



Planning Cases
P15-0247, P15-0248, P15-0250, P15-0251, P15-0252, P150363

**Community & Economic Development
Department**

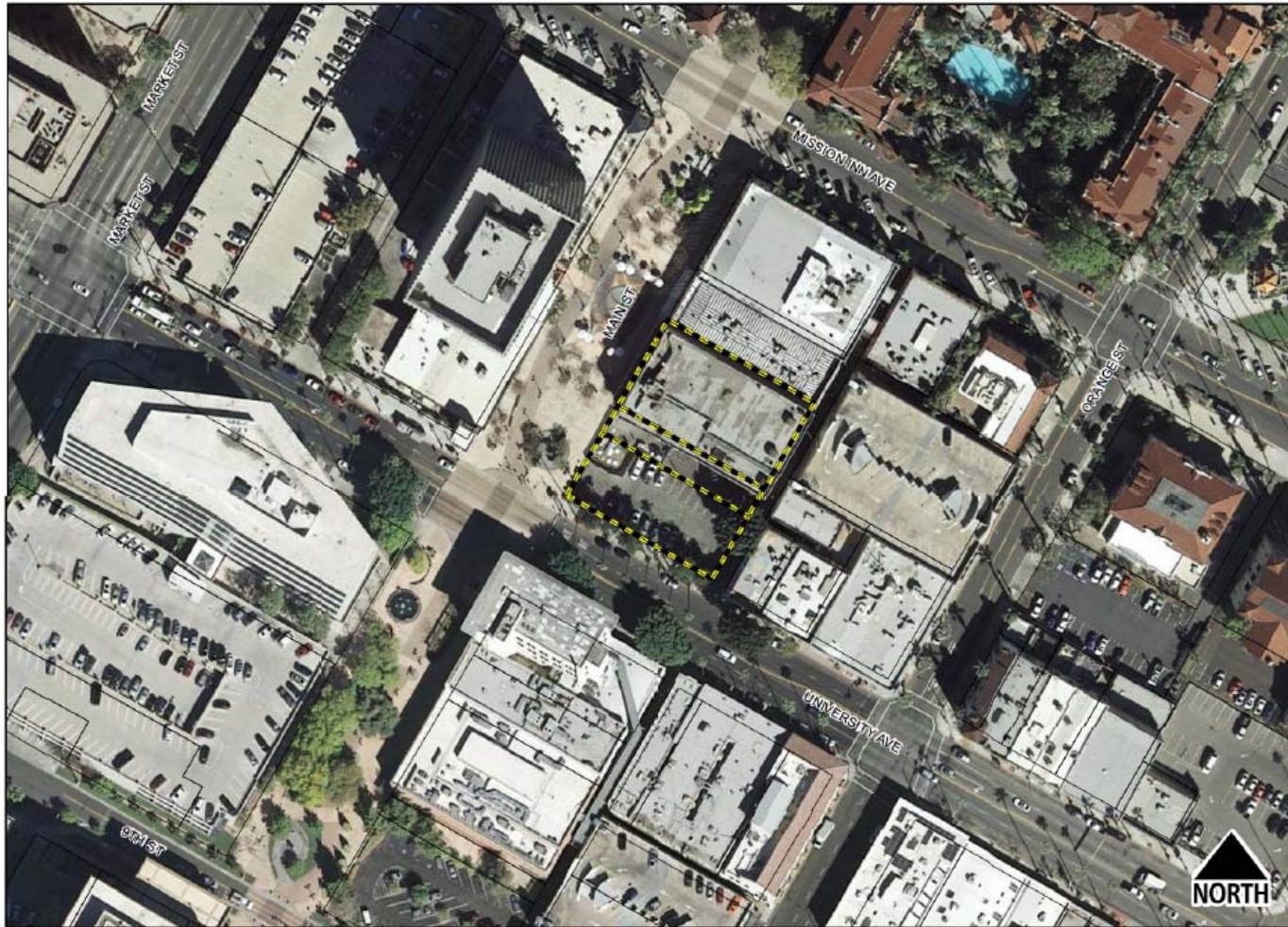
City Planning Commission

Item # 2

May 21, 2015

RiversideCa.gov

2012 AERIAL PHOTO



PROJECT DESCRIPTION

- Mixed-use project, consisting of 91 multi-family residential units, approximately 8,692 square feet of commercial space and a 115-stall parking garage.

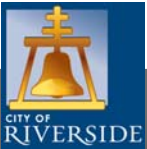
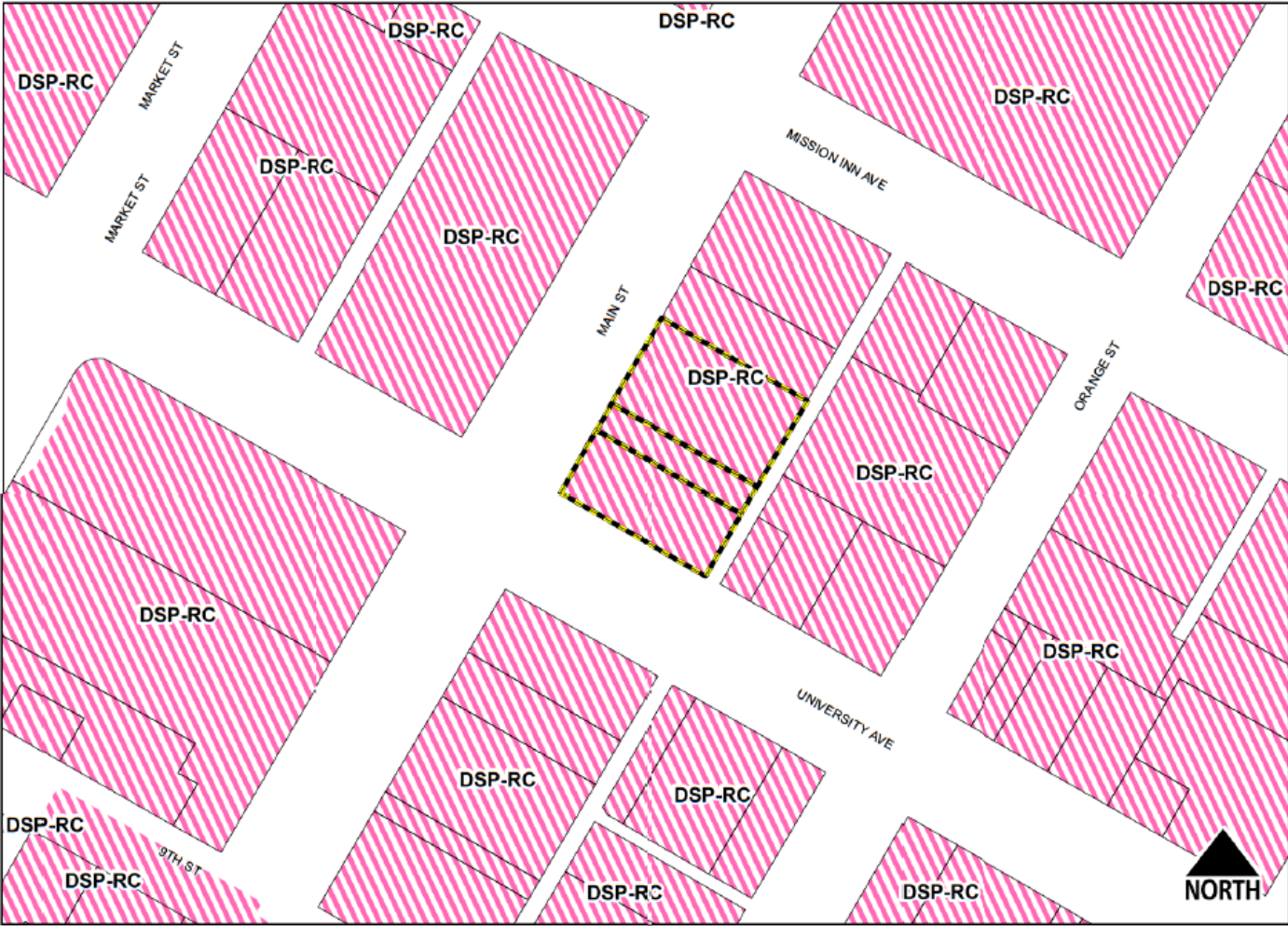


