

SITE AND CONTEXT PHOTOS



Photo 1: Looking east at sidewalk along Merrill Avenue.



Photo 2: Looking west at the site from the sidewalk southeast of the site.



Photo 3: Looking northwest at the site from the southeast corner of the site.



Photo 4: Looking southwest at the site from the northeast corner of the site.



Site Photographs

Merrill Avenue Brownstones Project



(11/09/2017 MMD) R:\Projects\PEL_Pelican\3PEL2020100\Graphics\IS-MND\ex_Photos_Site.pdf

SITE AND CONTEXT PHOTOS



Photo 5: Looking west at the alley and railroad tracks from northeast of the site.

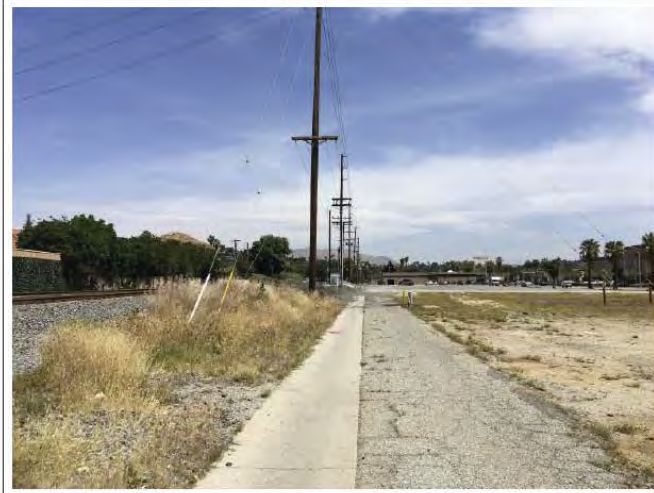


Photo 6: Looking east at the alley and railroad tracks from northwest of the site.



Photo 7: Looking southeast at the site from the northwest corner of the site.



Photo 8: Looking south at western site boundary.



Site Photographs

Merrill Avenue Brownstones Project



(11/06/2017 MMD) R:\Projects\PEL_Pelican\3PEL020100\Graphics\IS-MND\ex_Photos_Site.pdf

SITE AND CONTEXT PHOTOS



Photo 9: Looking southwest at residences on Elizabeth Street.



Photo 10: Looking south at office on Elizabeth Street.



Photo 11: Looking southeast at RPU substation.



Photo 12: Looking north at residences across alley and UPRR tracks from northeast corner of the site.



Site Photographs

Merrill Avenue Brownstones Project



(11/08/2017 MMD) R:\Projects\PEL_Pelican\3PEL020100\Graphics\IS-MND\ex_Photos_Site.pdf



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: Merrill Avenue Brownstones
Project Location: 3575, 3605, 3607, 3631, 3645, 3661 Merrill Avenue, Riverside 92506
Assessor's Parcel Number (APN): 225-140-001, -002, -003, -004, -005, and -006

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

The proposed project requires a variance for the construction of walls over six feet tall along the northern, eastern and western boundaries of the site.

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.

The proposed project is exposed to train noise from railroad tracks north of the site. The noise from the trains would expose the residence to excessive noise levels if the projects perimeter walls were only six feet high. To mitigate the noise perimeter walls on the northern, eastern and western boundaries were increased in height.

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.

The projects location 50 feet south of the railroad tracks is a condition that is not applicable to most properties within the Magnolia Avenue Specific Plan.

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.

The granting of the variance and implementation of increase perimeter wall heights will reduce the noise from the trains to a "less than significant impact" to the residence within the project. The walls and the project will also reduce the train noise to our neighbors south of the project.

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

The granting of the variance will actually achieve a General Plan goal of mitigating adverse noise impacts not only for this project but surrounding properties to the south, west and east. The City is currently pursuing a "Quiet Zone Project" throughout the City to mitigate the adverse noise impacts from train traffic within the City. The projects and walls will help alleviate noise impacts of train Noise to Riverside Plaza.

COUNTY OF RIVERSIDE AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM: 3.1

HEARING DATE: December 14, 2017

CASE NUMBER: ZAP1091RI17 – Pelican Communities, Richard Hamm

APPROVING JURISDICTION: City of Riverside

JURISDICTION CASE NO: P17-0467 (General Plan Amendment), P17-0466 (Specific Plan Amendment), P17-0468 (Rezone), P17-0469 (Site Plan Review)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends that the General Plan Amendment, Specific Plan Amendment and Rezone be found CONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, and that the Site Plan Review be found CONSISTENT, subject to the conditions included herein.

PROJECT DESCRIPTION: P17-0469 is a proposal to construct four three-story buildings with a total floor area of 98,608 square feet providing 108 apartment units (with clubhouse, fitness center, and leasing office) and 1,200 square feet of commercial floor area on 3.14 acres. The applicant also proposes to: (1) amend the Magnolia Avenue Specific Plan to include Mixed Use Urban (MU-U) as a General Plan land use designation in the Magnolia Center District (P17-0466); (2) amend the City's General Plan land use map designation of the site from Commercial (C) to Mixed Use Urban (MU-U) (P17-0467); and (3) rezone the site from Commercial General with Specific Plan (Magnolia Avenue) Overlay (CG-SP) to Mixed Use Urban with Specific Plan (Magnolia Avenue) Overlay (MU-U-SP) (P17-0468).

PROJECT LOCATION: The site is located northerly of Merrill Avenue, westerly of Riverside Avenue and easterly of De Anza Avenue, on the opposite side of Merrill Avenue from Riverside Plaza, approximately 12,930 feet northeasterly of the southeasterly terminus of Runway 9-27, and 17,200 feet northeasterly of the southerly terminus of Runway 16-34 at Riverside Municipal Airport.

LAND USE PLAN: 2005 Riverside Municipal Airport Land Use Compatibility Plan

- a. Airport Influence Area: Riverside Municipal Airport
- b. Land Use Policy: Airport Compatibility Zone E

c. Noise Levels: Outside the 55 CNEL contour

BACKGROUND:

Land Use Density/Intensity: The site is located in Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area (AIA). Neither residential density nor non-residential intensity is limited within Zone E, pursuant to the Countywide Policies section of the 2004 Riverside County Airport Land Use Compatibility Plan.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zone E within the project.

Noise: The site is located outside the 55 dBA CNEL contour from Riverside Municipal Airport. Therefore, no special measures to mitigate aircraft noise are required at this location.

Part 77: While the site's distance from the southeasterly terminus of Runway 9-27 (at approximately 12,930 feet) is less than its distance from the southerly terminus of Runway 16-34 (approximately 17,200 feet), the latter point has a much lower elevation (747.5 feet above mean sea level [AMSL]) than the former point (815.8 feet AMSL). Therefore, Runway 16-34 is the applicable runway for determination of Part 77 noticing requirements at the project location. The project site elevation is 834 feet AMSL, and is proposing a maximum building height of 44 feet, which results in a top point elevation of 882 feet AMSL. At a distance of 17,200 feet from Runway 16-34, structures with a top point elevation of 919.5 feet AMSL (or greater) would require notification to the Federal Aviation Administration Obstruction Evaluation Service (FAAOES). Therefore, review of buildings by the FAA Obstruction Evaluation Services (FAAOES) was not required.

Open Area: There is no open area requirement for properties located in Compatibility Zone E.

CONDITIONS:

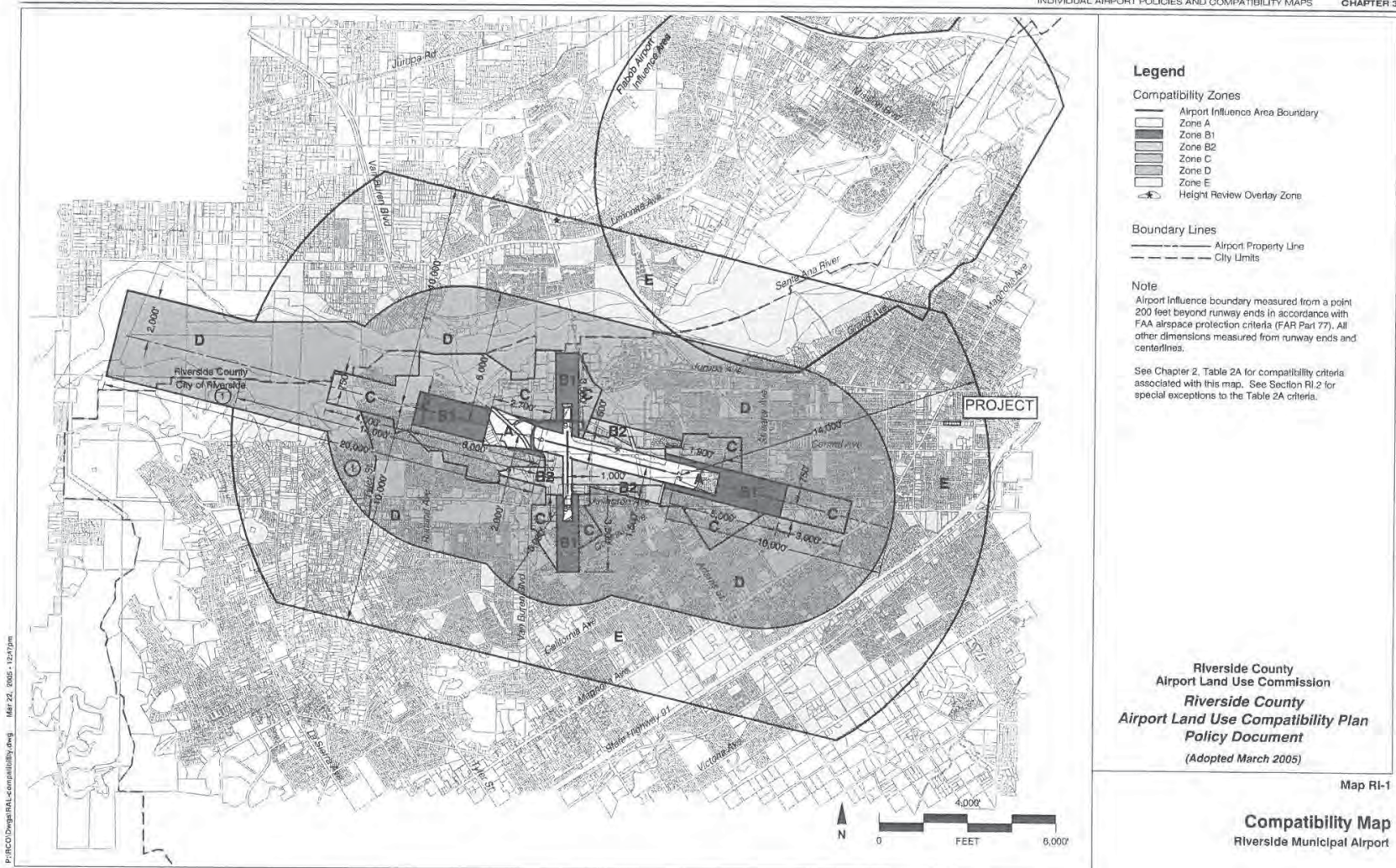
1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 3. The attached notice shall be given to all prospective purchasers of the property and tenants of the dwelling units to be built thereon.
- 4. Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Y:\AIRPORT CASE FILES\Riverside\ZAP1091RI17\ZAP1091RI17sr.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



