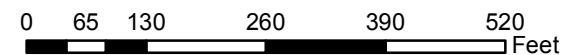
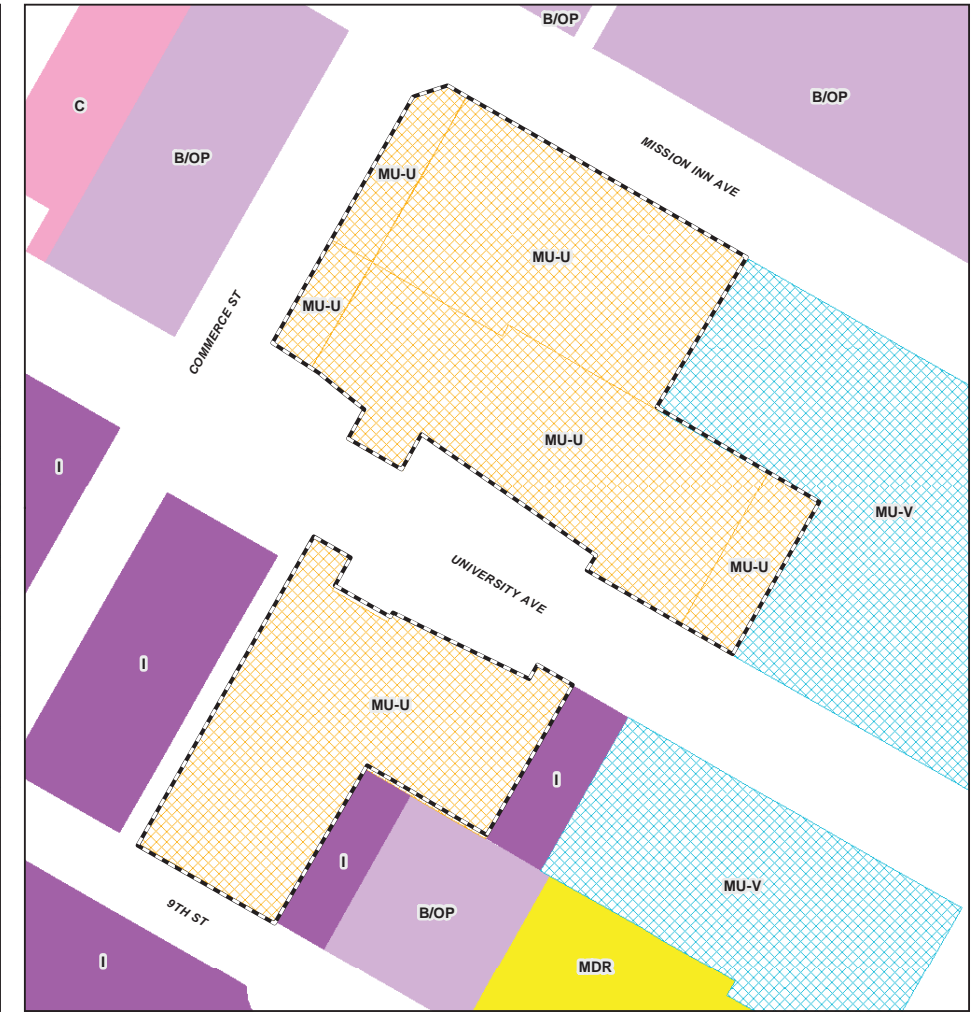
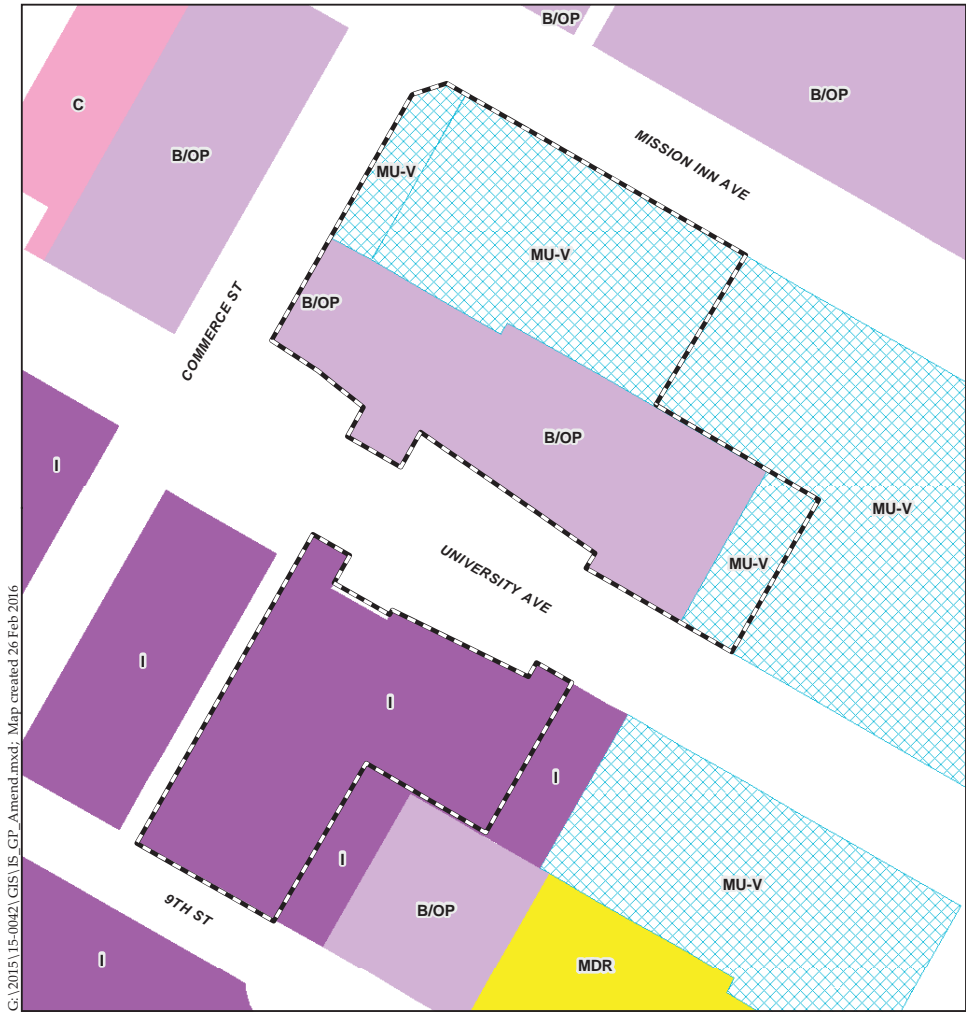


Exhibit 3 - P14-0045 - P14-0048, P14-0953 & P14-0954, Aerial Photo/Location





Source: City of Riverside, 2015

Existing General Plan Designations

Proposed General Plan Designations

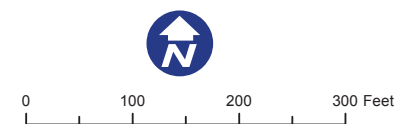




Exhibit 5 - P14-0045 - P14-0048, P14-0953 & P14-0954, Existing/Proposed Zoning

Riverside Marketplace Specific Plan

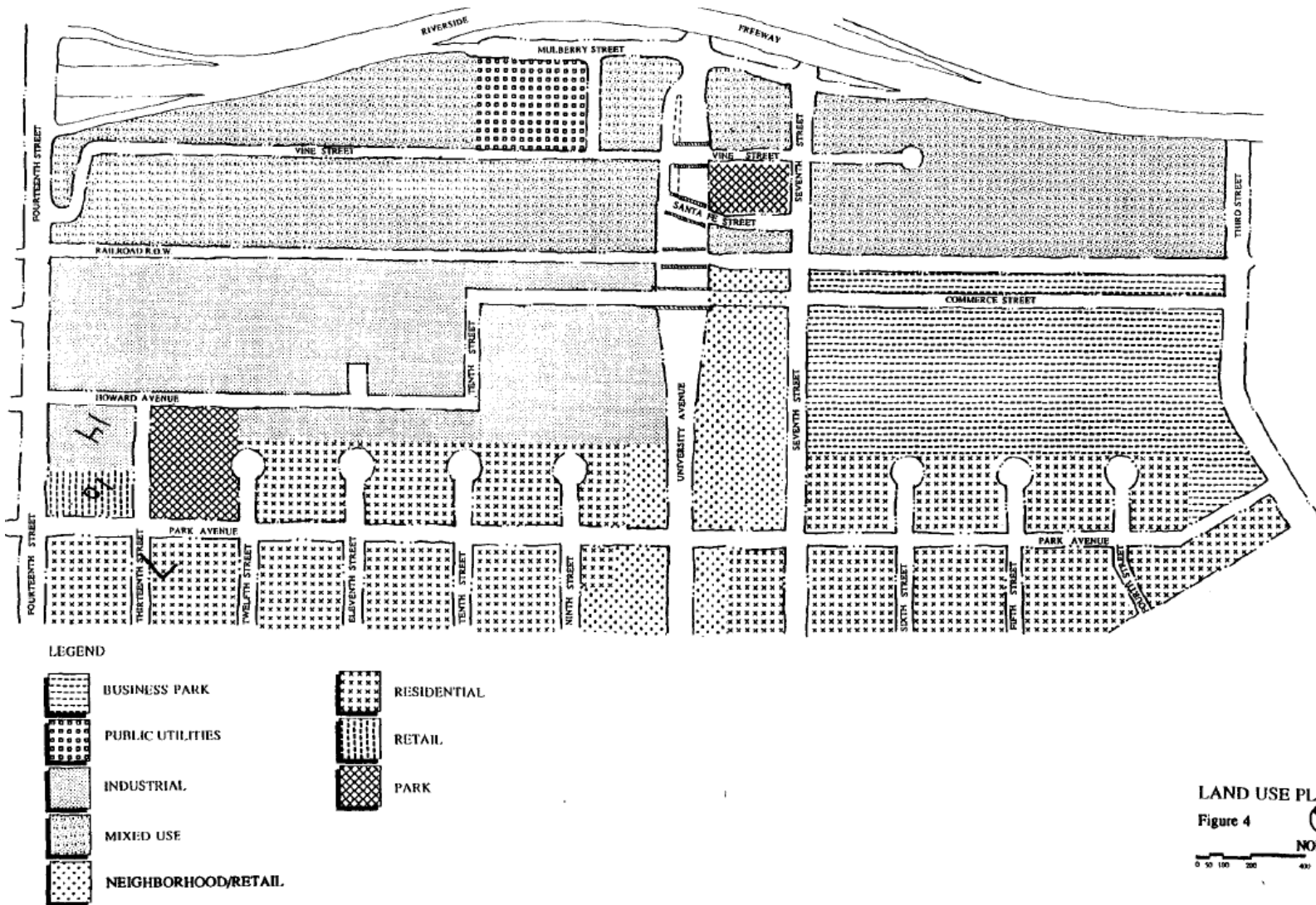
Existing 3.1.1 Relationship to the General Plan Land Use Element

3.1.1 Relationship to the General Plan Land Use Element

Specific Plan land use designations shown on Figure 4 essentially function as references to the specific sets of standards for each planning area set forth in the Specific Plan. The City's General Plan Land Use Element; however, contains more general land use designations that are applied to all properties Citywide. In order for the Specific Plan to be consistent with the General Plan, Land Use Element designations must be assigned to the Planning Areas of the Specific Plan. Figure 4A translates the Specific Plan land use designations into General Plan Land Use Element designations. Adoption of the Marketplace Specific Plan will amend the General Plan Land Use Element accordingly.

The specific designations translate as follows:

<u>Specific Plan</u>	<u>General Plan</u>
Business Park	Industrial Park
Public Utilities	Public and Institutional
Industrial	High Density Industry
Mixed Use	Retail Business and Offices
Neighborhood\Retail	Retail Business and Offices
Residential	Medium Low Density Residential (Average 4 dwelling units per acre)
Retail	Retail Business and Offices
Park	Neighborhood or Local Park



© 1991 SWA Group

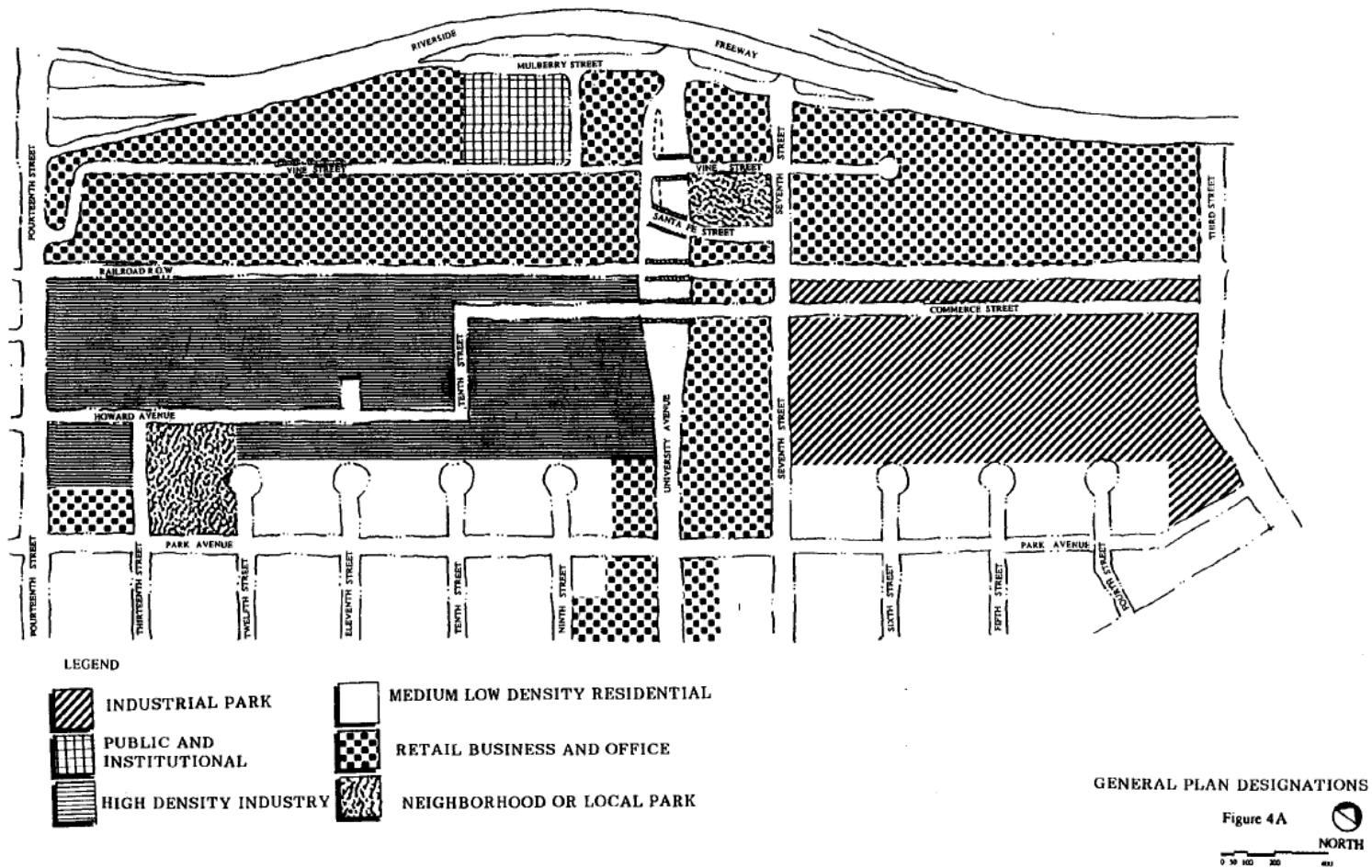


Exhibit 6 - P14-0045 - P14-0048, P14-0953 & P14-0954, Existing Marketplace Specific Plan Figure 4a