PROJECT PROPOSAL

- CUP (Height and Density)
- Tentative Tract Map for Condominium Purposes
- Variances (4) from Parking Standards
- Certificate of Appropriateness
(considered and approved by the Cultural Heritage Board on May 20, 2015)



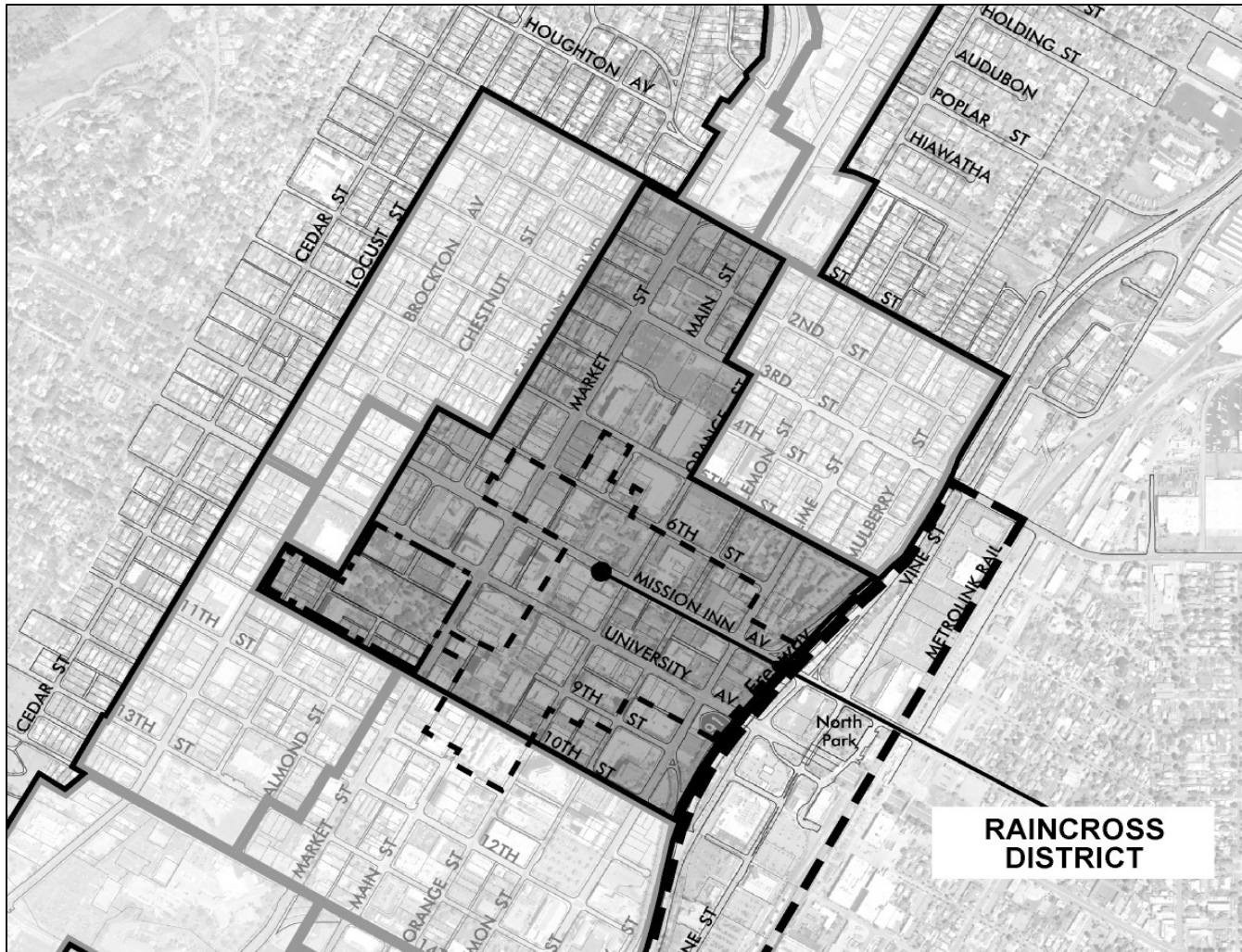
EXISTING ZONING



GENERAL PLAN



DSP RAINCROSS DISTRICT



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



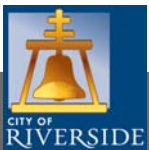
SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