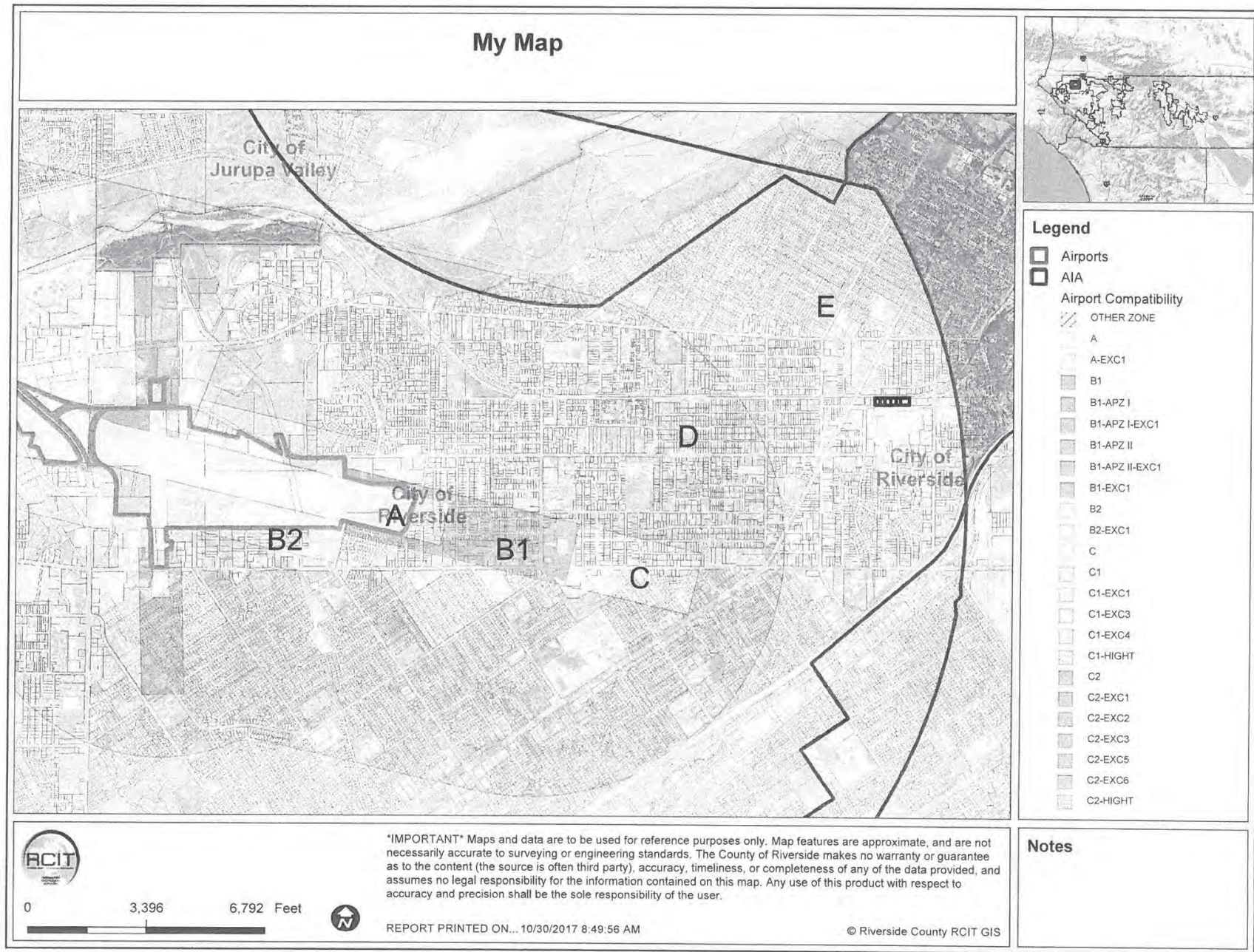
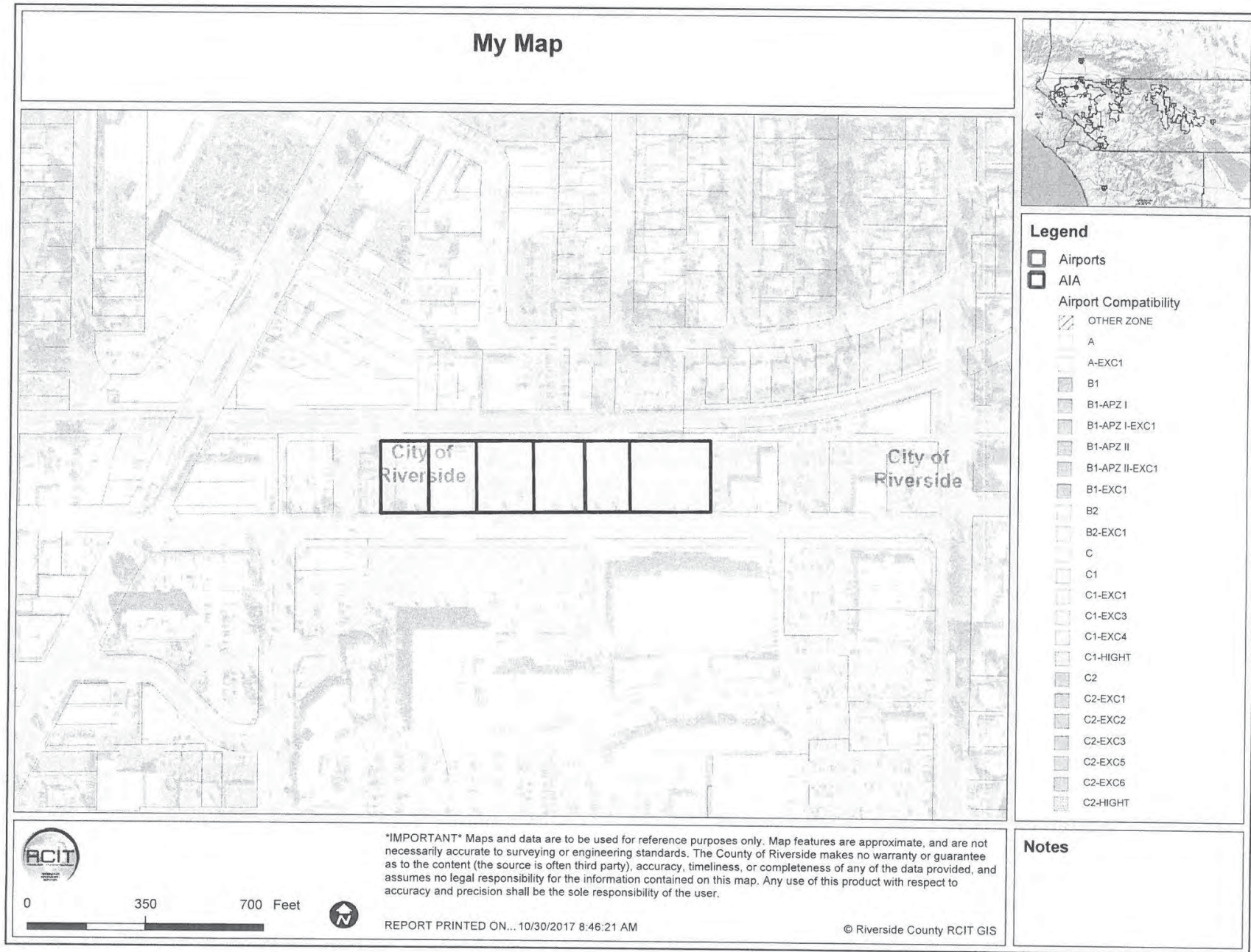
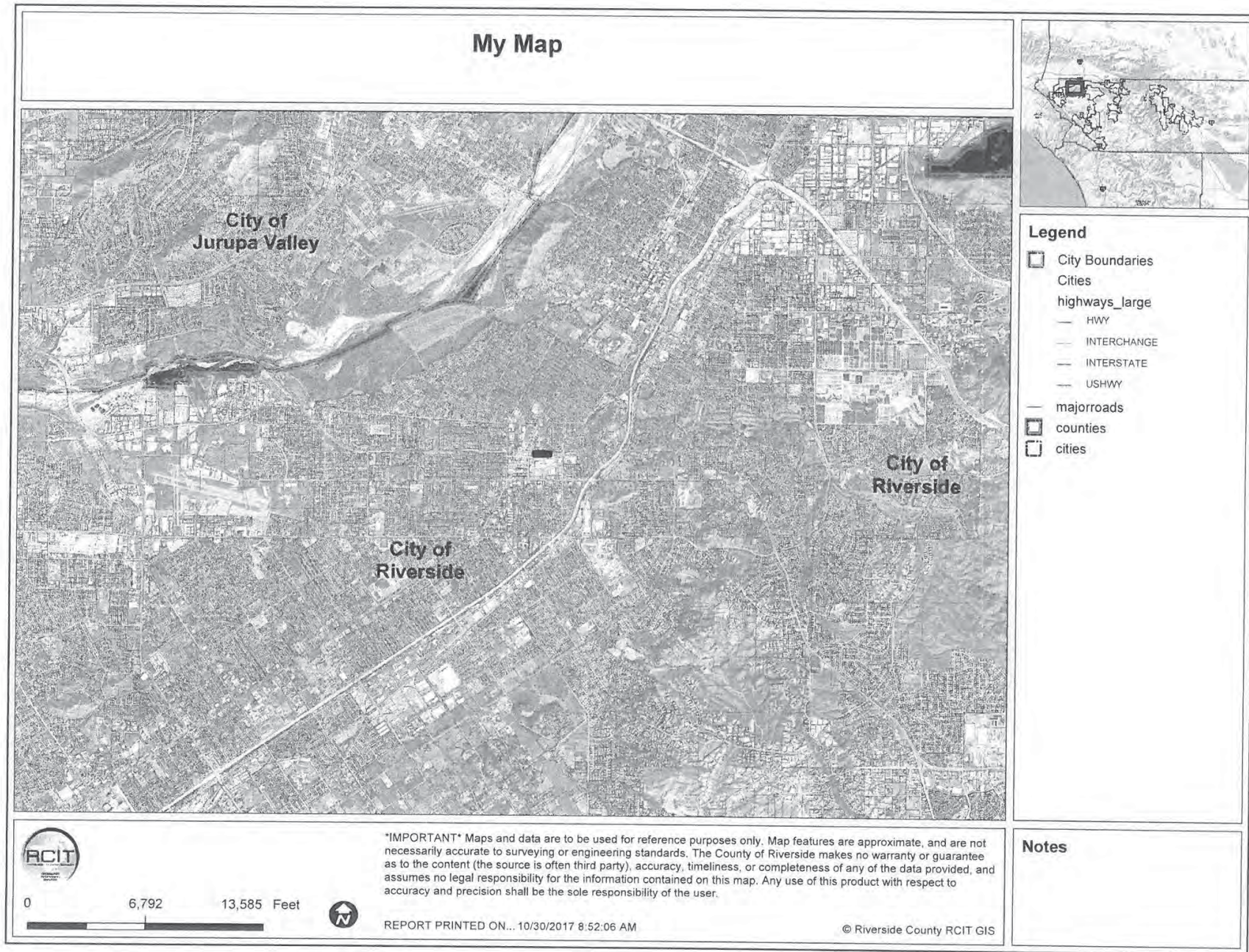
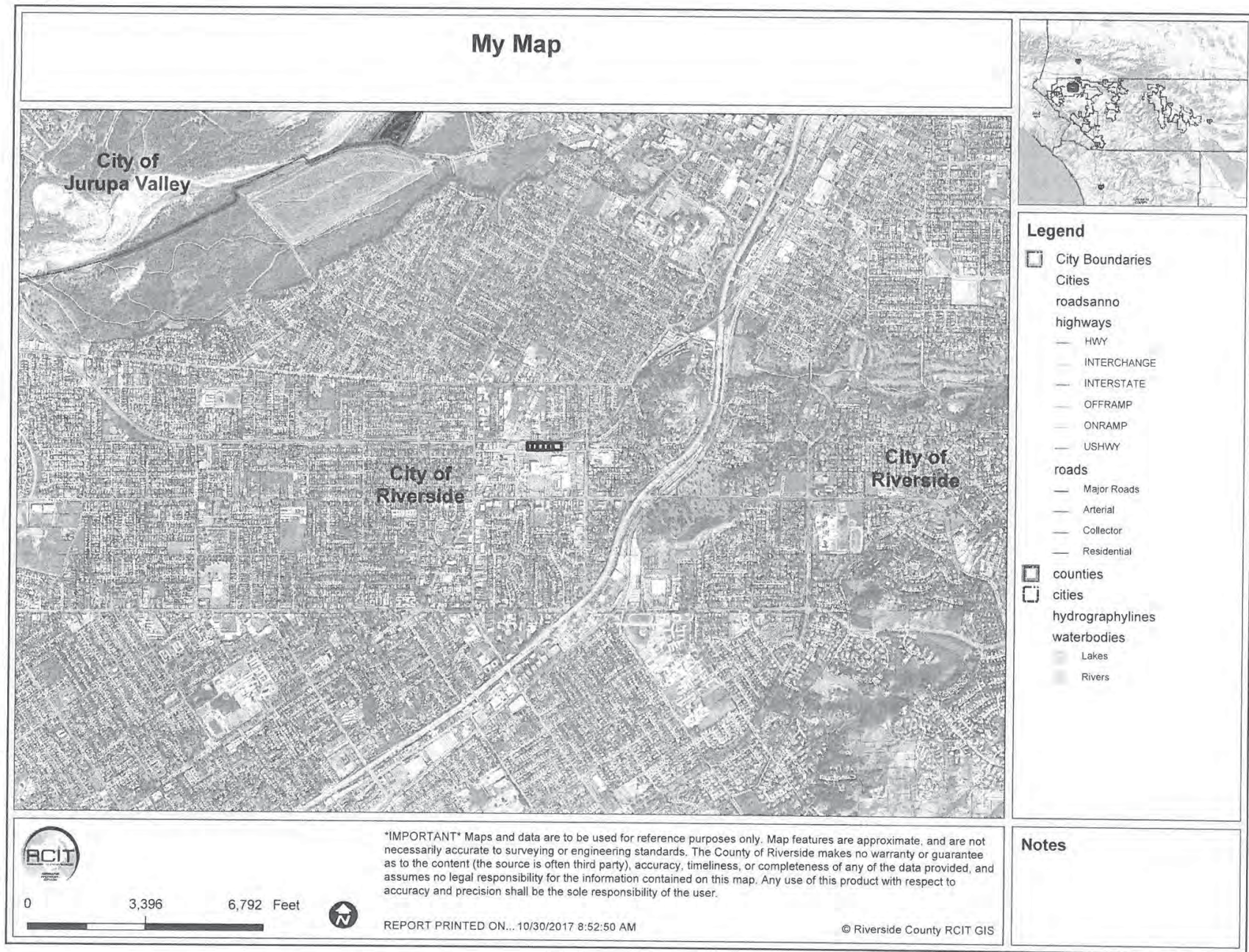
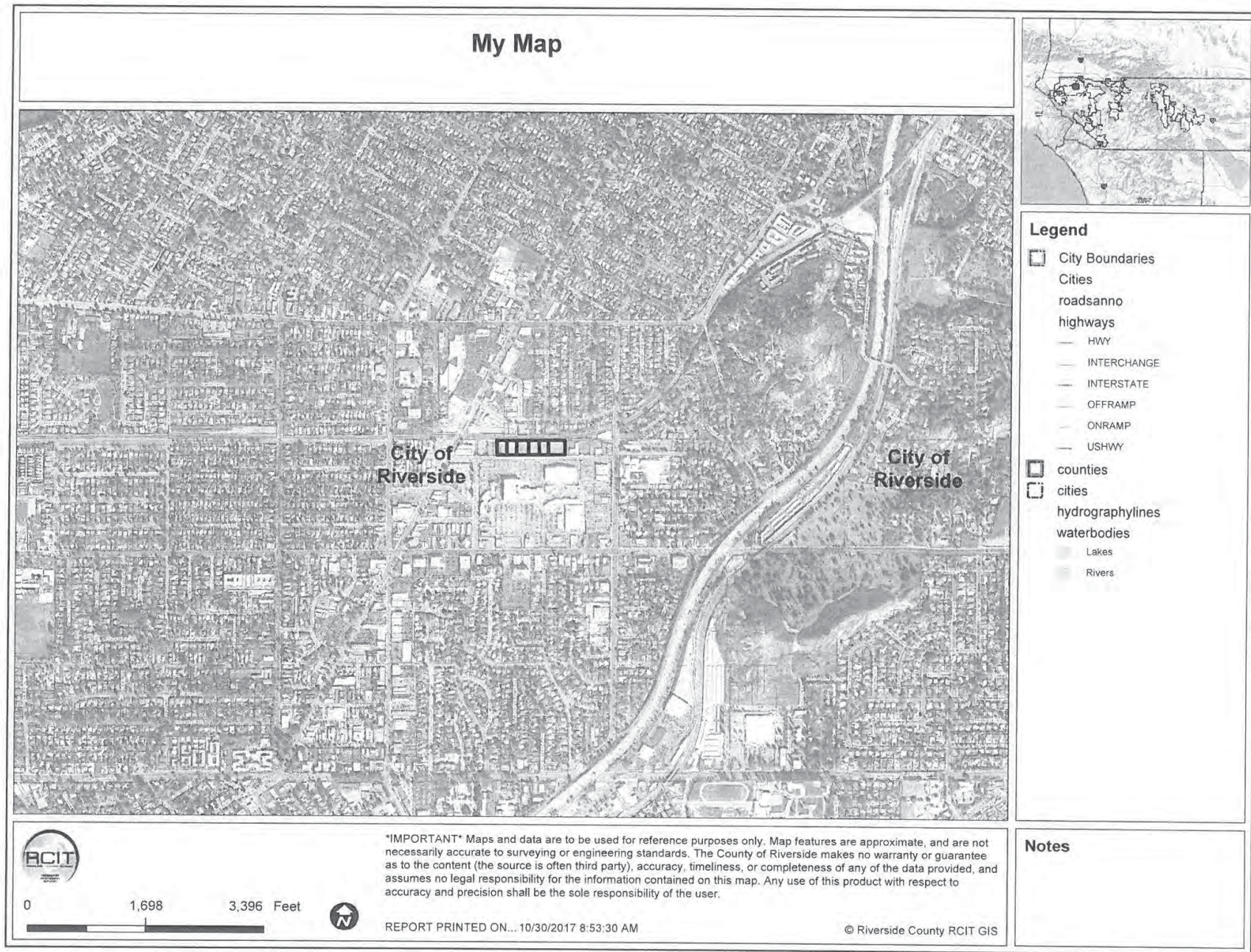


