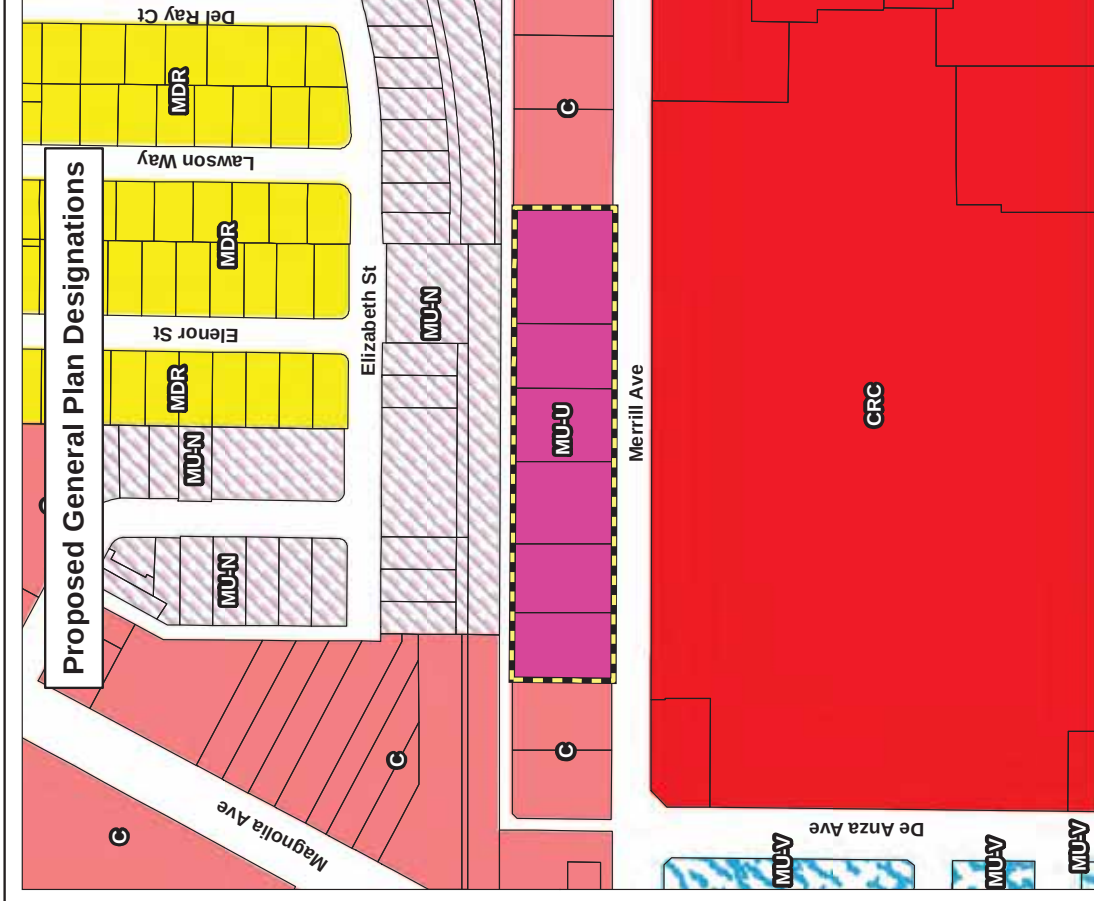
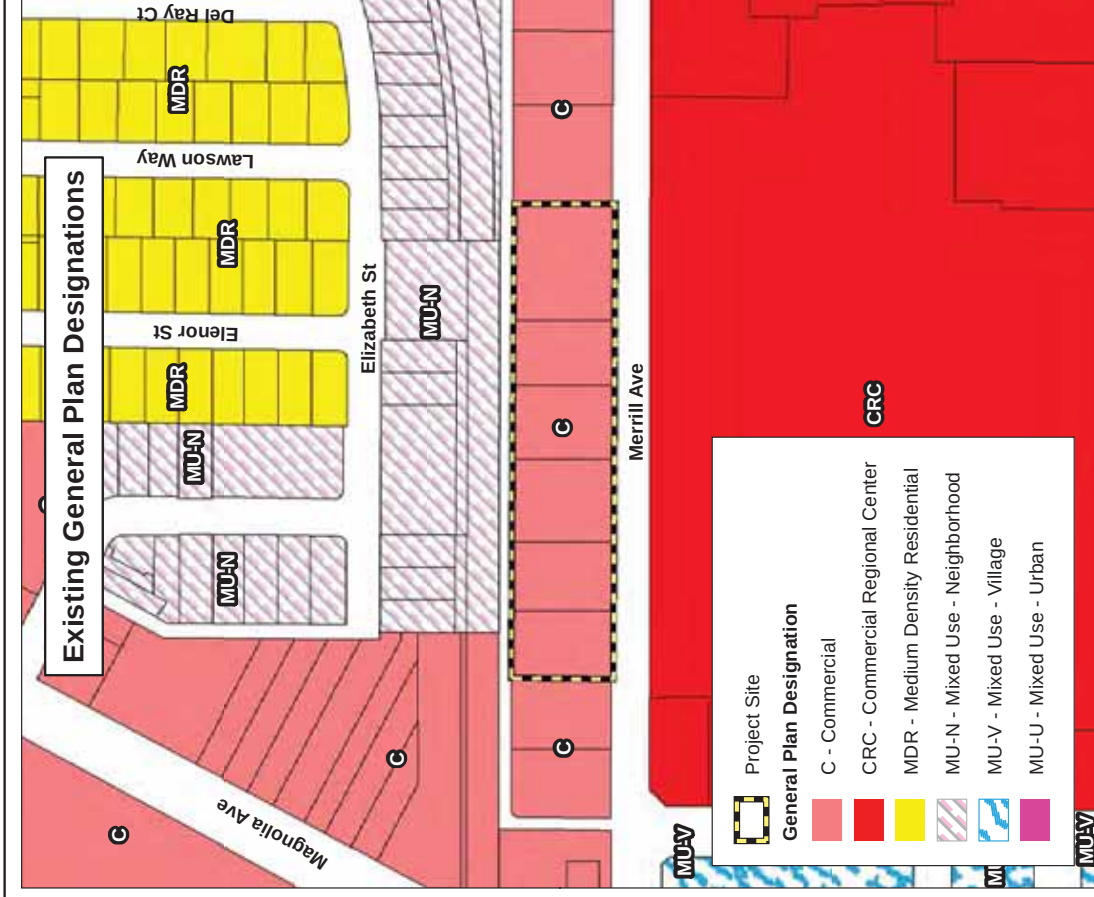




