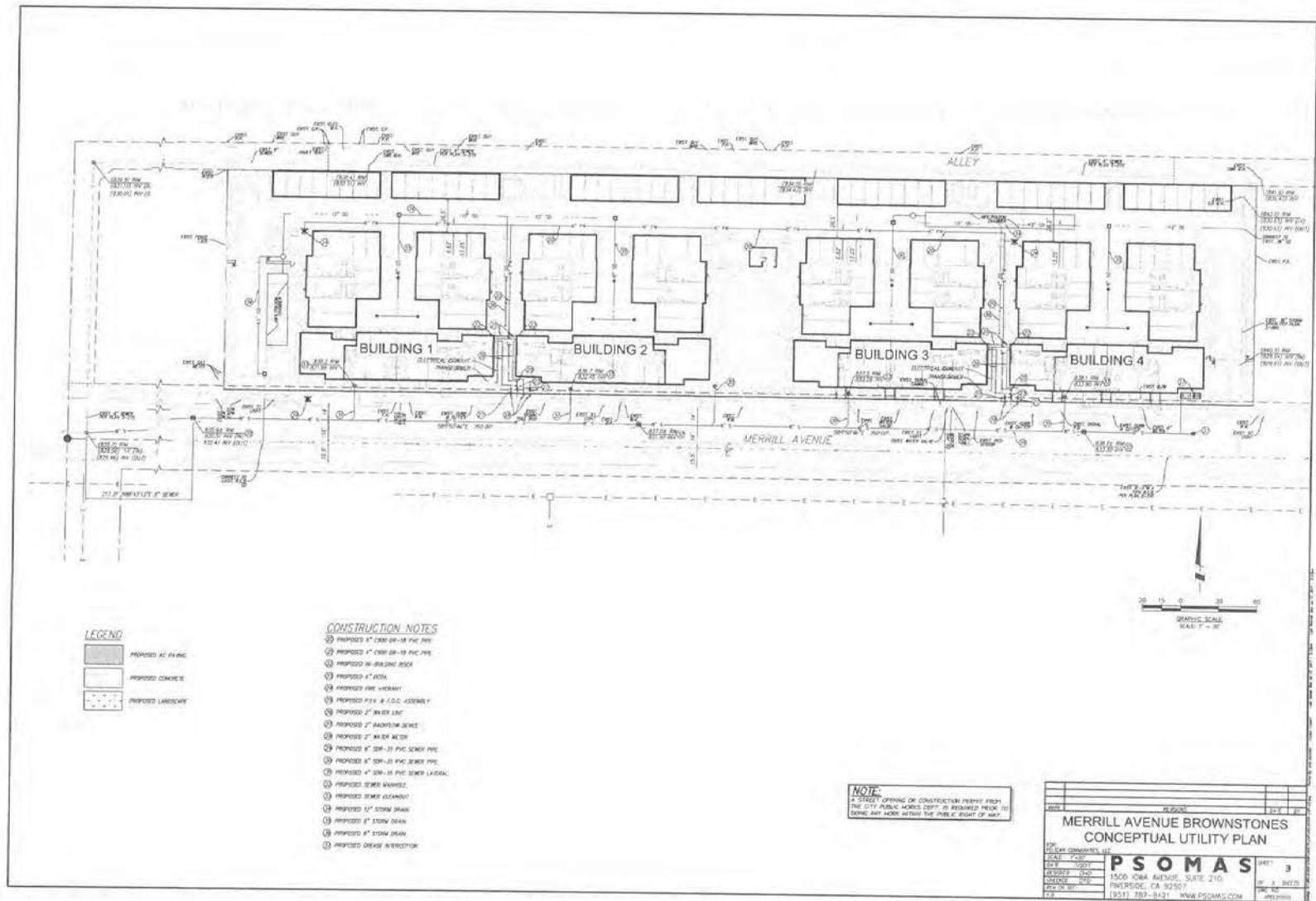


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NOTICE OF PUBLIC HEARING RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 4:30 p.m., except November 23 (Thanksgiving Day), and by prescheduled appointment on Fridays, from 9:00 a.m. to 5:00 p.m., except November 24.