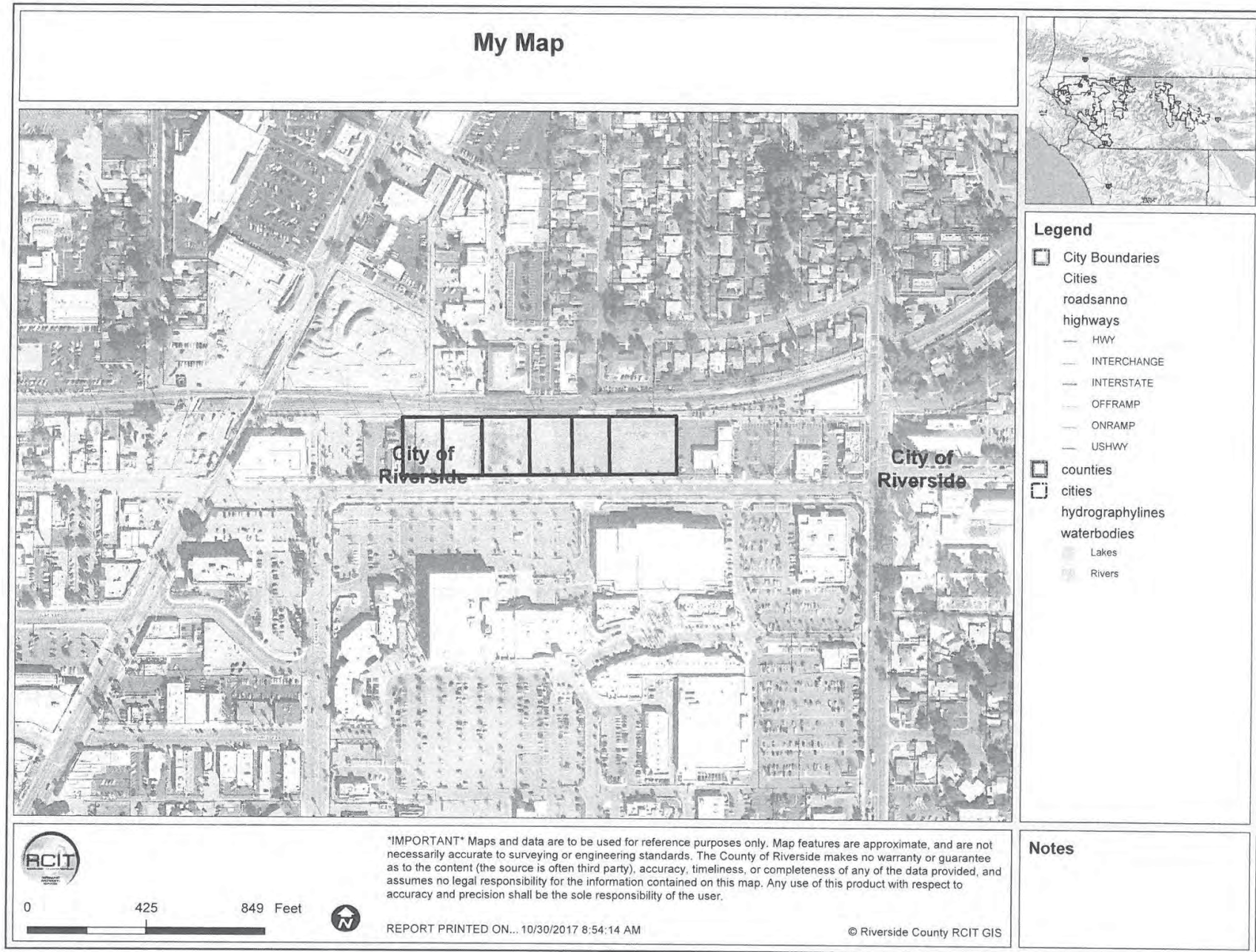
Exhibit 10 - Airport Land Use Commission (ALUC) Development Review -
File No. ZAP1091R117

