



Exhibit 3 - Location Map

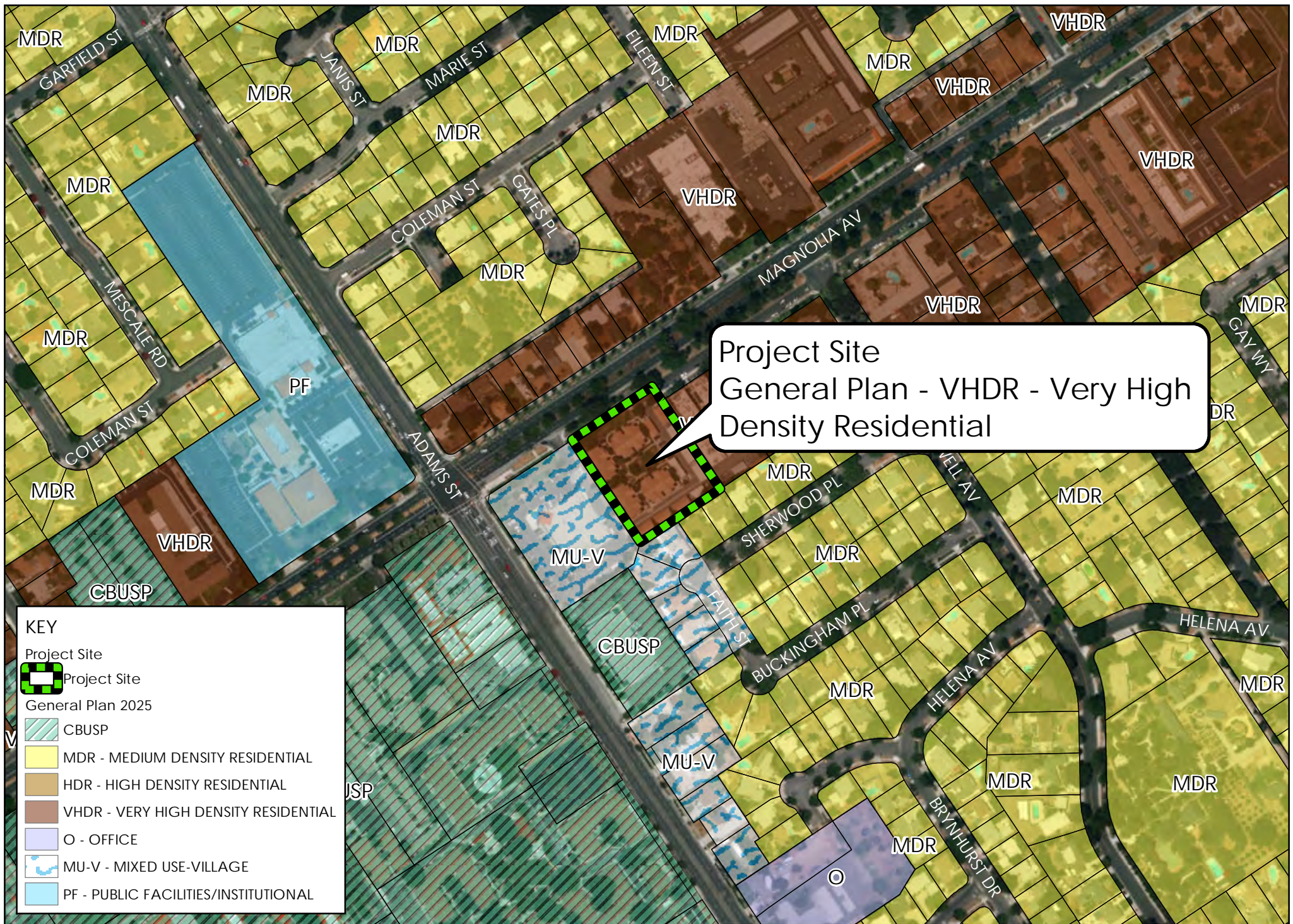


Exhibit 4 - General Plan Map



