



**General Plan Amendment,
Specific Plan Amendment,
Rezoning & Variances
Mission Lofts Development**

**Community & Economic
Development Department**

**City Council
June 7, 2016**

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PROJECT PROPOSAL

1. **General Plan Amendment**
To Amend to MU-U – Mixed Use – Urban Land Use
2. **Specific Plan Amendment**
To remove the subject site from the Neighborhood Marketplace Sub-Area and Marketplace Urban Industrial Sub-Area and establish the Mixed-Use Marketplace Sub-Area and development standards.
3. **Rezone**
To Rezone to MU-U-SP – Mixed Use – Urban – Specific Plan (Riverside Marketplace) Overlay Zones and MU-U-SP-CR – Mixed Use – Urban – Specific Plan (Riverside Marketplace) – Cultural Resources (Seventh Street East Historic District) Overlay Zones
4. **Site Plan Review**
Development of 212 residential units, 1,221 square feet of retail, 315 surface parking stalls and landscaping
5. **Variances**
 - a. To permit fewer parking spaces than required by Code
 - b. Allow tandem parking spaces



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AERIAL PHOTO/LOCATION



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EXISTING SITE PHOTOS



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EXISTING/PROPOSED GENERAL PLAN



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EXISTING/PROPOSED ZONING



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RIVERSIDE MARKETPLACE SPECIFIC PLAN

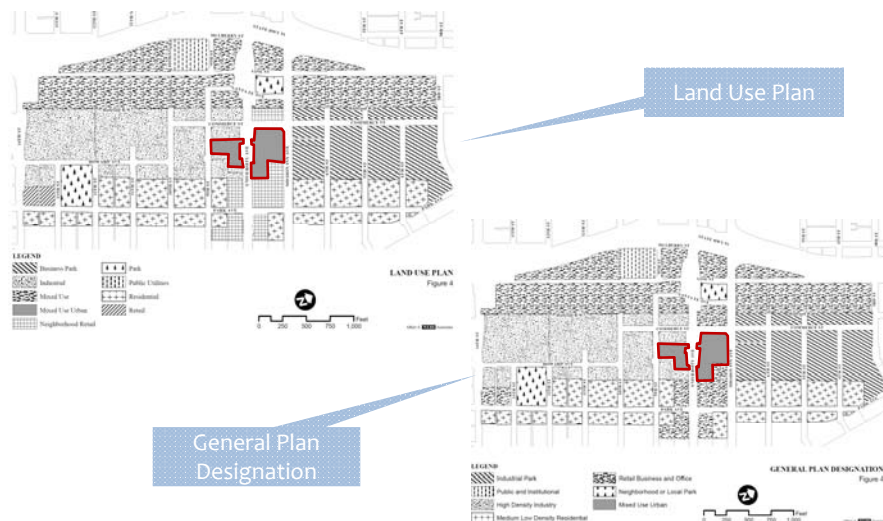
1. Remove the project site from the Marketplace Urban Industrial Sub Area and the Neighborhood Marketplace Sub Area;
2. Establish the Mixed-Use Marketplace Sub Area;
3. Revision to Section 3.1.1 – Specific Plan and General Plan consistency;
4. Amend Corresponding Figures within the Specific Plan;
5. Introduce Section 4.2.10 Mixed-Use Marketplace Sub Area Development Standards; and
6. Revision to Section 4.3 Land-Use Definitions to add 4.3.7 Mixed Use Urban.