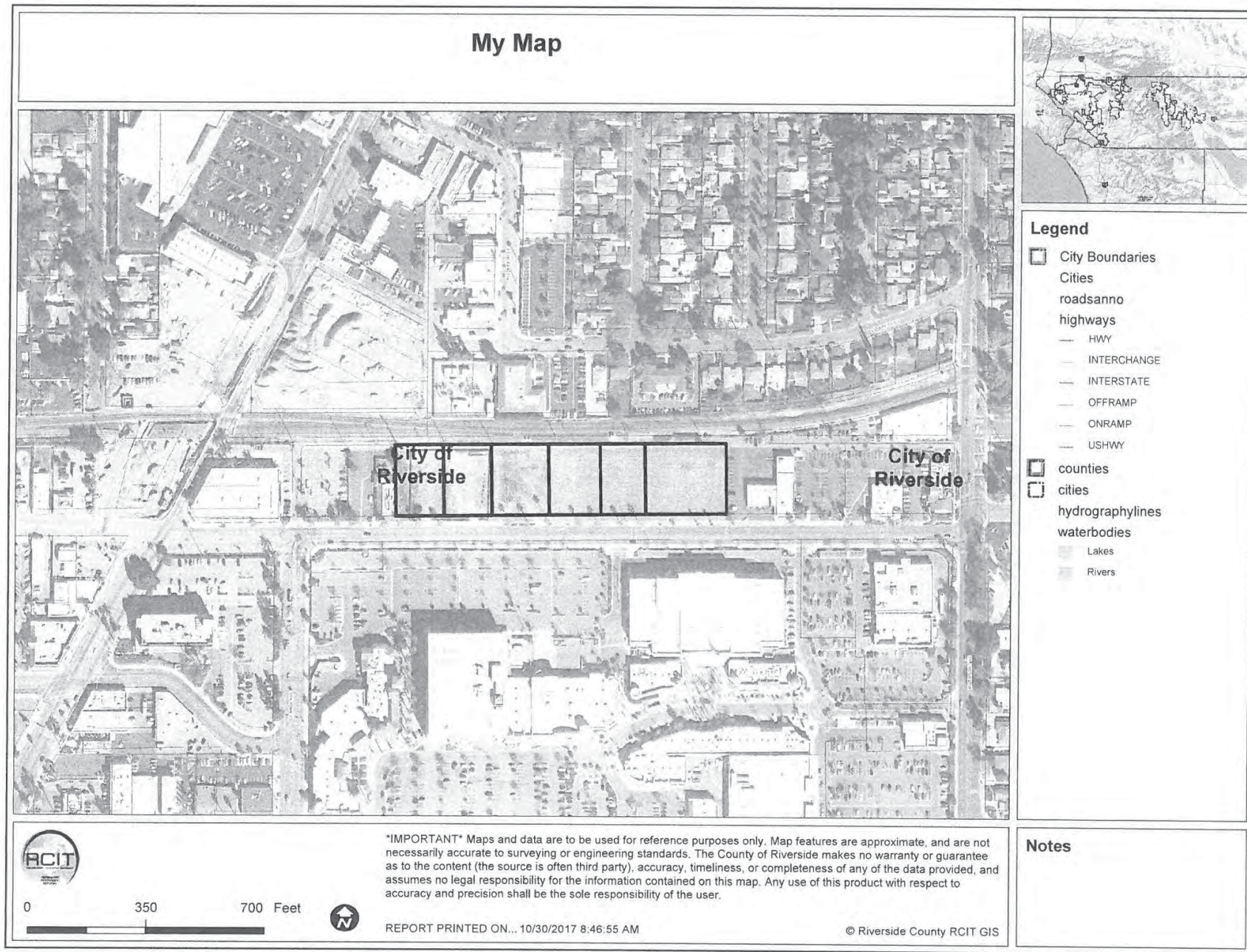




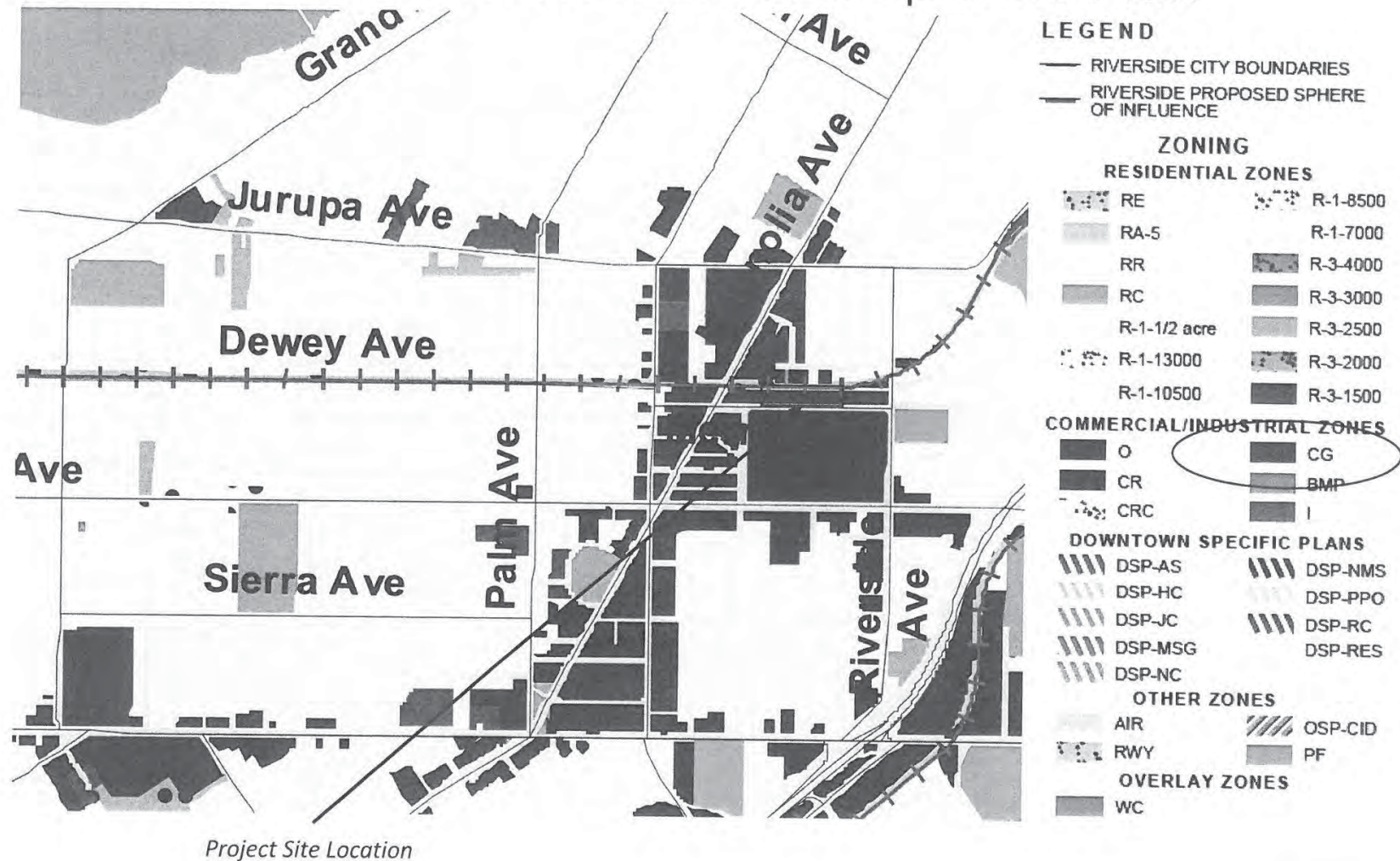






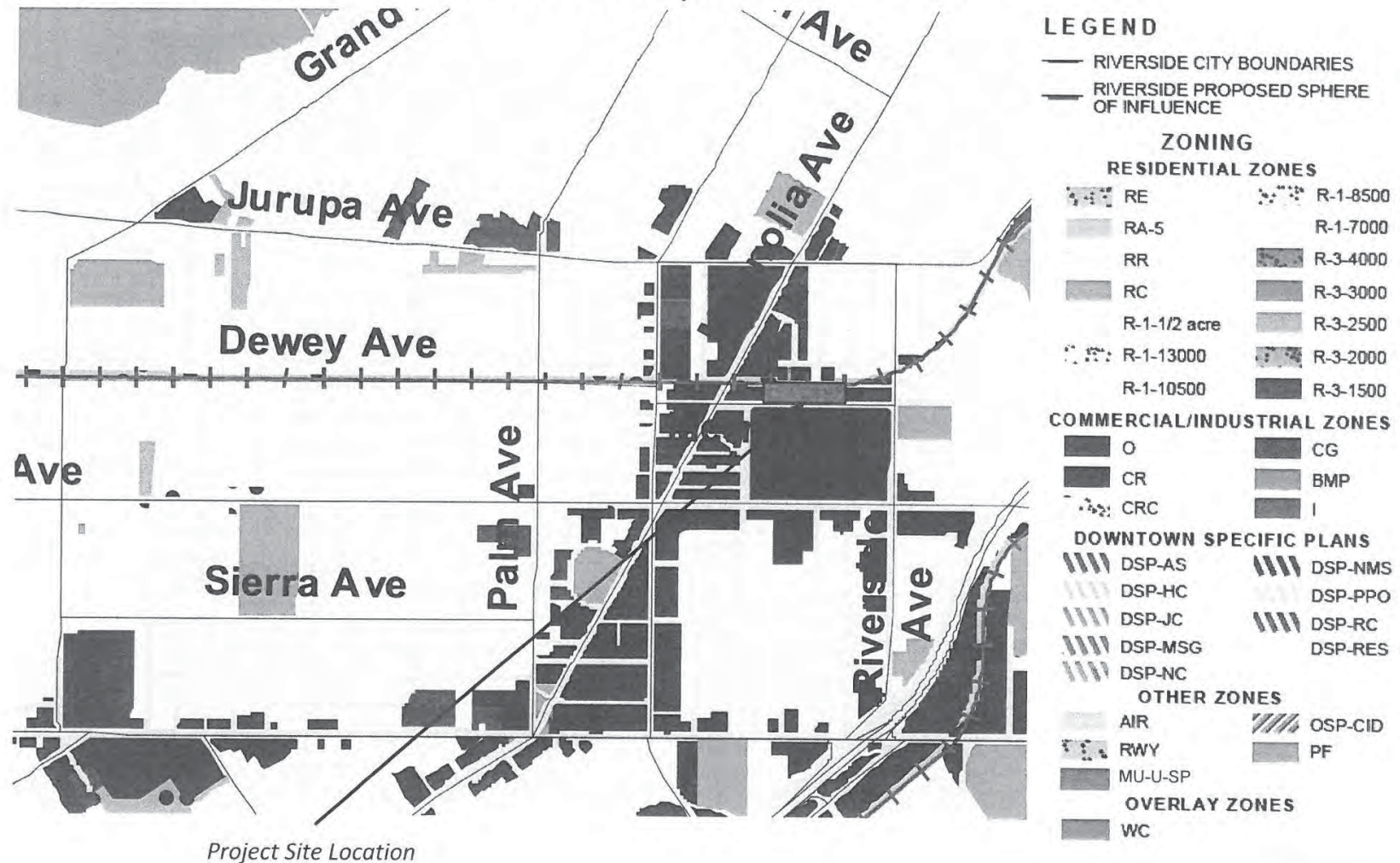


Current Zoning: CG-SP Commercial General Zone With Specific Plan



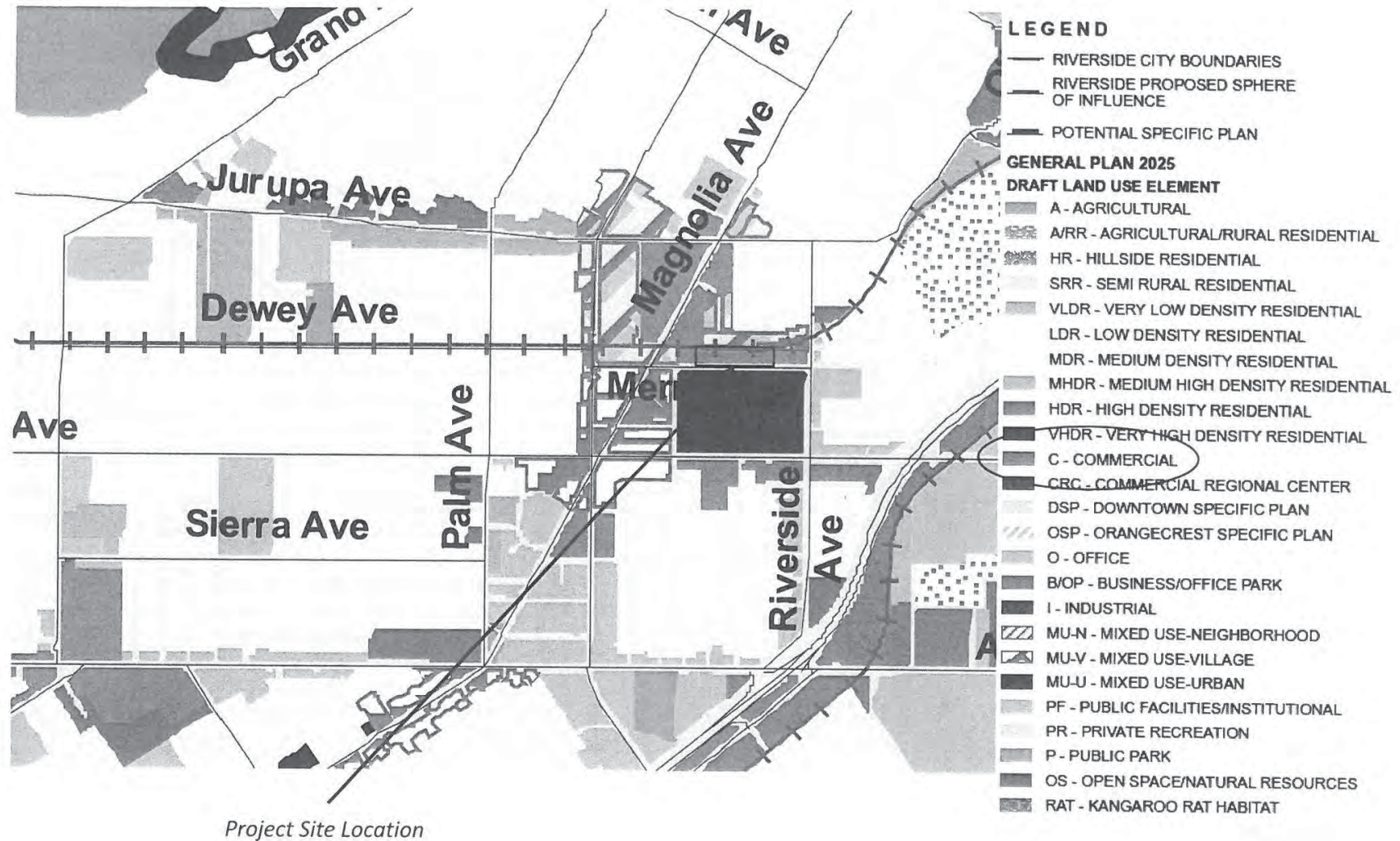
Pelican
COMMUNITIES

Proposed Zoning: MU-U-SP Mixed Use Urban With Specific Plan



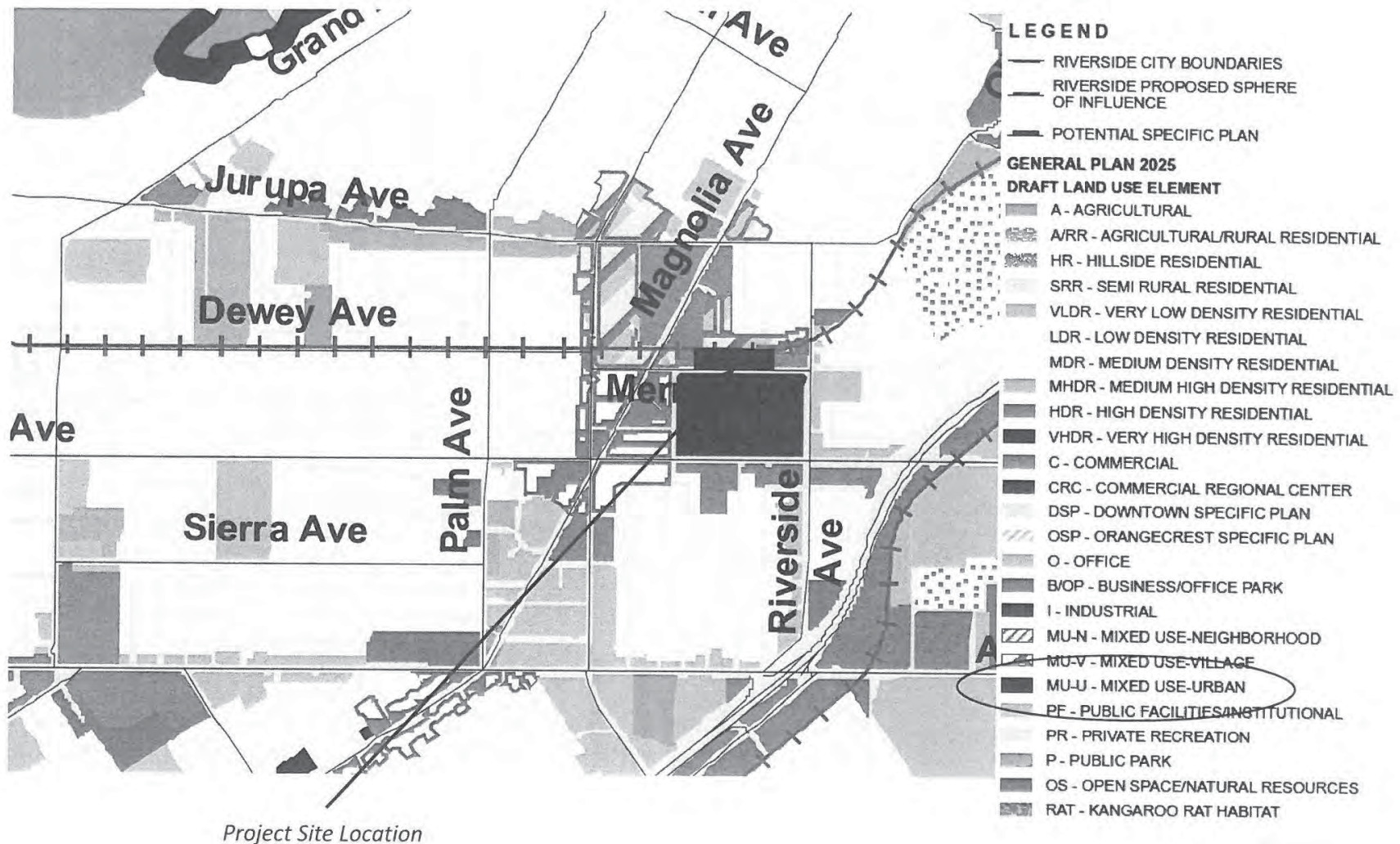
Pelican
COMMUNITIES

Current Land Use: C Commercial



Pelican