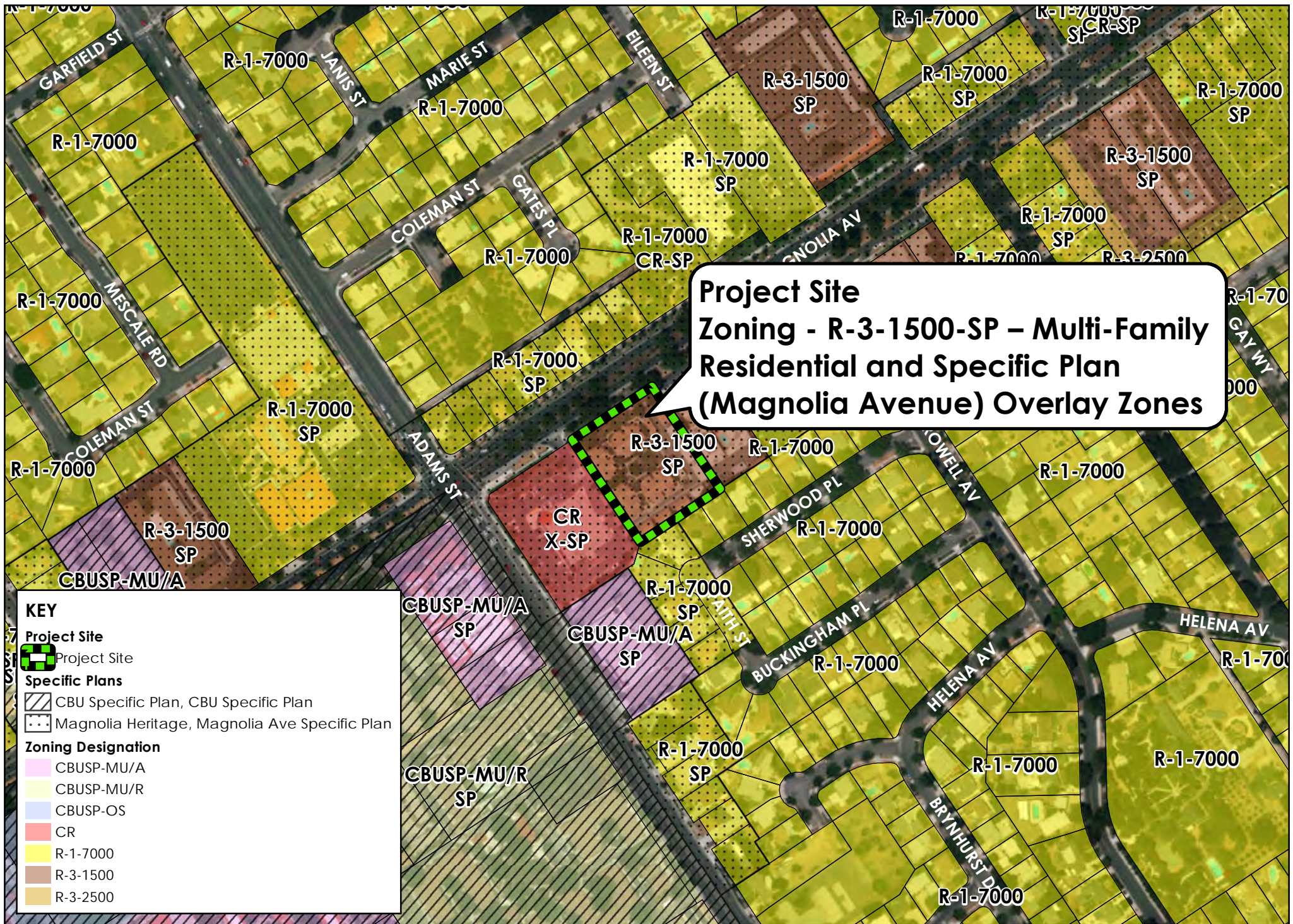
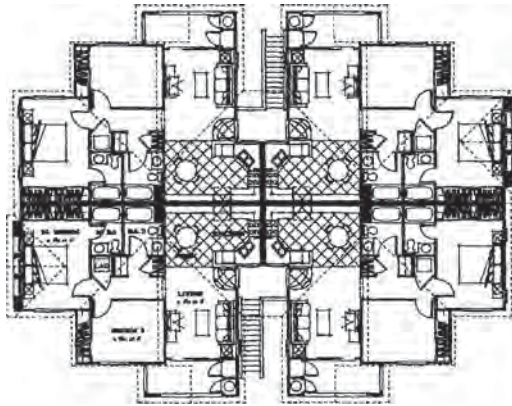
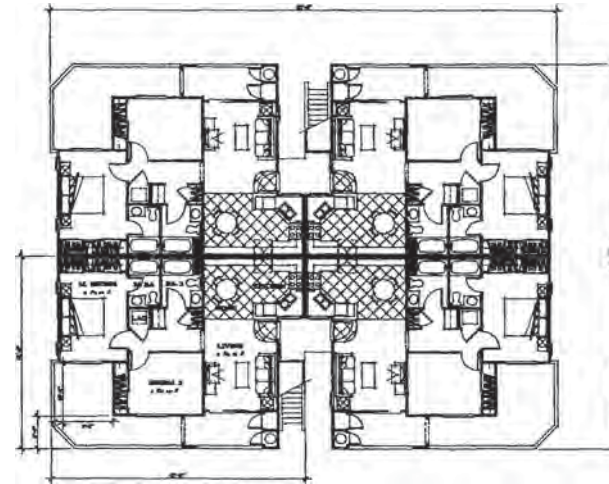


