



Revised Downtown Hotel Development Planning Cases P17-0624(CUP), P17-0625(DR) and P17-0626 (VR)

Community & Economic Development Department

Planning Commission
Agenda Item: 3
September 21, 2017

RiversideCA.gov

DOWNTOWN HOTEL DEVELOPMENT



2



RiversideCA.gov

AERIAL PHOTO/LOCATION



3

RiversideCA.gov

SPECIFIC PLAN/ZONING MAP



4

RiversideCA.gov

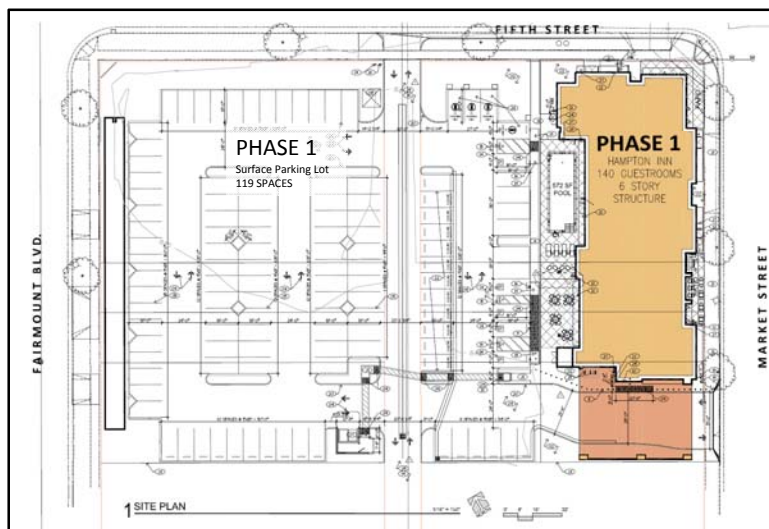
SITE PHOTOS



5

RiversideCA.gov

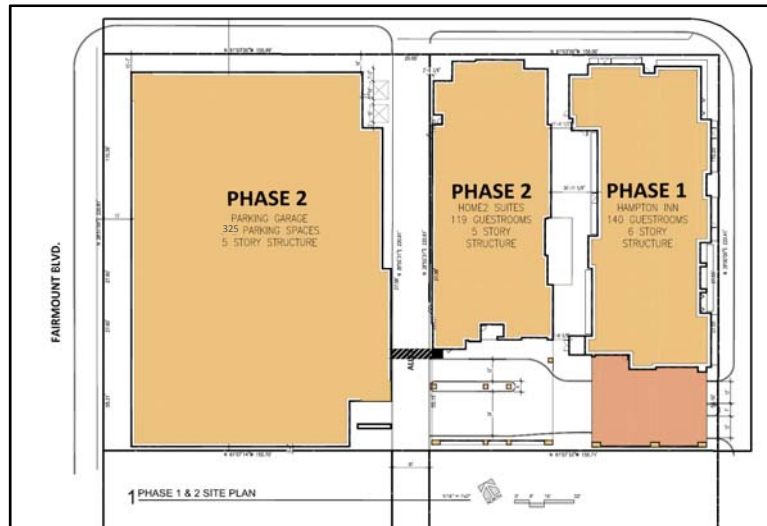
SITE PLAN – PHASE 1



6

RiversideCA.gov

SITE PLAN – PHASE 2



7

RiversideCA.gov

ELEVATIONS – PHASE 1



APPROVED



PROPOSED

8



RiversideCA.gov

ELEVATIONS – PHASE 2



APPROVED



PROPOSED

9



RiversideCA.gov

PARKING VARIANCE

- Project Location
(private)**
- Phase 1: 119 spaces
 - Phase 2: 325 spaces

- Garage 7 (public)**
- **397 spaces**
 - **Open to public 24/7**
 - **Pay Parking**

- Riverside Metro Center
(private)**
- 372 spaces
 - Open to public
7:00am – 6:00pm; 7-
days a week



- Lot 33 (public)**
- 498 spaces
 - Open to public 24/7
 - Pay parking

- Garage 3 (public)**
- **292 spaces**
 - **Open to public 24/7**
 - **Pay parking**



10



RiversideCA.gov

RECOMMENDATIONS

That the Planning Commission:

- **DETERMINE** that this proposed project is consistent with the provisions of the Streamline for Infill provisions, under Section 15183.3 of the California Environmental Quality Act (CEQA) review as approved; and
- **APPROVE** Planning Case P17-0624 (Amendment to Conditional Use Permit P15-0530), P17-0625 (Revision to Design Review P16-0048) and P17-0626 (Variance) based on the findings outlined in the staff report and subject to the recommended conditions.