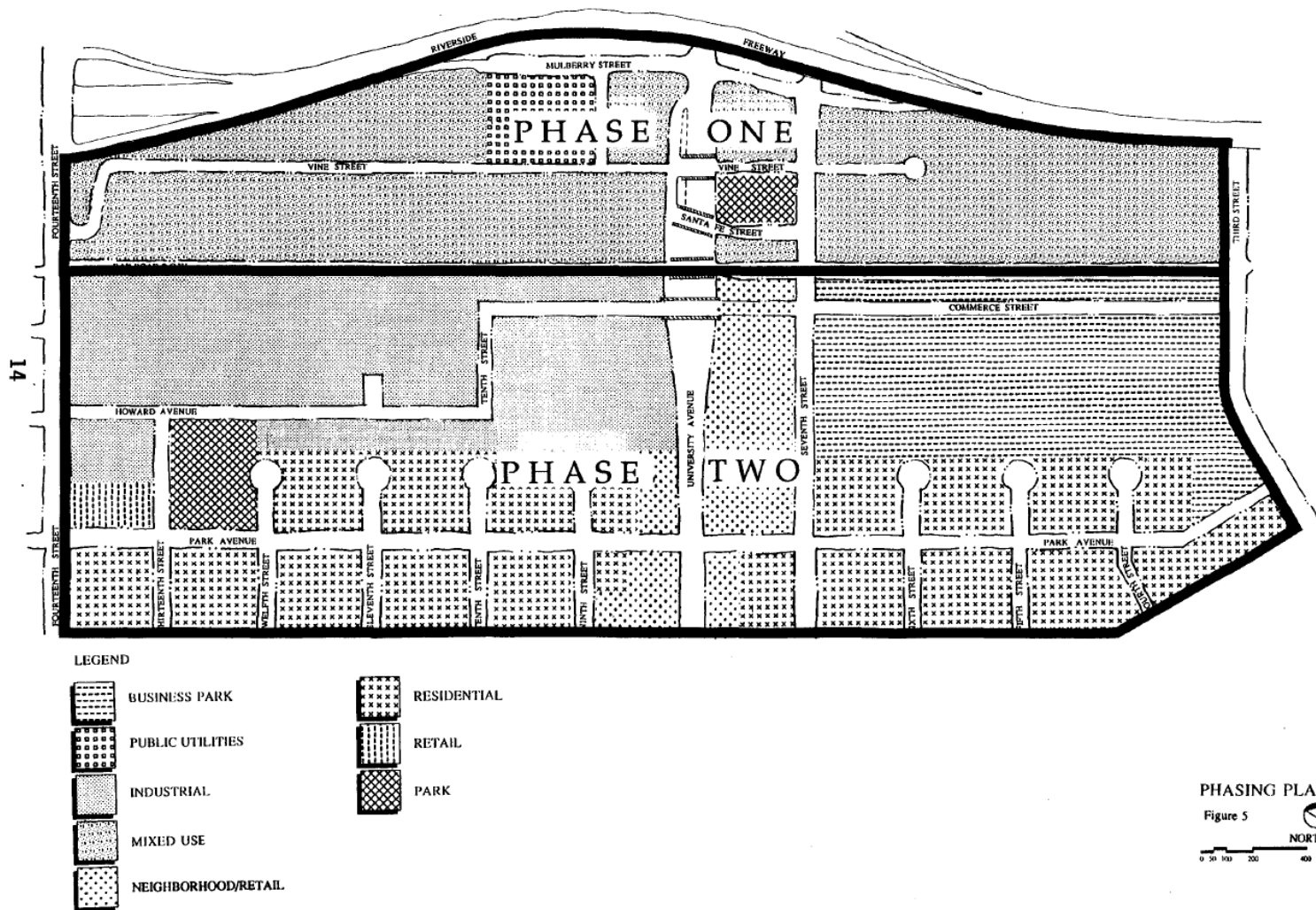
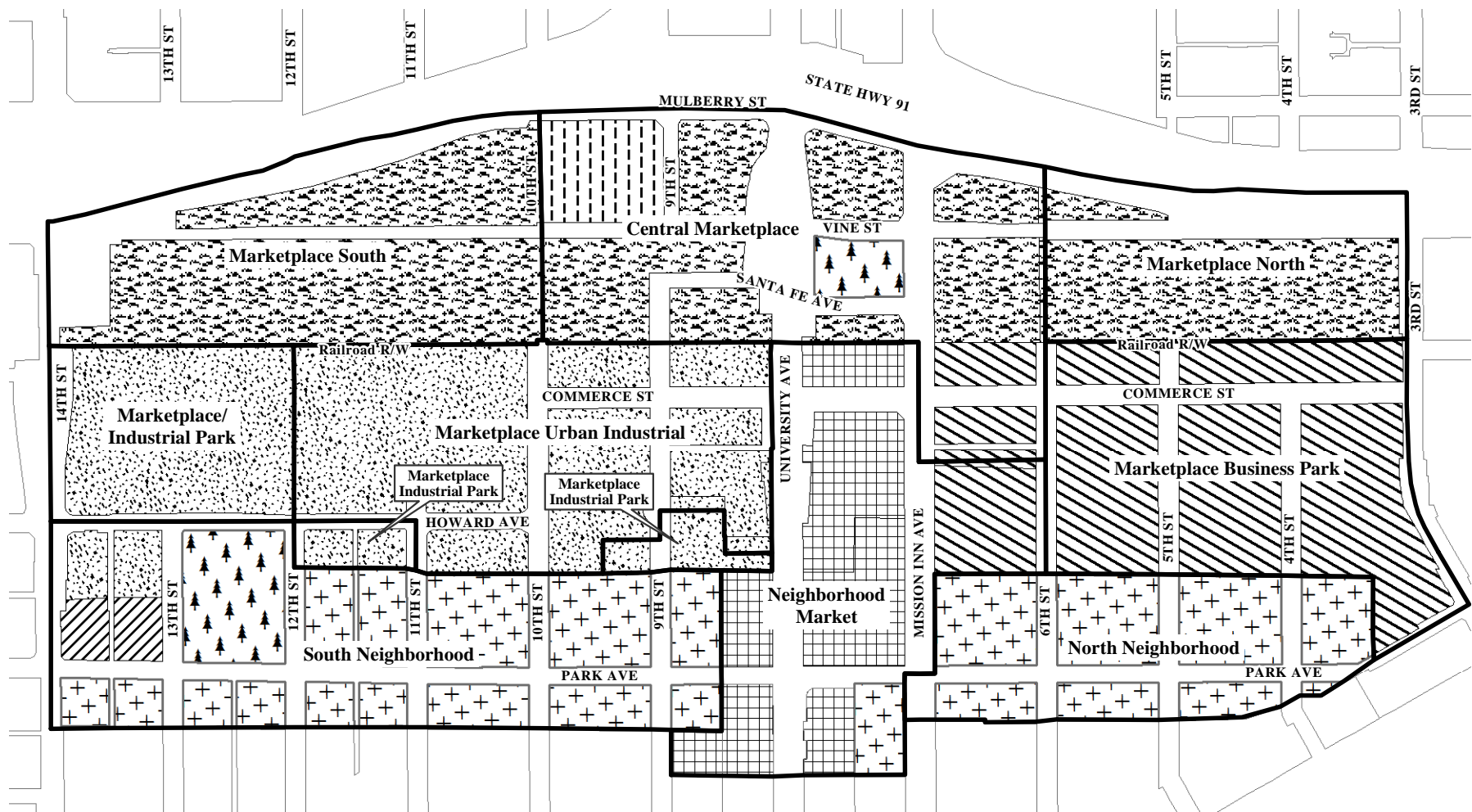










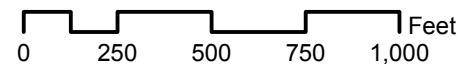
Exhibit 6 - P14-0045 - P14-0048, P14-0953 & P14-0954, Existing Marketplace Specific Plan Figure 5



LEGEND

Name	Sub Areas	 Park
 Business Park	 Public Utilities	
 Industrial	 Residential	
 Mixed Use	 Retail	
 Neighborhood Retail		

SUBAREAS PLAN
Figure 8



Albert A. **WEBB** Associates

Neighborhood Marketplace Sub-area

4.2.4 Neighborhood Marketplace Sub-Area

The Neighborhood Marketplace portion of the Specific Plan area generally utilizes the design standards established within the City of Riverside's Municipal Code section pertaining to Restricted Commercial (C-2) land uses (Title 19, § 19.34.025).

All development within this area designated as Neighborhood Marketplace shall conform to the C-2 provisions establishing design standards, unless noted otherwise within this Specific Plan document.

4.2.4.1 Land Uses

The following sections discuss land uses which are permitted, conditional and prohibited within the Neighborhood Marketplace sub-area of the Specific Plan.

Permitted Uses

The following uses are permitted within this land use area:

- | | | |
|-----------------|---|---|
| Retail | • | Building supplies and sales |
| | • | Business supply retail |
| | • | Convenience sales |
| | • | General retail (indoor) |
| Office | • | Administrative and professional offices |
| | • | Research and development offices |
| Lodging | • | Hotels |
| Services | • | Automotive rental |
| | • | Business support services |
| | • | Eating and drinking |
| | • | Health club |
| | • | Medical and health care services |
| | • | Movie theater |
| | • | <u>Passenger train/bus terminal</u> w/cup |
| | • | Parking lots & structures |
| | • | Personal services |

Civic/Cultural Facilities

- Civic services
- Cultural facilities

Conditional Uses

The following uses may be located within this land use area if a Conditional Use Permit is granted by the City of Riverside in accordance with § 19.64, Conditional Use Permit/Variance.

- Automotive service station
- Day care center
- Recreational facilities
- Repair services

Prohibited Uses

Uses not listed as permitted or conditional within this document considered prohibited. The Planning Commission may judge that other uses which are similar to, and compatible to, other uses enumerated may be permitted in the Neighborhood Marketplace area.

4.2.4.2 Development Standards

The following section identifies development standards which are applicable to development within the Neighborhood Marketplace sub-area. Design standards for the Neighborhood Marketplace sub-area correspond with those listed within the Restricted Commercial (C-2) zone found within the City of Riverside Municipal Code § 19.34.025 et. seq., Design Review. If a conflict arises between the provisions of the Specific Plan and Title 19, the Specific Plan shall govern.

Minimum Parcel Size	One-half acre
Maximum Building Height	Seventy-five feet (75')
Maximum Building Coverage	Not greater than 60% Parking lots and structures are not included within this coverage

Minimum Building and Parking Setbacks

Seventh, University, Howard, Commerce Streets & Park Avenue	15' from right-of-way
---	-----------------------

Side and Rear setbacks	Per Title 19
------------------------	--------------

Any building on the north side of Seventh Street between the railroad tracks and Park Avenue (Phase II) shall maintain a setback of at least 30' from right-of-way.

Any building on the south side of Seventh Street between the railroad tracks and Park Avenue (Phase II) shall maintain a setback of a least 20' from right-of-way.

These dimensions may be reduced subject to demonstration of a superior design approach which is sensitive to the historic residential area along Seventh Street.

No building will be located closer than 50' from any property line abutting a residential zone.

Minimum Landscape Coverage

All areas on-site which are not occupied by the structure, accessory use, sidewalk or parking area shall be landscaped.

Screen Walls/Landscaping

A six foot landscaped masonry wall will be constructed on all properties which abut a residential zone. Landscaping may be utilized in place of the screen wall if it can be demonstrated that the screening purpose of the fence will not be compromised.

RESOLUTION NO. 18837

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE RIVERSIDE MARKETPLACE SPECIFIC PLAN AND THE LAND USE ELEMENT OF THE RIVERSIDE GENERAL PLAN BY (1) CHANGING VARIOUS SECTIONS OF THE TEXT AND BY REMOVING A PORTION OF LAND FROM SUB-AREA 8 (MARKETPLACE INDUSTRIAL PARK) AND PLACING IT IN A NEWLY CREATED SUB-AREA 9 (MARKETPLACE URBAN INDUSTRIAL); AND (2) REMOVING A PORTION OF LAND FROM THE INDUSTRIAL BUSINESS PARK LAND USE DESIGNATION AND PLACING IT IN THE GENERAL INDUSTRIAL LAND USE DESIGNATION.

WHEREAS the Planning Commission of the City of Riverside, California, advertised for and held a public hearing on October 5, 1995, to consider an amendment to the Riverside Marketplace Specific Plan and the Land Use Element of the Riverside General Plan as proposed by Case SP-004-945 and the Planning Commission has recommended to the City Council that the plans be amended; and

WHEREAS the Environmental Protection Commission of the City of Riverside, California, considered this amendment on August 24, 1995 and determined that this amendment will not have a significant effect on the environment because Mitigation Measures have been required; and

WHEREAS the City Council of the City of Riverside, California, advertised for and held a public hearing on December 5, 1995 to consider the proposed amendment;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside, California, that the City Council finds as follows:

1. It is in the public interest to amend the Riverside Marketplace Specific Plan and the Land Use Element of the

1 Riverside General Plan as more particularly described below.

2 2. The amendment will not have a significant effect on
3 the environment.

4 BE IT FURTHER RESOLVED that the Riverside Marketplace
5 Specific Plan and the Land Use Element of the Riverside General
6 Plan are hereby amended by removing the subject property from
7 Sub-Area 8 (Marketplace Industrial Park) and placing said
8 property in a newly created Sub-Area 9 (Marketplace Urban
9 Industrial) as described in Exhibit A which is attached hereto
10 and incorporated herein by this reference; and (2) removing the
11 properties, as described in Exhibit A attached hereto and
12 incorporated herein by this reference, from the Industrial
13 Business Park and the Medium Density Residential land use
14 designations and placing them in the General Industrial land use
15 designation.

16 BE IT FURTHER RESOLVED that the text of the Riverside
17 Marketplace Specific Plan is hereby amended by adding new text
18 thereto as is set forth in Exhibit B, attached hereto and
19 incorporated herein by this reference.

20 BE IT FURTHER RESOLVED that the amendment adopted by this
21 resolution shall be noted on the land use map previously adopted
22 by the City Council.

23 / / /


24 / / /

25 / / /

26 / / /

27 / / /

1 ADOPTED by the City Council and signed by the Mayor and
2 attested by the City Clerk this 2nd day of January, 1996.

3
4 
5 Mayor of the City of Riverside

6 Attest:

7
8 KAREN E. LINDQUIST
9 City Clerk of the City of Riverside

BY 
ASSISTANT CITY CLERK

10 I, Karen E. Lindquist, City Clerk of the City of
11 Riverside, California, hereby certify that the foregoing
12 resolution was duly and regularly introduced and adopted at a
13 meeting of the City Council of said City at its meeting held on
14 the 2nd day of January, 1996, by the following vote, to
15 wit:

16 Ayes: Councilmembers Beaty, Moore, Defenbaugh, Kane, Clifford,
17 Thompson and Pearson.

18 Noes: None.

19 Absent: None.

20 IN WITNESS WHEREOF I have hereunto set my hand and
21 affixed the official seal of the City of Riverside, California,
22 this 2nd day of January, 1996.

23 KAREN E. LINDQUIST
24 City Clerk of the City of Riverside

25 BY 
26 ASSISTANT CITY CLERK
27

SP-004-945

New Sub-Area 9:

Approximately 19 acres previously included in Sub-Area 8, more particularly, the area bounded by the following perimeter: Beginning at the intersection of the centerlines of University Avenue and the Santa Fe Railroad right-of-way; then southerly along the railroad right-of-way to the prolongation of the centerline of Twelfth Street; then easterly to the centerline of Howard Avenue; then northerly to the centerline of Eleventh Street; then easterly about 175 feet; then northerly to a point midway between Ninth and Tenth Streets; then westerly about 100 feet; then northerly to the centerline of Ninth Street; then westerly about 100 feet; then northerly to a point midway between University Avenue and Ninth Street; then easterly about 140 feet; then northerly to the centerline of University Avenue; then westerly to the point of beginning.

Revised Sub-Area 8:

All of Sub-Area 8 as shown in the Riverside Marketplace Specific Plan as adopted by City Council Resolution No. 17762 on May 28, 1991, except for the area contained in New Sub-Area 9.

EXHIBIT A

AMENDMENTS TO
RIVERSIDE MARKETPLACE SPECIFIC PLAN

The following text is to be added to the Specific Plan:

4.2.9 **Marketplace Urban Industrial Sub-Area**

The Marketplace Urban Industrial sub-area portion of the Specific Plan area generally utilizes land use and development standards which will facilitate the retention, expansion and modernization of existing, long-standing processing and manufacturing uses, particularly those associated with the citrus industry. The land uses and development standards established below recognize the unique requirements of uses within the sub-area that have existed for a long period of time and which do not necessarily conform to current development requirements.

All development within this area designated Marketplace Urban Industrial shall conform to the M-1 Zone provisions establishing design standards unless noted otherwise within this Specific Plan document.

4.2.9.1 **Land Uses**

The following sections discuss land uses which are permitted, conditional and prohibited within the Marketplace Urban Industrial sub-area of the Specific Plan.

Permitted Uses

The following uses are permitted within this land use sub-area. The listed uses are defined in Sections 4.3.1 through 4.3.6.

- | | |
|-------------------|---|
| Office | <ul style="list-style-type: none">● Administrative and professional offices● Research and development offices |
| Commercial | <ul style="list-style-type: none">● For property in the M-2 zone only: general retail |
| Services | <ul style="list-style-type: none">● Business support services● Eating and drinking● Medical and health care services● Passenger train/bus terminal● Parking lots and structures● Personal Services |

EXHIBIT B

Industrial/Manufacture

- Fruit and vegetable packing plant
- Publishing and printing
- Research and development laboratory
- Warehousing/storage
- Wholesale distribution

Civic and Cultural Facilities

- Civic services
- Cultural facilities

Conditional Uses

The following uses may be located within the this sub-area if a Conditional Use Permit is granted by the City of riverside in accordance with Chapter 19.64 of the Zoning Ordinance.

- Ancillary to a permitted industrial use
- Day care center
- Recreational facilities
- Repair services

Prohibited Uses

Uses not listed as permitted or conditional within this document shall be considered prohibited. The Planning Commission may judge that other uses which are similar to and compatible with other uses enumerated may be permitted in the Marketplace Urban Industrial area.

4.2.9.2 Development Standards

This section identifies development standards which are applicable to development within the Marketplace Urban Industrial planning sub-area of the Specific Plan.

Minimum Parcel Size:	No Limitation
Maximum Building Height:	Fifty-five (55) feet.
Maximum Building Coverage:	No Limitation
Minimum Building Setback:	No Limitation within the sub-area; 20 feet for any new construction at the perimeter of the sub-area adjacent to residentially zoned property.

Minimum Parking Setback: For property zoned M-1:
20 feet from any public
street

Minimum Landscape Coverage: No limitation

Screen Walls/Landscaping:

A minimum six and maximum of eight-foot-high masonry screen walls and/or chainlink fencing with landscaping is required to screen the perimeter of the subarea from adjacent properties and streets subject to Design Review staff approval.

Where streets are being terminated in cul-de-sacs or knuckled, installation of a minimum landscaped depth of twenty feet (may include landscaping within public right-of-way) is required except where in the judgment of the Planning staff landscaping cannot be provided due to existing improvements

Parking:

Parking shall be improved as required by Chapter 19.74 of the zoning ordinance. For manufacturing and fruit and vegetable packing uses one parking space shall be provided for each 1500 square feet of building area. For all other uses the number of spaces shall be as required by the Zoning Ordinance. Parking as needed for any new occupancy or construction shall be provided and fully improved upon occupancy unless otherwise approved by variance.

Landscaping Concept:

The Marketplace Urban Industrial sub-area proposes modification to the existing street patterns, including road closures and realignment. The master landscape concept will be to provide screen type landscape materials as buffers for the adjacent residential areas, where appropriate, and to introduce decorative walls and landscape materials at the gated entrances adjacent to Ninth and Tenth Streets.

4.2.9.3 Design Review

Design Review Board approval is required for new buildings and significant exterior alterations of existing buildings and appurtenances visible from public rights-of-way. Otherwise Design Review staff approval will be required.

