



City of Arts & Innovation

**Public Comment for May 21, 2015  
Planning Commission Meeting  
Prepared at 5:52 PM on May 20, 2015**

Item	Name	Neighborhood	Position	Comments
ITEM #2 - PLANNING CASES P15-0247, P15-0248, P15-0250, P15-0251, P15-0252, P15-0363: Proposal by Rob Dodman of Ratkovich Properties for consideration of a 1) Conditional Use Permit, 2) Tentative Tract Map and 3) Parking related Variances to facilitate the construction of a mixed-use project, consisting of 91 residential units, approximately 8,841 square feet of commercial space and a 115-stall parking garage, on three parcels totaling 0.62 acres, partially developed with an existing commercial building (Imperial Hardware) and a surface parking lot, located at 3744, 3768 and 3776 Main Street, situated on the northeasterly corner of the intersection of University Avenue and Main Street in DSP-RC – Downtown Specific Plan – Raincross District, in Ward 1. The Planning Division of the Community Development Department has determined that the proposed project will not have a significant effect on the environment and is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects). Contact Planner: Brian Norton, Associate Planner (951) 826-2308 bnorton@riversideca.gov until May 14, 2015 or Gabriel Perez, Principal Planner (951) 826-5981 gjperez@riversideca.gov after May 14, 2015.	Janice Penner	Downtown	Support	At its May 13th meeting, the Riverside Downtown Partnership adopted a motion to support the Imperial Hardware Loft project as an appropriate adaptive use of the existing space and as a means to bring additional residents and retail space to the downtown core. The RDP Board feels that the project will not only bring residents and retail to downtown but will transform an important corner with a respectful reuse of a historic building. RDP's support also recognizes that the project is being undertaken by an experienced and quality developer agreed to by the City. We understand that the approval process includes review of the project by the Cultural Heritage Board on May 20th, the Planning Commission on May 21st, and then approval by City Council at its June 16th meeting. We encourage the Planning Commission at its May 21st meeting to recommend approval of the project to City Council.