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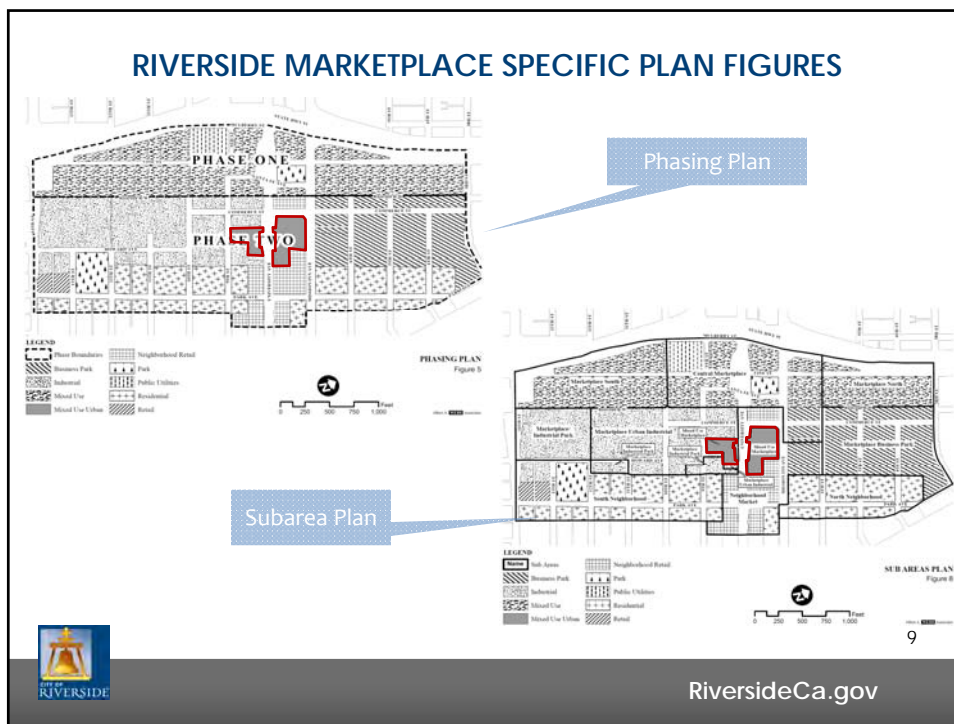
RIVERSIDE MARKETPLACE SPECIFIC PLAN FIGURES



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DESIGN OVERVIEW



Aerial from Mission Inn Avenue & Park Avenue



Aerial from University Avenue & Commerce Street



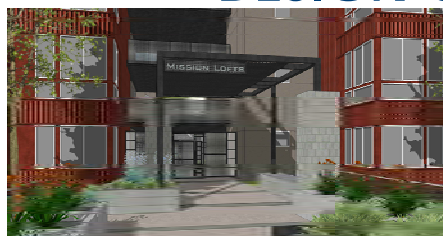
View from Mission Inn Avenue & Commerce Street



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DESIGN OVERVIEW



Residential entry from pedestrian bridge



Pedestrian bridge across University Avenue



Residential entry from north surface parking lot



Rendering from Commerce Street



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RESIDENTIAL ELEVATIONS



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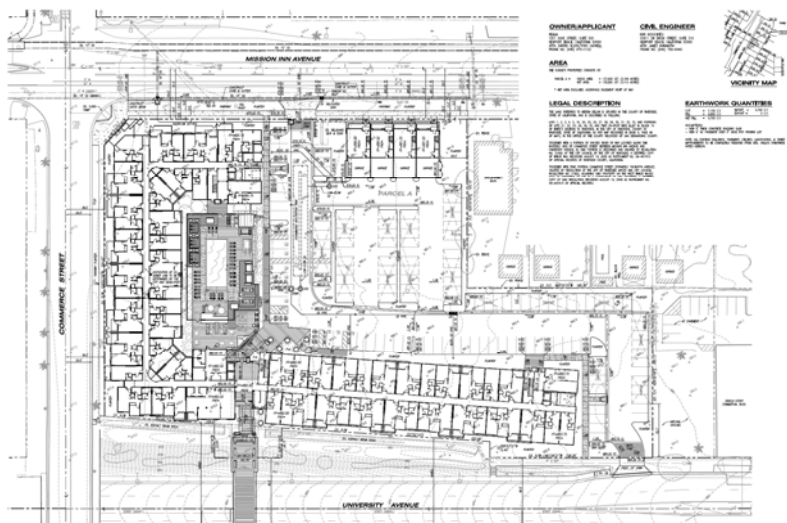
COMMERCIAL ELEVATIONS