Exhibit 3 - Location Map
P17-0466 - P17-0472, Attachment 3 - City Planning Commission Report and Exhibits - March 22, 2018



Source: City of Riverside, 2017

Existing and Proposed General Plan Amendment

Merril Avenue Brownstones Project

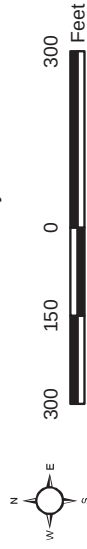
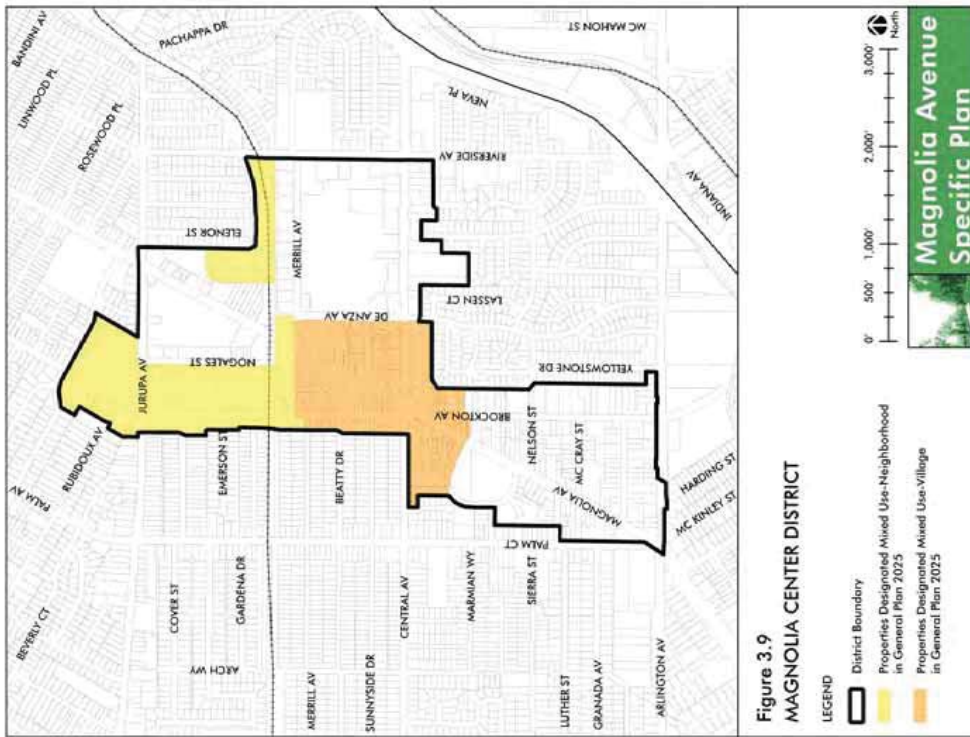