EXHIBIT B

-3-

Notwithstanding the Specific Plan Development Standards contained in Sections 4.1 through 4.1.6, building materials, colors and methods of roof-mounted equipment screening may be approved which are appropriate to the type and historic era of the predominant buildings within this sub-area.

4.2.9.4 Streets

Contingent upon approval of appropriate rights-of-way vacations, Section 3.3.2 of the Specific Plan as it applies to this sub-area is amended to reflect the following:

Howard Avenue will progress northerly from Fourteenth Street to Tenth Street at which point a knuckle to the west will be constructed. In future if Royal Citrus expands, Howard Avenue may be knuckled at Twelfth Street and vacated between Tenth and Twelfth Streets.

Commerce Street will knuckled to the east at Tenth Street but in the future may terminate in a cul-de-sac and be vacated southerly of Ninth Street.

Ninth Street will terminate in a cul-de-sac and be vacated westerly of the easterly boundary of the Royal Citrus packing plant.

Tenth Street will terminate in a cul-de-sac and be vacated westerly of the easterly boundary of the Royal Citrus packing plant to Howard Avenue and from Commerce Street to the Santa Fe Railroad.

Eleventh Street will be vacated west of Howard Avenue to the old FMC property; it may later be knuckled to the south if Howard Avenue is vacated north of Eleventh Street; or it may be terminated in a cul-de-sac if Howard Avenue is vacated north of Twelfth Street.

Pedestrian and emergency vehicle access only shall be permitted from Ninth Street. Vehicular access from Tenth Street shall be limited to employee automobiles and commercial vehicles for access to the maintenance facility only.

4.2.9.5 Property Boundary Adjustments

All parcels within the Marketplace Urban Industrial Planning Sub-area under ownership of Royal Citrus Company shall be consolidated into one or more logical parcels via the parcel map waiver process, but without further Planning Commission action, to the specifications of the Planning and Public Works Departments.

EXHIBIT B

-4-

4.2.9.6 Historic Resources

A cultural resources survey of Subarea 9 and potentially impacted properties adjacent to Subarea 9 shall be undertaken to identify potentially eligible cultural resources as well as the area's overall historical significance, as per the requirements of the Marketplace Specific Plan EIR. This study shall also assess potential impacts and identify mitigations to reduce such impacts, if any, to a level of insignificance. Such a survey shall be undertaken at the applicant's expense by a qualified firm acceptable to the Historic Preservation Office of the Planning Department prior to demolition, new construction or substantial exterior alteration of any existing structures within new Sub-area 9.

As a matter of information, Historic Preservation Planning staff has completed the required survey for the former FMC site, generally bounded by 10th Street, Howard Avenue, 14th Street and the AT&SF railroad line. Staff has determined the site eligible for designation as a City Landmark and potentially eligible for listing on the National Register of Historic Places. Any future alterations to the former FMC site shall be subject to a separate review and approval process per City procedures.

4.3 Land-Use Definitions

Uses listed as permitted and conditional within the preceding subsections are defined herein.

4.3.1 Retail

Building Supplies and Sales - Activities typically include, but are not limited to, the retail sale or rental from the premises of goods and equipment including paint, glass, hardware, fixtures, electrical supplies, nurseries and lumber, and hardware stores.

Business Supply Retail - Activities typically include, but are not limited to, retail sales, rental, or repair from the premises, of office equipment, office supplies and similar office goods, primarily to firms and other organizations utilizing the goods, rather than to individuals. They exclude the sale or rental of motor vehicles and the sale of materials used in construction of buildings or other structures.

Convenience Sales - Activities typically include, but are not limited to, the retail sales from the establishments or places of business primarily engaged in the provision of frequently or recurrently needed small personal convenience items. These include various general retail sales and personal services of an appropriate size and scale to meet the above criteria. Uses typically include, but are not limited to, beauty and barber shops, apparel laundering and dry cleaning establishments, and neighborhood grocery stores.

General Retail (indoor) - Activities typically include, but are not limited to, the retail sales from the establishments or places of business primarily engaged in the provision of durable general retail items. These include various indoor general retail sales of items such as apparel, antique shops and jewelry stores.

Highway Commercial/Retail Showroom - Activities typically include, but are not limited to, the retail sales of major purchase consumer items such as furniture, electronics, clothing, home furnishing or major discount or off-price centers which require arterial or freeway access and/or visibility. The size of a highway commercial/retail showroom structure is typically larger than that of a general retail establishment.

4.3.2 Office

Administrative and Professional Offices - Activities typically include, but are not limited to, professional, executive, management, or administrative uses of private, profit-oriented firms other than public utility firms. Uses typically include, but are not limited to, administrative, legal, medical, financial and insurance offices, sales representatives, and architectural firms.

Research and Development Offices - Activities typically include, but are not limited to, scientific research and theoretical studies and investigations.

4.3.3 Hotel

Hotel - Activities typically include, but are not limited to the provision of lodging and associated restaurants, meeting, retail and personal care services. Hotels typically have interior halls for access to rooms, in addition to lobbies, food/banquet service and accessory personal services.

4.3.4 Services

Automotive Rental - Activities typically include, but are not limited to, the rental, from the premise, of motor vehicles. Uses typically include, but are not limited to, car rental agencies.

Automotive Service Station - Activities typically include, but are not limited to, the sale from the premises of goods and the provision of services normally required in the day-to-day operation of motor vehicles, including the principal sale of petroleum products, the incidental sale of tires, batteries, replacement items, lubricating services, and the performance of minor repairs, such as tune-ups, tire changes and brake work.

Business Support Services - Activities typically include, but are not limited to, firms rather than individuals engaged in the provision of services of clerical, employment, protective, or of processing nature, including multi-copy and blue-print services. They exclude the printing of books, other than pamphlets and small reports for another firm, and the storage of goods other than samples is prohibited. Typical uses include secretarial services, telephone answering services, and blueprint services.

Eating and Drinking Establishments - Activities typically include, but are not limited to, establishments or places of business primarily engaged in the sale of prepared foods and beverages for on-premise consumption. Typical uses include restaurants and short-order eating places or bars, excluding free standing fast food type services. Outdoor dining is permitted for eating and drinking establishments, with fencing or comparable separation from public areas being required for establishments serving alcohol within the outdoor area.

Day Care Center - Activities typically include, but are not limited to, establishments for daytime care of individuals. This term includes nursery schools, pre-schools, adolescent and adult day care facilities, and similar activities.

Health Club - Activities typically include, but are not limited to, establishments primarily engaged in the provision of physical improvement

equipment and services such as aerobics, weights, swimming facilities, racquetball courts, diet counseling and similar.

Medical/Health Care Services - Activities typically include, but are not limited to, establishments primarily engaged in the provision of personal health services including prevention, diagnosis and treatment or rehabilitation services provided by the physicians, dentists, nurses and other health personnel as well as the provision of medical testing and analysis services, but excludes those classified as any public use type. Typical uses include medical offices, dental laboratories and fitness or wellness clinics.

Movie Theater - Activities typically include, but are not limited to, establishments engaged in the indoor showing of motion pictures. Adult movie theaters shall be considered prohibited within the Riverside Marketplace.

Parking Lots and Structures - Activities typically include, but are not limited to, an area on a lot or within a building, or both, including one or more parking spaces together with driveways, aisles, turning and maneuvering areas, clearances, and similar features.

Passenger Train/Bus Stations - Activities typically include, but are not limited to, a terminal to ticket, embark and disembark passengers and incidental parcels from passenger rail/bus carriers. Also permitted as incidental to this use and encompassed within the terminal is the provision of personal services and convenience goods, as defined within this document, as well as eating and drinking establishments.

Personal Service - Activities typically include, but are not limited to, information, instruction and similar services of personal nature. Uses typically include, but are not limited to, driving schools, beauty shops, travel bureaus, and photography studios.

Recreational Facilities - Activities typically include, but are not limited to, sports performed either indoor or outdoor, which require a facility for conducting the recreational activity. Uses typically include but are not limited to tennis courts, sports fields and golf courses.

Repair Services - Activities typically include, but are not limited to repair services involving articles such as upholstery, furniture, and large electrical appliances.

4.3.5 Industrial/Manufacturing/Wholesale

Ancillary Industrial Uses - Activities include, but are not limited to, uses which are ancillary to permitted industrial uses, such as truck refueling stations and rail spur lines.

Wholesale Distribution - Activities include, but are not limited to, the distribution of goods in large quantities for resale.

Warehousing/Storage - Activities include the storage of goods in a space specifically intended for this purpose.

Manufacturing - Activities typically include, but are not limited to, fruit packing houses, the assembly, fabrication or manufacturing of furniture, food product, garments, signage, electrical appliances and toys. (The processing of fish, meat, sauerkraut, vinegar and yeast products and the rendering or refining of fats and oils is prohibited.)

Research and Development Laboratory- Activities typically include, but are not limited to, scientific research and theoretical studies and investigations, including the fabrication and testing of prototypes, and the performance of environmental tests and the related activities, by or under the supervision of professional scientists and highly trained specialists in the field of physical economic or social research.

4.3.6 Civic/Cultural Facilities

Civic/Cultural use types include the performance of utility, educational, recreational, cultural, medical protective, governmental, and other uses which are strongly vested with public or social importance.

Civic Services - Activities typically include, but are not limited to, management or administrative services performed by public, quasi-public, and governmental or utility administrative offices. Uses typically include, but are not limited to, public parks and open space areas of an active or passive character, playgrounds, playing fields, visitor facilities and community halls.

Cultural Facilities - Activities typically include, but are not limited to, art galleries, performing arts/theaters, museums, and other uses which are strongly vested with cultural importance or contribution.

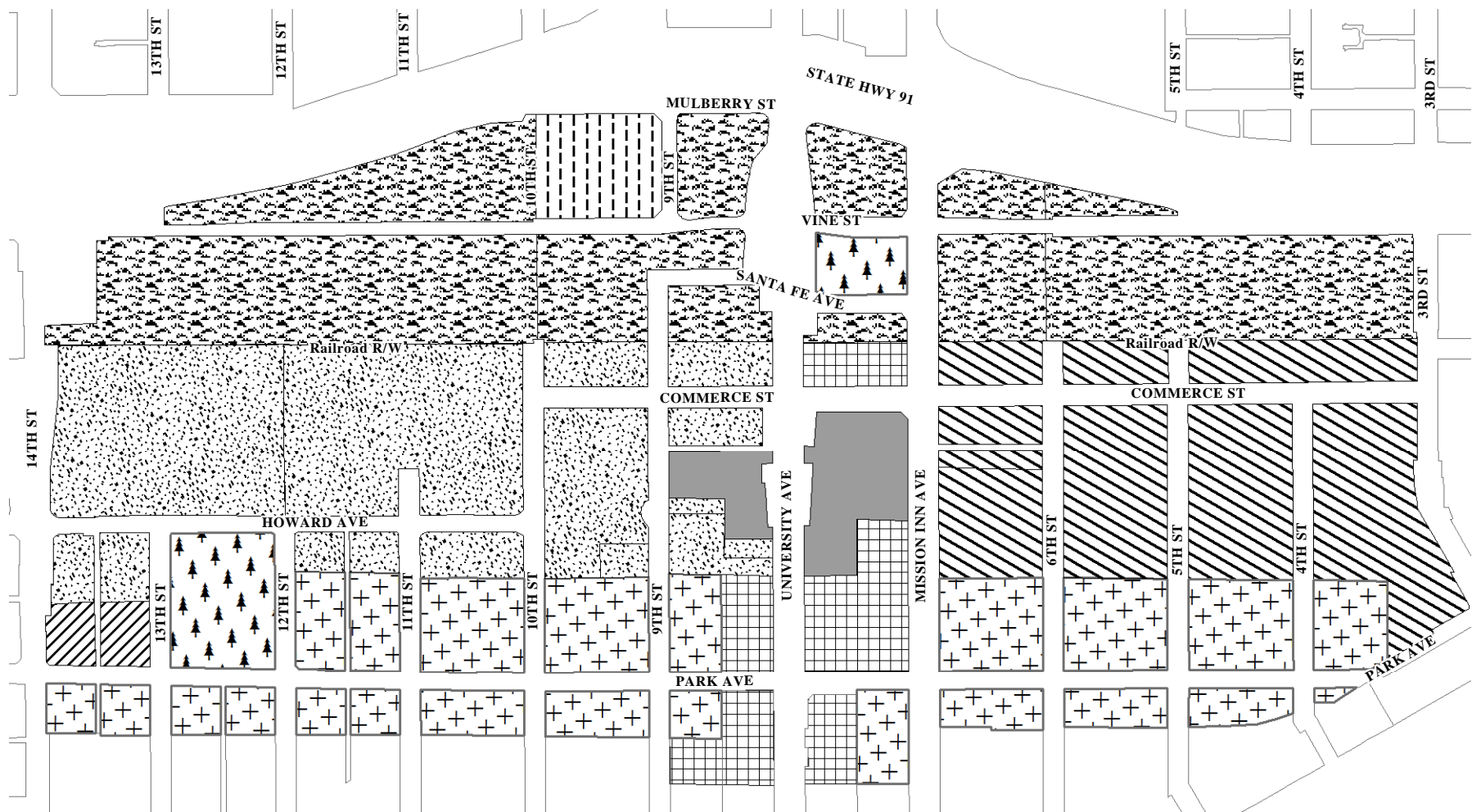
Riverside Marketplace Specific Plan – Proposed Section 3.1.1

3.1.1 Relationship to the General Plan Land Use Element










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Public Utilities	Public and Institutional
Industrial	High Density Industry
Mixed Use	Retail Business and Offices
Mixed Use-Urban	Mixed Use-Urban
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Retail	Retail Business and Offices
Park	Neighborhood or Local Park

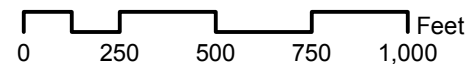


LEGEND

	Business Park		Park
	Industrial		Public Utilities
	Mixed Use		Residential
	Mixed Use Urban		Retail
	Neighborhood Retail		

LAND USE PLAN

Figure 4



Albert A. **WEBB** Associates

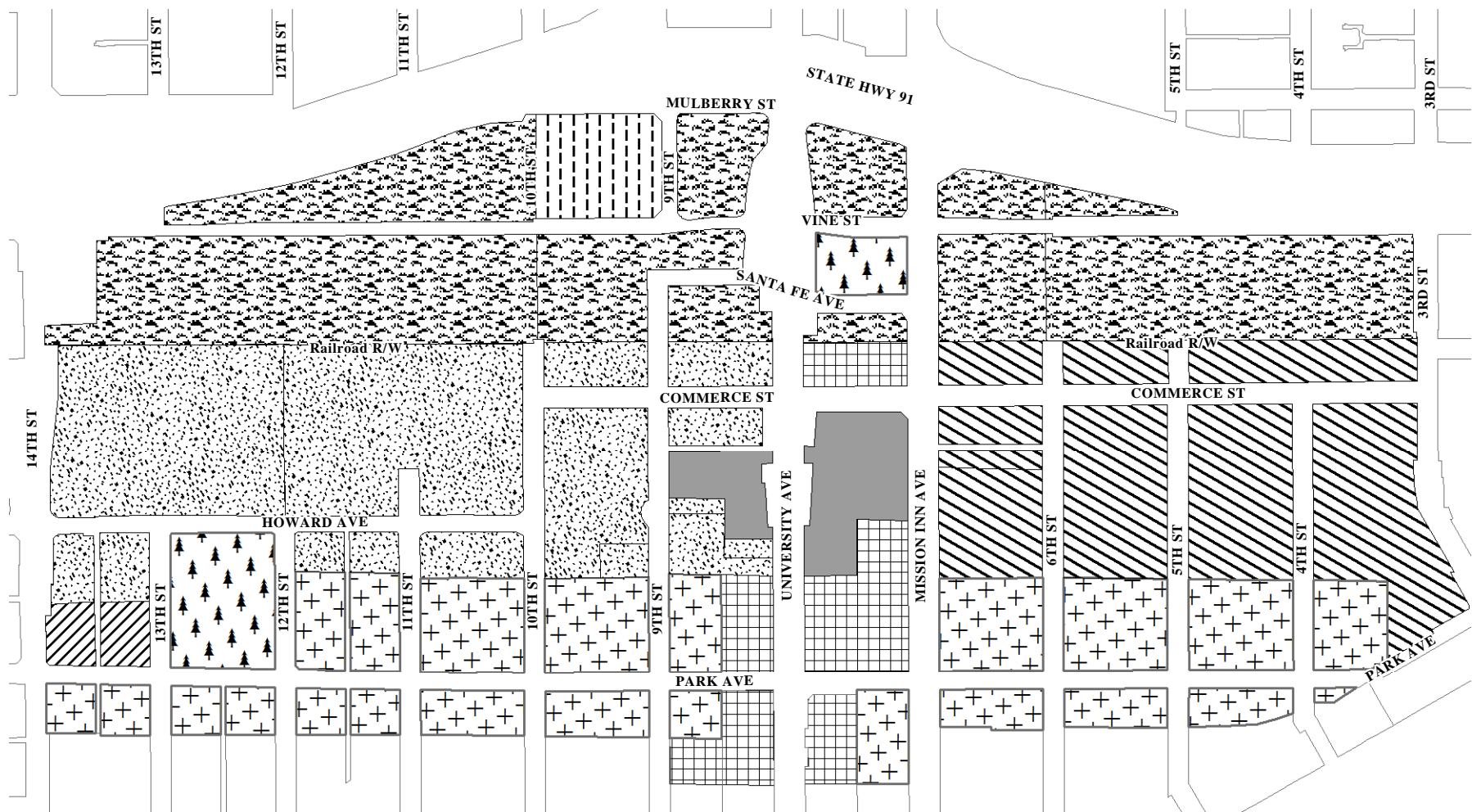
Riverside Marketplace Specific Plan – Proposed Section 3.1.1

3.1.1 Relationship to the General Plan Land Use Element










Specific Plan land use designations shown on Figure 4 essentially function as references to the specific sets of standards for each planning area set forth in the Specific Plan. The City's general Plan Land Use Element; however, contains more general land use designations that are applied to all properties Citywide. In order for the Specific Plan to be consistent with the General Plan, Land Use Element designations must be assigned to the Planning Areas of the Specific Plan. Figure 4A translates the Specific Plan land use designations into General Plan Land Use Element designations. Adoption of the Marketplace Specific Plan will amend the General Plan Land Use Element accordingly.