ATTENTION: ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. The City of Riverside will hold hearings on this project and should be contacted on non-ALUC issues.

PLACE OF HEARING: Riverside County Administration Center
4080 Lemon St., 1st Floor Board Chambers
Riverside, California

DATE OF HEARING: December 14, 2017

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1091R117 – Pelican Communities, Richard Hamm – City of Riverside Planning Case Nos. P17-0467 (General Plan Amendment), P17-0466 (Specific Plan Amendment), P17-0468 (Rezone), P17-0469 (Site Plan Review). P17-0469 is a proposal to construct four three-story buildings with a total floor area of 98,608 square feet providing 108 apartment units (with clubhouse, fitness center, and leasing office) and 1,200 square feet of commercial floor area on 3.14 acres located northerly of Merrill Avenue, westerly of Riverside Avenue and easterly of De Anza Avenue, on the opposite side of Merrill Avenue from Riverside Plaza. The applicant also proposes to: (1) amend the Magnolia Avenue Specific Plan to include Mixed Use Urban (MU-U) as a General Plan land use designation in the Magnolia Center District (P17-0466); (2) amend the City's General Plan land use map designation of the site from Commercial (C) to Mixed Use Urban (MU-U) (P17-0467), and (3) rezone the site from Commercial General with Specific Plan (Magnolia Avenue) Overlay (CG-SP) to Mixed Use Urban with Specific Plan (Magnolia Avenue) Overlay Zone (MU-U-SP) (P17-0468). (Compatibility Zone E of the Riverside Municipal Airport Influence Area).

FURTHER INFORMATION: Contact Paul Rull at (951) 955-6893. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Brian Norton of the City of Riverside Planning Division at (951) 826-2308.