Exhibit 14

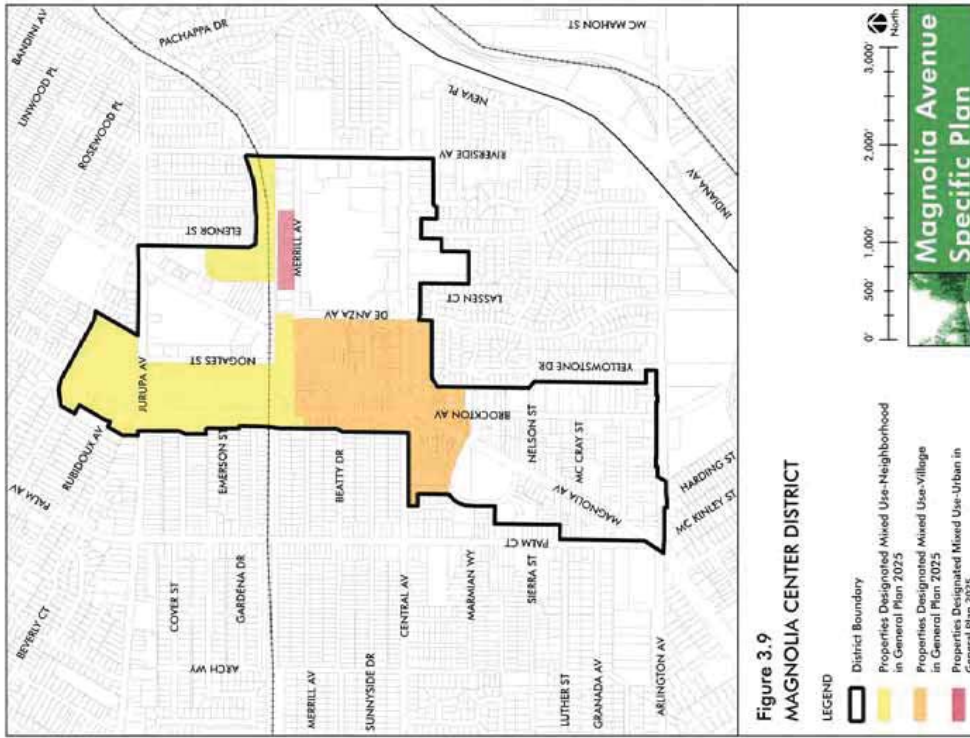
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(Rev. 11-07-2017 MMD) R:\Projects\PEL_020100\Graphics\IS-MNDex_Proposed_GP_Amendment.pdf

Exhibit 4 - Existing/Proposed General Plan Maps P17-0466 - P17-0472, Attachment 3 - City Planning Commission Report and Exhibits - March 22, 2018



Existing Figure 3.9



Proposed Figure 3.9

Proposed Specific Plan Amendment

Merrill Avenue Brownstones Project

Table 3.5: General Plan Land Use Designations in the Magnolia Center District

General Plan Land Use Designation	Location
Mixed Use –Neighborhood (MU-N)	Northwestern and northeastern portions of the District
Mixed Use-Village (MU-V)	- Central portion of the District between Brockton and De Anza Avenues, north of San Simeon Way and Merrill Avenue. - Southwestern portion of the District, fronting Magnolia Avenue between San Rafael Way and Arlington Avenue.
Mixed Use – Urban (MU-U)	Parcels to the immediate north of Riverside Plaza
Medium Density Residential (MDR)	Four properties south of Maplewood Place.
Office (O)	Southern portion of the District.
Commercial (C)	- North central portion of the district, at the Brockton Arcade. - Parcels to the immediate north and south of Riverside Plaza
Commercial Regional Center (CRC)	Riverside Plaza site between Central and Merrill Avenues and between De Anza and Riverside Avenues.
Public Facilities/Institutional (PF)	Riverside Adult School across the Brockton Arcade
Public Park (P)	Low Park at the corner Magnolia and Arlington Avenues



Examples of projects that illustrate Mixed Use-Village densities.

The Mixed Use Land Use Designations occur at key nodes along Magnolia Avenue, where pedestrian-oriented activity centers are focused. The properties designated MU-N, MU-V and MU-U in the Magnolia Center District are illustrated in Figure 3.9 of this Chapter. Mixed use development will have the greatest impact in the Magnolia Center District, as it can include office, housing and live/work spaces in mixed use buildings with retail uses primarily at the street level. This will bring additional residences and employees to the area to support the retail expansion and re-energize the District.

Framing the Vision

Area generally between Merrill Avenue and the Brockton Arcade:

- It offers a prime opportunity for retail, office and residential uses in a mixed use development format per the City's Mixed Use-Village (MU-V) Zoning.

Riverside Plaza and Brockton Arcade:

- Nodes of shopping activity should be focused at Riverside Plaza and the Brockton Arcade to avoid the dispersal of retail uses throughout the District. This will help create a focus for the District and energize the retail area.
- With a new RapidLink Station near Riverside Plaza, transit-oriented development that promotes pedestrian activity is strongly encouraged.



Exhibit 6 - Existing/Proposed Zoning Maps
P17-0466 - P17-0472, Attachment 3 - City Planning Commission Report and Exhibits - March 22, 2018



Merrill Street

4 Building Configuration March 1, 2018

Site Area	3,169	869 sqft/unit
Units	108	
Density	34.08	
Retail	1200 sqft	

Mixed-Use Building Configuration

First Floor	Mix	Desc	SQFT	Patio	Sum SQFT	F/T	Bdrms	Notes	Mix and Parking				
									Ave sqft	Mix	/ bldg	Total	% Parking
2	A1		780	0	1,560	F	1		51.0	S	4	16	15%
1	A6		900	120	900	F	1		81.0		15	60	56%
4	S1		510	110	2,040	F	S		115.7	2	8	32	30%
7				560	4,500				91.3		27	108	

Parking Analysis									
Parking Provided									
Garages in Res Building									
per bldg									
Standard									
Tandom									
8									
32 4 garages with 2									
Total									
88									
Stand alone garages									
Total Garage Parking									
Non Garage Parking									
Private Onsite									
Handicap									
Visitor									
3									
4									
183 Total Private Parking									
Required Retail Parking									
1									
6									
1200 sqft @ 4 per 1000									
= 5 spaces									
Total Covered Parking									
7 buildings									
56									
176 Total Covered Parking									