11

RiversideCA.gov

DOWNTOWN HOTEL DEVELOPMENT



12

RiversideCA.gov

APPROVED ELEVATIONS FOR REFERENCE



13



RiversideCA.gov

APPROVED/PROPOSED PROJECT SUMMARY

FOR REFERENCE

APPROVED DEVELOPMENT	
Floor Area Ratio	
Phase 1	0.93
Phase 2	2.72
Project Total	3.65
Building Height	
Phase 1 (Hampton Inn hotel)	75 feet
Phase 2 (Hilton Home 2 Suites hotel)	88 feet
Phase 2 (Parking Structure)	51 feet
Parking Provided	
Phase 1 (Surface Parking Lot)	119
Phase 2 (Parking Structure)	325
Parking Required	
Phase 1 (Hotel & Restaurant)	119
Phase 2 (Hotel)	147
Total	266

PROPOSED DEVELOPMENT	
Floor Area Ratio	
Phase 1	1.13
Phase 2	0.95
Project Total	2.08
Building Height	
Phase 1 (Hampton Inn hotel)	85 feet
Phase 2 (Hilton Home 2 Suites hotel)	78 feet
Phase 2 (Parking Structure)	51 feet
Parking Provided	
Phase 1 (Surface Parking Lot)	119
Phase 2 (Parking Structure)	325
Parking Required	
Phase 1 (Hotel & Restaurant)	147
Phase 2 (Hotel)	119
Total	266

