

Project Description
3845 La Sierra Avenue
Mixed Use

The proposed Mixed Use project on an existing 2-story commercial/office building is to design the building floors and elevations alteration/remodeling and site plan landscaping enhancement that comply MU-V zoning regulations, design guidelines and zone change requirements.

The project requires City of Riverside design review, zone change from commercial (CR) to mixed use (MU-V) and variance application approval.

The subject Mixed Use project proposes 3,240 SF office use on the ground floor; on the second floor, it proposes (4) one-bed room apartment units with balconies as private open spaces and, in central area, 625 SF common space as residents' recreation area with exercise equipments.

The ground floor office operates 8 AM~5 PM, Monday through Friday; the second floor apartment units are for lease. For the residential tenants' security, decorative wrought iron fence and man gates are installed in the ground floor stairs area.

The building's elevations are modified and improved as architectural craftsman's style. Two gable roofs and large windows with shelters are designed on the façade facing the public streets; new fiber cement siding are applied around four sides of the building. The enhanced building exterior would make the building fit in the mixed use zoning environment.

The project anticipated construction timing is 2022 Septemeber.