Total 4 Buildings	869	1,628	23,452	per building
27	869	6,512	93,808	residential leasable footage
4	108		60.3	

Non Residential Uses	3	Amen	1200	3,600
1	Retail	1200	1,200	retail leasable footage
			98,608	

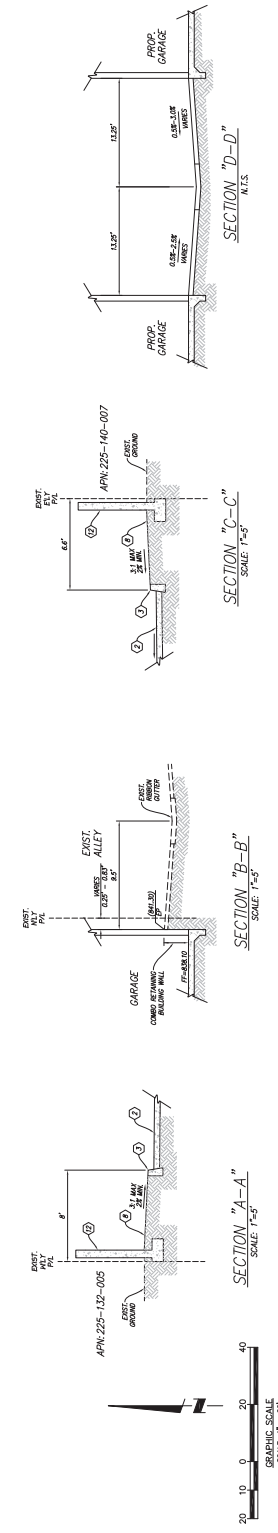
Private Open Space (patios and balconies over 50 sqft)	6,192	total sqft
Per Building = 19	Per Project = 76	70%
		81.5 sqft per unit

Exhibit 7 - Project Plans (Architectural Site Plan)

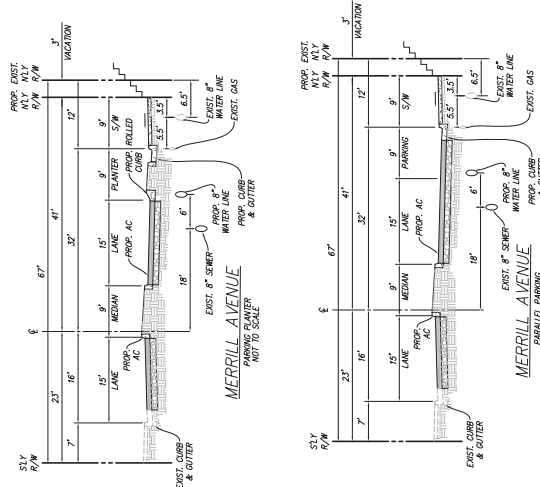
F.B.	(951) 787-8421	WWW.PSOMIAS.COM	4PELO10101
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Exhibit 7 - Project Plans (Grading Plans)
P17-0466 - P17-0472, Attachment 3 - City Planning Commission Report and Exhibits - March 22, 2018

Exhibits - March 22, 2018



1. PROPOSED A/C PAVING.
2. PROPOSED CONCRETE HARDSCAPE.
3. PROPOSED 6" CURB ON LT.
4. PROPOSED 6" CURB ON RT. SIDEWAYS.
5. PROPOSED 6" CURB ON 1/2" PER CITY OF INVERNESS STD. NO. 300.
6. PROPOSED 6" CURB ON 1/2" PER CITY OF INVERNESS STD. NO. 300.
7. PROPOSED CURB SIDEWALK PER CITY OF INVERNESS STD. NO. 300.
8. PROPOSED DRIVEWAY APPROACH THE CURB-1/2" PER CITY OF INVERNESS STD. NO. 300.
9. PROPOSED DRIVEWAY APPROACH THE CURB-1/2" PER CITY OF INVERNESS STD. NO. 300.
10. PROPOSED WALKWAY WITH CURB AND FENCE.
11. PROPOSED WALKWAY WITH CURB AND FENCE.
12. EXISTING DRIVEWAY TO BE REMOVED, REPLAZED WITH PROPOSED CURB & OTTER.
13. EXISTING TREE TO BE REMOVED.
14. PROPOSED COMBINATION RETAINING/TREE STANDING WALL.
15. PROPOSED 24" X 24" BRICKS ROW.
16. PROPOSED 12" X 12" BRICKS ROW.
17. PROPOSED UNDERGROUND IRRIGATION CHAMBERS.
18. PROPOSED 6" BITUMIN GRADE.
19. PROPOSED 6" BITUMIN GRADE.
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100. PROPOSED 6" BITUMIN GRADE.