The specific designations translate as follows:

<u>Specific Plan</u>	<u>General Plan</u>
Business Park	Industrial Park
Public Utilities	Public and Institutional
Industrial	High Density Industry
Mixed Use	Retail Business and Offices
Mixed Use-Urban	Mixed Use-Urban
Neighborhood\Retail	Retail Business and Offices
Residential	Medium Low Density Residential (Average 4 dwelling units per acre)
Retail	Retail Business and Offices
Park	Neighborhood or Local Park

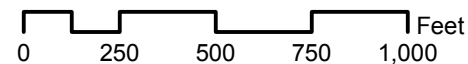


LEGEND

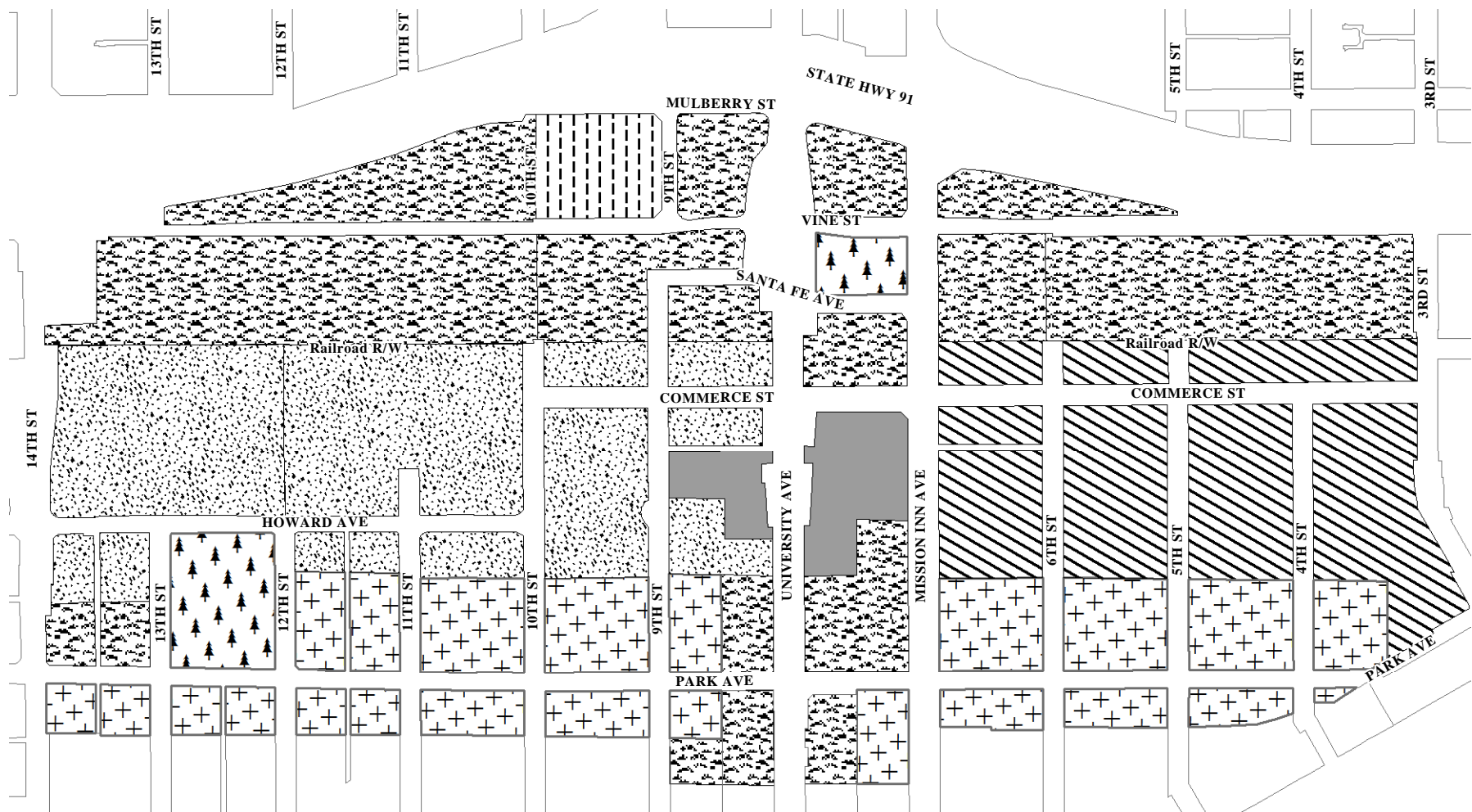
	Business Park		Park
	Industrial		Public Utilities
	Mixed Use		Residential
	Mixed Use Urban		Retail
	Neighborhood Retail		

LAND USE PLAN

Figure 4



Albert A. **WEBB** Associates

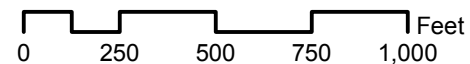


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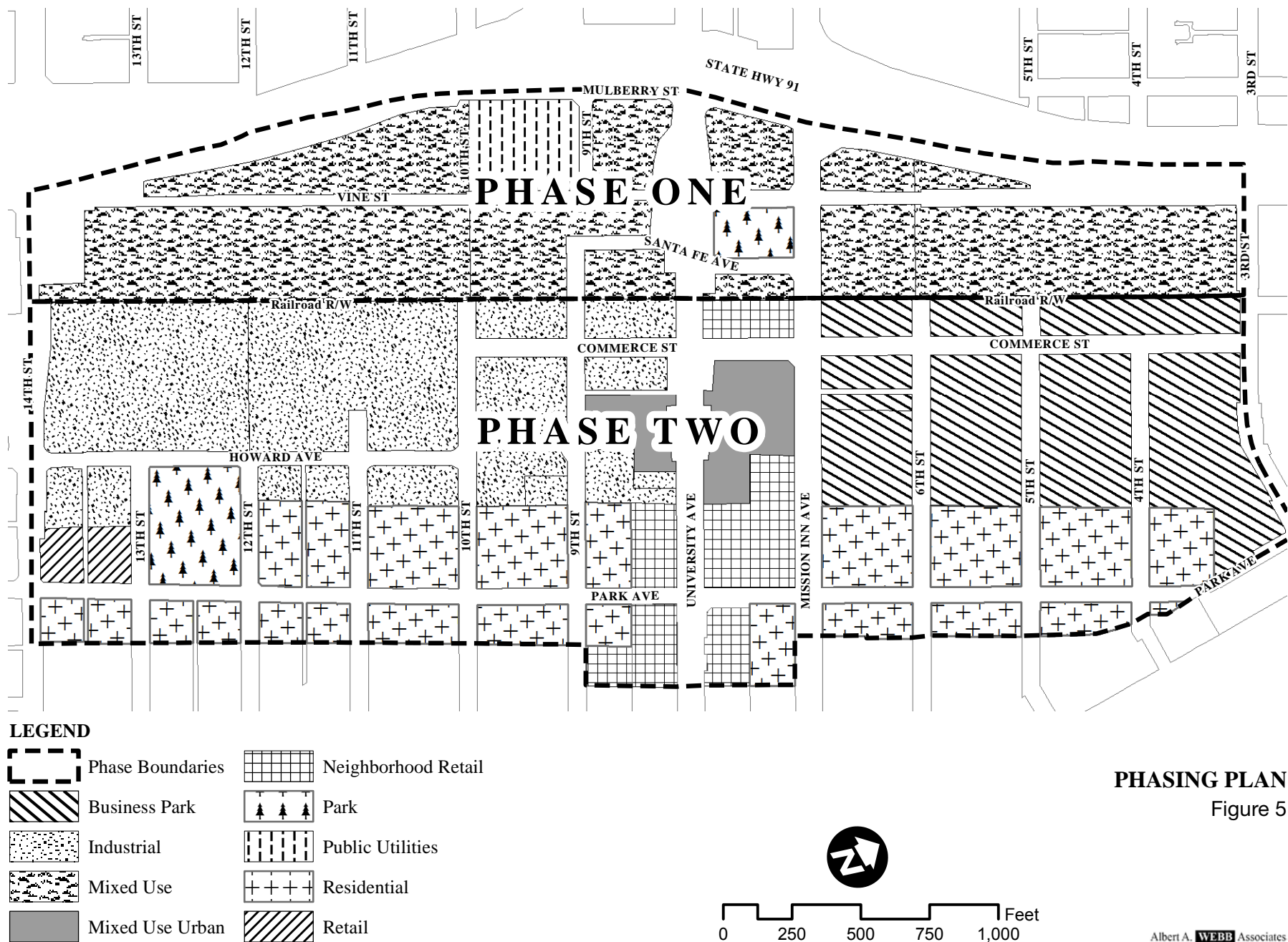
	Industrial Park		Retail Business and Office
	Public and Institutional		Neighborhood or Local Park
	High Density Industry		Mixed Use Urban
	Medium Low Density Residential		

GENERAL PLAN DESIGNATIONS

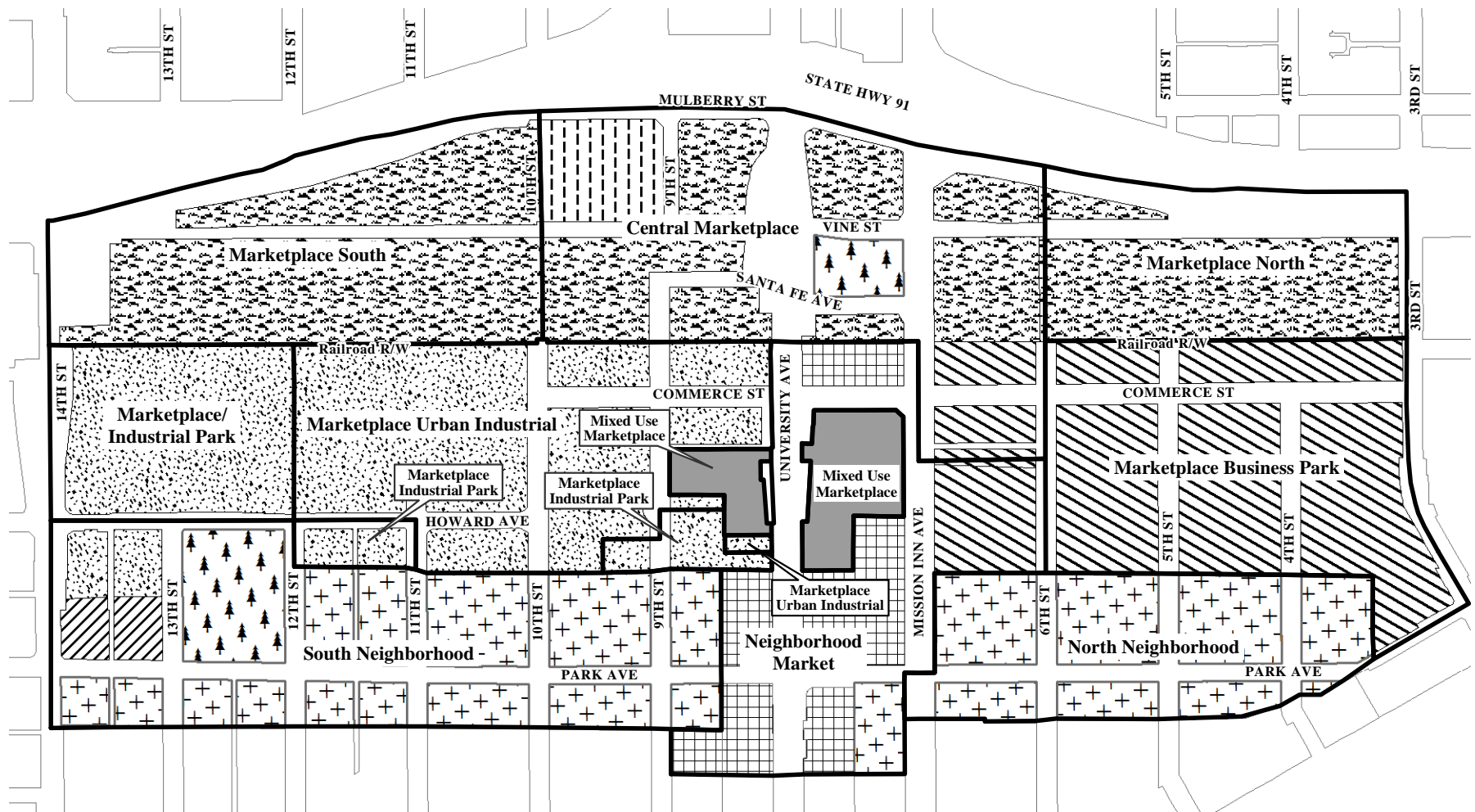
Figure 4a



Albert A. **WEBB** Associates



PHASING PLAN
Figure 5

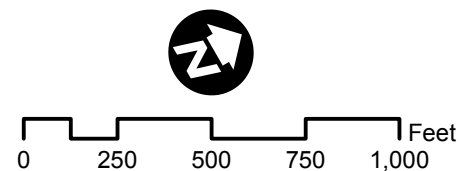


LEGEND

Name	Sub Areas		
			Neighborhood Retail
	Business Park		Park
	Industrial		Public Utilities
	Mixed Use		Residential
	Mixed Use Urban		Retail

SUB AREAS PLAN

Figure 8



Albert A. **WEBB** Associates

Mixed Use Marketplace Sub-Area

4.2.10 Mixed Use Marketplace Sub-Area

The Mixed Use Marketplace portion of the Riverside Marketplace Specific Plan generally utilizes the development standards established within the City of Riverside’s Municipal Code section pertaining to Mixed Use Zones (Title 19, § 19.120).

All development within this area designated as Mixed Use Marketplace shall conform to the Mixed Use – Urban (MU-U) provisions establishing development standards, unless noted otherwise within this Specific Plan document.

4.2.10.1 Land Uses

All proposed uses within this area designated as the Mixed Use Marketplace shall conform to the established land use regulations within the City of Riverside’s Municipal Code section pertaining to Mixed Use – Urban uses (Title 19, §19.150).

4.2.10.2 Development Standards

The following section identifies development standards which are applicable to development within the Mixed Use Marketplace Sub-Area. Development Standards for the Mixed Use Marketplace Sub-Area correspond with those listed within the Mixed Use – Urban (MU-U) Zone found within the City of Riverside Municipal Code (Title 19, §19.120.060, Table 19.120.050), unless otherwise noted within this Specific Plan.

Floor Area Ratio

FAR 4.0

The maximum floor-area ratio (FAR) applies to all development on site, excluding parking structures.

Density

40 dwelling units/acre

Residential densities may be increased in the MU-U Zones for those developments that serve as transit-oriented developments. Proposed projects within one-half of a mile from; 1) a transit stop along Magnolia or University Avenues; or 2) any transit station; may have a residential density of up to 60 dwelling units/acre.

Lot Standards

Minimum Parcel Size: 20,000 square feet

Lot Depth – Minimum: 100 feet

Lot Width – Minimum: 80 feet

Building Height

60 feet

Uninhabited architectural design features such as towers, spires, steeples, domes, and cupolas may exceed the specified height limit by a maximum of 10%, subject to approval by the appropriate Approving or Appeal Authority.

Building Setbacks

Minimum Front Yard: 0 feet

Where a lot or parcel of land at the junction of two streets has a frontage on each street over 130 feet in length, front yard setbacks of the depth required in the appropriate zone shall be required on those frontages.

Minimum Interior Side Yard: 0 feet

When adjacent to a residential zone or the project contains a residential component, the minimum side yard setback shall be 15 feet.

Minimum Street Side Yard: 0 feet

Minimum Rear Yard: 15 feet

When adjacent to a residential zone or the project contains a residential component, the minimum rear yard setback shall be 25 feet.

Open Space Requirements

Private Open Space: 50 square feet per dwelling unit for at least 50% of the units.

Common Open Space: 50 square feet per dwelling unit.

Minimum Landscape Coverage

All areas on-site which are not occupied by a structure, accessory use, sidewalk or parking area shall be landscaped.

Screen Wall

A six foot decorative masonry wall shall be constructed along all property lines abutting a residential zone.

Vehicle Parking

Proposed parking within the area designated as the Mixed Use Marketplace shall conform to the established land use regulations within the City of Riverside's Municipal Code section pertaining to Parking and Loading (Title 19, §19.580), unless otherwise noted within this specific plan.

Riverside Marketplace Specific Plan – Proposed Section 4.3.7 – Mixed Use Land Use Definition

4.3.7 Mixed Use Urban

Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 – Minor Conditional Use Permit), uses requiring approval of a conditional use permit (Chapter 19.760 – Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses that are specifically prohibited. Uses not listed in the Tables are prohibited unless the Community and Economic Development Director, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar to and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited. (Ord 7064 §3, 2010)

Mission Inn Avenue

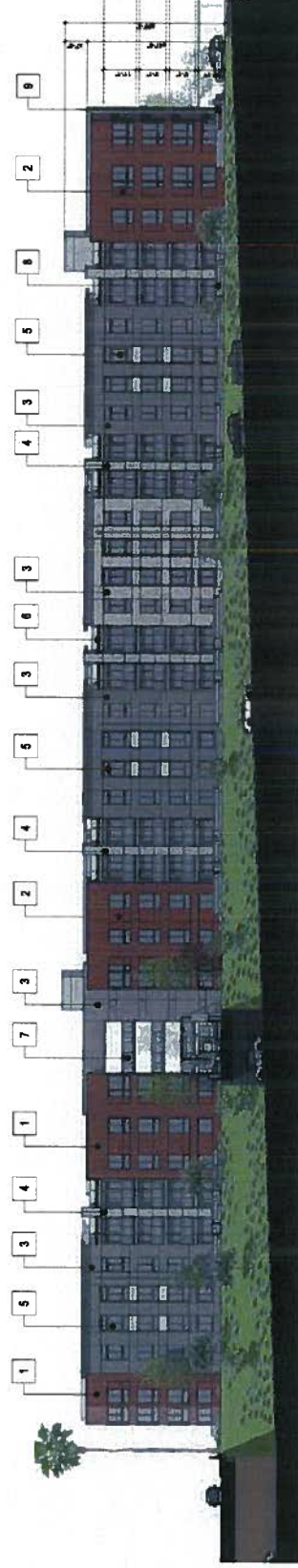


University Avenue

Key Map n.t.s.

