

Email dated 11/3/16  
From: Dave Leonard, Old Riverside Foundation  
To: Cliff Ratkovich, President, Ratkovich Properties  
Re: Proposed Main & 9<sup>th</sup> Development

Hi Cliff,

The Old Riverside Foundation held a board meeting this week and I circulated your plan packets for board review. The board wants me to first convey how appreciative we are that you contact us about these proposals so that we may work out any concerns we have to preserve the built history of Riverside as best we can.

In this instance, we particularly focused on the massing study and verified the effort to step the building between City Hall and adjoining buildings to the north. We did not identify any direct impacts to adjoining historical buildings. The Culver Art Center has already gone through an extensive rehabilitation, (we presume).

In summary, we do not have any issues with your proposal. If the plan undergoes a substantial change, particularly in scale, we would like to be kept in the information loop on that.

Again, thank you for your outreach and we wish you continued success.

Sincerely,

David Leonard for  
Old Riverside Foundation



D.A.N.A.

DOWNTOWN AREA NEIGHBORHOOD ALLIANCE | RIVERSIDE CA

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November 21, 2016

Cliff Ratkovich, President  
Ratkovich Properties

RE: Main and 9<sup>th</sup> Project Development

Dear Mr. Ratkovich,

Thank you for taking the time to reach out to the Downtown Area Neighborhood Alliance (DANA) and explain your proposed project on Main and 9<sup>th</sup> Streets in downtown Riverside.

We understand this project is an extension of your Imperial Hardware Lofts project and will be owned and managed by Ratkovich Properties. As you explained, this project includes 35 apartment lofts over ground floor retail and creative office space. The preliminary design you shared with us demonstrates sensitivity to the scale of downtown and has provided parking for new residents.

Your proposal provides parking for the new residents at the rate of 1 space per bedroom which will require a conditional use permit (CUP). DANA supports issuance of a CUP as consistent with the purpose of downtown urban living of limiting the need for vehicle transportation and encouraging more reliance on pedestrian, bicycle and public modes of transportation.

As an organization that supports downtown living as an essential part of creating a vibrant downtown, DANA supports your proposed project and believes it is consistent with the Downtown Specific Plan vision to create:

- *"A vibrant mix of retail, residential, civic, employment, educational, cultural and arts resources in a walkable downtown environment that is part of a unique natural and historic setting"*
- *"A highly desirable living environment with diverse housing opportunities and historic neighborhoods."*

We are happy to work with you and the city to help make downtown Riverside a destination for healthy, urban living. Please feel free to visit our web site at [DANARiverside.com](http://DANARiverside.com) or attend our monthly meeting on the 3<sup>rd</sup> Monday of each month.

We look forward to working with you.

Sincerely,

Chani Beeman, Chair  
Downtown Area Neighborhood Alliance



**BOARD RESOLUTION**  
**December 7, 2016**

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**Endorsement: Ratkovich Properties' Main & 9<sup>th</sup> Development**

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WHEREAS, The Pick Group strives to bring the interests of young professionals of Riverside to the awareness of the community, the Main & 9th 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 redevelopment of the existing surface parking lot into a boutique mixed-use multi-family project adjacent to the ARTSBlock respects Riverside's historic charm with a conscientious massing approach 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 is respectful of the adjacent historic building and the overall height of the development of that specific block. The design of the project shows the commitment of Ratkovich Properties' 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 Properties' Main & 9<sup>th</sup> development.

IT IS SO ORDERED

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**CERTIFICATION**

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On a motion duly moved by Scott Geiser, seconded by Nicholas Adcock, 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 7th day of December, 2016. Meeting location: 3390 University Ave #5, Riverside, CA 92501

I so CERTIFY:

  
Jenna Fuller, Secretary



# GREATER RIVERSIDE CHAMBERS OF COMMERCE

*The Chamber...building a stronger local economy.*

January 5, 2017

Chairperson Clarence A. Erin House  
City of Riverside Cultural Heritage Board  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92501

**RE: Culver Lofts by Ratkovich Properties – Support**

Chairperson House and Members of the Cultural Heritage Board:

The Downtown Business Council Board of Directors of the Greater Riverside Chambers of Commerce has met with Ratkovich Properties on the loft development located at 9<sup>th</sup> and Main. The Board will like to convey its support for this project, known as the Culver Lofts, as it is expected to attract young professionals to Riverside and drive the economy forward.