[illegible]





SIDE ELEVATION- EAST

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



SOUTH ELEVATION- MERRILL AVENUE

MERRILL AVENUE BROWNSTONES RIVERSIDE, CA

PELICAN PROPERTIES

1300 QUAL SUITE 100, NEWPORT BEACH, CA 92660

PROGRESS
2016-360 30 OCT 2017



EXTERIOR ELEVATIONS

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CALIFORNIA 92668 (714) 833-8860



8 2016-360-0000



1 SW 7004 SNOWBOUND	2 SW 7570 EGRET WHITE	3 SW 7048 URBANE BRONZE	4 SW 7046 ANONYMOUS	5 SW 7030 ANEW GRAY	6 SW 7026 GRIFFIN	13 SW 6089 GROUNDED
7 SW 7641 COLONNADE GRAY	8 SW 9169 CHATURA GRAY	9 SW 7506 LOGGIA	10 SW 7527 NANTUCKET DUNE	11 SW 7675 SEALSKIN	12 SW 2835 CRAFTSMAN BROWN	
A EL DORADO STONE LONGITUDE 24 SHOWDRIFT	B EL DORADO STONE TUNGBRICK HARTFORD	C EL DORADO STONE CRAFT FLAMED RECTANGLE CUSTOM MATCH SW 7046	D SUNBRELLA BLACK	E SUNBRELLA APEX CRIMSON	F EAGLE ROOF PONDEROSA 5552 CANYON GRAY	

MERRILL AVENUE BROWNSTONES RIVERSIDE, CA

PELICAN PROPERTIES

1300 QUAIL STREET, SUITE 100, NEWPORT BEACH, CA 92660

COLORS AND MATERIALS

ARCHITECTS ORANGE

1000 WEST 17TH AVENUE, SUITE 100, ORANGE, CA 92667





AERIAL VIEW LOOKING NORTHEAST ON MERRILL AVENUE

MERRILL AVENUE BROWNSTONES RIVERSIDE, CA

PELICAN PROPERTIES
1300 QUAL, SUITE 100, NEWPORT BEACH, CA 92660

PROGRESS
2015-380
6 NOV 2017



AERIAL VIEW LOOKING NORTHEAST

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-8800

Exhibit 7 - Project Plans (Project Renderings)

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



VIEW LOOKING NORTHEAST ON MERRILL AVENUE

MERRILL AVENUE BROWNSTONES RIVERSIDE, CA

PELICAN PROPERTIES
1300 QUAL SUITE 100, NEWPORT BEACH, CA 92660

PROGRESS
2015-2017
6 NOV 2017



3D MASSING STUDIES

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92665 (714) 839-9800

Exhibit 7 - Project Plans (Project Renderings)

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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 GUAL, SUITE 100, NEWPORT BEACH, CA 92660

PROGRESS
2015-380
6 NOV 2017



3D MASSING STUDIES

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 839-8860

Exhibit 7 - Project Plans (Project Renderings)

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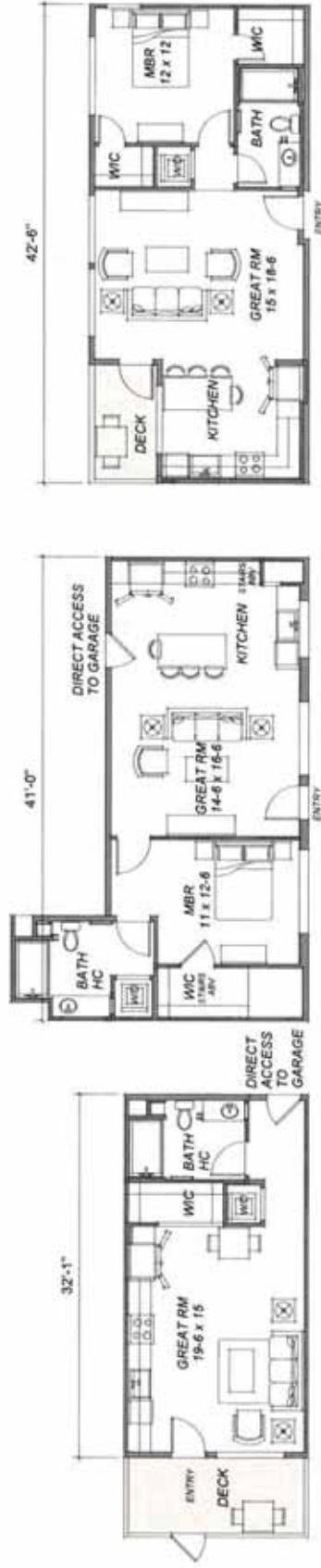


Exhibit 7 - Project Plans (Floor Plans)