COMMUNITIES

Proposed Land Use: MU-U Mixed Use-Urban



Pelican
COMMUNITIES

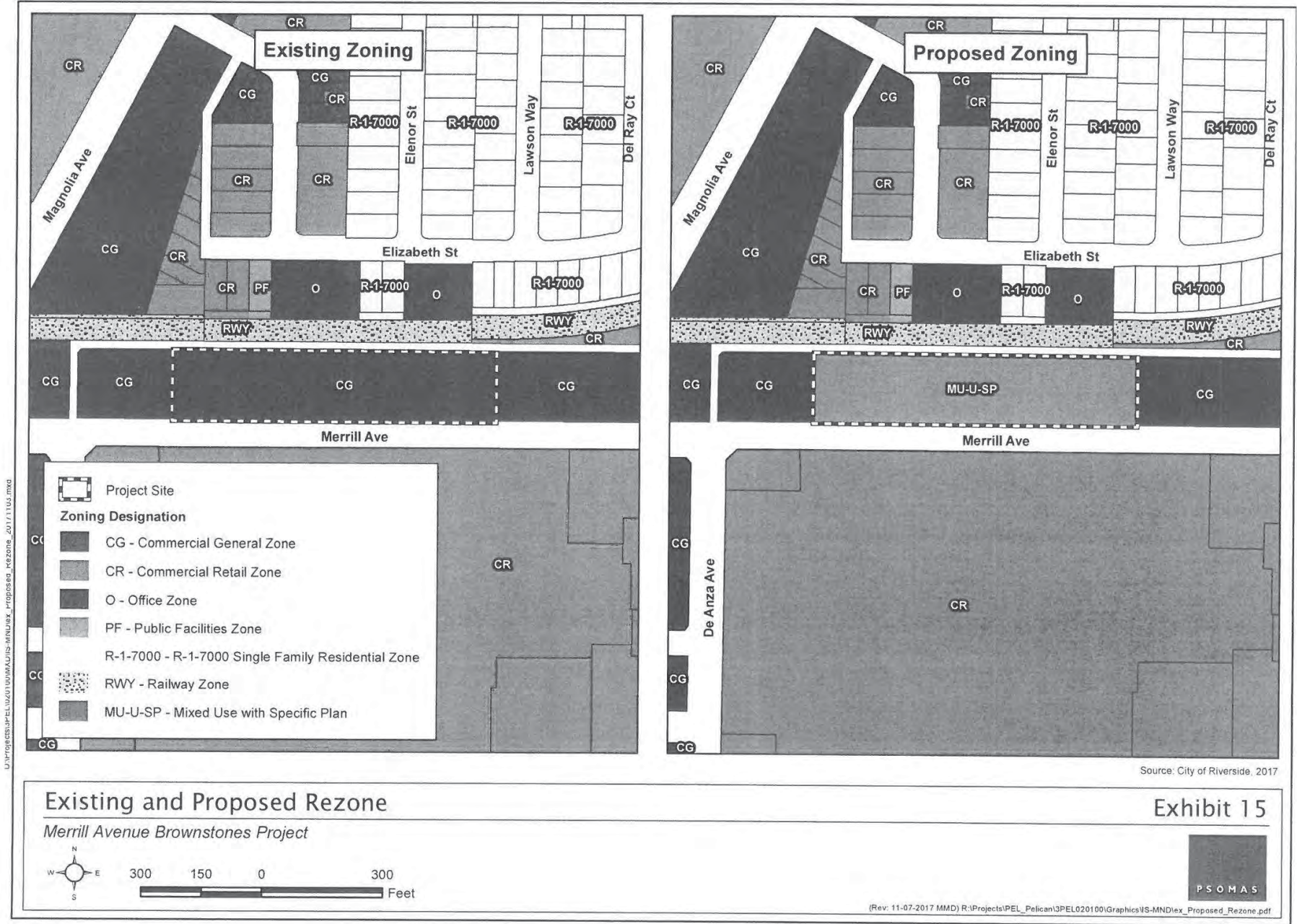


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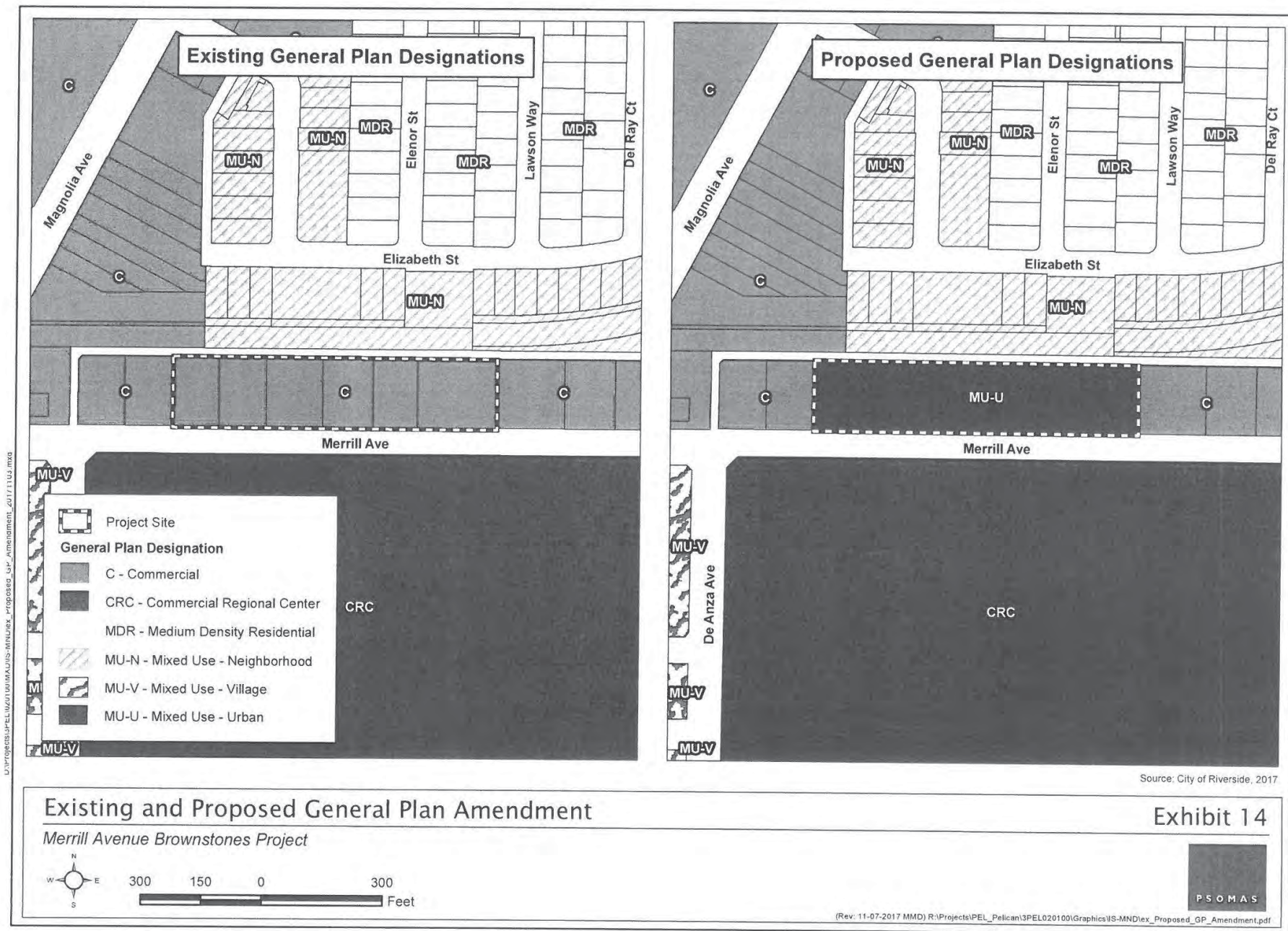
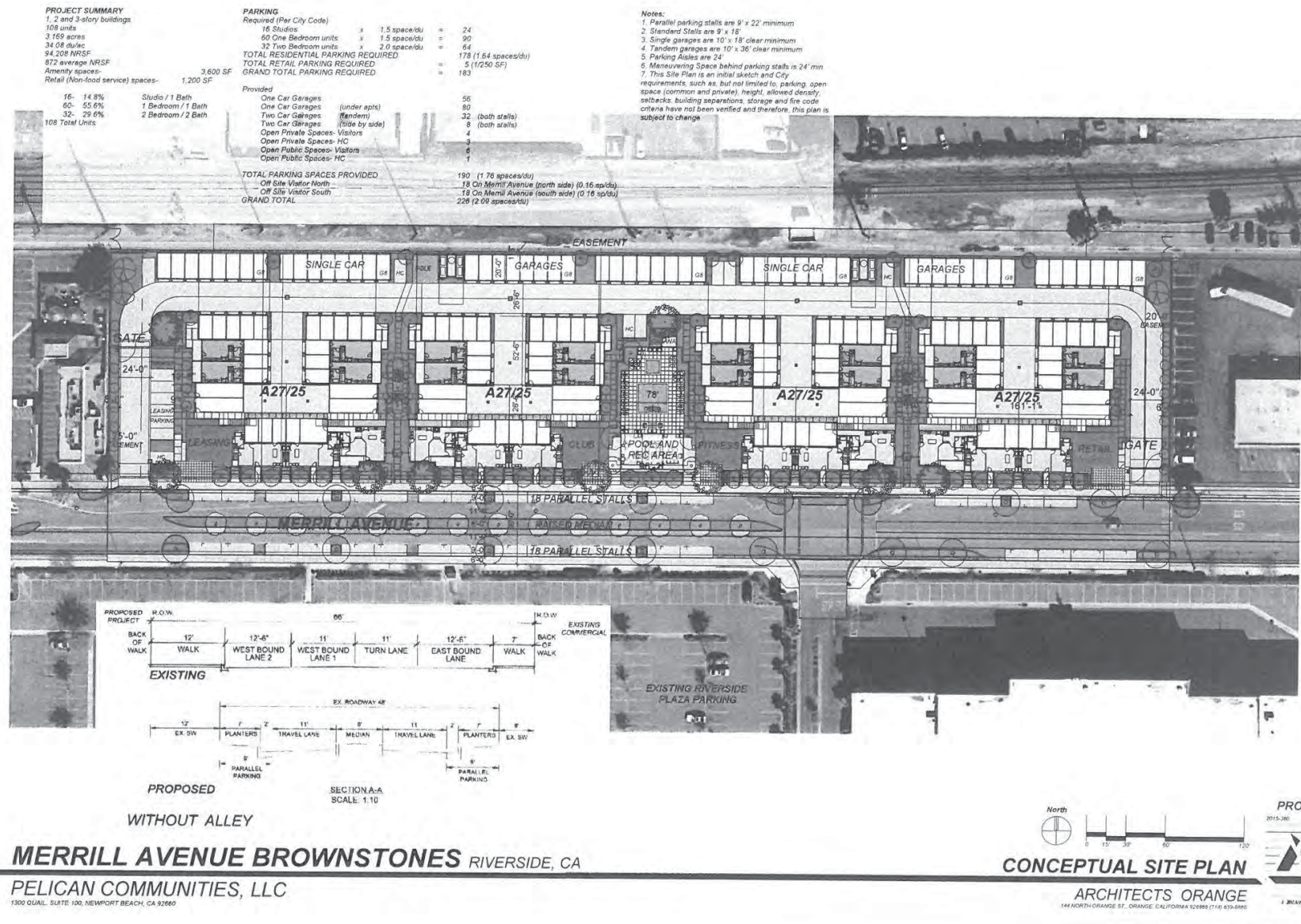
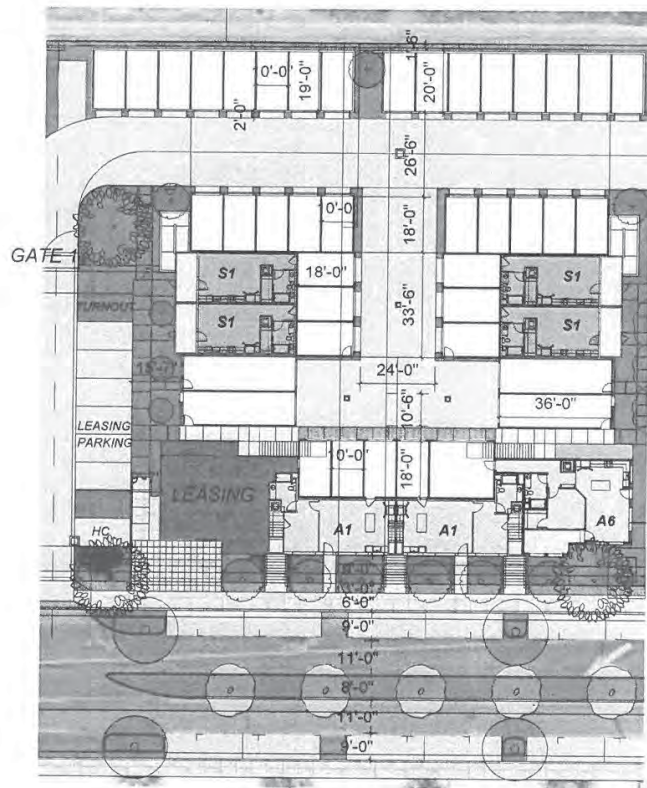
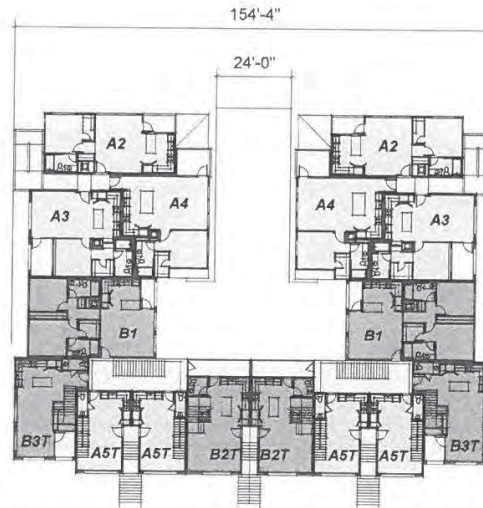


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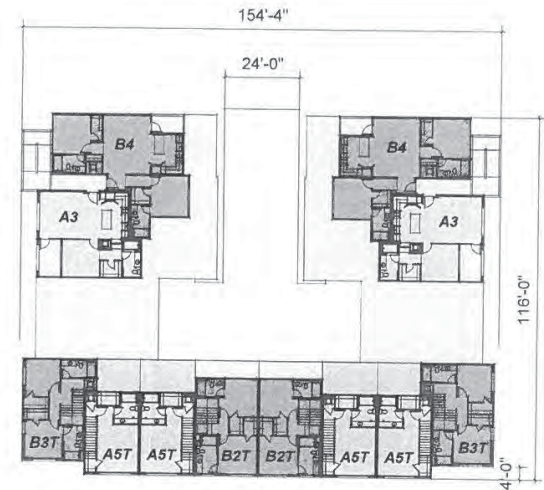




