

JUN 21 2019

Columbia Ave Commercial Center

Community & Economic
Development Department

Our project will be the development of a multi-building Commercial Shopping Center that will house ten businesses. It will be zoned CR (commercial Retail). This center will be located on the south side of Columbia Avenue in between East La Cadena and Chicago Avenues. To the North of this center is an Arco gas station, Allsafe Freeway self storage, and a vacant lot that is zoned R-1-7000. To the West and South of this center are residential Single Family homes. To the East of this center is Champion Lumber Yard. The project site is approximately 1.14 acre, 49,923 sq ft, and 875.36 ft above sea level, and sits on the following APNs: (210-043-002-0, 210-043-005-3, 210-043-006-4, 210-043-007-5, 210-043-008-6, 210-043-009-7, 210-043-040-4, 210-043-041-5, 210-043-042-6). These APNs will be consolidated into one APN: 210-043-047. Currently the site is a vacant plot of land owned by the city of Riverside. It is excess land left over from a prior bridge expansion project by the city of Riverside.

Our project will include 4 buildings that will total 18,294 sq ft. The architectural theme between the four buildings will be thematically cohesive as shown in the attached elevations and is of high quality which will help bring a new look and feel to the North Side Neighborhood. The buildings of the center will be constructed using multiple high-end materials and finishes that will be consistent and harmonious throughout the site. There will be variations in the roof heights for the four buildings that will range from 29 ft to 34 ft. Each building will also have different elevations and roof lines. All four of the buildings will have large windows that invite patrons into the shops. Building-A will have a large window on the North face that will allow pedestrians and car travelers on Columbia Avenue to look into the shop. Building-B which runs parallel to Columbia Avenue will have large wrap around windows on the ends of it, for the first and last tenets of that building, Units B-1 and B-5. This will also give passers-by a great view into those shops.

There will be 3,948 sq ft of landscape and 2,565 sq ft of hardscape on the site, which will complement the theme of the shopping center. There will also be plenty of outdoor seating for patrons of the center.

The center will be pedestrian friendly and will have walking paths from every direction. There are two walkways on the North-West corner in between buildings A and B. There is also two walkways between buildings B and C. The East side of building D will also have a pedestrian walkway that will give pedestrians access to the entire shopping center. We envision these walkways to be frequently used by North Side residents for their daily walks as well as a favorite route for walking their dogs.

Building A-3,851 sq ft will house one tenet, Building B-5,277 sq ft, will house five tenets, Building C-4,848 sq ft, will house three tenets, Building D-4,318 sq ft, will house one tenet.

There will be plenty of eye catching designs and visual anchors spread out through the entire site. Each building will have one tower. Building-B will have several towers throughout it on both the North and South faces. It will serve as a great visual anchor for car traffic on Columbia Avenue. Buildings C and D will be connected to each other and will also have several towers and will have a

great visual anchor on the Columbia avenue side of the building. On the North West corner, there will be a beautiful space between Buildings A and B. This space will have an art piece that will serve as a focal point for this corner. This space will also be a great outdoor seating area where patrons can sit under a shade structure or under the sun and can enjoy the California weather. The North East corner will also have a great outdoor space which patrons and employees can enjoy.

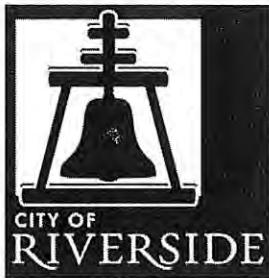
Not only will the center be a great face lift for the North Side neighborhood, but it will also provide its residents with access to over 40 local jobs. These ten tenets will be hiring local employees to run these shops. This center will help give local residents access to great paying jobs that will accommodate many peoples looking to work morning shifts, swing shifts, and the late shift. Empire Pharmacy is looking to retain its current staff of 10 pharmacy personnel and 77 nursing staff as well as add another 20 peoples to its staff. The construction of this shopping center will provide 30 construction related jobs.

The center will be active all day long. The mix of tenets will have different hours of operation. They will also have different peak hours of business, which will allow local residents to find work at different times of the day to accommodate their schedules.