Exhibit 5 - Magnolia Avenue Specific Plan/Zoning Map



SECOND FLOOR



FIRST FLOOR

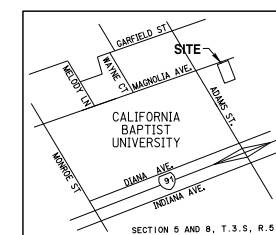
COLLEGE PARK APARTMENTS
RIVERSIDE, CALIFORNIA



357-02044

10-18-02

IN THE CITY OF RIVERSIDE, CALIFORNIA
DEMOLITION PLAN
CBU - COLLEGE PARK



VICINITY MAP
N.T.S.

OWNER/DEVELOPER

CALIFORNIA BAPTIST UNIVERSITY
8432 MAGNOLIA AVENUE
RIVERSIDE, CA. 92504
PHONE: (951) 343-4393
FAX: (951) 354-8502
ATTN: STEVE SMITH

CIVIL ENGINEER

RICK ENGINEERING COMPANY
1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
ATTN: KRISTIN WERKSMAN
(951) 782-0707

SITE ADDRESS

8230 MAGNOLIA AVENUE
RIVERSIDE, CA 92504

PARKING COUNT

84 PARKING SPACES TOTAL
80 GENERAL + 4 ACCESSIBLE















ASSESSOR'S PARCEL NUMBER

ASSESS
231-090-069


SITE ACREAGE

1.66 ACRE

TOPOGRAPHY LEGEND

EXISTING BOLLARD	
EXISTING CATCH BASIN	
EXISTING ELECTRICAL MANHOLE	
EXISTING FIRE HYDRANT	
EXISTING LIGHT	
EXISTING PALM TREE	
EXISTING RIBBON GUTTER	
EXISTING SEWER MANHOLE	
EXISTING STORM DRAIN MANHOLE	
EXISTING SIGN	
EXISTING WATER METER	
EXISTING WALL	
EXISTING TREE	
PROJECT BOUNDARY	