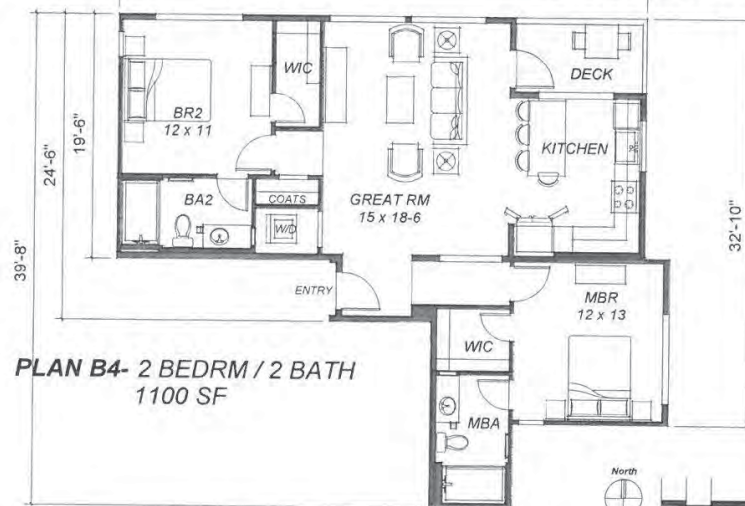
STREET LEVEL FLOOR PLAN- 7DU/25(30s)



SECOND FLOOR PLAN- 16DU 42'-6"



THIRD FLOOR PLAN- 4DU



PLAN B4- 2 BEDRM / 2 BATH
1100 SF



MERRILL AVENUE BROWNSTONES RIVERSIDE, CA

PELICAN PROPERTIES

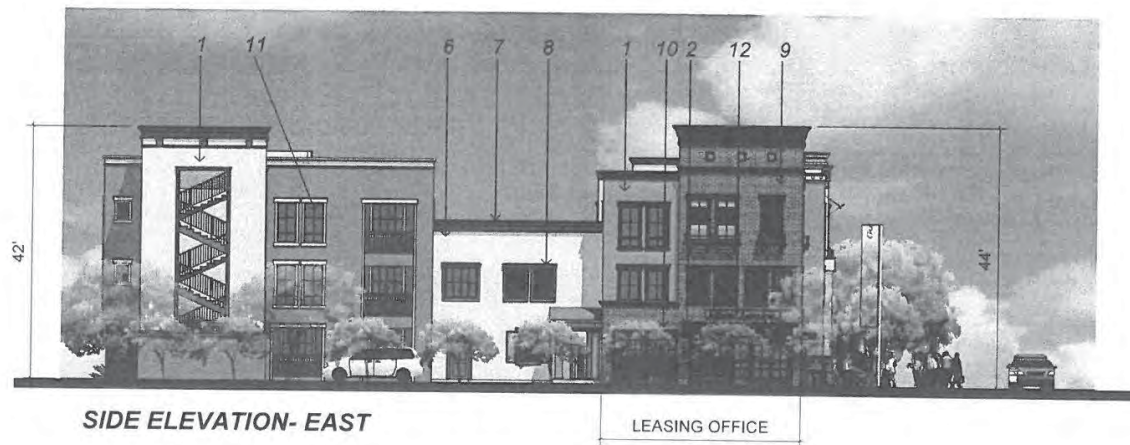
1300 QUAIL SUITE 100 NEWPORT BEACH, CA 92660

A27DU/25(30s) CONCEPTUAL COMPOSITE FLOOR PLANS

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92668 (714) 535-8800

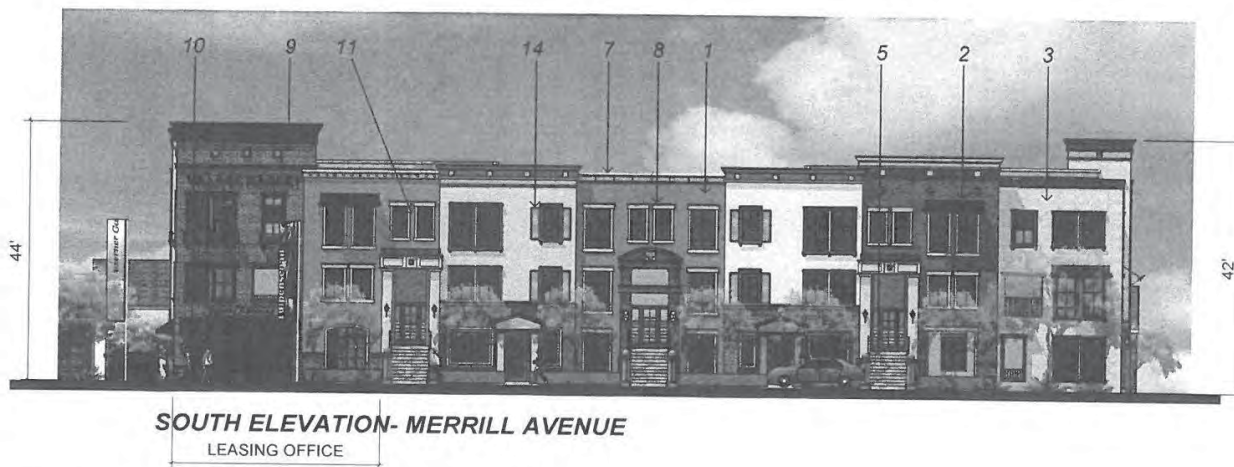
PROGRESS
2015.380 05 SEPT 2017





MATERIALS LEGEND

- 1 EXTERIOR CEMENT PLASTER
- 2 AWNING
- 3 MANUFACTURED STONE VENEER
- 4 MANUFACTURED STONE VENEER
- 5 STOOP ENTRY ELEMENTS
- 6 WROUGHT IRON RAILING
- 7 DECORATIVE BUILDING CORNICE
- 8 BUILT UP WINDOW TRIM
- 9 MASONRY VENEER
- 10 STOREFRONT GLAZING
- 11 VINYL WINDOW FRAME (COLORED OPTION)
- 12 SIGNAGE LOCATION
- 13 GARAGE DOOR
- 14 PAINTED SHUTTERS



MERRILL AVENUE BROWNSTONES RIVERSIDE, CA

PELICAN PROPERTIES

1300 QUAIL SUITE 100 NEWPORT BEACH, CA 92660

0 8 16 32'

EXTERIOR ELEVATIONS

ARCHITECTS ORANGE

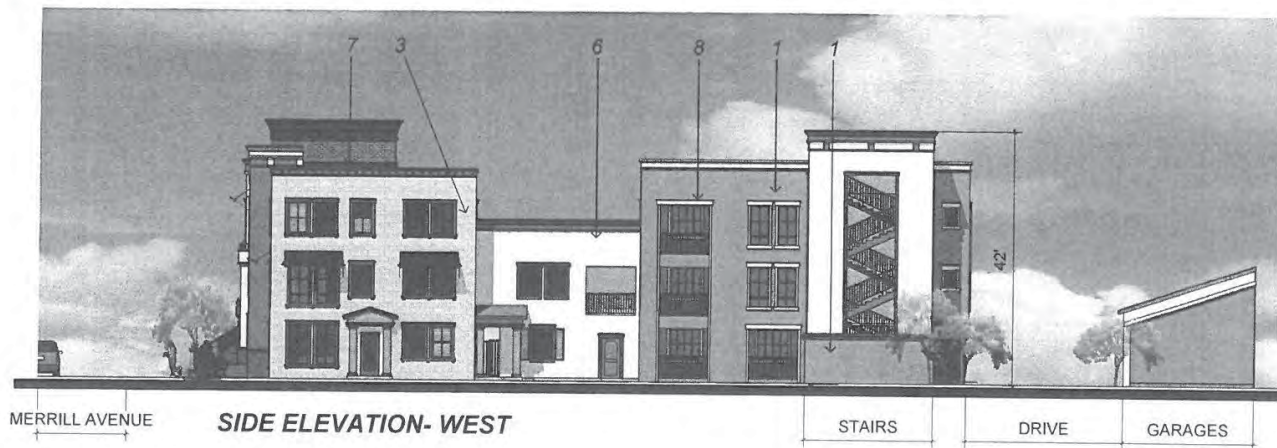
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92668 (714) 636-8880

PROGRESS

2015-200 28 SEPT 2017

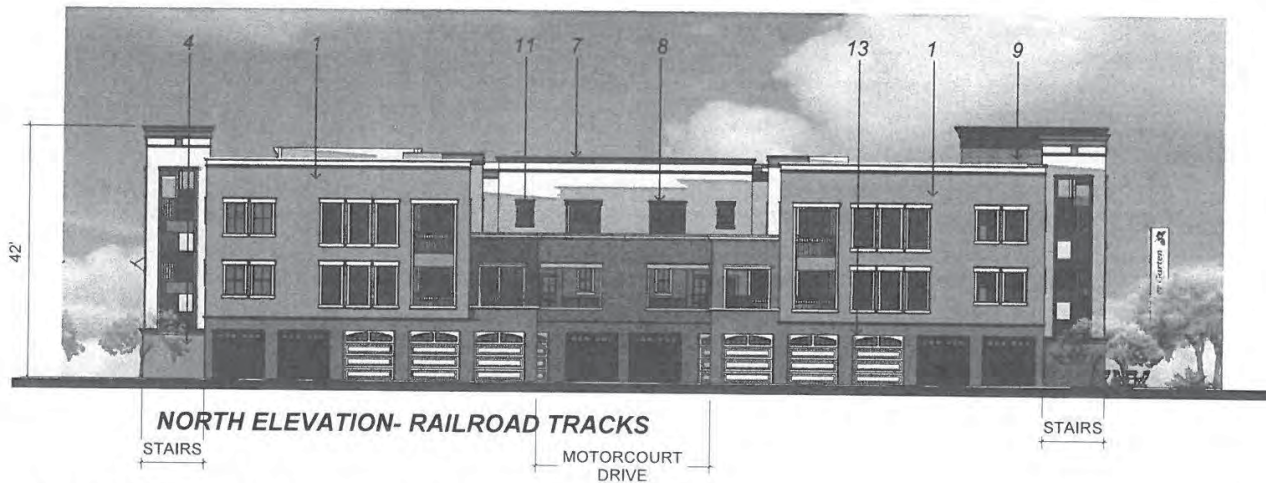
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MATERIALS LEGEND

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- 11 VINYL WINDOW FRAME (COLORED OPTION)
- 12 SIGNAGE LOCATION
- 13 GARAGE DOOR
- 14 PAINTED SHUTTERS



MERRILL AVENUE BROWNSTONES RIVERSIDE, CA

PELICAN PROPERTIES

1300 QUAIL, SUITE 100, NEWPORT BEACH, CA 92660

EXTERIOR ELEVATIONS
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92668 (714) 879-3360