PLAN A5T- 1 BEDRM / 1.5 BATH
836 SF



PLAN B1- 2 BEDRM / 2 BATH 1050 SF
DECK 40 SF



PLAN B2T- 2 BEDRM / 2.5 BATH 1188 SF
DECK 100 SF



PLAN B3T- 2 BEDRM / 2.5 BATH 1290 SF
DECK 50 SF

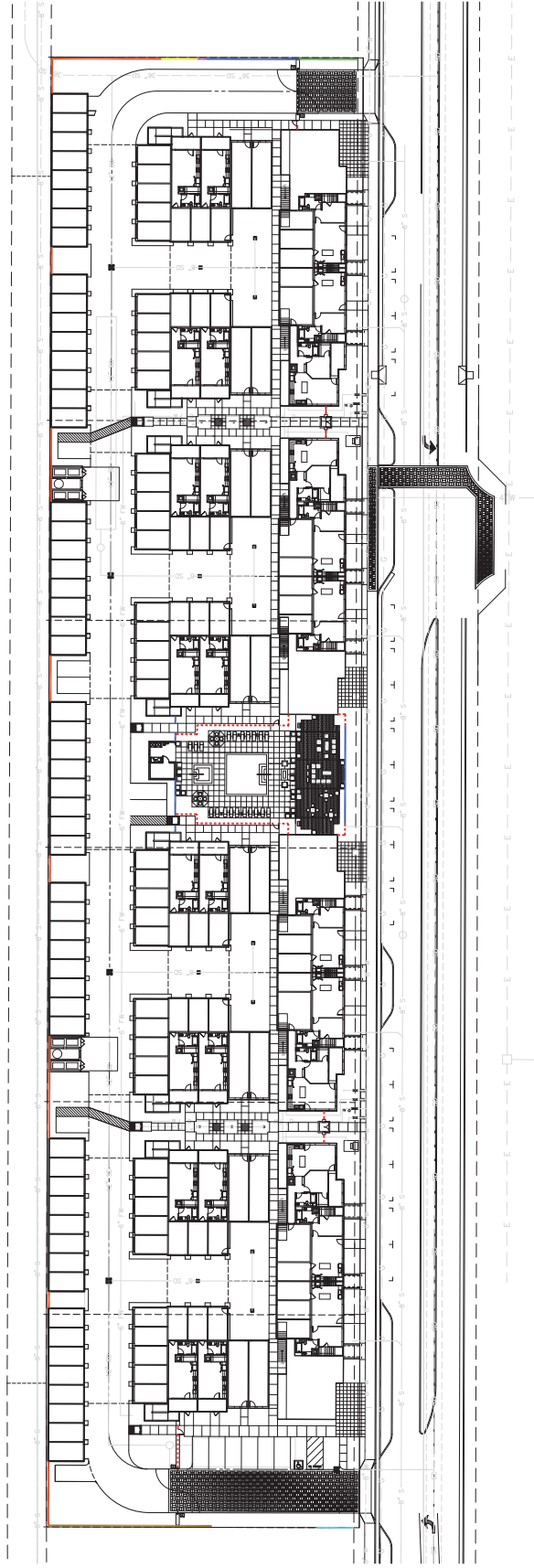


MERRILL AVENUE BROWNSTONES RIVERSIDE, CA
PELICAN PROPERTIES
ONE BUNK, SUITE 100 THE RIVERSIDE BROWN, CA 92506

CONCEPTUAL UNIT PLANS 2
 ARCHITECTS ORANGE
AN AFFILIATE OF THE ARCHITECTS ORANGE, INC.

PROGRESS
ARCHITECTS

Exhibit 7 - Project Plans (Floor Plans)



FENCE / WALL LEGEND		
SYMBOL	DESCRIPTION	QTY
—	14 FEET HIGH CMU WALL	300 LF
—	13 FEET HIGH CMU WALL	115 LF
—	12 FEET HIGH CMU WALL	45 LF
—	10 FEET HIGH CMU WALL	30 LF
—	8 FEET HIGH CMU WALL	182 LF
—	6 FEET HIGH CMU WALL	45 LF
—	3 FEET HIGH DECORATIVE CMU WALL	57 LF
—	WROUGHT IRON FENCEGATES	227 LF

MERRILL AVENUE BROWNSTONES

RIVERSIDE, CA

PELICAN COMMUNITIES, LLC

1300 OVAL ST., SUITE 100, NEWPORT BEACH, CA 92660
Phone: 949 263 9210 Contact: DICK HAMM

SCALE: 1" = 50'



FENCE AND WALL PLAN

BGB DESIGN GROUP
Landscape Architecture Planning Urban Design
21820 C Arroyo Avenue
Costa Mesa, CA 92626
P: 714-949-2828 F: 714-949-2870 bgbdesign.com

L-3

1/23/2018

Exhibit 7 - Project Plans (Fence and Wall Plans)

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AC CONDENSER
UNITS ON LOW ROOF
-TYPICAL ALL BLDGS

AC CONDENSER
UNITS ON HIGH ROOF
-TYPICAL ALL BLDGS



PROGRESS
2016-380
3 NOV 2017



MERRILL AVENUE BROWNSTONES RIVERSIDE, CA

CONCEPTUAL AC CONDENSER LOCATION PLAN

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 859-9806



Exhibit 7 - Project Plans (Roof Plan)

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LEGEND



COMMON OPEN SPACE/RECREATION

- CLUBHOUSE	1,200 S.F.
- FITNESS CENTER	1,200 S.F.
- POOL AREA	8,492 S.F.
- PASEOS	5,322 S.F.
TOTAL:	16,814 S.F.