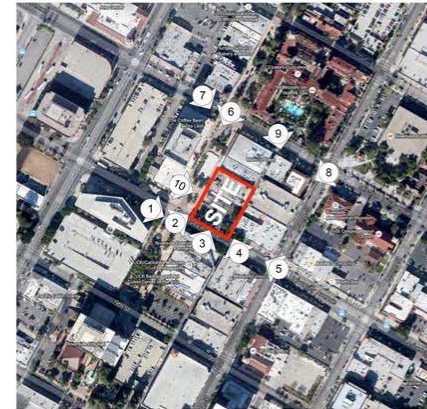
SITE AND SURROUNDINGS



1 LOOKING EAST ON UNIVERSITY AVE



5 LOOKING NORTHWEST ON UNIVERSITY AVE



KEY PLAN



2 LOOKING NORTHEAST ON MAIN STREET



4 LOOKING SOUTHWEST ON MISSION INN AVE



3 LOOKING NORTHEAST ON UNIVERSITY AVE



7 LOOKING SOUTHEAST ON MISSION INN AVE



8 LOOKING SOUTHEAST ON MISSION INN AVE



6 LOOKING NORTHWEST ON UNIVERSITY AVE



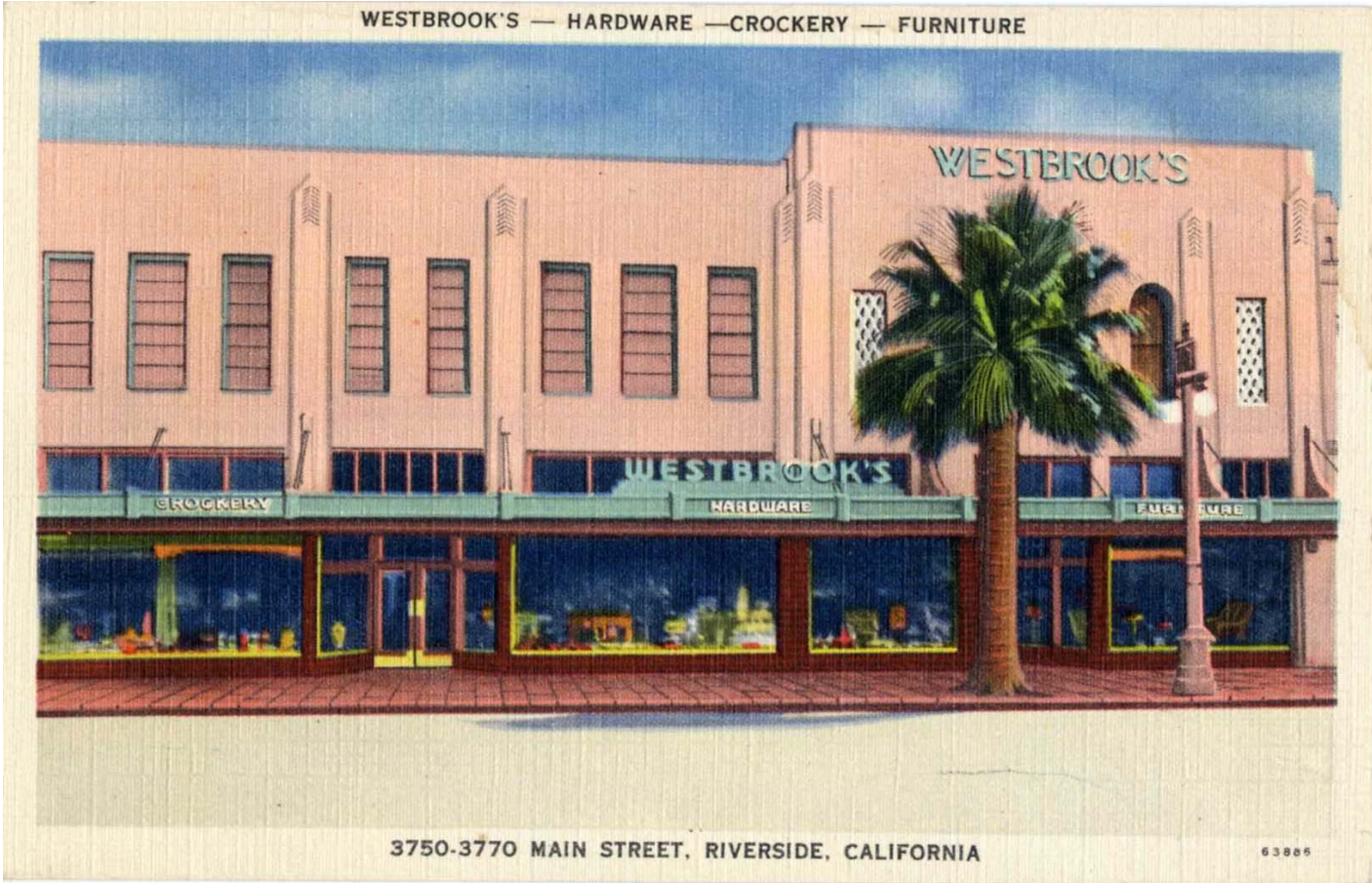
9 LOOKING SOUTHWEST ON ORANGE ST



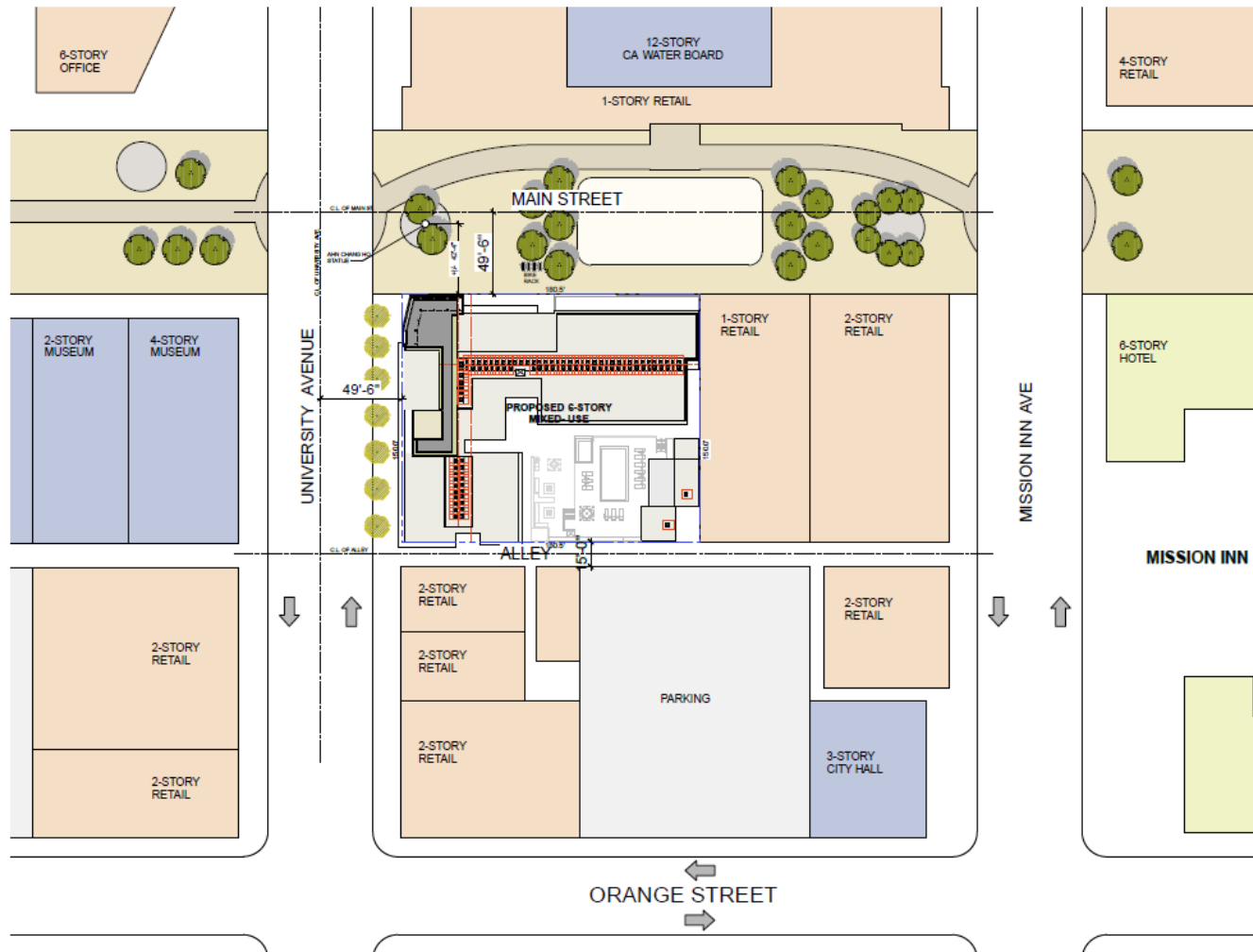
10 LOOKING EAST ON MARKET ST



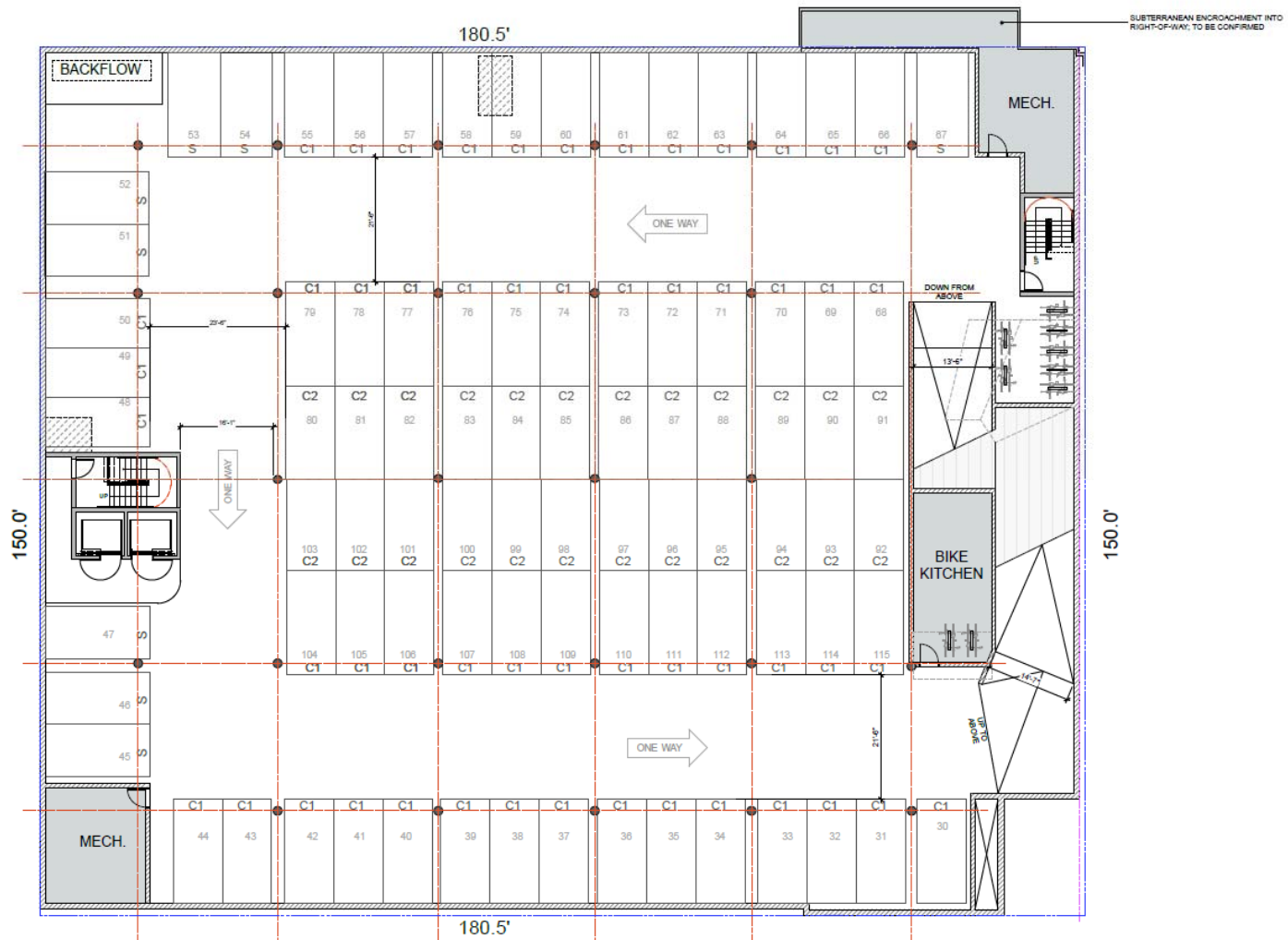
WESTBROOK'S UNIFIED FACADE



SITE PLAN



SUBTERANNEAN LEVEL



GROUND LEVEL



LEVEL TWO



LEVEL THREE