- Material Legend**
1. Corrugated Metal Siding
 2. Exterior Metal System
 3. Stucco
 4. Cementitious Plaster
 5. Recessed Window
 6. Metal Awning
 7. Perforated Metal
 8. Concrete Block
 9. Project Signage
 10. Carport

1. Commerce Street Elevation



2. University Avenue Elevation

MISSION LOFTS

Mission Lofts LLC
1201 Dove Street, Suite 250
Newport Beach, CA 92660
949.975.1122

BUILDING A: ELEVATIONS

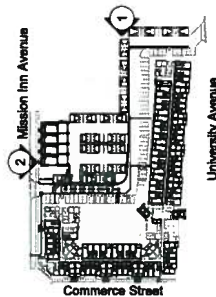
IRVINE, CA
REV # 2011-001

11.03.2011

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

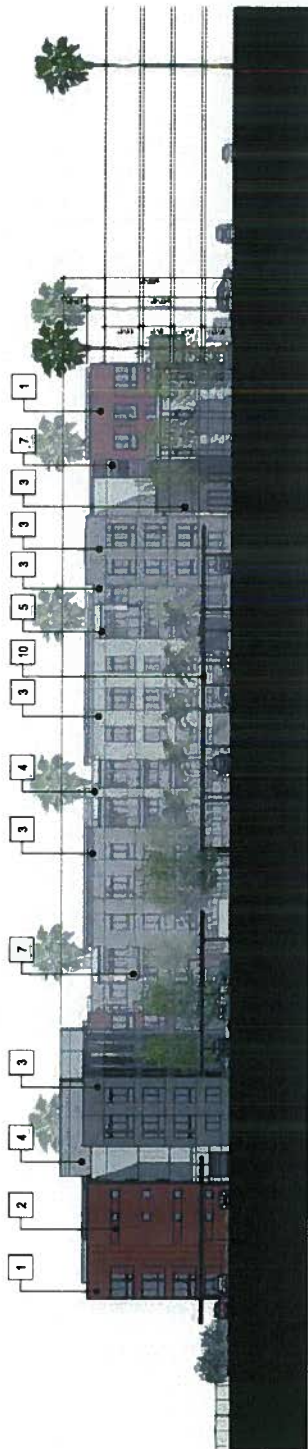
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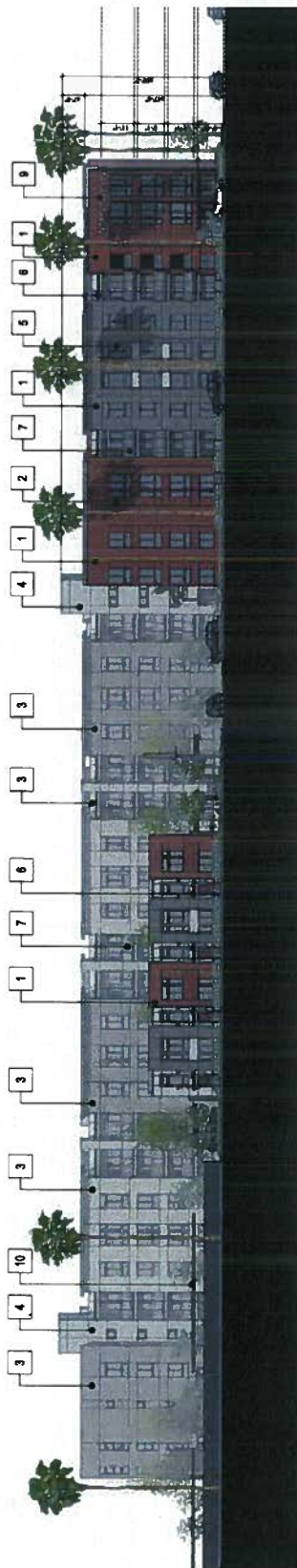


Key Map n.t.s.

- Material Legend**
1. Corrugated Metal Siding
 2. Exterior Metal System
 3. Stucco
 4. Cementitious Plaster
 5. Recessed Window
 6. Metal Awning
 7. Perforated Metal
 8. Concrete Block
 9. Project Signage
 10. Canopy



1. East Elevation



2. Mission Inn Avenue Elevation

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Newport Beach, CA 92660
949.975.1122

BUILDING A: ELEVATIONS

RYEVILLE, CA
REV # 2012-001

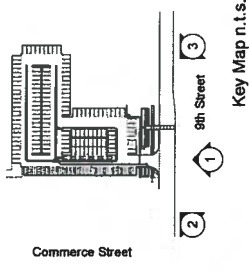
11.13.2014

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Architecture+Planning
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Irvine, CA 92614
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ktgy.com



AI.5





1. 9th Street Elevation



2. 9th Street Perspective



3. 9th Street Perspective

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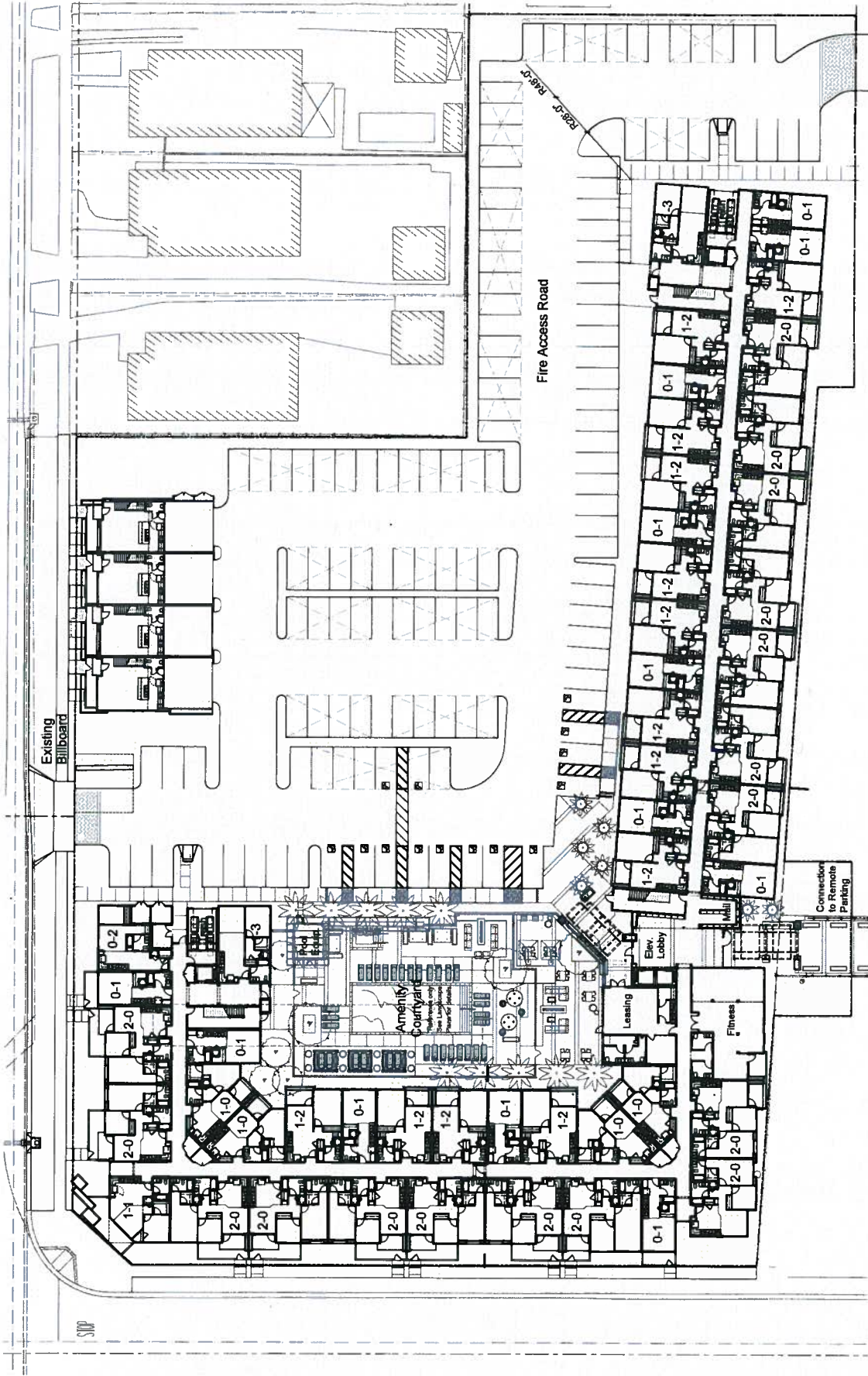
PARCEL 2 ELEVATION & PERSPECTIVES

RIVERVIEW, CA
CDB # 2014001

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Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
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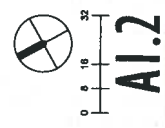
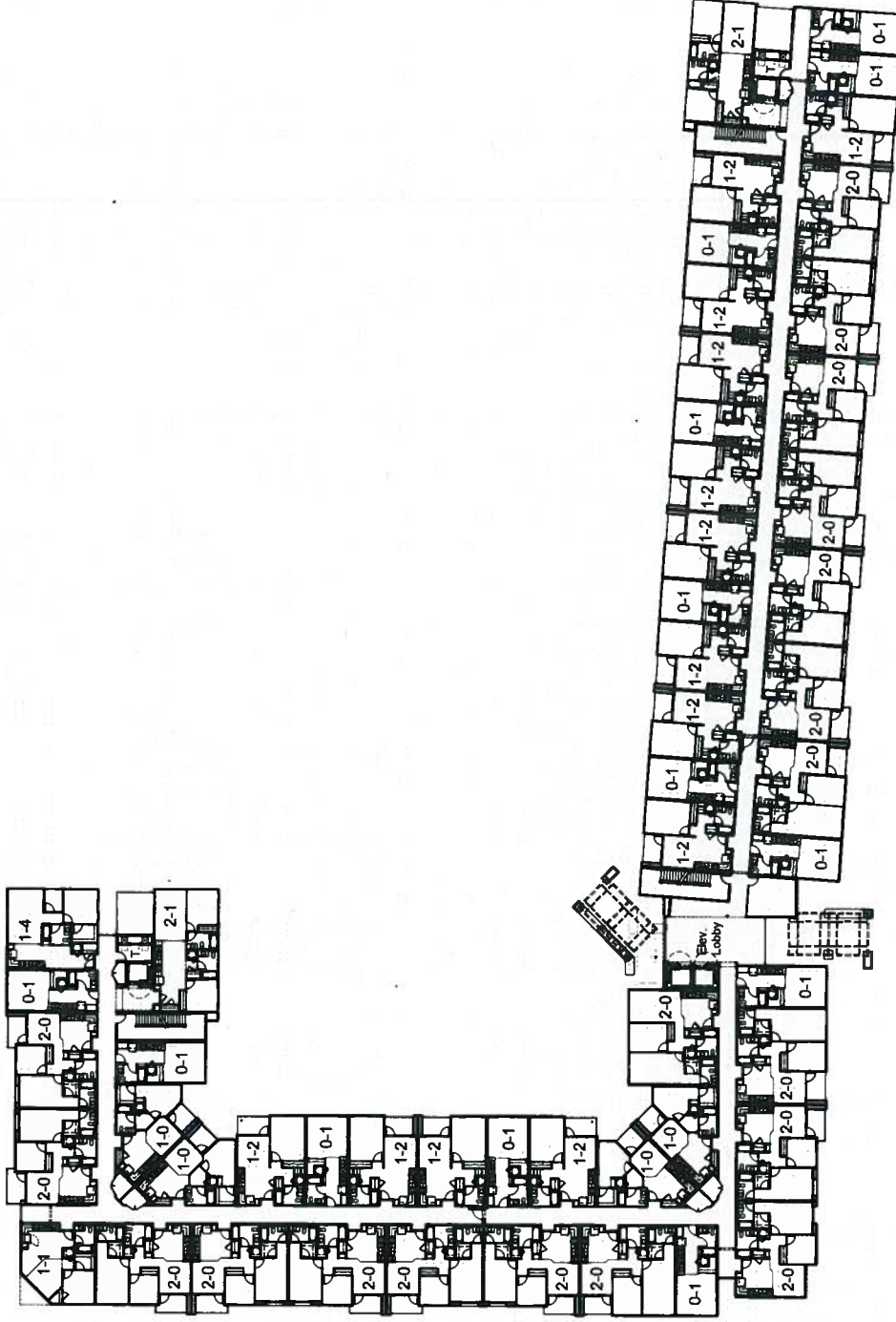
Mission Lofts LLC
1201 Dove Street, Suite 250
Newport Beach, CA 92660
949 975.1122

BUILDING A PLAN - LEVEL 1

INTERSTATE, CA
03/13/2014

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949 851.2133
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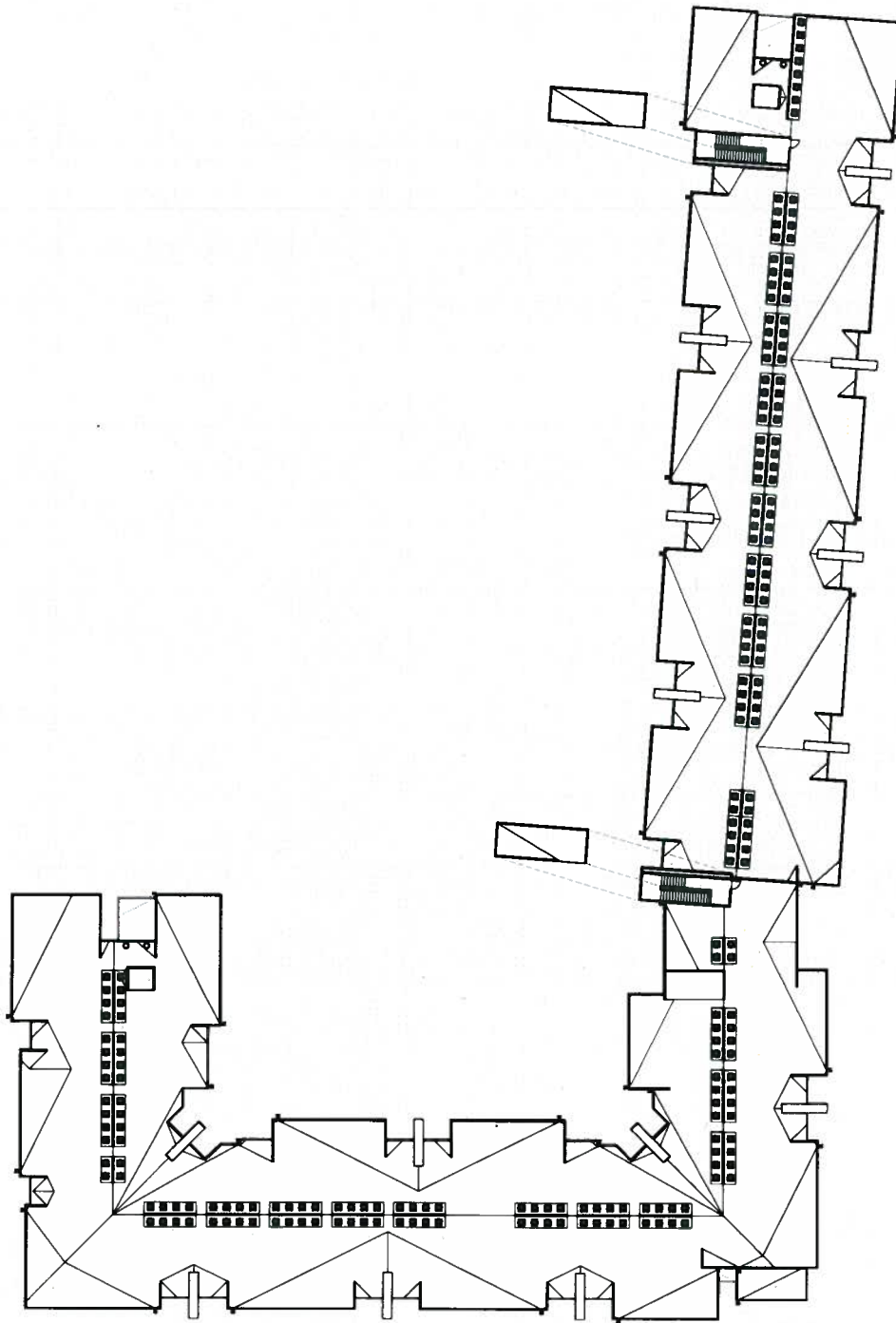
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Newport Beach, CA 92660
949.575.1122