REQUIRED AREA

108 X 50 =	5,400 S.F.
------------	------------

COMMON OPEN SPACE PLAN

MERRILL AVENUE BROWNSTONES
RIVERSIDE, CA



1300 QUAIL ST., SUITE 100, NEWPORT BEACH, CA 92660
Phone: 949-263-9210 Contact: DICK HAMM

PELICAN COMMUNITIES, LLC

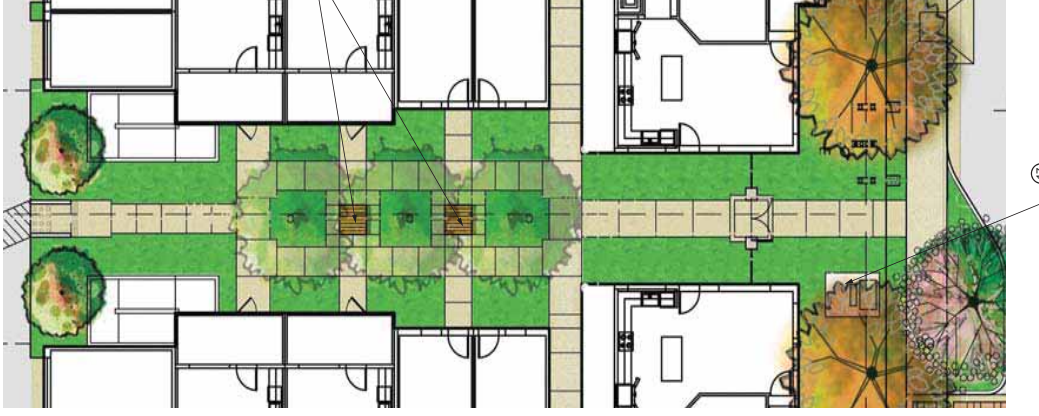
BGB DESIGN GROUP
Landscape Architecture Planning Urban Design
3185 Clifway Avenue Costa Mesa, CA 92626
O: 714 648 2878 F: 714 542 2888 bgb-inc.com

L-4

01/23/2018

Exhibit 7 - Project Plans (Open Space Study)

PRECEDENT IMAGES



LEGEND

- 1 BBQ / SERVING COUNTER
- 2 CONCRETE PLANK PAVERS
- 3 ENHANCED CONCRETE
- 4 MODULAR SECTIONS
- 5 FIRE PIT
- 6 BAR STOOL AND TABLE
- 7 CHAISES
- 8 PROJECTION SCREEN
- 9 FABRIC OR COVERED SUN SHADE W/ STEEL FRAME STRUCTURE
- 10 PLANTERS
- 11 DINING TABLE W/ UMBRELLA
- 12 PORTABLE ADA LIFT
- 13 SANDFINISH CONCRETE PAVING
- 14 4" SQ. WOOD BENCHES
- 15 ADA SHOWER
- 16 SHOWER
- 17 ELECTRIC TRANSFORMER

PASEO

RECREATION AREA

MERRILL AVENUE BROWNSTONES - ENLARGEMENTS

RIVERSIDE, CA

PELICAN COMMUNITIES, LLC

1300 OVAL ST., SUITE 100, NEWPORT BEACH, CA 92660
Phone: 949-263-9210 Contact: DICK HAMM

CONCEPTUAL LANDSCAPE PLAN



L-2

01/23/2018

BGB DESIGN GROUP
Landscape Architecture Planning Urban Design
1300 OVAL ST., SUITE 100, NEWPORT BEACH, CA 92660
0714.545.2674 0714.545.2688 bgs@bgsdesign.com



PRECEDENT IMAGES



LEGEND

- FLOWERING CANOPY TREE
- FLOWERING ACCENT TREE
- EVERGREEN CANOPY TREE
- VERTICAL EVERGREEN TREE
- SMALL EVERGREEN TREE
- VERTICAL ACCENT TREE
- VERTICAL EVERGREEN SCREEN TREE

ALL ABOVE GROUND EQUIPMENT (TRANSFORMERS, ETC.) SHALL BE LOCATED OUTSIDE OF THE PUBLIC LANDSCAPE AREA AND BE FULLY SCREENED FROM THE PUBLIC STREET WITH LANDSCAPING

LANDSCAPE TABULATION

COMMON OPEN SPACE	19,200 S.F.
PUBLIC LANDSCAPE AREA (AREA FROM BACK OF SIDE WALK TO SECURITY GATES)	7,780 S.F.

CONCEPTUAL LANDSCAPE PLAN



SCALE: 1" = 30'

L-1

BGB DESIGN GROUP
Landscape Architecture Planning Urban Design
3185 El Camino Avenue Costa Mesa, CA 92626
O: 714 648 2878 F: 714 548 2888 bgb-inc.com