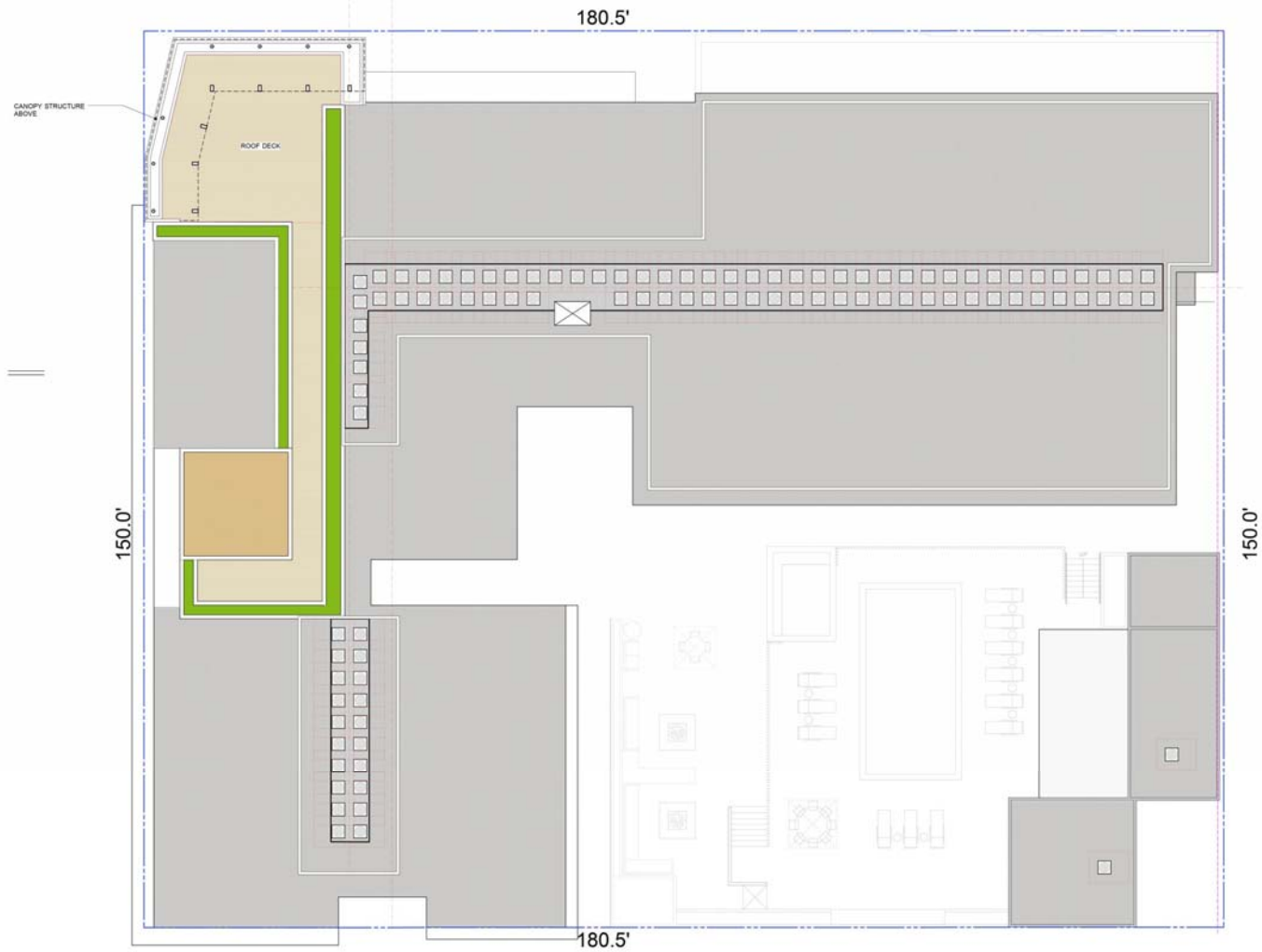
LEVELS FOUR & FIVE



LEVEL SIX



ROOF PLAN



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



MASSING STUDY



LOOKING NORTHEAST



LOOKING NORTHWEST



LOOKING SOUTHEAST



LOOKING SOUTHWEST



WEST ELEVATION



AERIAL VIEW FROM NORTHEAST



PODIUM LEVEL



MAIN AND UNIVERSITY CORNER



SOUTH ELEVATION



VIEW FROM NORTHEAST



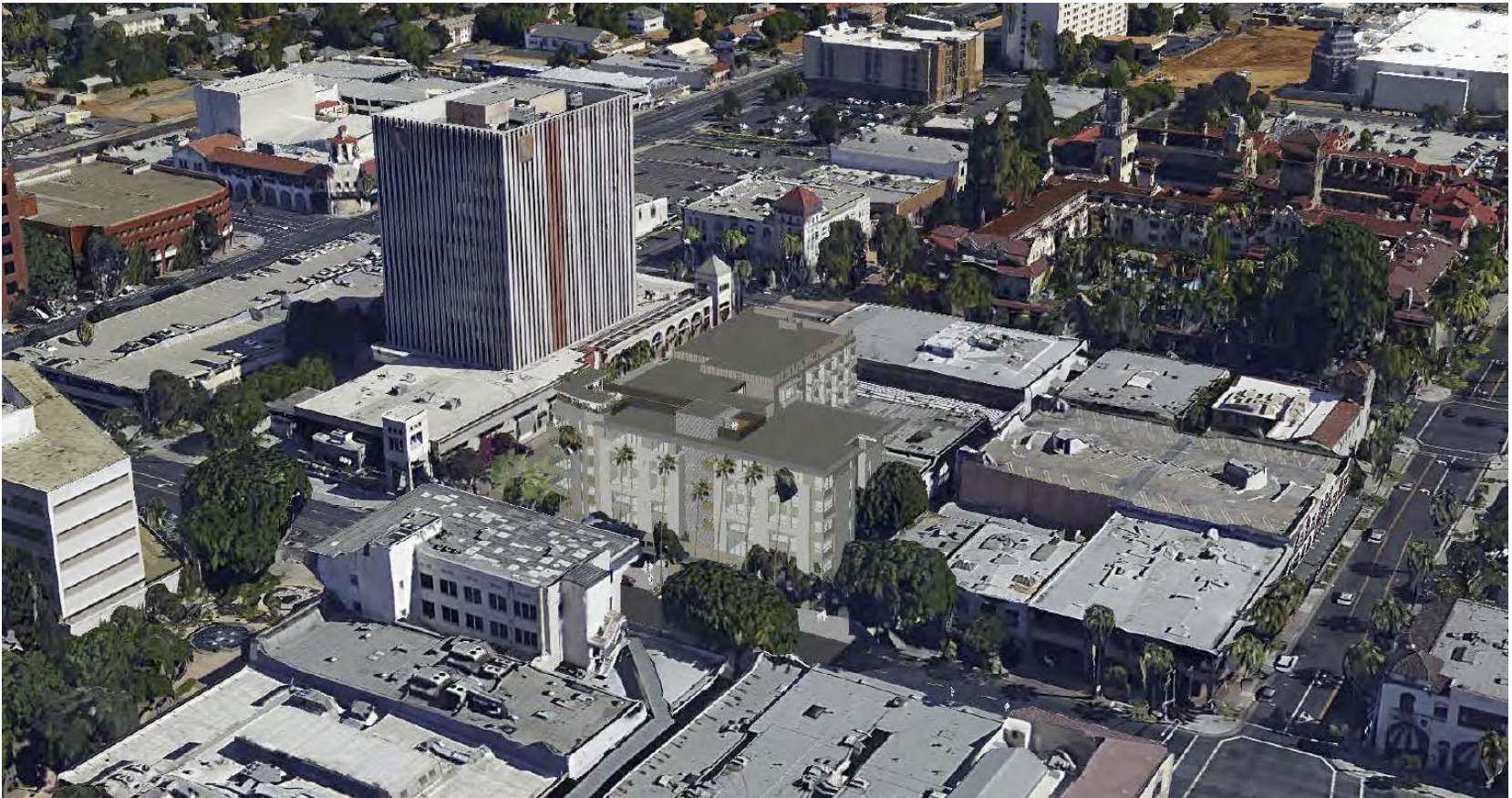
NORTH ELEVATION



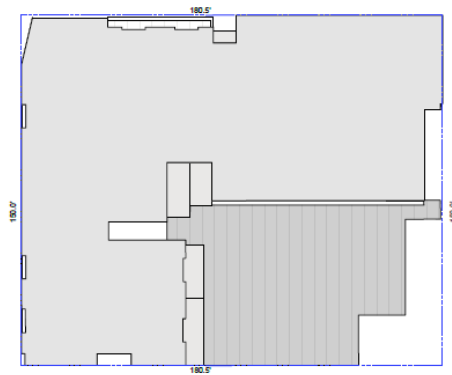
SOUTH ON MAIN STREET



AERIAL PERSPECTIVE

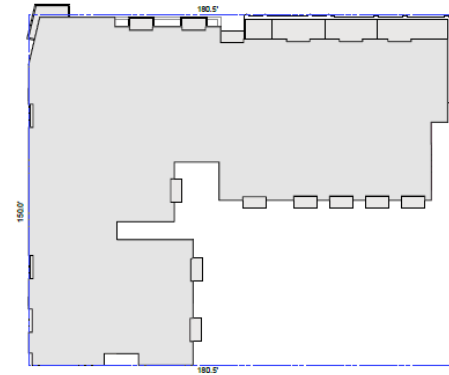


OPEN SPACE PLAN



EXTERIOR PRIVATE OPEN SPACE, MIN. 50 SF (5 UNITS)
 EXTERIOR COMMON OPEN SPACE, 5,812 SF

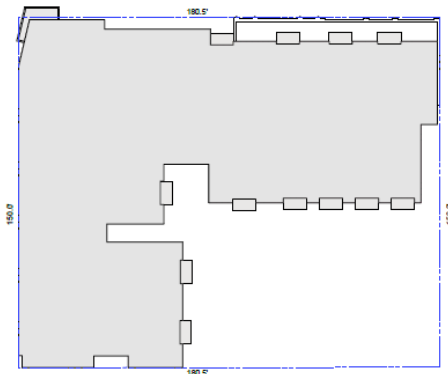
LEVEL 2



