



**GREATER RIVERSIDE
CHAMBERS OF COMMERCE**

The Chamber...building a stronger local economy

May 19, 2015

Chair Thomas Riggle
Members of the Planning Commission
3900 Main Street, 3rd Floor
Riverside, CA 92501

RE: Imperial Hardware Lofts

Chair Riggle and Members of the Planning Commission:

The Downtown Business Council Board of Directors of the Greater Riverside Chambers of Commerce has met with Ratkovich Properties, LLC on several occasions and is in support for the approval of a conditional use permit and variances to facilitate construction of the Imperial Hardware Lofts.

The board supports and recognizes the need for the project's 91 apartment units, approximately 8,841 square feet of ground floor retail and commercial uses, rehabilitation of the historic façade of the Imperial Hardware building, and a 115-stall parking garage constructed on three parcels.

The project will reinforce the Main St. axis from City Hall to the Mission Inn and Convention Center and create a cohesive vision for future development in Downtown Riverside. With the addition of the retail component, other businesses in the area will benefit from the increased pedestrian traffic. The leasable space will reinforce the city's support for local small retailers, cafes, and other restaurant users.

We respectfully request your favorable consideration on this important matter.

Sincerely,

Cindy Roth

Cindy Roth
President/CEO

CR/mj



ITEM# 2

May 18, 2015

Honorable Mayor, City Council,
City Planning Commission and
Cultural Heritage Board
Attn: Emilio Ramirez
Interim Director of Community and
Economic Development Department
City of Riverside
3900 Main Street
Riverside, CA 92522

Re: Ratkovich Properties' Imperial Hardware Lofts Development

Dear Honorable Mayor, Council, Commission and Board Members:

The Board of the Hispanic Chamber has passed a resolution in full support of Ratkovich Properties' plans to develop the Imperial Hardware Lofts at the prominent corner of University Avenue and Main Street in Downtown Riverside.

We believe the project is thoughtfully designed and respects the historic character of the existing Imperial Hardware Building facade. The project will be a welcomed addition to our city and bring new residents that will help create a more walkable and pedestrian-active Downtown. The project will also have economic benefits to our city in the form of increased tax revenues and new jobs for local residents.

We appreciate the time that the principals of Ratkovich Properties spent with our Board presenting their project and seeking our input. We look forward to Imperial Hardware Lofts moving forward, and the example it will set for future residential and mixed-use developments in our Downtown. We encourage your approval of the project.

Sincerely,

Dina Esquivel, Chair
& GRHCC Board of Directors

May 18, 2015

ITEM# 2

Hon. Mayor and City Council, Riverside
City Planning Commission, Riverside
Cultural Heritage Board
3900 Main Street
Riverside CA 92501

RE: Ratkovich Properties Proposal, Imperial Hardware Lofts

Hon. Mayor, Council, Commission, and Board Members,

As members of the historical preservation community in Riverside, we would like to express our support for the proposal by Ratkovich Properties to redevelop the Imperial Hardware building and adjoining property in downtown Riverside. We are very pleased with their plans and the sensitivity they show towards the reuse of the façade of the Imperial Hardware building.

We recognize that growth within the city is important and inevitable. We appreciate developers like Ratkovich Properties who are willing to work with the city's leadership and historical preservation community to preserve distinctive and meaningful buildings and architecture in Riverside.

Ratkovich Properties has shown a willingness to work with Riverside's historic preservation community in a way that is rarely seen in the development community. They have shared their plans and not only listened to our concerns and suggestions but acted on them as well.

We look forward to seeing this project built and bringing new residents to downtown Riverside.

Sincerely,

Tom Martin
Kim Jarrell Johnson



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.



ITEM# 2

May 15, 2015

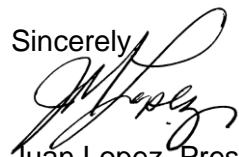
Honorable Mayor, City Council,
City Planning Commission and
Cultural Heritage Board
Attn: Emilio Ramirez
**Interim Director of Community and
Economic Development Department
City of Riverside
3900 Main Street
Riverside, CA 92522**

RE: RATKOVICH PROPERTIES' IMPERIAL HARDWARE LOFTS DEVELOPMENT

Dear Honorable Mayor, Council, Commission and Board Members:

The Board of the Latino Network is pleased to support Ratkovich Properties' proposal to develop the Imperial Hardware Lofts project at the corner of Main and University in Downtown Riverside. The urban residential and mixed-use development will bring much needed housing and residents to our downtown to create a vibrant, 24/7 downtown community. The \$30 million project will also bring new jobs for Riverside residents both during construction and after completion.