DEMOLITION LEGEND

LIMITS OF REMOVALS 

ABBREVIATIONS

CENTERLINE	CL
EXISTING	EXIST
FIRE HYDRANT.....	FH
PLANTING AREA	PA
PROPERTY LINE	PL
RIGHT-OF-WAY	R/W

DATE PREPARED: MARCH 5, 2018

CBU - COLLEGE PARK

DEMOLITION PLAN
CITY OF RIVERSIDE
IN THE COUNTY OF RIVERSIDE, CALIFORNIA



K 1770 BOWLA AVENUE - SUITE 100
RIVERSIDE, CA 92507
(951) 782-0707
(FAX) (951) 782-0723

ANY rickengineering.com

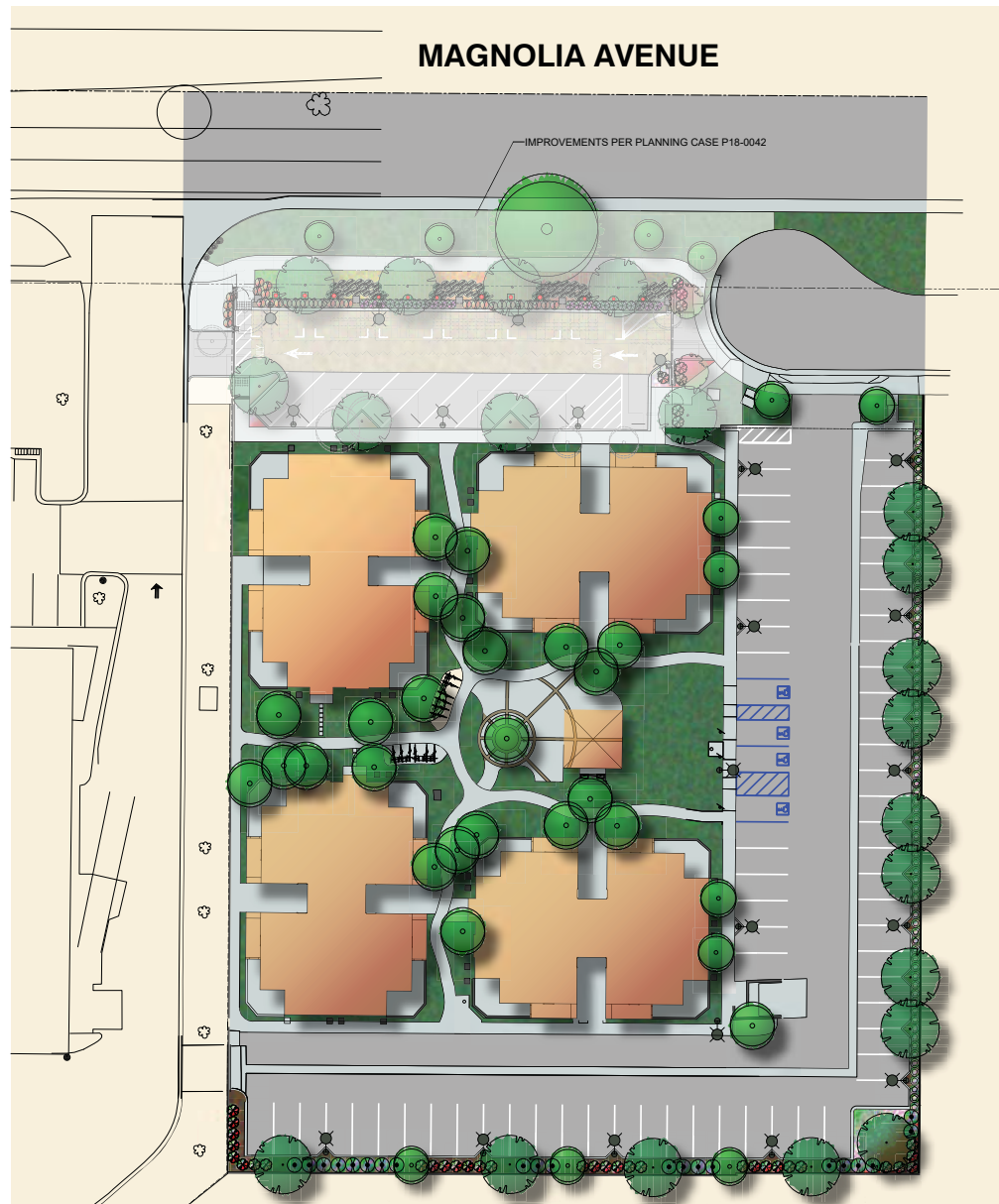
Sales & Service • IT Solutions • Sales & Support Services • Maintenance • Spare Parts • Training • Insurance

PLOT DATE: 05-MAR-2018 IN 15620

G:\5620\5620-DT-Collins, Park\Civil\15620D\Exh 14 DEMO phase3.dwg

PLOT DATE: 05-MAR-2018 IN 15620

Exhibit 6 - Project Plans

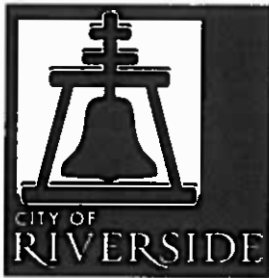


PLANTING LEGEND:

	BOTANIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
TREES	LAGERSTROEMIA INDICA 'WATERMELON RED'	CRAPE MYRTLE	36" BOX	LOW
	QUERCUS SUBER	CORK OAK	36" BOX	LOW
	EXISTING TREE TO REMAIN, PROTECT IN PLACE			
	EXISTING TREE TO BE REMOVED			
SHRUBS / VINES	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL	LOW
	LEUCOPHYLLUM CANDIDUM 'THUNDERCLOUD'	TEXAS BANGER	5 GAL	LOW
	MUEHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST PINK MUHLY	1 GAL	LOW
	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL	LOW
	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	5 GAL	LOW
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	LOW
	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	5 GAL	MODERATE
	MACADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GAL	LOW
GROUNDCOVERS	GREVILLEA LANGIERA 'COASTAL GEM'	WOOLLY GREVILLEA	1 GAL @ 24" O.C.	LOW
	LANTANA 'SPREADING SUNSET'	SPREADING SUNSET LANTANA	1 GAL @ 48" O.C.	LOW
	EXISTING LANDSCAPE TO REMAIN, PROTECT IN PLACE. CONTRACTOR TO REPAIR ANY DAMAGE AND FILL IN VOIDS WITH LIKE PLANT MATERIAL			

NOTES:
 - ALL PLANTER AREAS TO RECEIVE A 3" MINIMUM DEPTH LAYER OF SHREDDED WOOD BARK MULCH
 - PLANT WATER USE VALUES ARE PER WUCOLS IV PLANT LIST





COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: CBU College Park Apartments

Project Location: 8230 Magnolia Avenue

Assessor's Parcel Number (APN): 231-090-069

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

To allow a parking ratio of .7 spaces per student where 1.1 spaces per unit are required.