PROGRESS
2013-180 28 SEPT 2017



J. J. KATHLEEN DREW



SOUTH ELEVATION- MERRILL AVENUE

CLUB RM

RECREATION / POOL AREA

FITNESS



VIEW LOOKING NORTHEAST ON MERRILL AVENUE

MERRILL AVENUE BROWNSTONES RIVERSIDE, CA

PELICAN PROPERTIES

1300 QUAIL, SUITE 100, NEWPORT BEACH, CA 92660

3D MASSING STUDIES

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92660 (714) 939-9900

PROGRESS
2015.060 20 SEPT 2017



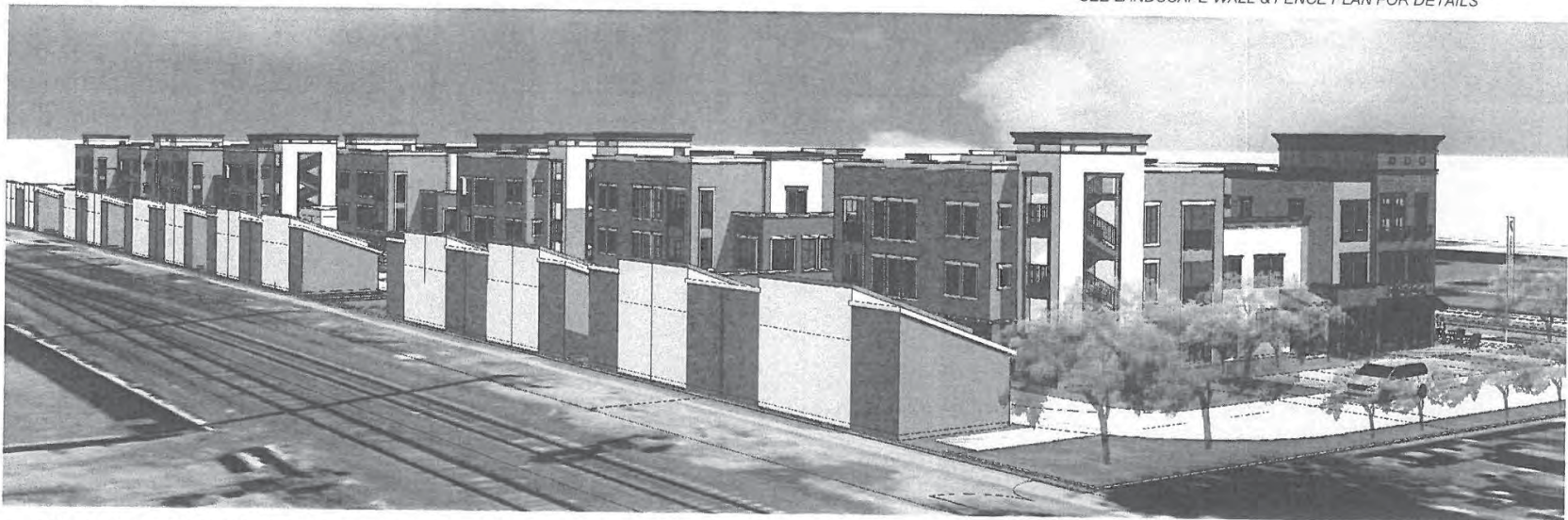
A 30% Architect Draw



NORTH ELEVATION- RAILROAD EDGE

GARAGES AND WALL HEIGHTS

SEE LANDSCAPE WALL & FENCE PLAN FOR DETAILS



VIEW LOOKING SOUTHEAST ALONG THE RAILROAD

SEE LANDSCAPE WALL & FENCE PLAN FOR DETAILS

MERRILL AVENUE BROWNSTONES RIVERSIDE, CA

PELICAN PROPERTIES

1300 QUAIL SUITE 100, NEWPORT BEACH, CA 92660

3D MASSING STUDIES

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92668 (714) 859-8800

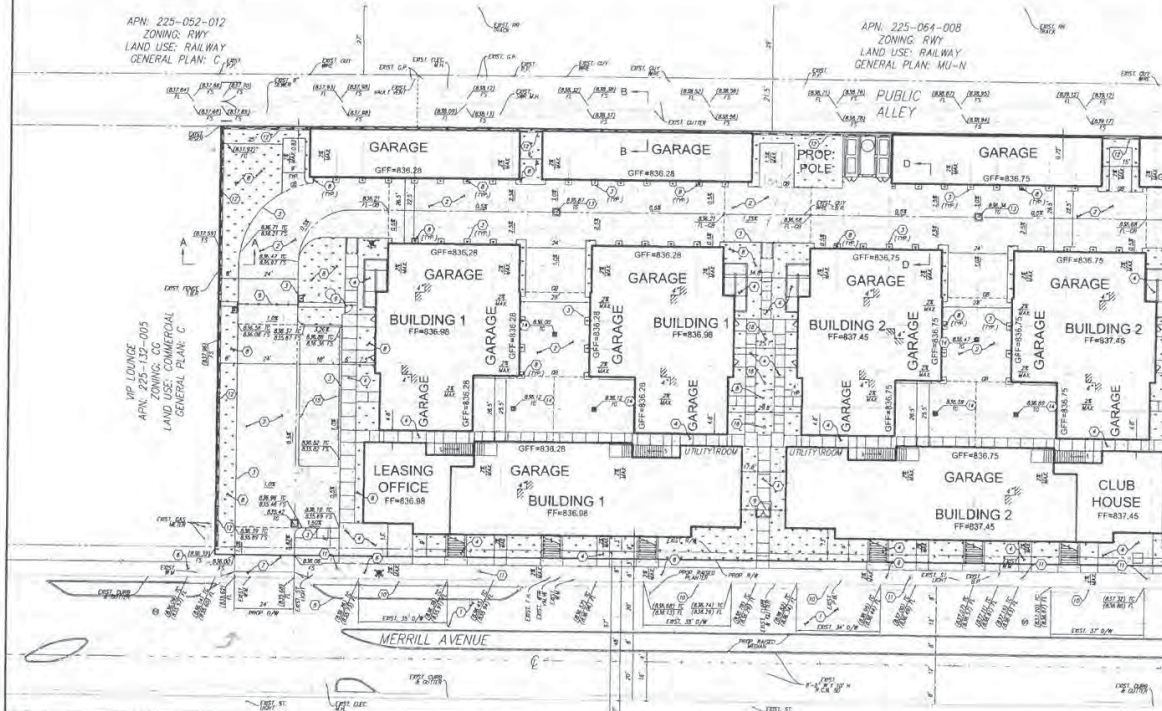
PROGRESS
2015-200 28 SEPT 2017



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A map of the project area in San Jose, California. The map shows a grid of streets. The project area is shaded in gray and labeled "PROJECT AREA" with an arrow pointing to it. The streets shown are JEFFERSON AVE, BRIDGTON AVE, WILLOW AVE, DE ANZA AVE, MADISON AVE, HYPERBEE AVE, CENTRAL AVE, SAN GUSTO AVE, and WALTON ST. The project area is located between WILLOW AVE and MADISON AVE, and between DE ANZA AVE and HYPERBEE AVE.

APN: 225-064-008
ZONING: Rwy
LAND USE: RAILWAY
GENERAL PLAN: MU-M



MATCH LINE - SEE SHEET 2

- | | |
|--------|--------------------------------|
| | EXISTING PROPERTY LINE |
| | PROPOSED RIGHT OF WAY |
| | EXISTING RIGHT OF WAY |
| | EXISTING CENTERLINE |
| | PROPOSED CURB |
| | EXISTING CURB |
| | PROPOSED SIDEWALK |
| | EXISTING SIDEWALK |
| | EXISTING CASSEMENT |
| | EXISTING CURBLINE MAJOR |
| | EXISTING CURBLINE MINOR |
| | EXISTING BRIDGING |
| | EXISTING CONCRETE |
| | EXISTING EDGE OF PAVEMENT |
| | EXISTING ROAD ELEVATION |
| | EXISTING FOOT ELEVATION |
| CA | CENTERLINE |
| R/W | RIGHT OF WAY |
| S/W | SIDEWALK |
| M.H. | MANHOLE |
| P.H. | PIPE HODDANT |
| EXIST | EXISTING |
| PRO | PROPOSED |
| GR | GRADE |
| PROP | PROPOSED |
| N.F.S. | NOT TO SCALE |
| C.P. | CURB POINT |
| L.P. | LANDSCAPE |
| INT | INTERSECT IN PLACE |
| RAMP | RAISE & RELOCATE |
| DP | DEEP FORDING |
| DR | DRAINAGE |
| O.D.R. | OUTLINE OF DEDICATION |
| ST | STREET |
| WATER | WATER |
| P.B. | PUMP BATTERY |
| FL | FLOW LINE ELEVATION |
| FS | FINISH SURFACE |
| FC | FINISH GRAUND |
| FSCH | FINISH CURB |
| TO | TO TOP OF CURB |
| FL | FINISH ELEVATION |
| FC | FINISH GRAUND |
| FL | FLOW LINE ELEVATION |
| SWP | SEWER |
| WATER | WATER |
| | |
| | PROPOSED AS PAVING |
| | |
| | PROPOSED CONCRETE |
| | |
| | PROPOSED LANDSCAPE |
| | |
| | PROPOSED ASPHALT/GRASS CHANNEL |

- (1) PROPOSED 4" C. PAVING
- (2) PROPOSED CONCRETE HARDSCAPE
- (3) PROPOSED 8" CURB ONLY
- (4) PROPOSED CONCRETE S/W AND STAIRS
- (5) PROPOSED 6" CURB ONLY CITY OF PLYMOUTH SD. NO. 300
- (6) PROPOSED CURB SIDEWALK PER CITY OF PLYMOUTH S.D. NO. 325
- (7) PROPOSED DRIVEWAY APPROACH TYPE CURE-1 PER CITY OF PLYMOUTH SIDEWALK NO. 302
- (8) PROPOSED LANDSCAPE
- (9) PROPOSED MOUNTAIN IRON GATE AND FENCE
- (10) EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH PROPOSED CURB AND DRIVEWAY
- (11) EXISTING TIE TO BE REMOVED
- (12) PROPOSED CONTAINING RETAINING/FREE STANDING WALL
- (13) PROPOSED 24" x 24" BRICKS BOLD
- (14) PROPOSED 12" x 12" BRICKS BOLD
- (15) PROPOSED INSULATION CHAIRS
- (16) PROPOSED 6" AIRLUM CHAIR

PELICAN COMMUNITIES, LLC
1300 QUAIL STREET, SUITE 100
NEWPORT BEACH, CA 92660
CONTACT: RICHARD HANAU

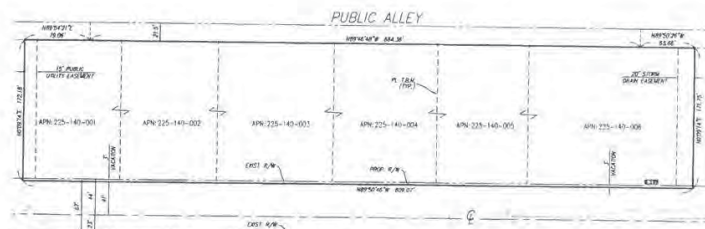
PSOMAS
1500 KOWA AVENUE, SUITE 210
RIVERSIDE, CA 92507
PHONE: (951) 787-8421
FAX: (951) 682-3379
CONTACT: DENNIS DONAHUE

WATER RPI WATER (951) 782-0330
SEWER CITY OF RIVERSIDE
ELECTRIC RPI ELECTRIC (951) 782-0330
GAS THE GAS COMPANY (800) 427-2200
TELEPHONE AT&T (800) 288-2020
T.V. CHARTER COMMUNICATIONS (800) 438-2427

BOOK	PAQ	PARTIALS
225	140	001
225	140	002
225	140	003
225	140	004
225	140	005
225	140	006

AFIN: 225-140-001:	0.46 ACRES
AFIN: 225-140-002:	0.46 ACRES
AFIN: 225-140-003:	0.54 ACRES
AFIN: 225-140-004:	0.49 ACRES
AFIN: 225-140-005:	0.43 ACRES
AFIN: 225-140-006:	0.76 ACRES
GROSS:	3.14 ACRES
VACATION:	0.06 ACRES
NET:	3.20 ACRES
DWS PROJECT:	3.20 ACRES

SHEET 1 CONCEPTUAL GRADING PLAN WL
SHEET 2 CONCEPTUAL GRADING PLAN EL
SHEET 3 CONCEPTUAL UTILITY PLAN



PARCEL MERGER INDEX MAP
SCALE: 1"=80'

DATE		VERSION		DATE		BY	
MAY 01		1.0					

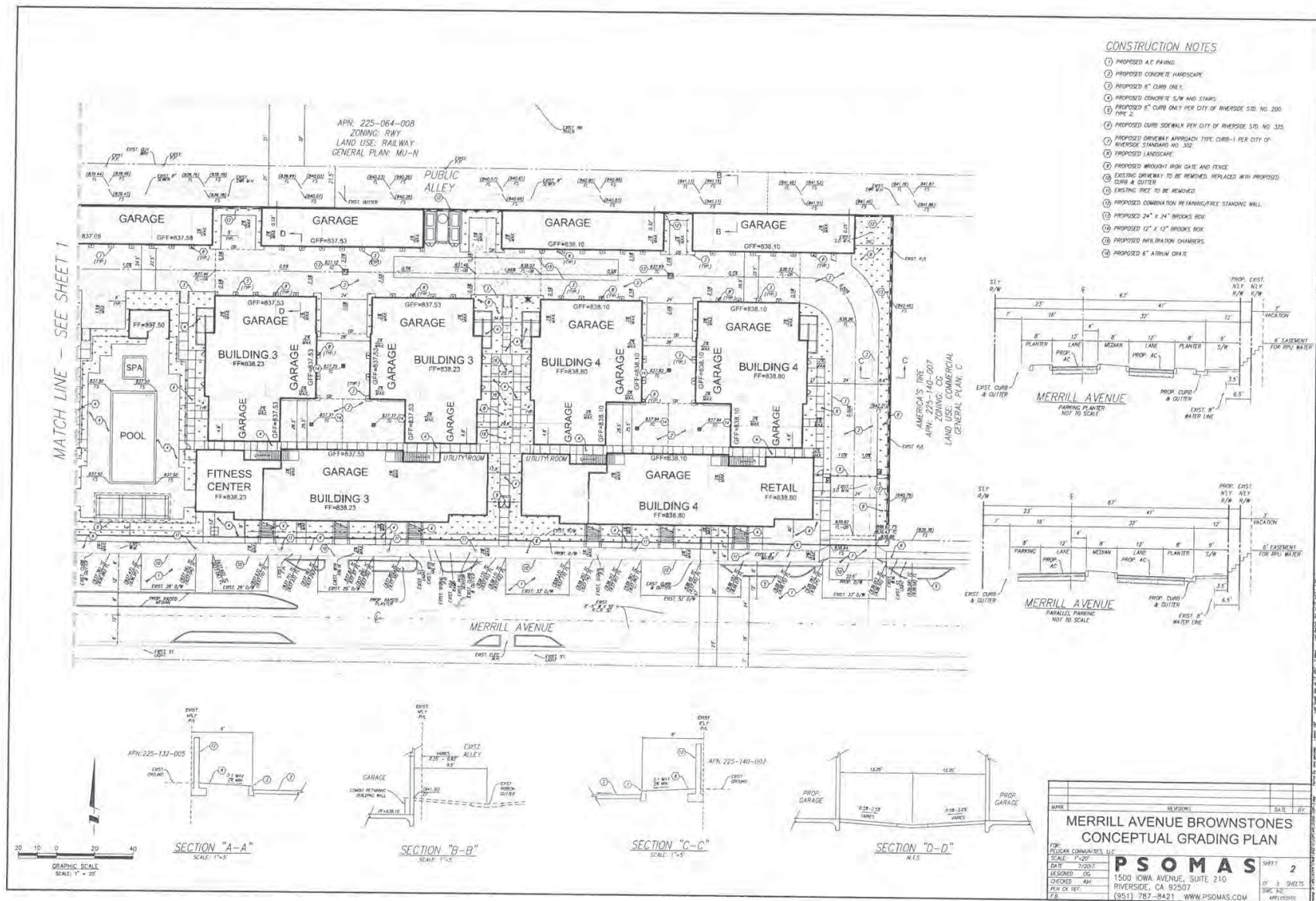
**MERRILL AVENUE BROWNSTONES
CONCEPTUAL GRADING PLAN**

FOR: POLICAN COMMUNITIES, LLC
 SCALE: 1"=20'
 DATE: 7/20/07
 DESIGNED BY: [redacted]
 CHECKED BY: AH
 PLOT OR A/C: [redacted]
 F.S.#: [redacted]

P S O M A S

1500 IOWA AVENUE, SUITE 210
 RIVERSIDE, CA 92507
 (951) 787-8421 WWW.PSOMAS.COM

SHEET: 1
 OF 3 SHEETS
 DWG NO: [redacted]
 REVISIONS: [redacted]