EXTERIOR PRIVATE OPEN SPACE, MIN. 50 SF (15 UNITS)

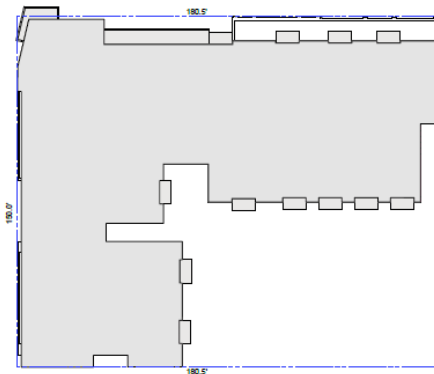
LEVEL 3

UNITS WITH PRIVATE OPEN SPACE:
 REQUIRED- 48 (50% OF TOTAL UNITS)
 PROVIDED- 58



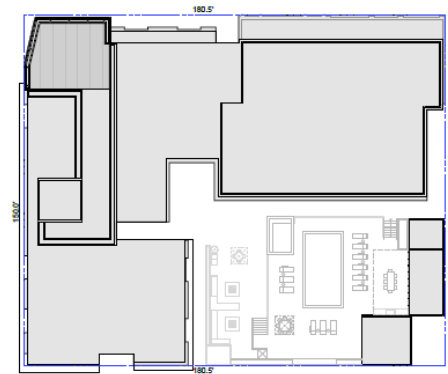
EXTERIOR PRIVATE OPEN SPACE, MIN. 50 SF (26 UNITS; (2 X 13))

LEVELS 4-5



EXTERIOR PRIVATE OPEN SPACE, MIN. 50 SF (12 UNITS)

LEVEL 6



EXTERIOR COMMON OPEN SPACE, 5,812 SF

ROOF



CONCEPTUAL LANDSCAPE PLAN

LEGEND

- ① Enhanced Concrete Paving at Podium Deck Common Areas
- ② Raised Wood Decking at Amenity Areas
- ③ Glass Pool Barrier and Gate
- ④ Decorative Iron Pool Barrier and Gate
- ⑤ Guard Railing
- ⑥ Built-In BBQ and Counter
- ⑦ Built-In Banquette Seating
- ⑧ Fire Pit
- ⑨ Moveable Bistro Tables and Seating
- ⑩ Raised Planters
- ⑪ 5'-High Pool Barrier Wall at Unit Patios
- ⑫ Decorative Pots with Accent Planting
- ⑬ Swimming Pool
- ⑭ Spa with Decorative Spill Wall
- ⑮ Wheelchair with Accessible Lift
- ⑯ Integral Color Concrete at Raised Pool Deck Area
- ⑰ Raised Planter at Ground Floor Below
- ⑱ New Decomposed Granite Paving To Replace Existing Vines at Sidewalk Tree Wells Below
- ⑲ Pad Mounted Electrical Transformer at Ground Floor (By Others)
- ⑳ Line of Ground Floor Below
- ㉑ Decorative Spill Basin at Podium Deck
- ㉒ Movie Projection Wall/Screen
- ㉓ Water Service P.O.C. and Backflow Device in Basement Level
- FS Finished Surface
- 10R Top of Rail
- 10W Top of Wall
- WE Waterline Elevation