We believe Ratkovich Properties' design of Imperial Hardware Lofts is appropriately contemporary and enduring, and it respectfully incorporates the existing historic facade giving it new purpose. We look forward to the success of Imperial Hardware Lofts and the other similar projects it will stimulate in our downtown. We respectfully request your approval of the project.

Sincerely,


Juan Lopez, President
Latino Network



ITEM# 2

**BOARD RESOLUTION
May 6, 2015**

Endorsement: Ratkovich Group's Imperial Hardware Building Project

WHEREAS, The Pick Group strives to bring the interests of young professionals of Riverside to the awareness of the community, the Imperial Hardware Building Project provides desirable housing to the young professional demographic; and

WHEREAS, The location of the property will allow residents to foster a round the clock energy to the downtown area and support local businesses. The repurposing of the Imperial Hardware Building façade supports Riverside's historic charm while invigorating the area with new residents, jobs and purchasing power.

WHEREAS, The design of the project is a structural design that is both modern and appropriate to the surrounding area. The architecture of the building continues Riverside's roots by incorporating the current Imperial Hardware Building's façade with the ingenuity of current and future space optimizing features, such as the parking structure and various apartment floor plans. The design of the project shows the commitment of the Ratkovich Group's desire to create a building that blends seamlessly with the surrounding buildings and Riverside's culture.

RESOLVED, By a unanimous vote of the Board, the Pick Group hereby endorses the Ratkovich Group Imperial Hardware Building Project.

IT IS SO ORDERED

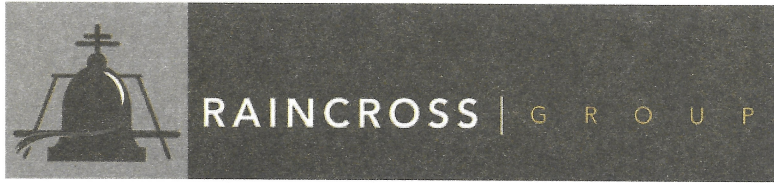
CERTIFICATION

On a motion duly moved by Nick Adcock, seconded by Scott Gieser, and a unanimous vote of a quorum of Directors, the forgoing Resolution was adopted by the Pick Group Board of Directors, during the Board's regularly scheduled meeting, which was properly noticed and convened this 6th day of May 2015. Meeting location: 3390 University Ave #5, Riverside, CA 92501

I so CERTIFY:

Artemese Evans

Artemese Evans, Secretary



Emilio Ramirez
Interim Director, Community Development Department
City of Riverside
eramirez@riversideca.gov

ITEM# 2

May 19, 2015

Dear Emilio:

I am writing to express the support of the Raincross Group for the Imperial Hardware Loft project based on its alignment with the following statement:

The Raincross Group supports development that portends enduring improvements to Riverside's quality of life, with special consideration for projects that have an ambition to bring higher standards or modern cultural amenities to the city. Plans to enhance downtown Riverside should be a cornerstone of efforts to build a cosmopolitan and urban environment. We encourage innovative developments that embrace the rich cultural heritage of the city. In projects that involve public money, we favor strong protections for city taxpayers. We support the recruitment and attraction of industries that bring permanent, high paying jobs – and will be “good neighbors” and respect the community's environmental and social values.

Qualities specific to the Imperial Hardware Loft project include:

- Embracing the urban experience that resonates particularly with young professionals
- Providing high density residential development in Downtown Riverside
- Transit oriented development
- Zero taxpayer exposure for the development and long term property/sales tax benefits are projected to be significant

The Raincross Group represents leadership across a wide spectrum of stakeholders in business, education and civic affairs and it was notable for this project to not have a single recorded opposition from our membership. Our support for the project is based only on the information currently provided and does not reflect mitigating details that extend beyond the principles. We have the liberty to revisit our support as any new developments surface and understand that the due process from the City will address more specifics.

Sincerely,

Gary Christmas
President, Raincross Group