225 052 004
Edward Jezbera
6162 Magnolia Ave
Riverside CA 92506

225 052 005
City Of Riverside
3900 Main St
Riverside CA 92522

225 052 008
City Of Riverside
3900 Main St
Riverside CA 92522

225 052 009
City Of Riverside
3900 Main St
Riverside CA 92522

225 052 010
City Of Riverside
3900 Main St
Riverside CA 92522

225 052 019
City Of Riverside
3900 Main St
Riverside CA 92522

225 052 021
City Of Riverside
3900 Main St
Riverside CA 92522

225 052 12
Union Pacific Rr
1400 Douglas St Stp 1640
Omaha NE 68179

225 061 010
James Edward Park
1441 Country Club Dr
Riverside CA 92506

225 061 011
Robertsopamela Grotenhuis
7100 Aviara Dr
Carlsbad CA 92011

225 062 018
Callie Rich Neal
6193 Elenor St
Riverside CA 92506

225 062 042
Inland Valleys Assn Of Realtors
3690 Elizabeth St
Riverside CA 92506

225 063 019
James Pangborn
6192 Elenor St
Riverside CA 92506

225 064 001
City Of Riverside
3900 Main St
Riverside CA 92522

225 064 002
City Of Riverside
3900 Main St
Riverside CA 92522

225 064 003
City Of Riverside
3900 Main St
Riverside CA 92522

225 064 004
Valley Assn Realtors Inland
3690 Elizabeth St
Riverside CA 92506

225 064 005
Leona Lengua
12820 Canyonwind Rd
Riverside CA 92503

225 064 006
Steven Hanna
12527 Rose Ave
Los Angeles CA 90066

225 064 008
Union Pacific Rr
1400 Douglas St Stp 1640
Omaha NE 68179

225 064 009
Andro Sharobiem Md Inc
Po Box 2057
Riverside CA 92516

225 071 016
Folk Gwen Hartman
6193 Lawson Way
Riverside CA 92506

225 072 001
Matthew Krajniak
6192 Lawson Way
Riverside CA 92506

225 074 001
Naren Vasudevan
4861 Cambridge St
Montclair CA 91763

225 074 002
Philip Bremenstuhl
1830 Elsinore Rd
Riverside CA 92506

225 074 003
Robert Hernandez
3600 Elizabeth St
Riverside CA 92506

225 074 004
Theresa Reid
3590 Elizabeth St
Riverside CA 92506

225 074 005
Amelia Gonzalez
25654 Shalu Ave
Moreno Valley CA 92557

225 074 006
Sandra Lee Shuster
5313 Bardwell Ave
Riverside CA 92506

225 074 007
Decker Michelle Ivy
3560 Elizabeth St
Riverside CA 92506

225 074 013
Union Pacific Rr
1400 Douglas St Stp 1640
Omaha NE 68179

225 074 014
City Of Riverside
3900 Main St
Riverside CA 92522

225 132 003
Magnolia Msm
4700 E 2nd St
Long Beach CA 90803

225 132 004
Magnolia Msm
4700 E 2nd St
Long Beach CA 90803

225 132 005
Cpt Riverside Plaza LLC
3673 Merrill Ave
Riverside CA 92506

225 132 008
Magnolia Msm
4700 E 2nd St
Long Beach CA 90803

225 134 003
Dg & D Calif Prop
6529 Riverside Ave #150
Riverside CA 92506

225 140 001
City Of Riverside
3900 Main St
Riverside CA 92522

225 140 002
City Of Riverside
3900 Main St
Riverside CA 92522

225 140 003
City Of Riverside
3900 Main St
Riverside CA 92522

225 140 004
Redevelopment Agency City Of
Riverside
3607 Merrill Ave
Riverside CA 92506

225 140 005
Redevelopment Agency City Of
Riverside
3605 Merrill Ave
Riverside CA 92506

225 140 006
Redevelopment Agency City Of
Riverside
3575 Merrill Ave
Riverside CA 92506

225 140 007
Richard Warburton
2716 Via Elevado
Palos Verdes Estates CA 90274

225 140 009
M David Yoder
Po Box 396
Sun City CA 92586

225 140 010
M David Yoder
Po Box 396
Sun City CA 92586

225 150 010
Cpt Riverside Plaza LLC
6215 Riverside Ave
Riverside CA 92506

225 150 020
Cpt Riverside Plaza LLC
6215 Riverside Ave
Riverside CA 92506

225 150 021
Cpt Riverside Plaza LLC
3639 Central Ave
Riverside CA 92506

Agency
Com & Econ Dept-Brian Norton
3900 Main Street, 3rd Floor
Riverside CA 92522

Agency
Com & Econ Dept-Brian Norton
3900 Main Street, 3rd Floor
Riverside CA 92522

Agency
Com & Econ Dept-Brian Norton
3900 Main Street, 3rd Floor
Riverside CA 92522

Applicant
Pelican Communities
1300 Quail Street, Suite 100
Newport Beach CA 92660

Applicant
Pelican Communities
1300 Quail Street, Suite 100
Newport Beach CA 92660

Applicant
Pelican Communities
1300 Quail Street, Suite 100
Newport Beach CA 92660

Property Owner
City Of Riverside/Redev.
3900 Main St
Riverside CA 92522

Property Owner
City Of Riverside/Redev.
3900 Main St
Riverside CA 92522

Property Owner
City Of Riverside/Redev.
3900 Main St
Riverside CA 92522

Representative
Richard Hamm
1300 Quail Street, Suite 100
Newport Beach CA 92660

Representative
Richard Hamm
1300 Quail Street, Suite 100
Newport Beach CA 92660

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Richard Hamm
1300 Quail Street, Suite 100
Newport Beach CA 92660

Exhibit 10 - Airport Land Use Commission (ALUC) Development Review -
File No. ZAP1091R117
P17-0466 - P17-0472, Attachment 3 - City Planning Commission Report and
Exhibits - March 22, 2018

Richard Hamm
Pelican Communities
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Newport Beach, CA 92660

David Wai Ho, Architect, LEED AP
ARCHITECTS ORANGE
321 W. Chapman Avenue
Orange, CA 92866

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ARCHITECTS ORANGE
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David Wai Ho, Architect, LEED AP
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Andrew Walcker
PSOMAS
1500 Iowa Avenue, Suite 210
Riverside, CA 92507

Andrew Walcker
PSOMAS
1500 Iowa Avenue, Suite 210
Riverside, CA 92507

Andrew Walcker
PSOMAS
1500 Iowa Avenue, Suite 210
Riverside, CA 92507

CITY OF RIVERSIDE PLANNING
ATTN: BRIAN NORTON
3900 MAIN ST, 3RD FLOOR
RIVERSIDE CA 92522



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1091R117 DATE SUBMITTED: 10-24-17