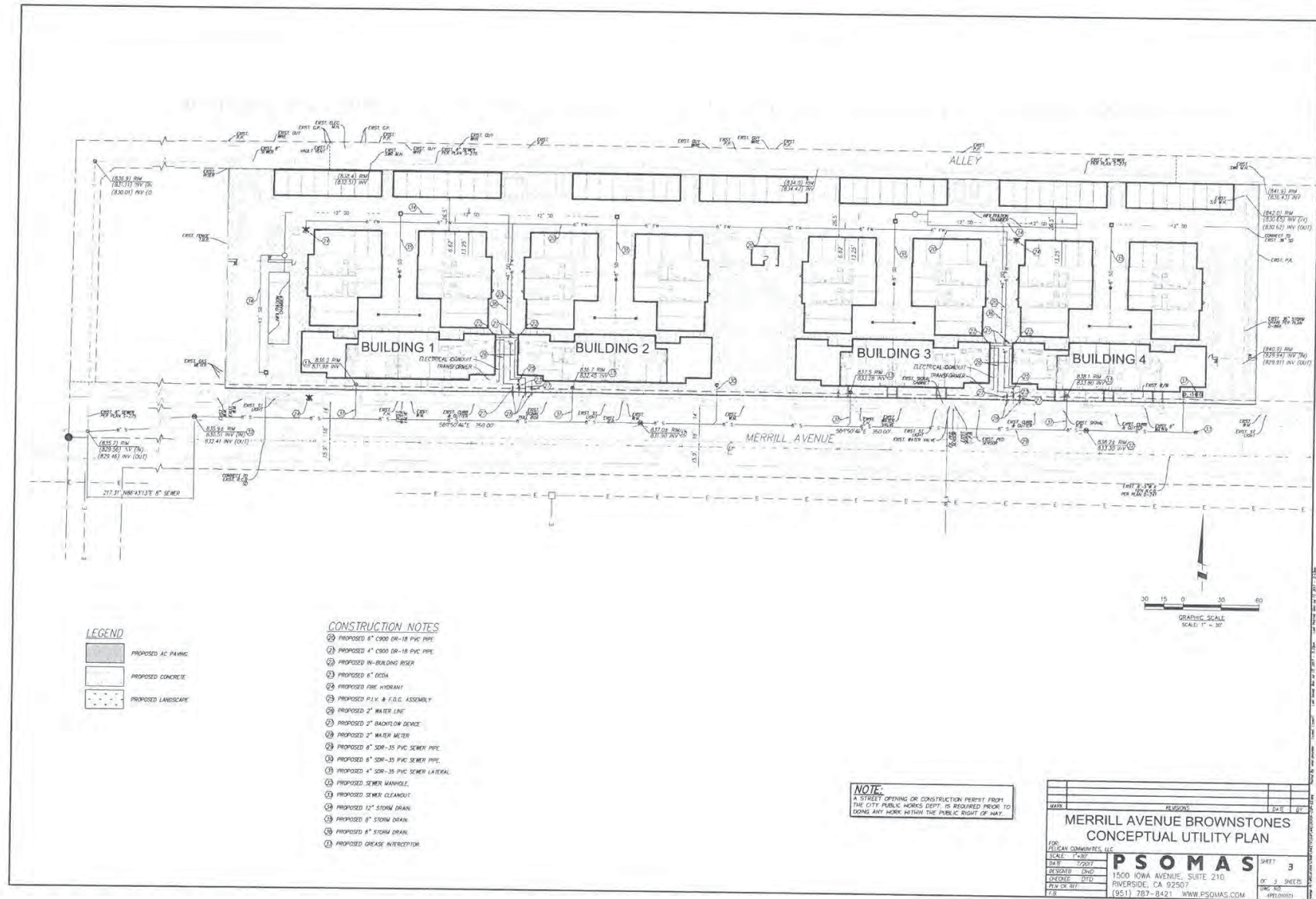


Exhibit 10 - Airport Land Use Commission (ALUC) Development Review -
 File No. ZAP1091R117

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 4:30 p.m., except November 23 (Thanksgiving Day), and by prescheduled appointment on Fridays, from 9:00 a.m. to 5:00 p.m., except November 24.

ATTENTION: ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. The City of Riverside will hold hearings on this project and should be contacted on non-ALUC issues.

PLACE OF HEARING: Riverside County Administration Center
4080 Lemon St., 1st Floor Board Chambers
Riverside, California

DATE OF HEARING: December 14, 2017

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1091R117 – Pelican Communities, Richard Hamm – City of Riverside Planning Case Nos. P17-0467 (General Plan Amendment), P17-0466 (Specific Plan Amendment), P17-0468 (Rezone), P17-0469 (Site Plan Review). P17-0469 is a proposal to construct four three-story buildings with a total floor area of 98,608 square feet providing 108 apartment units (with clubhouse, fitness center, and leasing office) and 1,200 square feet of commercial floor area on 3.14 acres located northerly of Merrill Avenue, westerly of Riverside Avenue and easterly of De Anza Avenue, on the opposite side of Merrill Avenue from Riverside Plaza. The applicant also proposes to: (1) amend the Magnolia Avenue Specific Plan to include Mixed Use Urban (MU-U) as a General Plan land use designation in the Magnolia Center District (P17-0466); (2) amend the City's General Plan land use map designation of the site from Commercial (C) to Mixed Use Urban (MU-U) (P17-0467), and (3) rezone the site from Commercial General with Specific Plan (Magnolia Avenue) Overlay (CG-SP) to Mixed Use Urban with Specific Plan (Magnolia Avenue) Overlay Zone (MU-U-SP) (P17-0468). (Compatibility Zone E of the Riverside Municipal Airport Influence Area).

FURTHER INFORMATION: Contact Paul Rull at (951) 955-6893. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Mr. Brian Norton of the City of Riverside Planning Division at (951) 826-2308.

225 052 004 Edward Jezbera 6162 Magnolia Ave Riverside CA 92506	225 052 005 City Of Riverside 3900 Main St Riverside CA 92522	225 052 008 City Of Riverside 3900 Main St Riverside CA 92522
225 052 009 City Of Riverside 3900 Main St Riverside CA 92522	225 052 010 City Of Riverside 3900 Main St Riverside CA 92522	225 052 019 City Of Riverside 3900 Main St Riverside CA 92522
225 052 021 City Of Riverside 3900 Main St Riverside CA 92522	225 052 12 Union Pacific Rr 1400 Douglas St Stp 1640 Omaha NE 68179	225 061 010 James Edward Park 1441 Country Club Dr Riverside CA 92506
225 061 011 Robertsopamela Grotenhuis 7100 Aviara Dr Carlsbad CA 92011	225 062 018 Callie Rich Neal 6193 Elenor St Riverside CA 92506	225 062 042 Inland Valleys Assn Of Realtors 3690 Elizabeth St Riverside CA 92506
225 063 019 James Pangborn 6192 Elenor St Riverside CA 92506	225 064 001 City Of Riverside 3900 Main St Riverside CA 92522	225 064 002 City Of Riverside 3900 Main St Riverside CA 92522
225 064 003 City Of Riverside 3900 Main St Riverside CA 92522	225 064 004 Valley Assn Realtors Inland 3690 Elizabeth St Riverside CA 92506	225 064 005 Leona Lengua 12820 Canyonwind Rd Riverside CA 92503
225 064 006 Steven Hanna 12527 Rose Ave Los Angeles CA 90066	225 064 008 Union Pacific Rr 1400 Douglas St Stp 1640 Omaha NE 68179	225 064 009 Andro Sharobiem Md Inc Po Box 2057 Riverside CA 92516
225 071 016 Folk Gwen Hartman 6193 Lawson Way Riverside CA 92506	225 072 001 Matthew Krajniak 6192 Lawson Way Riverside CA 92506	225 074 001 Naren Vasudevan 4861 Cambridge St Montclair CA 91763
225 074 002 Philip Bremenstuhl 1830 Elsinore Rd Riverside CA 92506	225 074 003 Robert Hernandez 3600 Elizabeth St Riverside CA 92506	225 074 004 Theresa Reid 3590 Elizabeth St Riverside CA 92506
225 074 005 Amelia Gonzalez 25654 Shalu Ave Moreno Valley CA 92557	225 074 006 Sandra Lee Shuster 5313 Bardwell Ave Riverside CA 92506	225 074 007 Decker Michelle Ivy 3560 Elizabeth St Riverside CA 92506

225 074 013 Union Pacific Rr 1400 Douglas St Stp 1640 Omaha NE 68179	225 074 014 City Of Riverside 3900 Main St Riverside CA 92522	225 132 003 Magnolia Msm 4700 E 2nd St Long Beach CA 90803
225 132 004 Magnolia Msm 4700 E 2nd St Long Beach CA 90803	225 132 005 Cpt Riverside Plaza LLC 3673 Merrill Ave Riverside CA 92506	225 132 008 Magnolia Msm 4700 E 2nd St Long Beach CA 90803
225 134 003 Dg & D Calif Prop 6529 Riverside Ave #150 Riverside CA 92506	225 140 001 City Of Riverside 3900 Main St Riverside CA 92522	225 140 002 City Of Riverside 3900 Main St Riverside CA 92522
225 140 003 City Of Riverside 3900 Main St Riverside CA 92522	225 140 004 Redevelopment Agency City Of Riverside 3607 Merrill Ave Riverside CA 92506	225 140 005 Redevelopment Agency City Of Riverside 3605 Merrill Ave Riverside CA 92506
225 140 006 Redevelopment Agency City Of Riverside 3575 Merrill Ave Riverside CA 92506	225 140 007 Richard Warburton 2716 Via Elevado Palos Verdes Estates CA 90274	225 140 009 M David Yoder Po Box 396 Sun City CA 92586
225 140 010 M David Yoder Po Box 396 Sun City CA 92586	225 150 010 Cpt Riverside Plaza LLC 6215 Riverside Ave Riverside CA 92506	225 150 020 Cpt Riverside Plaza LLC 6215 Riverside Ave Riverside CA 92506
225 150 021 Cpt Riverside Plaza LLC 3639 Central Ave Riverside CA 92506	Agency Com & Econ Dept-Brian Norton 3900 Main Street, 3rd Floor Riverside CA 92522	Agency Com & Econ Dept-Brian Norton 3900 Main Street, 3rd Floor Riverside CA 92522
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Applicant Pelican Communities 1300 Quail Street, Suite 100 Newport Beach CA 92660	Property Owner City Of Riverside/Redev. 3900 Main St Riverside CA 92522	Property Owner City Of Riverside/Redev. 3900 Main St Riverside CA 92522
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CITY OF RIVERSIDE PLANNING
ATTN: BRIAN NORTON
3900 MAIN ST, 3RD FLOOR
RIVERSIDE CA 92522



RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1091R117 DATE SUBMITTED: 10-24-17

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	Pelican Communities	Phone Number	(949)263-9213
Mailing Address	1300 Quail Street, Suite 100 Newport Beach, CA 92660	Email	richard.hamm@pelicancommunities.com
Representative	Richard Hamm	Phone Number	(949)263-9213
Mailing Address	1300 Quail Street, Suite 100 Newport Beach, CA 92660	Email	richard.hamm@pelicancommunities.com
Property Owner	City of Riverside / Redevelopment Agency City of Riverside	Phone Number	(951) 826-5371
Mailing Address	3900 Main Street Riverside, CA 92522	Email	BNorton@riversideca.gov

LOCAL JURISDICTION AGENCY

Local Agency Name	Community and Economic Development Department - Planning Division	Phone Number	(951)826-2308
Staff Contact	Brian Norton	Email	BNorton@riversideca.gov
Mailing Address	3900 Main Street, 3rd Floor Riverside, CA 92522	Case Type	<input checked="" type="checkbox"/> General Plan / Specific Plan Amendment <input checked="" type="checkbox"/> Zoning Ordinance Amendment <input type="checkbox"/> Subdivision Parcel Map / Tentative Tract <input type="checkbox"/> Use Permit <input checked="" type="checkbox"/> Site Plan Review/Plot Plan <input type="checkbox"/> Other
Local Agency Project No			

PROJECT LOCATION

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address	3575 - 3661 Merrill Avenue Riverside, CA 92506	Gross Parcel Size	3.17 acres
Assessor's Parcel No.	225-140-001, 225-140-002, 225-140-003, 225-140-004, 225-140-005, 225-140-006	Nearest Airport and distance from Airport	11,867 ft from Riverside Airport
Subdivision Name	Merrill Brownstone		
Lot Number			

PROJECT DESCRIPTION

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

Existing Land Use (describe)	Vacant Lot

Riverside County Airport Land Use Commission, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501,
Phone: 951-955-5132 Fax: 951-955-5177 Website: www.rcaluc.org

Proposed Land Use (describe)	Mixed Use - 108 unit apartments & 1,200 square feet of retail		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)	3.17 acres	
For Other Land Uses (See Appendix C)	Hours of Operation	24 hours	
	Number of People on Site	Maximum Number	
	Method of Calculation		
Height Data	Site Elevation (above mean sea level)	840	ft.
	Height of buildings or structures (from the ground)	40	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?		
			<input type="checkbox"/> Yes
			<input checked="" type="checkbox"/> No
	If yes, describe		

- A. **NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.
- B. **REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.
- C. **SUBMISSION PACKAGE:**
1. Completed ALUC Application Form
 1. ALUC fee payment
 1. Plans Package (24x36 folded) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps)
 1. Plans Package (8.5x11) (site plans, floor plans, building elevations, landscaping plans, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
 1. CD with digital files of the plans (pdf)
 1. Vicinity Map (8.5x11)
 1. Detailed project description
 1. Local jurisdiction project transmittal
 3. Gummed address labels for applicant/representative/property owner/local jurisdiction planner
 3. Gummed address labels of all surrounding property owners within a 300 foot radius of the project site (**only required if the project is scheduled for a public hearing Commission meeting**). If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10) with ALUC return address. *

* Projects involving heliports/helicopter landing sites will require additional noticing procedures.

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