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.

See Attached

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.

See attached

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.

See attached

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

See attached

Variance Findings

Mandatory findings pursuant to *Chapter 19.720.040* of Title 19 (Zoning) of the Riverside Municipal Code:

Requested Variance: To allow a parking ratio of .7 spaces per student where 1.1 spaces per unit are required

1. The strict application of the provisions of the Zoning Regulations would result in practical difficulties or unnecessary hardships in the development of this property.

The proposal complies with this finding. Strict application of the Zoning Code would require 1.1 parking spaces per unit. This is a proposal to convert conventional apartments that calculate parking based on units to student housing that bases parking on the number of beds. Parking ratios have been established for CBU based on an engineer-prepared parking analysis of the campus that identified an appropriate parking ratio of .7 spaces per student. When that ratio is applied to College View, a demand for 81 parking spaces is required to serve up to 116 student residents.

2. There are exceptional circumstances or conditions applicable to this property or to the intended use or development of this property which do not apply generally to other property in the same zone or neighborhood.

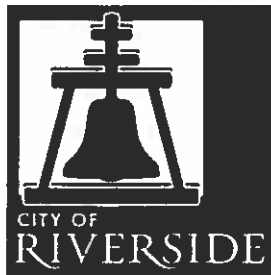
The proposal complies with this finding. This is a proposal for student housing that does not apply to conventional apartment units in the vicinity and within the same zone.

3. The granting of this request will not prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located.

The proposal complies with this finding. An engineer-prepared parking analysis of the campus has identified an appropriate parking ratio of .7 spaces per student. Since the proposed student housing would possess the same mobility characteristics as on-campus student housing, in terms of access to goods and services and daily activities, the ratio of .7 is appropriate, and would serve to avoid overflow parking conditions in the neighborhood.

4. The granting of this request will not be contrary to the objectives of any part of the General Plan.

The proposal complies with this finding. The parking variance supports the proposed development. The proposed development embodies Smart Growth principles to create a range of housing opportunities and choices for young and old; and to support walking, cycling and transit alternatives to driving. CBU plays an important role in the Ramona District, influencing growth and change in the surrounding neighborhood. Policy LU-78.3 of the Land Use and Urban Design Element in the General Plan seeks to, "encourage continued enhancement and growth of the significant institutional uses along the Magnolia Avenue corridor."



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: _____ CBU College Park Apartments _____

Project Location: _____ 8230 Magnolia Avenue _____

Assessor's Parcel Number (APN): _____ 231-090-069 _____

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

To allow 26 of 84 parking spaces having a width of 8.87 feet in width where 9 feet is required.

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.

See Attached

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.

See attached

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.

See attached

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

See attached

Variance Findings

Mandatory findings pursuant to *Chapter 19.720.040* of Title 19 (Zoning) of the Riverside Municipal Code:

Requested Variance: To allow 26 of 84 parking spaces to have a width of 8.87 feet where 9 feet is required.

1. The strict application of the provisions of the Zoning Regulations would result in practical difficulties or unnecessary hardships in the development of this property.

The proposal complies with this finding. Strict application of the Zoning Code would result in 1-2 fewer parking spaces.

2. There are exceptional circumstances or conditions applicable to this property or to the intended use or development of this property which do not apply generally to other property in the same zone or neighborhood.

The proposal complies with this finding. This is a proposal for student housing with gated access to control vehicles entering the housing complex. This is a different circumstance that typically applies to conventional apartments with open access in the vicinity and within the same zone.

3. The granting of this request will not prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located.

The proposal complies with this finding. The granting of the variance will result in 26 parking spaces having slightly over a one-tenth of one foot difference than the standard 9 foot parking space. The difference will not be perceptible to other improvements in the community.

4. The granting of this request will not be contrary to the objectives of any part of the General Plan.

The proposal complies with this finding. The parking variance supports the proposed development. The proposed development embodies Smart Growth principles to create a range of housing opportunities and choices for young and old; and to support walking, cycling and transit alternatives to driving. CBU plays an important role in the Ramona District, influencing growth and change in the surrounding neighborhood. Policy LU-78.3 of the Land Use and Urban Design Element in the General Plan seeks to, "encourage continued enhancement and growth of the significant institutional uses along the Magnolia Avenue corridor."



From the Magnolia Avenue frontage road, looking south at the project site.



Existing carports located along the east property line; all carports will be demolished as part of this project.



Existing open space courtyard consisting of a gazebo, two barbeques, and seating areas.



Existing garages located along the south property line; all garages will be demolished as part of this project.