BUILDING A PLAN - LEVEL 3 & 4

MYERSIDE, CA
03/12/2014

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Architecture+Planning
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949.851.2133
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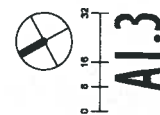
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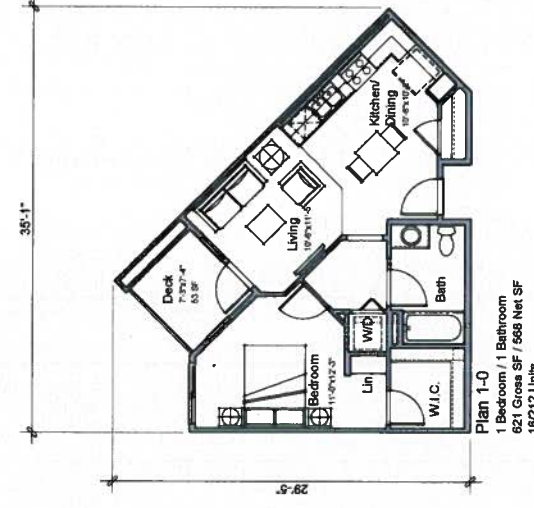
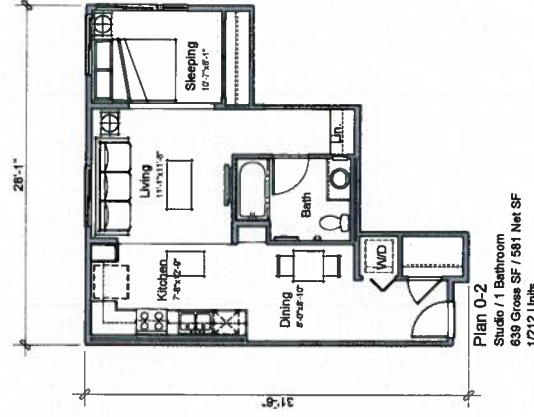
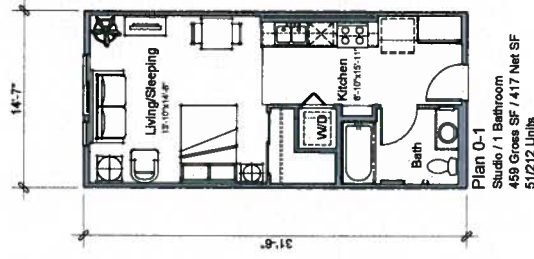
Mission Lofts LLC
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Newport Beach, CA 92660
949.975.1122

BUILDING A PLAN - ROOF

BUENOS AIRES, CA
03/13/2014

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949.575.1122

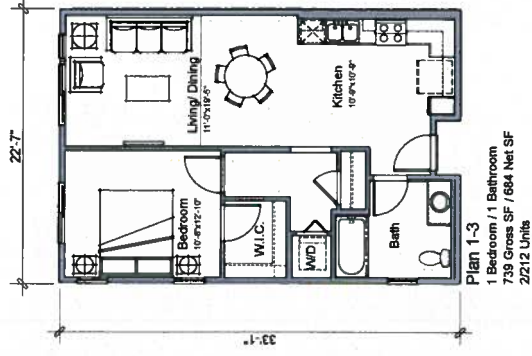
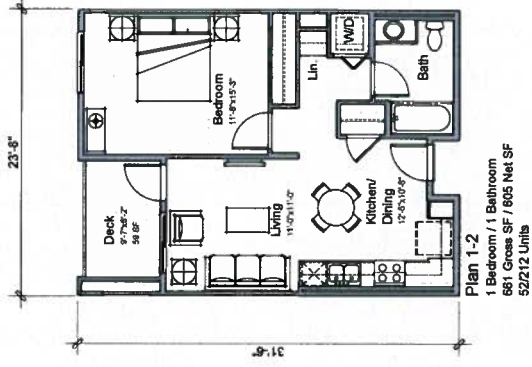
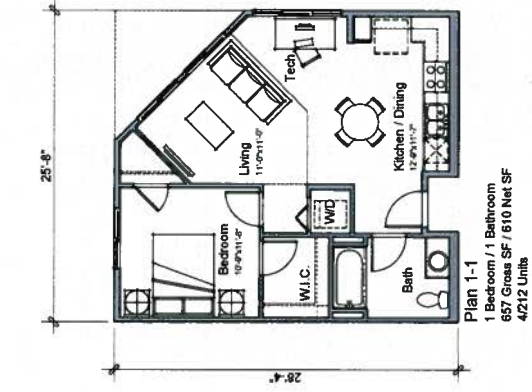
UNIT PLANS

RIVERSIDE, CA
CIP # 2012-0071

03.13.2014

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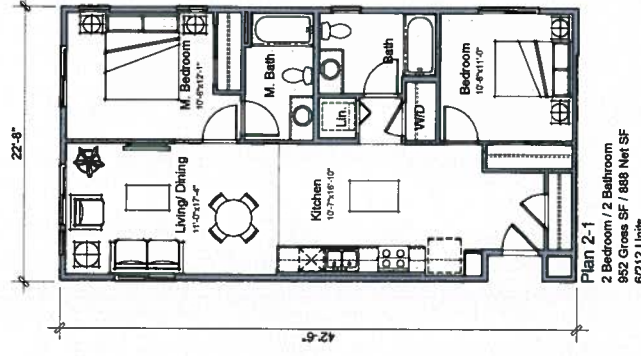
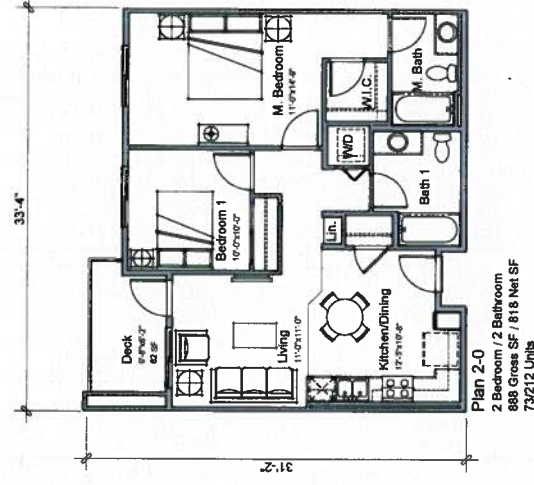
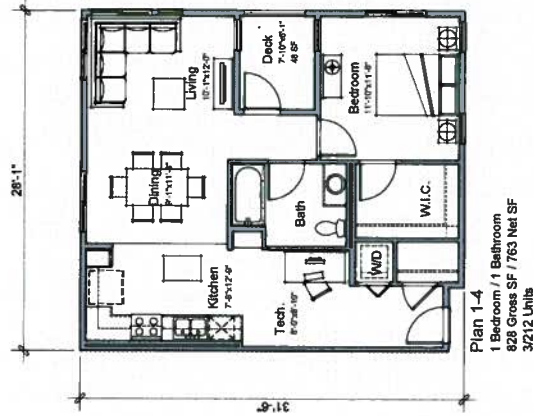
UNIT PLANS

RIVERSIDE, CA
100 # 2012401
03/13/2014

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Irvine, CA 92614
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Newport Beach, CA 92660
949.975.1122

UNIT PLANS

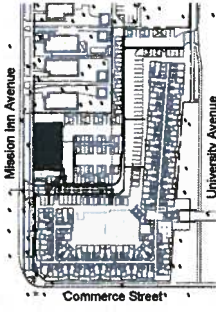
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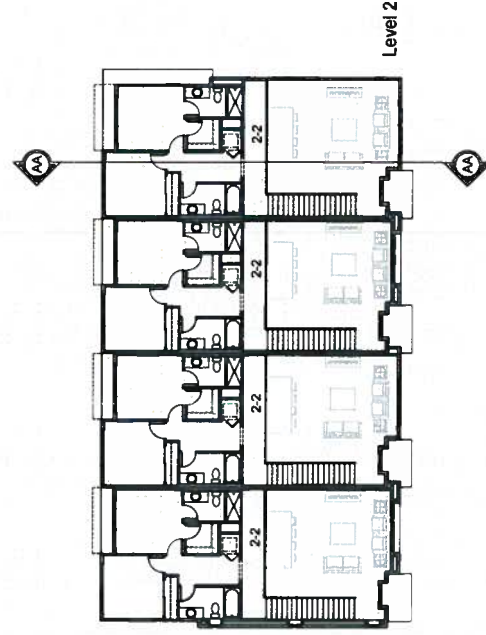
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Architecture-Planning
17911 Von Karmen Ave., Suite 200
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949.851.2135
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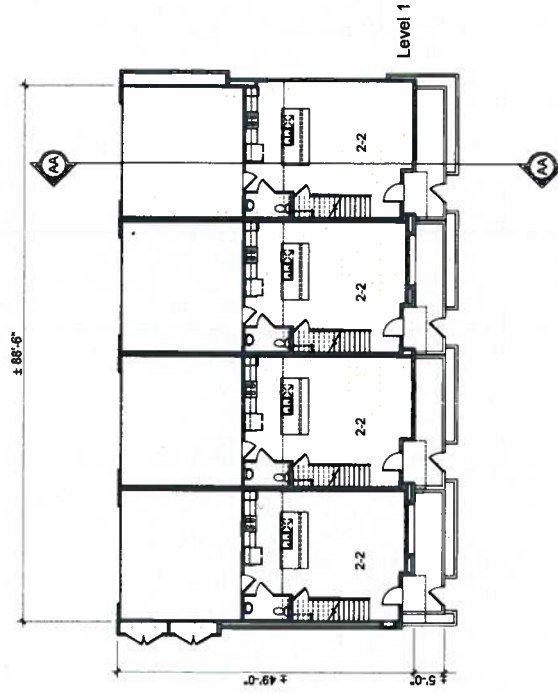
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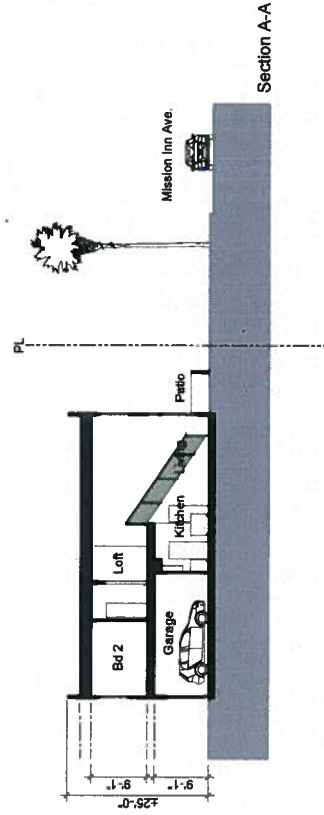
Key Map n.t.s.



Level 2



Level 1



Section A-A

MISSION LOFTS

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Newport Beach, CA 92660
949.975.1122

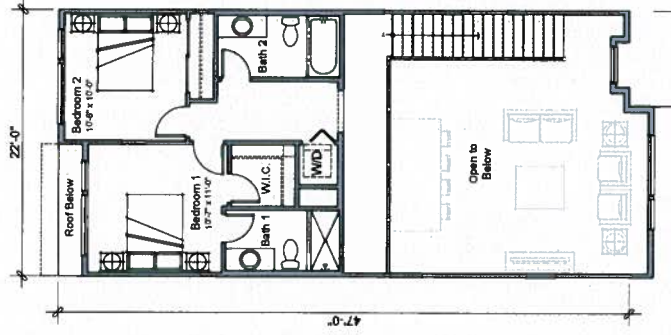
BUILDING B: PLANS & SECTION

03.13.2014
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CDB # 2012401

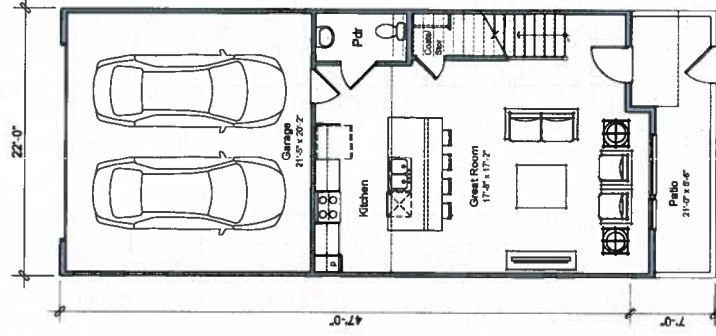
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Architecture+Planning
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Irvine, CA 92614
949.851.2133
ktgy.com

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Plan 2-2
Loft Level
551 NET SF / 577 GROSS SF



Plan 2-2
Level 1
2 Bedroom / 2.5 Bathroom + Loft
549 NET SF / 580 GROSS SF
Total 1100 NET SF / 1157 GROSS SF
4212 Units

MISSION LOFTS

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Newport Beach, CA 92660
949.975.1122

UNIT PLANS: LOFT PLAN

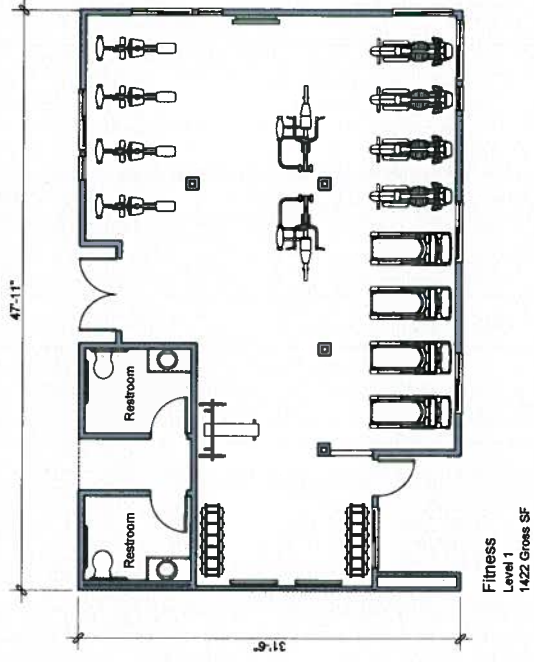
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10/28/2012 (01)

03.3.2016

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Irvine, CA 92614
949.851.2133
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949.975.1122

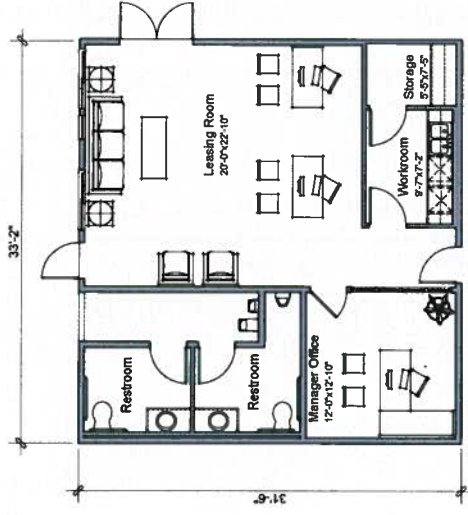
FITNESS ROOM PLAN

IRVINE, CA
DATE: 08.23.2014

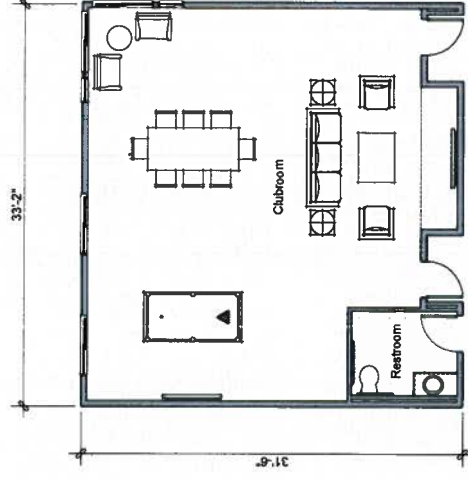
KTGY Group, Inc.
Architecture+Planning
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Irvine, CA 92614
949.851.2133
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0 2 4 6
A3.4





Leasing / Pool Restrooms
Level 1
1045 Gross SF



Clubroom
Level 2
1045 Gross SF

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Mission Lofts LLC
1201 Dove Street, Suite 250
Newport Beach, CA 92660
949.975.1122

LEASING & CLUBROOM PLANS

ROVENSIDE, CA
UDR # 2012461
03.33.2016

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Architecture+Planning
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Irvine, CA 92614
949.851.2133
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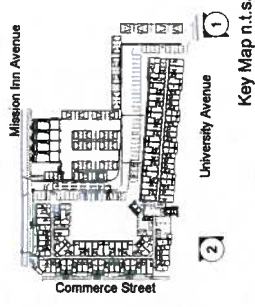




1. University Avenue Entry View



2. University Avenue View



MISSION LOFTS

Mission Lofts LLC
1201 Dove Street, Suite 250
Newport Beach, CA 92660
949.975.1122

IRVINE, CA
UCP # 781407

10/20/14

PERSPECTIVES

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



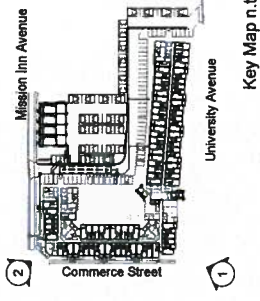
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1. View from Commerce Street Bridge



2. View from Mission Inn Avenue & Commerce Street



MISSION LOFTS

Mission Lofts LLC
1201 Dove Street, Suite 250
Newport Beach, CA 92660
949.975.1122

PERSPECTIVES

RYEVIEW, CA
100% # 2013-0471

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Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



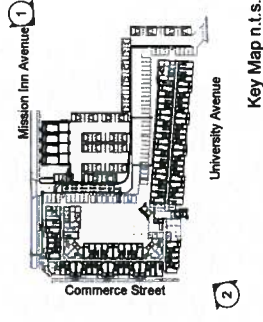
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1. Aerial from Mission Inn & Park Avenue



2. Aerial from University Avenue & Commerce Street



2

Key Map n.l.s.