PLANTING PALETTE

TREES

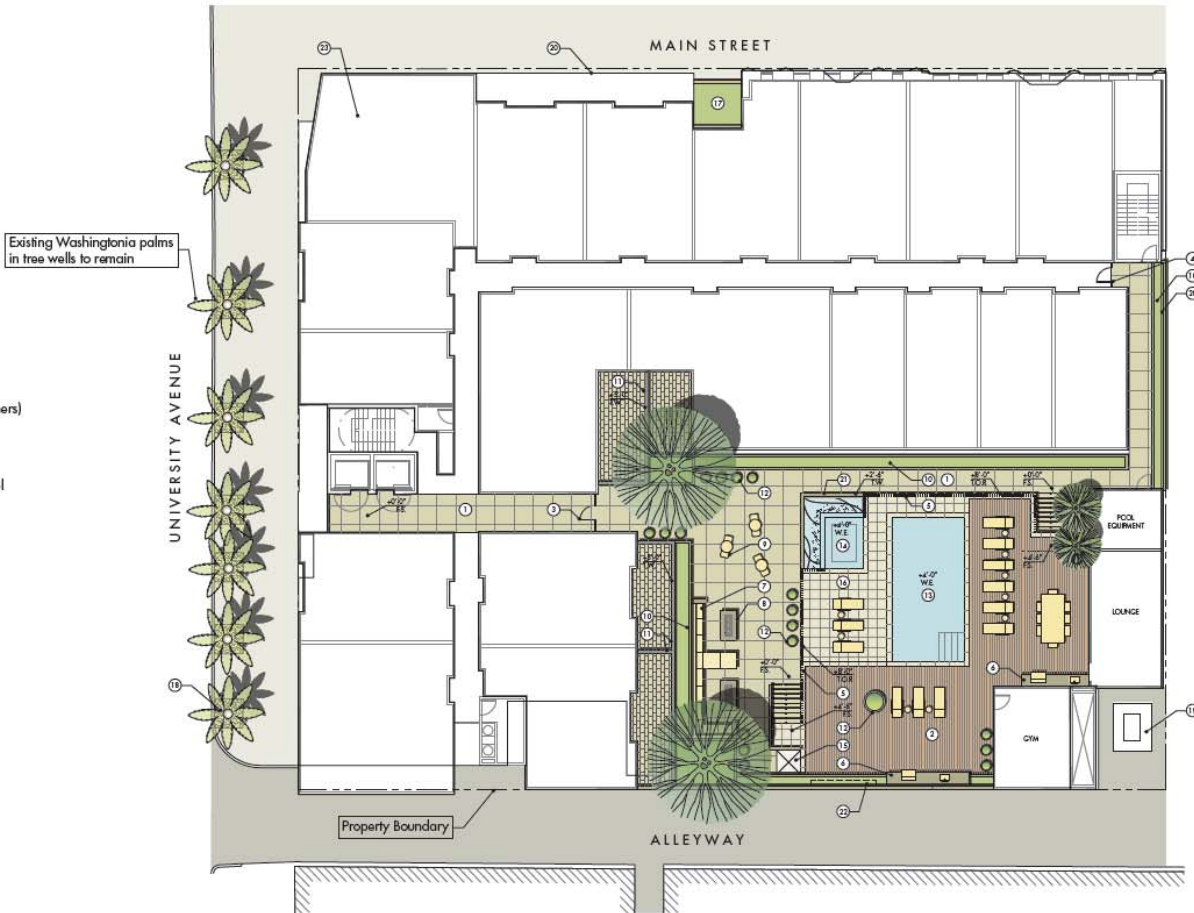
- Cercidium* x 'Desert Museum' - Desert Museum Palo Verde
- Aloe bainesii* - Tree Aloe

SHRUBS

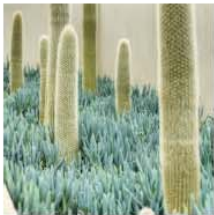
- Agave attenuata* - Foxtail Agave
- Agave attenuata* 'Variegata' - Variegated Foxtail Agave
- Agave vilmoriniana* - Octopus Agave
- Aloe vera* - Aloe
- Aeonium undulatum* - Stalked Aeonium
- Podocarpus elongatus* 'Icee Blue' - Icee Blue Yellow-Wood
- Senecio mandraliscae* - Blue Chalksticks

GRASSES

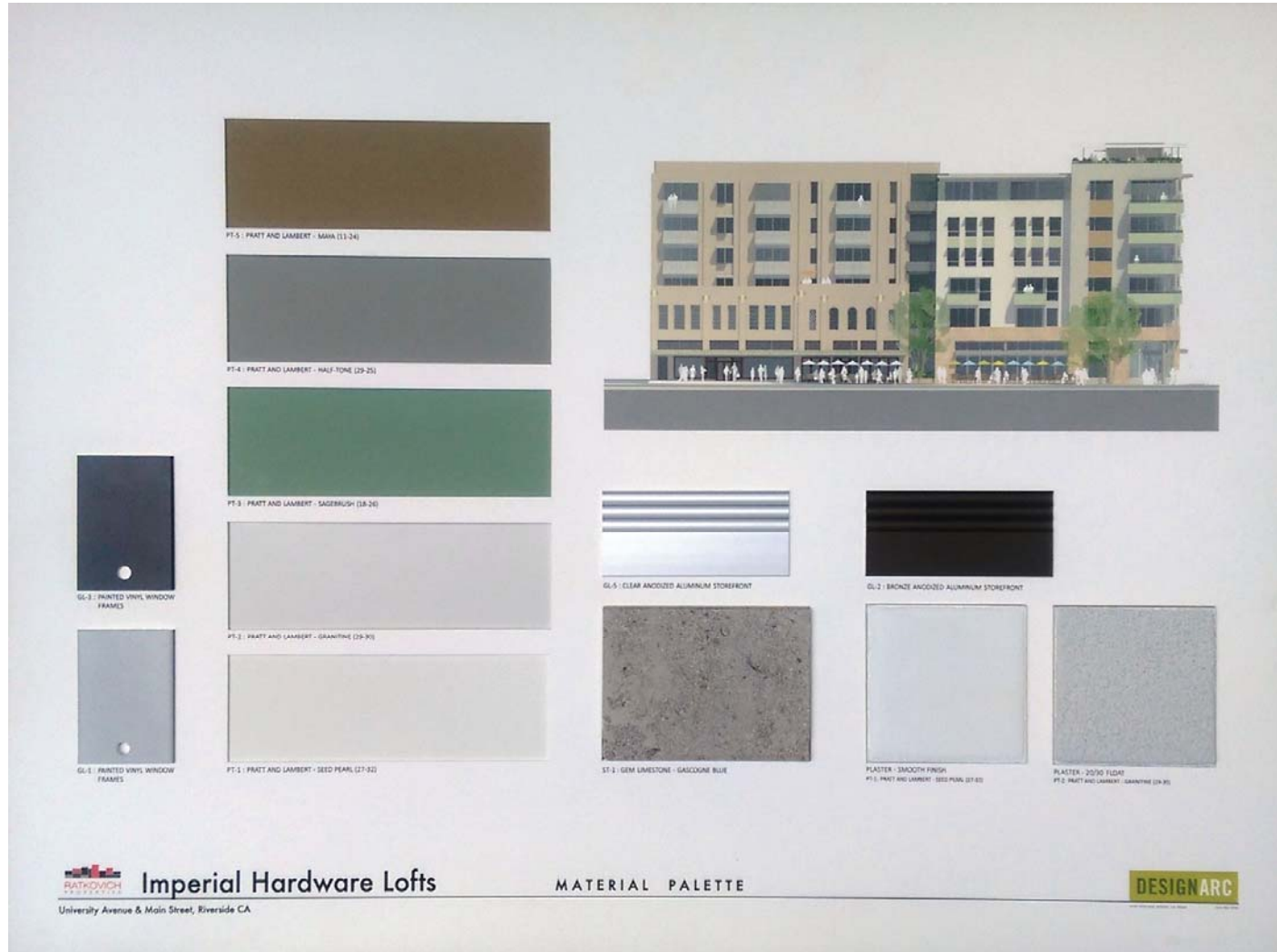
- Bulbine frutescens* - Bulbine
- Chondropetalum tectorum* - Small Cape Rush
- Lomandra longifolia* 'Breeze' - Dwarf Mat Rush