Ratkovich Properties is known for their efficient and creative adaptation of historic buildings, such as The Edison and the Broadway Block in Long Beach. Their designs honor the historic communities they aim to revitalize, which in turn reestablishes value within the surroundings. Ratkovich Properties is also dedicated to helping the community by improving the quality of urban life and developing lasting relationships with key players to foster additional growth.

Considered the sister project of the Imperial Hardware Lofts, this five-story mixed-use project will provide 35 boutique loft units for urban professionals moving into the City of Riverside. With the acquisition of resources and entertainment venues such as Chow Alley, the Riverside Food Lab, the Centennial Plaza, and more, Riverside is expecting to see a spike in young professionals and millennials migrating to Downtown. Due to the expected influx in population, the City of Riverside will need additional housing to fit the lifestyle of urban professionals by offering contemporary residences within walking distance of businesses and offices.

The developers will formulate this project so that the five-story building does not conflict with the Culver Art Center, but rather complement it by offering opportunities for partnership and outdoor space for art showings. Ratkovich Properties have proved to work with the community via their Imperial Hardware Lofts project and can be expected to complete another substantial development for the City of Riverside.

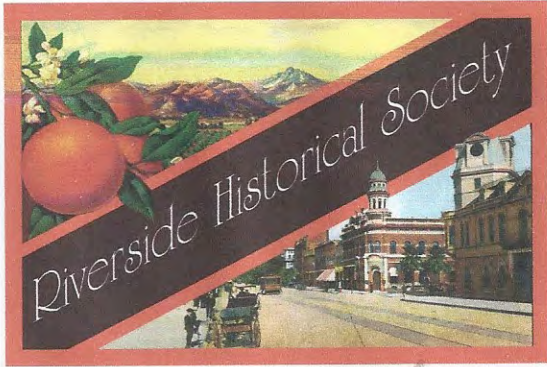
We respectfully request your favorable consideration for the Culver Lofts development by Ratkovich Properties located on 9<sup>th</sup> and Main.

Sincerely,

Cindy Roth  
President/CEO

CR/kc





Riverside Historical Society

PO Box 246

Riverside, CA 92502-0246

Cliff Ratkovich  
2465 Campus Drive  
Third Floor  
Irvine, CA 92612

January 9, 2017

Dear Mr. Ratkovich:

The Riverside Historical Society (acting in the absence of President Steve Lech) at our January 7, 2017 Board Meeting discussed the proposed apartment project at Main and Ninth St. We do not have any objections to this project.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Wenzel".

Nancy Wenzel  
RHS Secretary



January 11, 2017

Cliff Ratkovich  
Ratkovich Properties  
2465 Campus Drive, Third Floor  
Irvine, CA 92612

Dear Mr. Ratkovich:

RE: Support for proposed mixed use project at Main and Ninth

Thank you for the presentation to the RDP Land Use Committee on November 17<sup>th</sup> on the proposed mixed use project to be located at Main and Ninth Streets in the current parking lot. At that meeting, the RDP Land Use Committee expressed support for the proposed project as being reflective of the development objectives for downtown Riverside and undertaken by an experienced and quality developer with an existing project (Imperial Hardware Lofts) underway.

At its January 11<sup>th</sup> meeting, the Riverside Downtown Partnership adopted a motion to support the mixed use project proposed by Ratkovich Properties. The Board support reflected the opinion of the RDP Land Use Committee that the proposed project would be an effective infill development that would bring additional residents and retail space to the downtown core.

We understand that the proposed project will be reviewed by the Cultural Heritage Board on January 18, 2017. RDP supports the project and encourages the Cultural Heritage Board to recommend approval of the project to City Council.

The Riverside Downtown Partnership is a non-profit association managing the downtown business improvement district in Riverside. Our mission is to promote, represent, and manage an environment to support downtown Riverside as a regional destination for economic, arts, cultural, and residential uses. To accomplish this, we act as an advocate on behalf of downtown and its stakeholders, and we work with partners on issues and initiatives that are critical to downtown growth and development.

Sincerely,

Janice Penner  
Executive Director

CC:

David St. Pierre, Chair – RDP Board of Directors  
Brian Pearcy, Chair – RDP Land Use Committee  
Councilman Mike Gardner – Ward One  
Steve Lech, Chair – City of Riverside Cultural Heritage Board