MISSION LOFTS

Mission Lofts LLC
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Newport Beach, CA 92660
949.975.1122

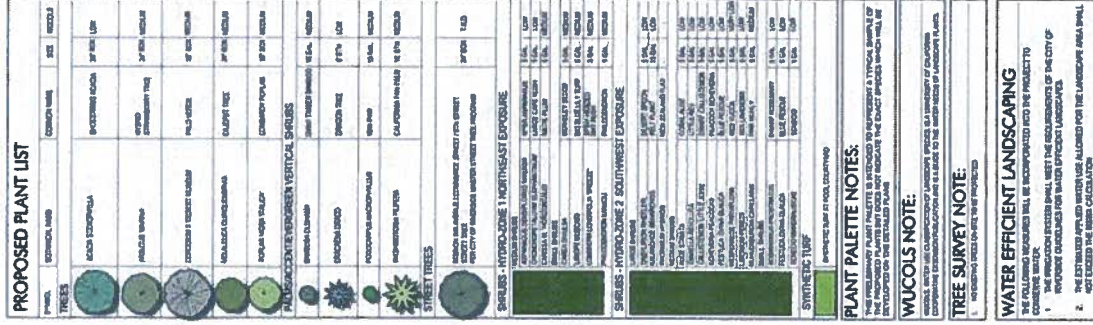
PERSPECTIVES

ROSENDALE, CA
IDP # 2012-01

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



A4.4



CONCEPTUAL LANDSCAPE PLAN (NORTH SITE)

RIVERSIDE, CA

MJS Design Group
Canary Lofts
507 30th Street
Newport Beach, CA 92663
(949) 675-9884



PROPOSED PLANT LIST			
TREES	COMMON NAME	SIZE	NOTES
TREES	ACORN CYPRESS	24" DBH	100%
	BRICKBERRY LARIX	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
PANDACENT TERN GREEN VERTICAL SHADES			
TREES	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
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	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
STREET TREES			
TREES	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%
	FLORIDA PINE	24" DBH	100%

MISSION LOFTS

Mission Lofts LLC
1201 Dove Street, Suite 250
Newport Beach, CA 92660
949.975.1122

CONCEPTUAL LANDSCAPE PLAN (SOUTH SITE)

NEWPORT BEACH, CA
DATE: 10/1/2014

MJS Design Group
Century Lofts
507 300 Street
Newport Beach, CA 92663
(949) 675-9964



- LANDSCAPE AMENITIES KEY:**
- 1 POOL EQUIPMENT ROOM with METAL TRELLIS and OUTDOOR SHOWERS
 - 2 MATCHING HEIGHT PALM TREES
 - 3 SPA with WATER EFFECTS - 8' W x 12' L
 - 4 ENHANCED LINEAR FINISHING with BANDING
 - 5 SPECIALLY TREE in BASED METAL PLANTER
 - 6 3 METAL CABANAS - 8' W x 6' L
 - 7 POOL - 20' WID x 50' L
 - 8 METAL POOL ENCLOSURE
 - 9 FIRE PIT TERRACE with LOUNGE FURNITURE
 - 10 DRAGON TREES in OVERSIZED POTTERY
 - 11 SPA WALL with METAL TRELLIS
 - 12 FABRIC SLEEPING BEDS on SYNTHETIC TURF
 - 13 FIRE PIT with LOUNGE FURNITURE
 - 14 BARBECUE COUNTER with 2 UNITS
 - 15 DINING TERRACE with OFFSET UMBRELLAS



MISSION LOFTS

Mission Lofts LLC
1201 Dove Street, Suite 250
Newport Beach, CA 92660
949.575.1122

NEWPORT BEACH, CA
DATE: 8/2014

POOL COURTYARD ENLARGEMENT

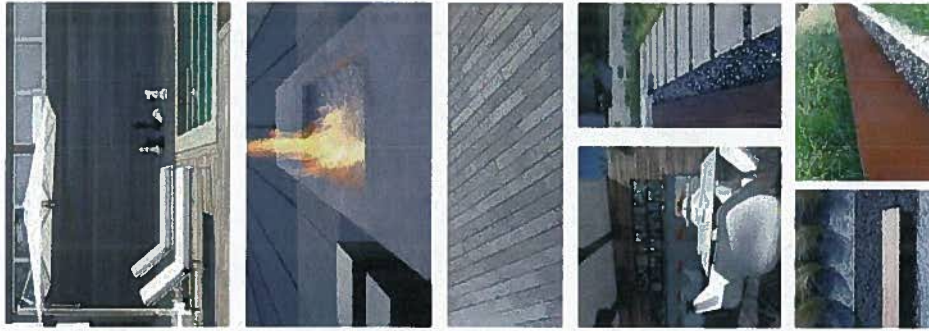
8.13.14

MJS Design Group
Century Lofts
507 300 Street
Newport Beach, CA 92663
(949) 675-9954

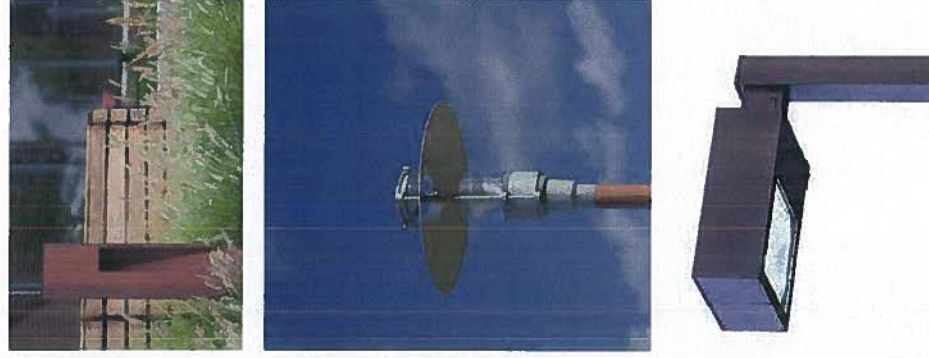




POOL COURTYARD



PLANT MATERIAL



LIGHTING

MISSION LOFTS

Mission Lofts LLC
1201 Dove Street, Suite 250
Newport Beach, CA 92660
949.975.1122

CONTEXTUAL IMAGERY

RYERKIDE, CA
18.12.2014

MJS Design Group
Cannery Lofts
507 30th Street
Newport Beach, CA 92663
(949) 675-8864



L.4



MISSION LOFTS

Mission Lofts LLC
1201 Dove Street, Suite 250
Newport Beach, CA 92660
949.975.1122

OPEN SPACE EXHIBIT

RIVERSIDE, CA
R101 # 2012-4431

01.22.2014

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman Ave., Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



MISSION LOFTS

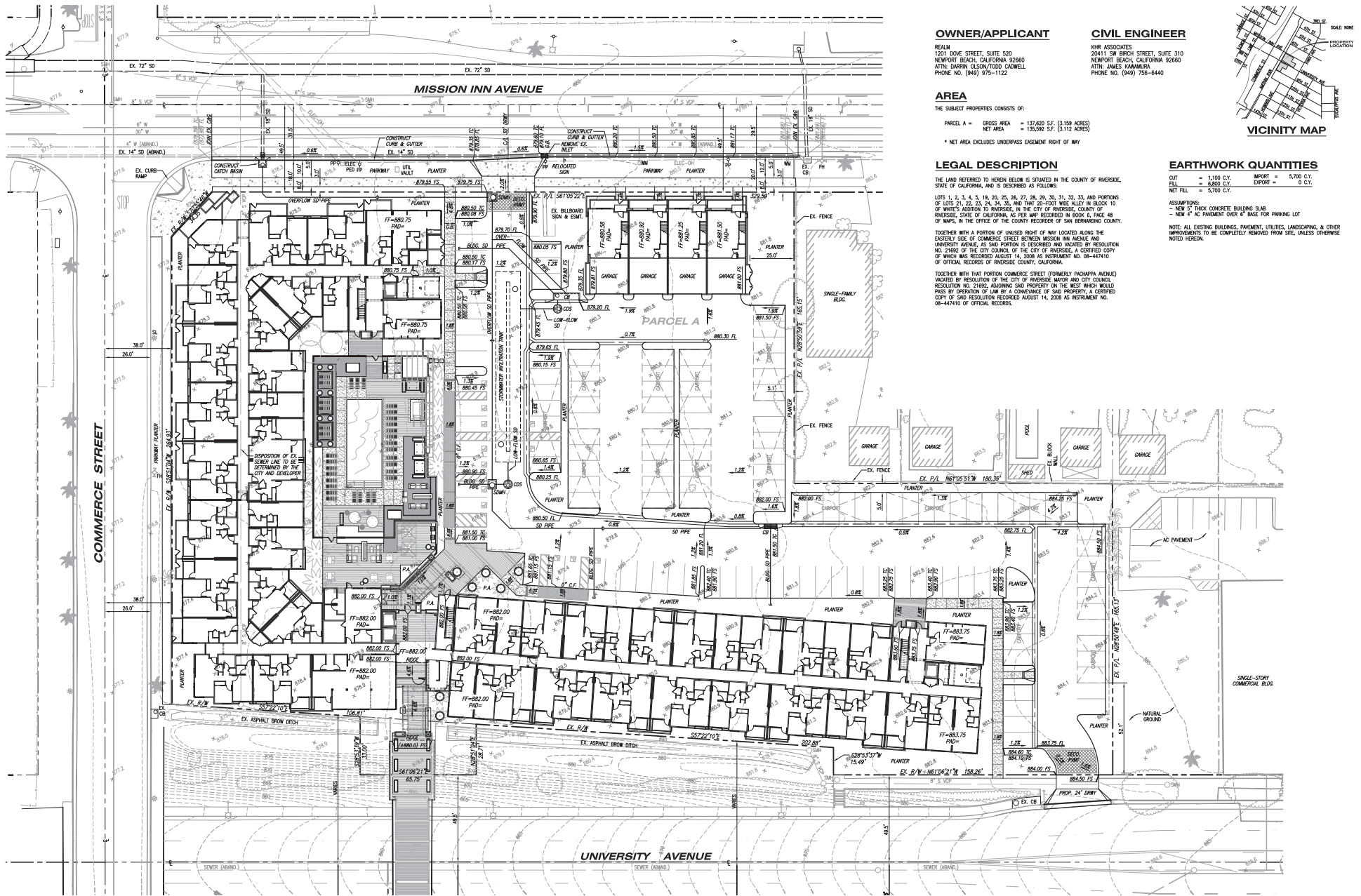
Approximate Private Open Space/Patios & Balconies

9.14.15

Building A Summary								
4 Stories	212 Units			Units Per Floor				
			Private Open	1st	2nd	3rd	4th	Total Units
Unit Plan	Unit Type	Gross SF	Space S.F.*					w/POS*
Plan 0-1	Studio	459	0	12	13	13	13	0
Plan 0-2	Studio	639	0	1	0	0	0	0
Plan 1-0	1 bd/1ba	624	53	4	4	4	4	16
Plan 1-1	1 bd/1ba	657	0	1	1	1	1	0
Plan 1-2	1 bd/1ba	661	60	13	13	13	13	52
Plan 1-3	1 bd/1ba	739	0	2	0	0	0	0
Plan 1-4	1 bd/1ba	828	0	0	1	1	1	0
Plan 2-0	2bd/2ba	888	62	17	18	19	19	73
Plan 2-1	2bd/2ba	952	0	0	2	2	2	0
Plan 2-2	2bd/2ba +	1177	105	4	0	0	0	4
Totals				38	35	36	36	145

* POS - Private Open Space/Patios & Balconies

Units With POS



OWNER/APPLICANT

REALM
12011 DOW STREET, SUITE 500
NEWPORT BEACH, CALIFORNIA 92660
ATTN: DARIN OLSON/DOO CADWELL
PHONE NO. (949) 755-1122

CIVIL ENGINEER

KHR ASSOCIATES
20411 5TH BIRCH STREET, SUITE 310
NEWPORT BEACH, CALIFORNIA 92660
ATTN: JAMES KAHNABURA
PHONE NO. (949) 756-6440

AREA

THE SUBJECT PROPERTIES CONSIST OF:

PARCEL A = GROSS AREA = 137,000 S.F. (3.109 ACRES)
NET AREA = 130,992 S.F. (3.112 ACRES)

* NET AREA EXCLUDES UNDERPASS EASEMENT RIGHT OF WAY

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 18, 20, 22, 23, 26, 27, 28, 29, 30, 31, 32, 33, AND PORTIONS OF LOTS 21, 22, 23, 24, 34, 35, AND THAT 20-FOOT WIDE ALLEY IN BLOCK 10 OF WHITES ADDITION TO RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH A PORTION OF UNPAID RIGHT OF WAY LOCATED ALONG THE EASTERLY SIDE OF COMMERCE STREET BETWEEN MISSION INN AVENUE AND UNIVERSITY AVENUE, AS SAID PORTION IS DESCRIBED AND VOTED BY RESOLUTION NO. 21692 OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, A CERTIFIED COPY OF WHICH WAS RECORDED AUGUST 14, 2008 AS INSTRUMENT NO. 08-447410 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

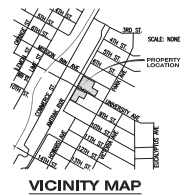
TOGETHER WITH THAT PORTION COMMERCE STREET (FORMERLY PACHAPPA AVENUE) VOTED BY RESOLUTION OF THE CITY OF RIVERSIDE, MAYOR AND CITY COUNCIL, RESOLUTION NO. 21692, ALONGING SAID PROPERTY ON THE WEST WHICH WOULD PASS BY OPERATION OF LAW BY A CONVEYANCE OF SAID PROPERTY, A CERTIFIED COPY OF SAID RESOLUTION RECORDED AUGUST 14, 2008 AS INSTRUMENT NO. 08-447410 OF OFFICIAL RECORDS.

EARTHWORK QUANTITIES

CUT = 1,100 C.Y.
FILL = 6,800 C.Y.
NET FILL = 5,700 C.Y.

ASSUMPTIONS:
- NEW 5" THICK CONCRETE BUILDING SLAB
- NEW 4" AC PAVEMENT OVER 6" BASE FOR PARKING LOT

NOTE: ALL EXISTING BUILDINGS, PAVEMENT, UTILITIES, LANDSCAPING, & OTHER IMPROVEMENTS TO BE COMPLETELY REMOVED FROM SITE, UNLESS OTHERWISE NOTED HEREON.

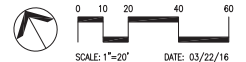


MISSION LOFTS

REALM

PRELIMINARY GRADING PLAN - SHEET C1

RIVERSIDE, CALIFORNIA



SCALE: 1"=20' DATE: 03/22/16

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
20411 5TH BIRCH STREET, Suite 310
Newport Beach, California 92660
Tel (949) 756-6440
Fax (949) 756-6444

Exhibit 9 - P14-0045 - P14-0048, P14-0953 & P14-0954, Conceptual Grading Plan



1201 DOWE STREET, SUITE 520
NEARPORT BEACH, CALIFORNIA 92660
ATTN: DARREN OLSON/FOOD COUNTELL
PHONE NO. (949) 975-1122

20411 SW BROOK STREET, SUITE 310
NEARPORT BEACH, CALIFORNIA 92660
ATTN: JAMES KIMMURA
PHONE NO. (949) 756-6440

THE SUBJECT PROPERTIES CONSISTS OF

* NET AREA EXCLUDES UNDERPASS EASEMENT RIGHT OF WAY

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 26, 27, 28 AND PORTION OF LOTS 3, 4, 5, AND 7 IN BLOCK 12 OF WHITE ADDITION TO FRESNO, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 48 OF MAPS, RECORDS OF FRESNO COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOTS 5, 6 AND 7 DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 5, THENCE ALONG THE NORTHERLY LINES OF SAID LOTS 5, 6 AND 7 TO THE MOST NORTHERLY CORNER OF THE EXISTING RECTANGULAR 30 FEET BY 30 FEET LOT 7, THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID EXISTING 30 FEET LOT 7, 15.50 FEET; THENCE ALONG A STRAIGHT LINE WESTERLY TO A POINT IN THE WESTERLY LINE OF LOT 5, 24.80 FEET SOUTHERLY FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WESTERLY LINE 24.80 FEET TO SAID POINT OF BEGINNING.

EARTHWORK QUANTITIES

PORT	100 C.Y.	EXPORT	2,100 C.Y.
NET OUT	2,100 C.Y.		

ASSUMPTIONS:
 - NEW 5" THICK CONCRETE BUILDING SLAB
 - NEW 4" AC PAVEMENT OVER 6" BASE FOR PARKING LOT

NOTE: ALL EXISTING BALUNES, PAVEMENT, UTILITIES, LANDSCAPING, & OTHER IMPROVEMENTS TO BE COMPLETELY REMOVED FROM SITE, UNLESS OTHERWISE NOTED HEREON.



SCALE: 1"=20' DATE: 03/17/16

DATE: 03/17/16

MISSION LOFTS
REALM

PRELIMINARY GRADING PLAN - SHEET C2
RIVERSIDE, CALIFORNIA

Exhibit 9 - P14-0045 - P14-0048, P14-0953 & P14-0954, Conceptual Grading Plan

P15-0953



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: Mission Lofts - See Attached

Project Location: North of 9th St, South of Mission Inn Ave, East of Commerce St, West of Park Ave

Assessor's Parcel Number (APN): 211-121-002, -020, -024, -032, -034, 211-122-004, -022, -023, -024

VARIANCES REQUESTED – State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

Tandem Parking Variance - See attached

REQUIRED FINDINGS – Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered "yes" and 3 and 4 "no" to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code? Explain in detail.

Yes. See attached explanation.

2. Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification? Explain in detail.

Yes. See attached explanation.

3. Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located? Explain in detail.

No. See attached explanation.

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan? Explain in detail.

No. See attached explanation.

Project Description

The proposed Mission Lofts Project (Project) is a 212 unit multiple family residential development on 4.69 gross acres. The Mission Lofts project proposes one 2-story and one 4-story apartment buildings containing 212 units. The Project provides a range of apartment housing options consisting of 55 studio apartments, 77 one-bedroom apartments, and 83 two-bedroom apartments. The Project site is bisected into two separate areas by University Avenue and will be connected by an existing Southern Pacific railroad pedestrian bridge over University Avenue. The portion of the Project site north of University Avenue consists of the apartment units and approximately 46 percent of the on-site parking across approximately 3.11 net acres. Access to the northern area will be via driveways to Mission Inn Avenue and University Avenue. The portion of the Project site south of University Avenue consists of the remaining residential parking on approximately 1.50 net acres. This area also contains amenity structures that may include, but are not limited to café seating and other commercial/retail uses. Access to the southern area will be via a driveway at the existing intersection of 9th Street and the Downtown Riverside Metrolink parking lot driveway.