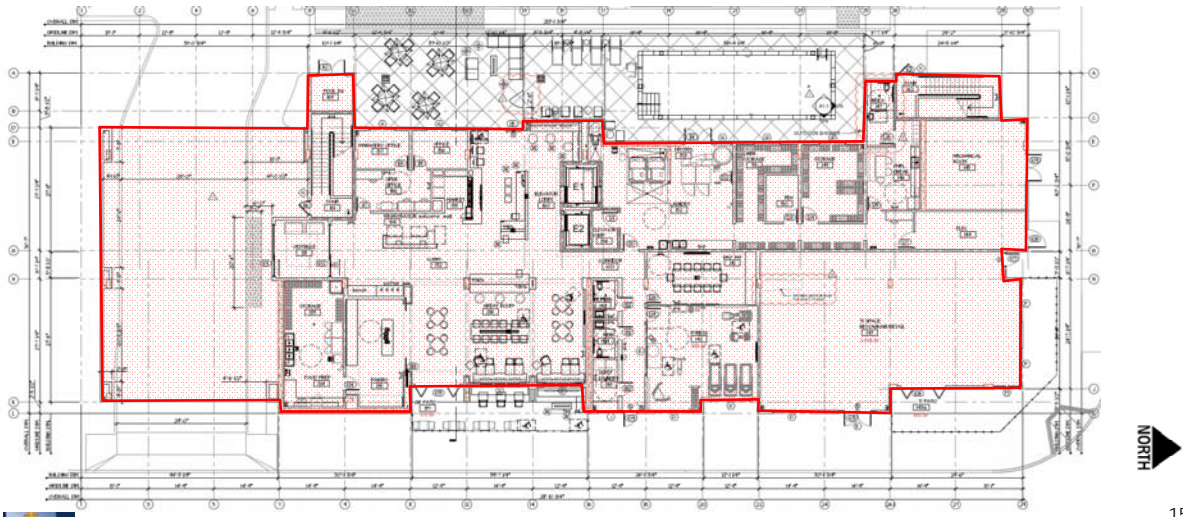
14



RiversideCA.gov

GROUND FLOOR PLANS – PHASE 1

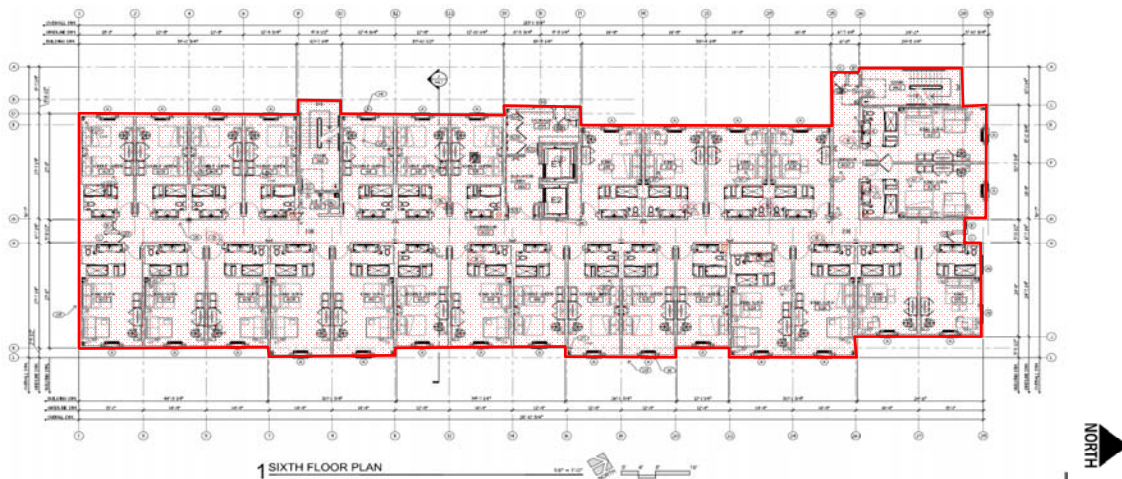
FOR REFERENCE



RiversideCA.gov

UPPER FLOOR PLANS – PHASE 1

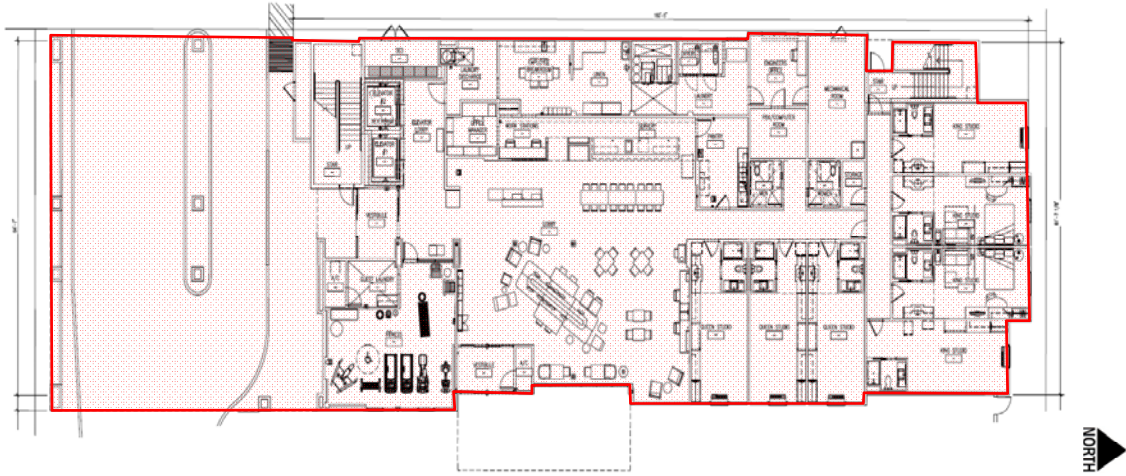
FOR REFERENCE



RiversideCA.gov

GROUND FLOOR PLANS – PHASE 2

FOR REFERENCE

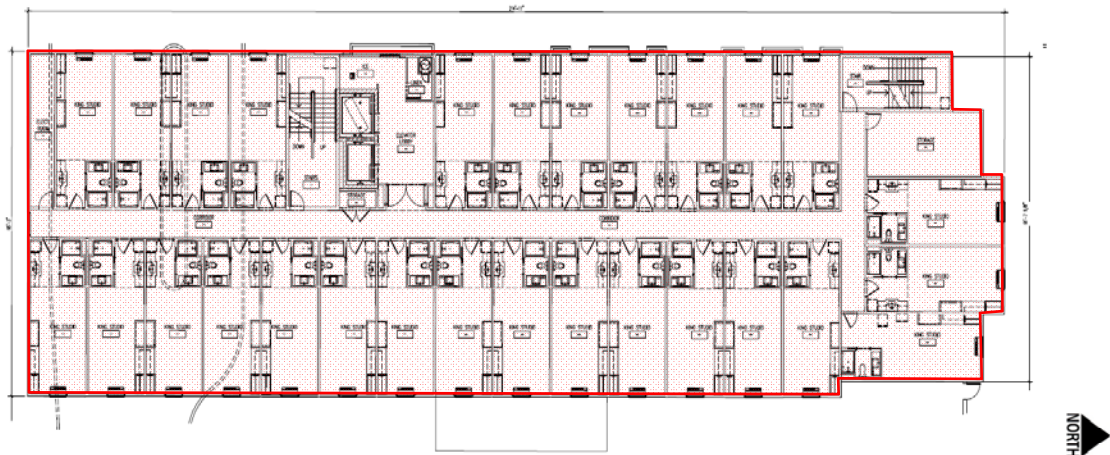


17

RiversideCA.gov

UPPER FLOOR PLANS – PHASE 1

FOR REFERENCE



18

RiversideCA.gov