

Riverside Gateway Plaza, a California general partnership  
8175 Limonite Avenue, Suite E  
Jurupa Valley, CA 92509

Sent via to Sean Kelleher: skelleher@riversideca.gov

May 4, 2018

City of Riverside – Planning Department  
Attn: Sean Kelleher  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

RE: Additional information for the request for:  
Modification of Condition of Approval for P03-1485 – Tract 31542  
Riverside Gateway Plaza – Commercial Development

Dear Mr. Kelleher:

Please find below our basis for the request of the Deletion of Condition of Approval (COA) No. 5 of Planning Case P03-1485 - Tract 31542 regarding the need to take the site plan to the Planning Commission prior to recordation of the final map for Tract 31542. The rezone case associated with Case P03-1485 expired and is no longer applicable to this condition.

Condition of Approval No. 5 of Planning Case P03-1485 - Tract 31542 requires the Planning Commission's approval of a site plan prior to the site being rezoned CR – Commercial Retail Zone and the recordation of the final map for Tract 31542. The Riverside Gateway Plaza site is identified as commercial in the Exchange, Disposition and Development Agreement (EDDA) approved the City Council in 2003. The General Plan designation for the site has been updated to Commercial as a part of the City's General Plan 2025 process.

Riverside Gateway Plaza entered into an agreement to sell three of the proposed lots in Tract 31542 to Sater Oil in January 2017. As a part of that agreement, Sater Oil agreed to prepare and process a site plan and rezone of the property for City of Riverside review and approval with Riverside Gateway Plaza responsible to record the final map in order to deliver the final lots to the buyer. As the applicant for the site plan, Sater Oil has diligently continued to move forward through the City process to obtain the site plan approval, and is in nearing completion of that process. We anticipate the site plan going to City Planning Commission within the next 90 to 120 days for review and approval. This site is a complicated site, and the Sater Oil development team has worked continuously with City staff to develop a project the City will proud to see in Riverside.

In April 2017, Sater Oil submitted a Conceptual Development Review Application, Planning Case P17-0231, to the City in order to receive preliminary comments prior to making a formal application submittal. In August 2017, Sater Oil made their formal application submittal to the City, which initially included Conditional Use Permit and Design Review Applications. Subsequently they have submitted a Rezoning application in order to comply with Planning Condition No. 5 of Planning Case P03-1485. In response to comments received from City Staff, Sater Oil updated the final map lot configurations to implement the site plan layout. Sater Oil is

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committed to completing the site plan and CUP approval process and building this project along with landscape enhancements at this major entry to the City along Van Buren Boulevard.

The lot configurations for the final map have not changed since November 2017. As such, we have completed the technical map review process with City staff to the point that signed mylars of the final map have been filed with the City. All City fees necessary for final map recordation have been paid along with the posting of financial sureties for map recordation. Recording the final map is necessary to complete a 1031 exchange process which is a critical element of the project financing.

Sater Oil needs to complete the 1031 property exchange in June 2018. They have planned to close on the Riverside Gateway Plaza lots as the targeted property since January 2018. They have made a significant investment in both time and money in this project which will benefit the City of Riverside as both a job creator and sales tax generator.

Approval of the modification of the COA No. 5 to remove the requirement that the Planning Commission approve the site plan prior to the recordation of the final map is requested. Both Riverside Gateway Plaza and Sater Oil are willing to accept a COA on the site plan approval that would require a lot line adjustment of the recorded lots in the future if required by the approved site plan.

We request the City's approval of this request.

Very Truly Yours;

Riverside Gateway Plaza

**Robert M. Beers**

Cc: Henry C. Cox, II – Riverside Gateway Plaza  
Steve Adams, City Councilmember for Ward 7

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