Variance Requested

Permission to allow the use of tandem parking stalls for a limited number of the two bedroom residential units. The current City code does not provide for use of any tandem stalls. Many cities through southern California permit the use of tandem stalls to meet the parking needs of two bedroom units, particularly in downtown cores.

Tandem parking is commonly accepted by residents living in urban locations where land for parking is scarce and the alternative would be the use of one parking space versus two. Tandem stalls are typically sized to compact stall dimensions given their contiguous location to one another and use by single households on an assigned basis. The Project would propose to provide 16 tandem parking stalls for eight of the 83 proposed, two-bedroom units. This is approximately 5% of the number of parking stall currently proposed.

Riverside Municipal Code also allows the use of tandem parking for other land uses such as single family residences and day care facilities because it is considered a viable solution (RMC Chapter 19.580).

Required Findings

1. **Yes.** The Parking Demand Study prepared by Fehr & Peers dated April 2015 points out that the zoning code applies to the City in its entirety, which is a mixture of suburban and urban areas so the Code's requirements may not be well suited for this mixed-use project. If the proposed Project were required to provide additional on-site parking, per the City's existing parking code, without the use of tandem spaces, redesign of Project the site would be needed resulting in fewer units and/or amenities.

Tandem parking for two-bedroom units of residential mixed-use developments located in urban cores is also consistent with parking industry standards in Southern California. Finally, use of tandem parking was recently approved in association with the Imperial Hardware Lofts project in downtown Riverside.

Mission Lofts Variance Application No. _____
Variance Justification Form – Tandem Parking Variance

- 2. Yes.** The development of the proposed Project will be one of the first mixed-use residential projects in this portion of Riverside. Further, as the Project is uniquely situated adjacent to the major transit station, highway, and downtown services, it serves to provide future residents of this development easy access to an efficient, multi-option transportation system. Development of multi-family residential projects has been located primarily in the suburban settings of the City or on the fringe of downtown and appropriately development in accordance with the City's existing suburban parking code. The existing parking code does not reflect an urban residential design approach. There is no current plan within the City to address higher density, urban living such as the proposed project.

One way to do this is to allow tandem parking. Typically the vehicles in tandem parking arrangement are parked or moved by the individual drivers or residents and are commonly accepted by those living in urban locations where land for parking is scarce. This alternative is ideal for two bedroom rental units when spaces are assigned to the individual units and is generally accepted by urban dwellers¹. Tandem parking users often synchronize their daily schedules to best accommodate the use of their dedicated tandem parking spaces. Given the contiguous location of tandem spaces and their usage by single households, it is typical that these spaces be designed to compact stall dimensions.

- 3. No.** Use of tandem parking stalls as requested is internal to the Project and does not affect any public or off-site parking demand. The use of tandem spaces in urban areas is generally accepted by urban dwellers of the same household requiring two parking spaces. As today's developers are encouraged to provide sustainable green design and function, flexible solutions, including tandem parking, allow more parking in less space. This helps to reduce housing costs while at the same time, improving overall urban design.
- 4. No.** The granting of the variance will permit the development of the proposed urban residential and mixed use project which meets General Plan Objective H-2 to provide adequate diversity in housing types and affordability levels to accommodate housing needs of Riverside residents, encourage economic development and sustainability, and promote an inclusive community.

¹ Victoria Transport Policy Institute, *Parking Management Best Practices*. November 5, 2013. (Available at http://www.vtpi.org/park_man.pdf, accessed on October 16, 2015).

P15-0954



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: Mission Lofts - See Attached

Project Location: North of 9th St, South of Mission Inn Ave, East of Commerce St, West of Park Ave

Assessor's Parcel Number (APN): 211-121-002, -020, -024, -032, -034, 211-122-004, -022, -023, -024

VARIANCES REQUESTED — State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

General Parking Variance - See attached

REQUIRED FINDINGS — Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered "yes" and 3 and 4 "no" to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code? Explain in detail.

Yes. See attached explanation.

2. Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification? Explain in detail.

Yes. See attached explanation.

3. Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located? Explain in detail.

No. See attached explanation.

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan? Explain in detail.

No. See attached explanation.

Project Description

The proposed Mission Lofts Project (Project) is a 212 unit multiple family residential development on 4.69 gross acres. The Mission Lofts project proposes one 2-story and one 4-story apartment buildings containing 212 units. The Project provides a range of apartment housing options consisting of 55 studio apartments, 77 one-bedroom apartments, and 83 two-bedroom apartments. The Project site is bisected into two separate areas by University Avenue and will be connected by an existing Southern Pacific railroad pedestrian bridge over University Avenue. The portion of the Project site north of University Avenue consists of the apartment units and approximately 46 percent of the on-site parking across approximately 3.11 net acres. Access to the northern area will be via driveways to Mission Inn Avenue and University Avenue. The portion of the Project site south of University Avenue consists of the remaining residential parking on approximately 1.50 net acres. This area also contains amenity structures that may include, but are not limited to café seating and other commercial/retail uses. Access to the southern area will be via a driveway at the existing intersection of 9th Street and the Downtown Riverside Metrolink parking lot driveway.

Variance Requested

Permission to provide an on-site parking ratio ranging from 1.0 parking spaces provided for every one unit (1:1) to 1.5 parking spaces provided for every one unit (1.5:1). The City of Riverside Municipal requires 1.5 spaces for every dwelling unit with one bedroom and 2 spaces for every dwelling unit with two or more bedrooms. Under the City's Municipal Code, the Project would be required to provide 1.7 parking spaces per unit.

Required Findings

1. **Yes.** The Parking Demand Study prepared by Fehr & Peers dated April 2015 points out that the zoning code applies to the City in its entirety, which is a mixture of suburban and urban areas so the Code's requirements may not be well suited for this mixed-use project for a number of reason. First, the location of the Project lends itself to the use of mass transit. Riverside County's number one ridership is the line that originates at UCR and travels down University Avenue past the project site. In fact, 25 percent of all Riverside Transit Agency ridership use this line. More importantly, the Project is served by multimodal transit as it lies directly to the east of the Riverside Downtown Metrolink Station, just across 9th Street. This station is served by the Los Angeles Union Station and San Bernardino Lines of the Metrolink commuter rail which as well as Los Angeles Union Station and San Bernardino Lines of the Amtrak rail. Headways for each line range from 30 to 120 minutes. Given that the Project will be immediately adjacent to the transit center, it can be considered a transit oriented development (TOD). Residents of TODs typically drive less than residents of traditional developments, and may be less likely to own a car, or at least less likely to own a second car per household. Research from the Caltrans *Travel Characteristics of Transit-Oriented Development in California* study identify that Transit Oriented Developments and projects in walking distance of downtown uses show peak parking demand

well below the minimum off-street spaces required by most suburban zoning codes. Studies¹ also show that smart growth and transit oriented residential projects have a direct relationship to significantly reducing parking needs. These studies show that the trend towards code-required parking maximums should be implemented as opposed to parking minimums.

Secondly, the Project is within walking distance to employment, retail, and entertainment destinations. The downtown location lends itself well to a walkable/bikeable lifestyle wherein residents will be able to use the available amenities in short distances without the need for a car. From shopping for daily needs to an evening at the theater to residents that work in downtown Riverside, there is less demand on owning a car. As such, a portion of the residents will not own a car and therefore, will not burden the Project with the need for parking spaces. This is also consistent with other Millennial-inhabited projects. Other cities in southern California recognize that urban areas and mixed-use developments generate a lower parking demand and have introduced parking requirements to be a minimum of one space per each dwelling unit. These cities include: Los Angeles, Pasadena, and Long Beach.

Further, TODs and projects in downtowns tend to attract young single people and older couples whose children have left home. Thus, the need for larger units with higher parking requirements is reduced. This leads to increased demand for one bedroom units (occupied by one person) and more use of two bedroom units by a single person who uses the second bedroom as a study, home office, weekend bedroom for a child under a shared custody arrangement, or a guest bedroom for an occasional visitor. All of the above factors influence the size of units (with more small units being built), the density of habitation (with more single people occupying a one- or two-bedroom unit) and therefore, the amount of parking needed to serve the new demographic.

2. **Yes.** The development of the proposed Project will be one of the first mixed-use residential project of its kind developed in this portion of Riverside. Further, as the Project is uniquely situated adjacent to the major transit station, highway, and downtown services, it serves to provide future residents of this development easy access to an efficient, multi-option transportation system. Development of multi-family residential projects, have been located primarily in the suburban settings of the City or on the fringe of downtown and appropriately development in accordance with the City's existing suburban parking code. The existing parking code does not reflect an urban residential design approach. There is no plan within the City to address higher density, urban living such as the proposed Project.

¹ Carolina Transportation Department, *Traditional Neighborhood Development Trip Generation Study*. February 2005. (Available at <https://connect.ncdot.gov/projects/planning/RNAProjDocs/2003-13FINALREPORT.pdf>, accessed on October 16, 2015).

Gabriel, Ho, *Trip Generation and Parking Study for Urban TOD in Berkley CA*. 2010. (Available at http://www.westernite.org/annualmeetings/sanfran10/Papers/Session%208_Papers/ITE%20Paper_8D-Ho.pdf, accessed on October 16, 2015)

Mission Lofts Variance Application No. _____
Variance Justification Form - General Parking Variance

Cities, including Riverside, are more frequently encouraging developers and subsequently their residents to reduce vehicular traffic. One way to do this is to simply provide less parking forcing the project to have a residential component that does not own a car. Putting fewer cars on the streets in downtown areas has many positive effects including less congestions, noise, and environmental impacts from cars.

3. **No.** According to the on-site Parking Demand Study, a ratio of 1.5 is consistent with most local and TOD data points. Unlike the proposed Project, data collected was from projects not located directly adjacent to a multimodal transit station. Allowing for a ratio as low as 1:1 would be consistent with the development's proximity to the transit station.
4. **No.** The granting of the variance will permit the development of the proposed mixed-use urban residential project which meets General Plan Objective H-2 to provide adequate diversity in housing types and affordability levels to accommodate housing needs of Riverside residents, encourage economic development and sustainability, and promote an inclusive community. The proposed Project also meets General Plan Policy H-2.2 for Smart Growth by encouraging the production and concentration of quality mixed-use and high density housing along major corridors and infill sites throughout the City in accordance with smart growth principles articulated in the General Plan.

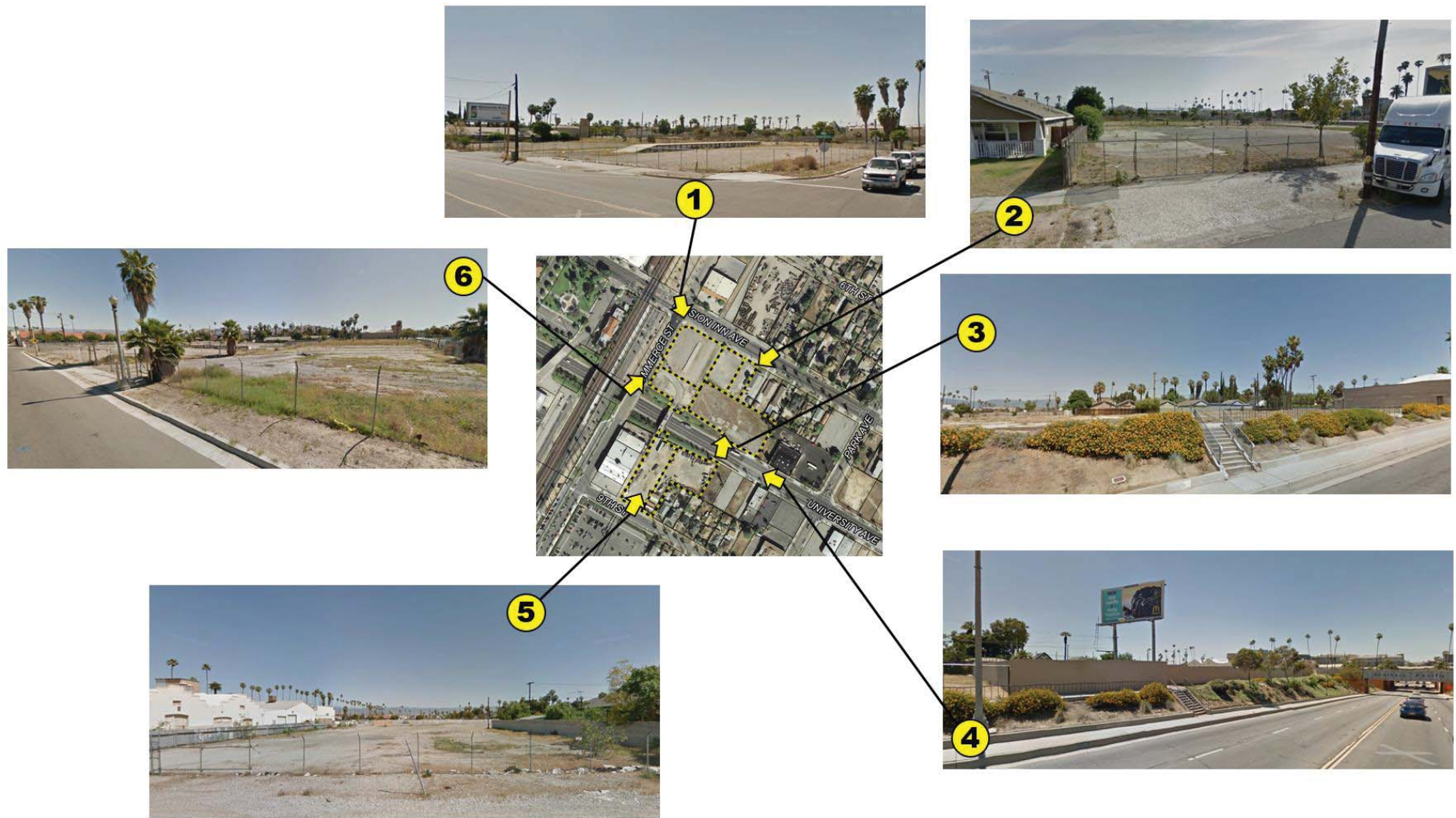


Exhibit 11 - P14-0045 - P14-0048, P14-0953 & P14-0954, Existing Site Photos

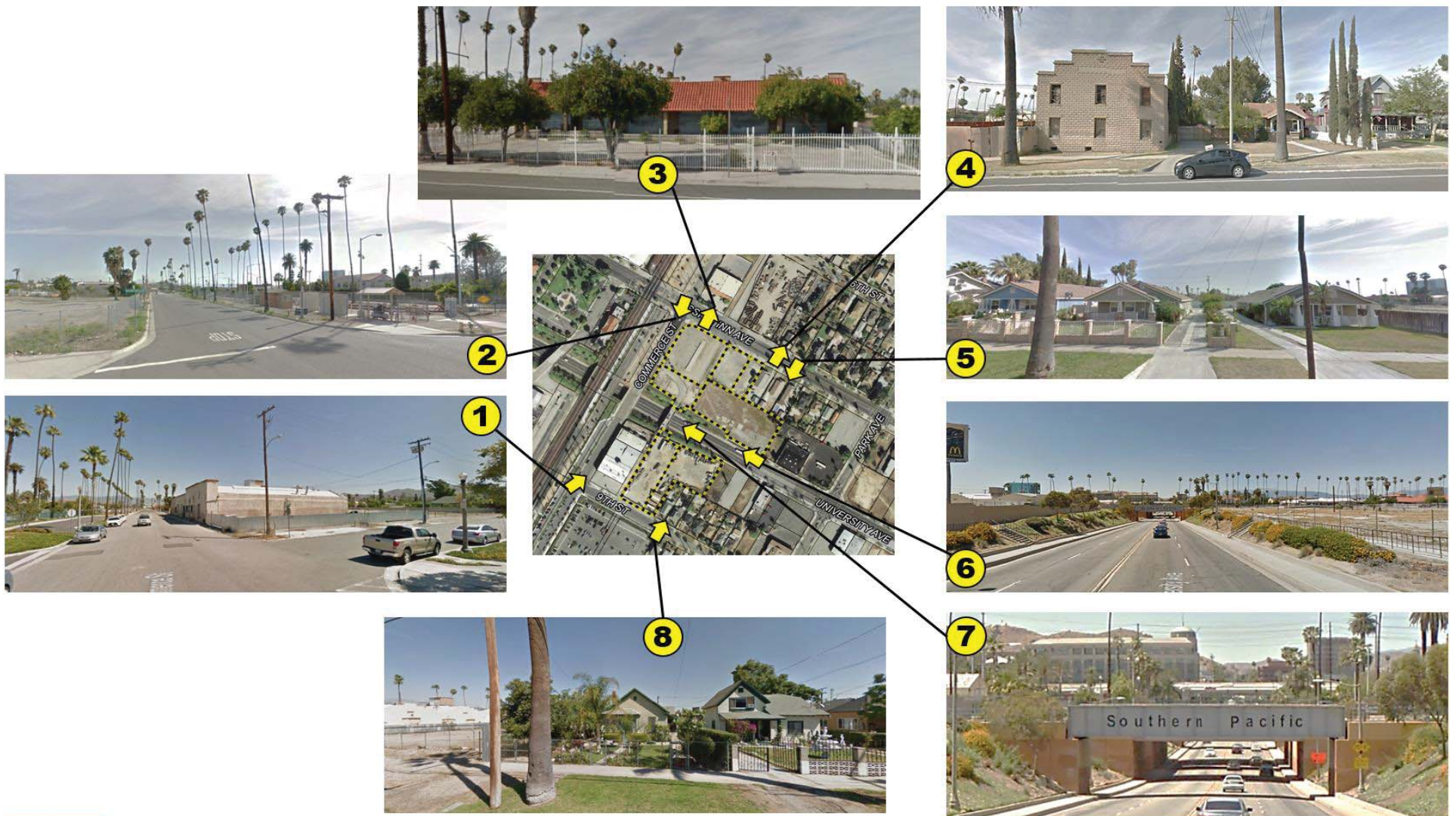


Exhibit 11 - P14-0045 - P14-0048, P14-0953 & P14-0954, Existing Site Photos