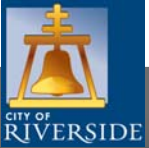
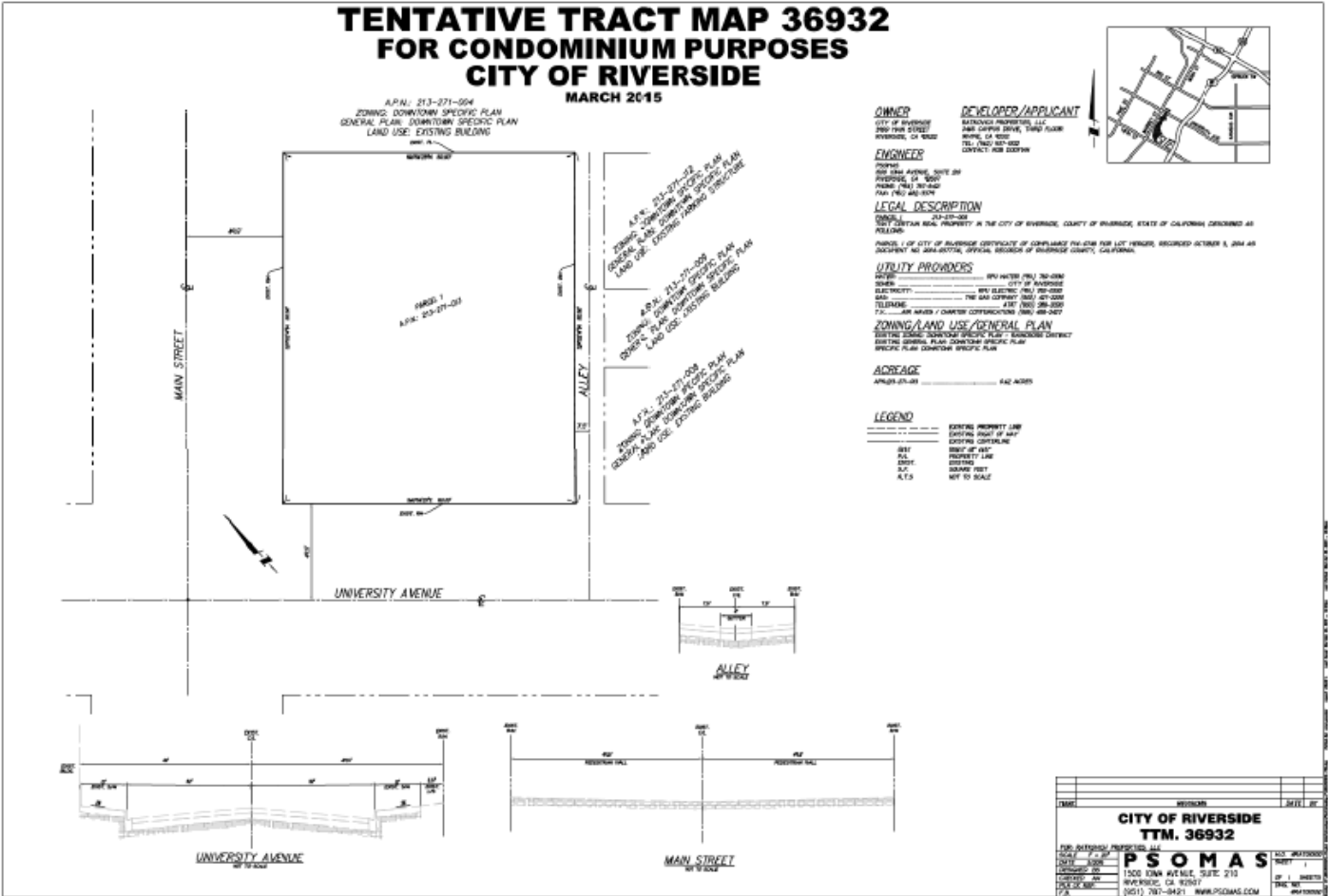
LANDSCAPE AND AMENITIES



COLOR/MATERIALS BOARD



CONDOMINIUM MAP



RECOMMENDATION

That the City Planning Commission:

1. **Recommend that the City Council DETERMINE** that the proposed project is categorically exempt from the provisions of the California Environmental Quality (CEQA) pursuant to Section 15332, as the project constitutes in-fill development.
2. **Recommend that City Council APPROVE Planning Cases P15-0247 (CUP), P15-0248 (TTM), P15-0250 (Variance), P15-0251 (Variance), P15-0251 (Variance) and P15-0363 (Variance)** based on the findings outlined in the staff report and subject to the recommended conditions of approval.



PARKING VARIANCES

1. Reduction in the overall number of parking spaces required for residential units;
2. Reduction in the overall size of parking spaces;
3. The use of tandem parking stalls to satisfy the minimum parking requirements; and
4. The reduction in overall drive aisle width for one-way, 90 degree parking stalls.



PROPOSED PARKING

Vehicle Parking

Total Parking Stalls – Imperial Hardware Lofts		
	Parking Spaces Provided	Parking Spaces Required (DSP 16.2.4 Parking Requirements)
Residential	115	149 (67 – one bedroom (studio and 1 bedroom), 24 – two bedroom)
Commercial	0	0 (Commercial parking is exempt, due to Imperial Hardware status as a District Contributor to the Mission Inn Historic District)
Total	115	149



PARKING STALL SIZES

Parking Stall Size – Imperial Hardware lofts				
Type	Size	Ground Level	Basement Level	Total
Standard Stall (Including ADA)	9 x 18	6	8	14
Universal Stall (C1)	8.5 x 18	17	54	71
Tandem (C2)	8.5 x 15	0	24	24
EV Charging (C3)	8.5 x 15	6	0	6
Total		29	86	115



PARKING GARAGE DRIVE AISLES

On-Site Drive- Aisles				
	Parking Angle in Degrees	Circulation	Drive Aisle Width Provided	Drive Aisle Width Required (RMC Chapter 19.580)
Ground Level	90 degree	Two-Way Traffic	24 feet to 25 feet	24 feet
Basement Level	90 degree	One-Way traffic	21 feet-6 inches to 23 feet-6 inches (maneuvering)	24 feet
			16 feet-1 inch (Non maneuvering area)	16 feet



EXISTING PARKING STALLS ON SITE



PARKING GARAGE