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

| | | |
|-----------------|--|---|
| Applicant | Pelican Communities | Phone Number (949)263-9213 |
| Mailing Address | 1300 Quail Street, Suite 100 Newport Beach, CA 92660 | Email richard.hamm@pelicancommunities.com |
| Representative | Richard Hamm | Phone Number (949)263-9213 |
| Mailing Address | 1300 Quail Street, Suite 100 Newport Beach, CA 92660 | Email richard.hamm@pelicancommunities.com |
| Property Owner | City of Riverside / Redevelopment Agency City of Riverside | Phone Number (951) 826-5371 |
| Mailing Address | 3900 Main Street Riverside, CA 92522 | Email BNorton@riversideca.gov |

LOCAL JURISDICTION AGENCY

| | | |
|-------------------------|---|--|
| Local Agency Name | Community and Economic Development Department - Planning Division | Phone Number (951)826-2308 |
| Staff Contact | Brian Norton | Email BNorton@riversideca.gov |
| Mailing Address | 3900 Main Street, 3rd Floor Riverside, CA 92522 | Case Type |
| Local Agency Project No | | <input checked="" type="checkbox"/> General Plan / Specific Plan Amendment <input checked="" type="checkbox"/> Zoning Ordinance Amendment <input type="checkbox"/> Subdivision Parcel Map / Tentative Tract <input type="checkbox"/> Use Permit <input checked="" type="checkbox"/> Site Plan Review/Plot Plan <input type="checkbox"/> Other |

PROJECT LOCATION

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

| | | | |
|-----------------------|--|---|----------------------------------|
| Street Address | 3575 - 3661 Merrill Avenue Riverside, CA 92506 | Gross Parcel Size | 3.17 acres |
| Assessor's Parcel No. | 225-140-001, 225-140-002, 225-140-003, 225-140-004, 225-140-005, 225-140-006 | Nearest Airport and distance from Airport | 11,867 ft from Riverside Airport |
| Subdivision Name | Merrill Brownstone | | |
| Lot Number | | | |

PROJECT DESCRIPTION

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

| | |
|------------------------------|------------|
| Existing Land Use (describe) | Vacant Lot |
| | |
| | |
| | |

Riverside County Airport Land Use Commission, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501, Phone: 951-955-5132 Fax: 951-955-5177 Website: www.rcaluc.org

Exhibit 10 - Airport Land Use Commission (ALUC) Development Review -
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| | | | |
|------------------------------|--|----------------|--|
| Proposed Land Use (describe) | Mixed Use - 108 unit apartments & 1,200 square feet of retail | | |
| | | | |
| For Residential Uses | Number of Parcels or Units on Site (exclude secondary units) | 3.17 acres | |
| For Other Land Uses | Hours of Operation | 24 hours | |
| (See Appendix C) | Number of People on Site | Maximum Number | |
| | Method of Calculation | | |
| | | | |
| Height Data | Site Elevation (above mean sea level) | 840 | ft. |
| | Height of buildings or structures (from the ground) | 40 | ft. |
| Flight Hazards | Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? | | |
| | If yes, describe | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | | | |
| | | | |

- A. **NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.
- B. **REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.
- C. **SUBMISSION PACKAGE:**
1. Completed ALUC Application Form
 1. ALUC fee payment
 1. Plans Package (24x36 folded) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps)
 1. Plans Package (8.5x11) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
 1. CD with digital files of the plans (pdf)
 1. Vicinity Map (8.5x11)
 1. Detailed project description
 1. Local jurisdiction project transmittal
 3. Gummed address labels for applicant/representative/property owner/local jurisdiction planner
 3. Gummed address labels of all surrounding property owners within a 300 foot radius of the project site (**only required if the project is scheduled for a public hearing Commission meeting**). If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10) with ALUC return address. *

* Projects involving heliports/helicopter landing sites will require additional noticing procedures.

Riverside County Airport Land Use Commission, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501,
Phone: 951-955-5132 Fax: 951-955-5177 Website: www.rcaluc.org