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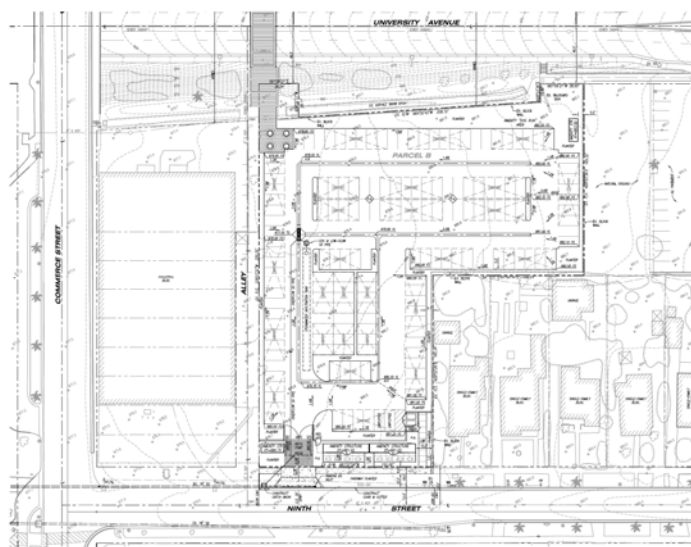
GRADING PLANS



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GRADING PLANS



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COMMON OPEN SPACE



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CONCEPTUAL LANDSCAPE PLAN – NORTHERLY PARCEL



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CONCEPTUAL LANDSCAPE PLAN – SOUTHERLY PARCEL



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RECOMMENDATION

That the City Council:

1. Determine the proposed project will not have a significant effect on the environment based upon the findings and mitigation measures set forth in the case record and adopt a Mitigated Negative Declaration;
2. Adopt the Mitigation Monitoring and Reporting Program, pursuant to Section 21081.6 of CEQA;
3. Approve Planning Cases P14-0045, P14-0046, P14-0047, P14-0048, P15-0953, and P15-0954 based on and subject to the Planning Commission findings and recommended conditions;
4. Introduce and subsequently adopt the Ordinance amending the Zone for the project site;
5. Adopt the Resolution to amend the General Plan Land Use Designation of the Project Site; and
6. Adopt the Resolution amending the Riverside Marketplace Specific Plan.

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SURROUNDING SITE PHOTOS

REFERENCE


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CONCEPTUAL LANDSCAPE PLAN – COURTYARD AMENITY AREA

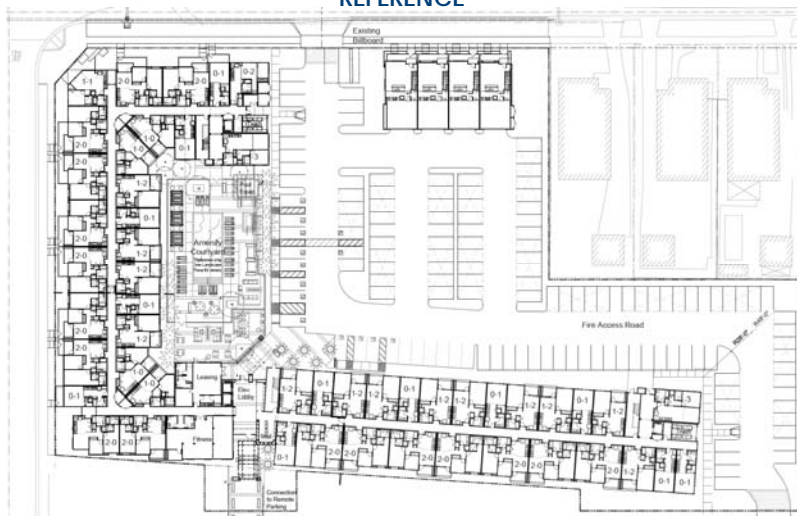
REFERENCE

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Floor Plans

REFERENCE



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