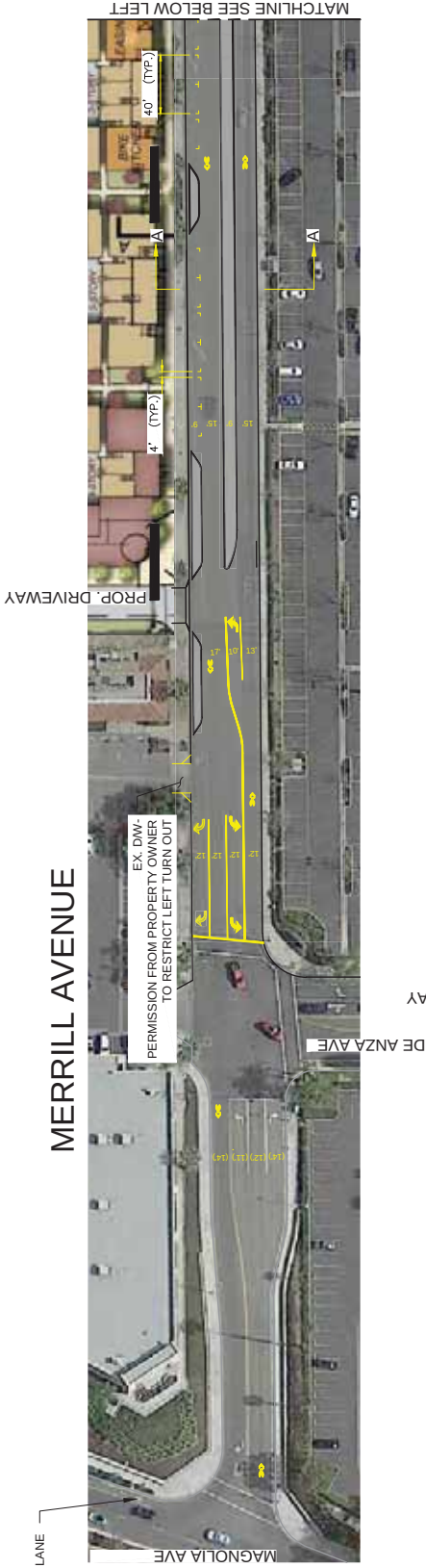
1/23/2018

MERRILL AVENUE BROWNSTONES
RIVERSIDE, CA

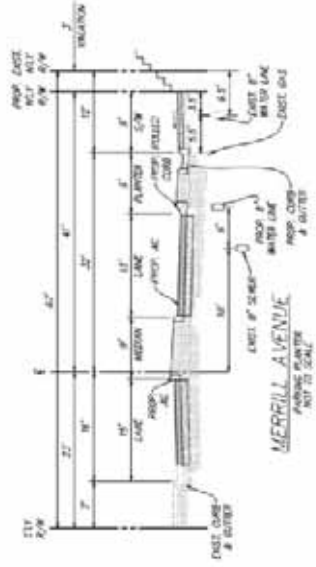
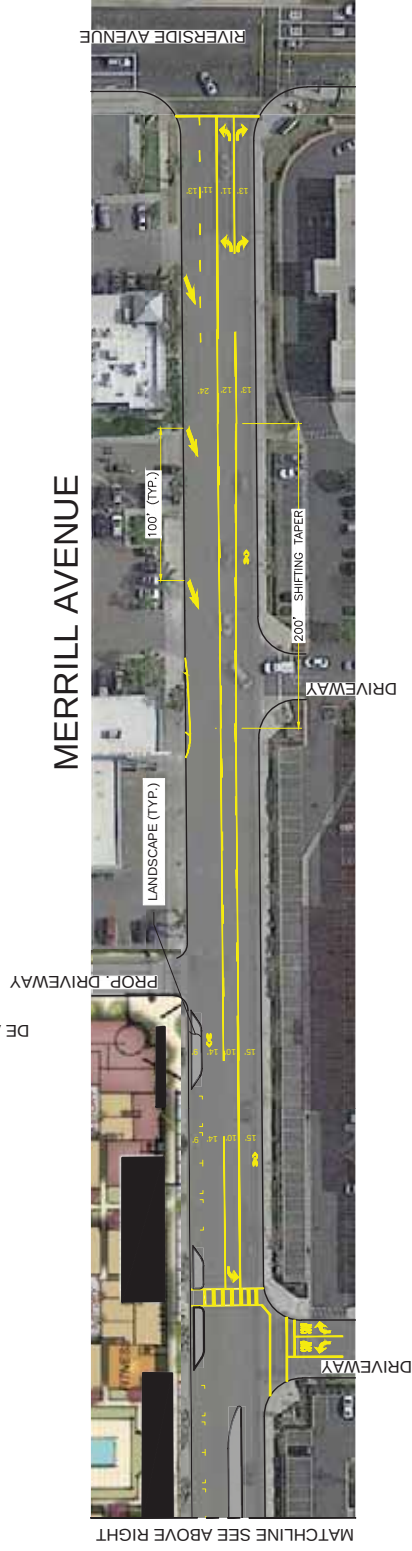
PELICAN COMMUNITIES, LLC

1300 QUAIL ST., SUITE 100, NEWPORT BEACH, CA 92660
Phone: 949-265-9210 Contact: DICK HAMM

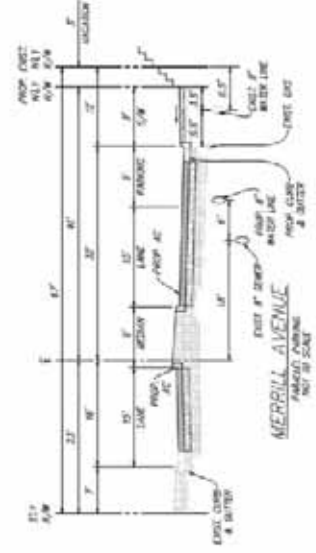
MERRILL AVENUE



MERRILL AVENUE



MERRILL AVENUE
FROM MAGNOLIA AVE TO RIVERSIDE AVE
CONCEPTUAL STRIPING LAYOUT



MERRILL AVE CHARACTERISTICS:
COLLECTOR ROAD
48' CURB TO CURB
67' RIGHT-OF-WAY TO RIGHT-OF-WAY
SPEED LIMIT 35MPH



80' 40' 0' 100'

GRAPHIC SCALE
Note: For reduced sized prints, original scale is in inches

PSOMAS

Exhibit 7 - Project Plans (Merrill Avenue Street Section)
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