There will be 56 parking stalls for the entire shopping center.

There will be no federal funding applied to this project.

We anticipate starting this project on January 1st 2020.



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

RECEIVED

Project Description: Columbia Avenue Shopping Center (P19-0179-0182)

JUN 21 2019

Project Location: 1820 Columbia avenue Riverside, CA 92507

Assessor's Parcel Number (APN): 210-043-047

Community & Economic
Development Department

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

Requesting to have a parking stall variance. We are proposing to build a roughly 18,000 square foot shopping center with 56 parking stalls. This site plan requires 79 or 73 parking stalls per Riverside municipal code 19.580.060 depending on which tenet list is approved. If tenet list #1 is approved the parking variance will be 29.11%. If tenet list #2 is approved the parking variance will be 23.29%.

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. (please see attached site plan and vicinity map)
Yes, this is a unique piece of land, it is excess land left over from the Columbia avenue expansion project. It is currently owned by the city of Riverside. This property is roughly 100 feet wide from north to south and 500 feet wide from east to west. There is a grading difference of 15 feet from the high point to the low point on this site. To the North, East, and West of this property are city streets. To the South is an alley.

We are currently proposing to build a shopping center, zoned CR (commercial retail) on this property, strict application of municipal code 19.580.060 will prevent this shopping center from being built. One of our goals is to provide an urban friendly shopping center and therefore we are avoiding the typical strip center design seen in many suburban cities. We have decided to build four different structures throughout the property to emphasize the urban design with multiple walkways from all sides of the property. This resulted in fewer parking spaces than required per municipal code 19.580.060, however, we believe the 56 parking stalls provided in the site plan will be sufficient considering all of our tenets will be quick services shops. Where patrons will not spend more than 15 minutes at any of our selected tenets and each parking stall is expected to turn over multiple times per hour.

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.

(please see attached site plan and vicinity map)

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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.

NO. This variance will not injure or negatively affect anyone or anything in any aspect. Granting of this variance will enhance quality of life for residents in the North-Side neighborhood and also for the employees of Hunter Park. With this shopping Center they will not have to travel down Iowa avenue into the UCR area which is overcrowded and has a lot of traffic issues. This will allow residents of North Side and the workforce of Hunter Park to save time and reduce their carbon foot print.

The tenants of the shopping center we are proposing will be quick service destinations and any transaction at any of the tenants will not occupy a parking stall for more than 15 minutes, because of this we believe this shopping center will have enough parking stalls to accommodate the patrons and tenants.

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

No. *“Employers have relocated from other cities into infill development area created to accommodate compatible industries while maintaining the visual and community-centered character of the City.”* Pg 2, Executive Summary for General Plan 2025.

We believe this shopping center is in-line with the spirit of this quote as it will allow a regional health care practice to relocate into an infill development area that will be created to accommodate multiple industries while enhancing the visual and community centered character of the city.

Granting of this variance will enhance and empower the neighborhood of North Side as envisioned by GP 2025. With this shopping Center they will not have to travel down Iowa avenue into the UCR area which is overcrowded and has a lot of traffic issues.

We believe this shopping center will help Riverside achieve the following objectives of GP 2025

Objective 55 - Make Hunter Industrial Park into a major employment center by creating a high-quality business park environment that will attract private sector investment and encourage partnerships with regional educational institutions.

Objective 56 - Enhance Hunter Business Park's competitive position in the region.

Objective 57 - Protect the existing planned single family residential neighborhood within the Hunter Business Park.

Objective 70 - Provide a balanced community with sufficient office, commercial, and industrial uses while preserving the single family residential preeminence of the community.

Objective 71 - Establish the Northside Community as a balanced community in which it is pleasant to live, work and play.

Objective 72 - Provide for steady change and improvement to an upgraded model

Objective 73 - Provide for comprehensive development and management of the Northside Community irrespective of political jurisdiction.

Objective 74 - Preserve and promote the lower density charm of the Northside Community.

HOUSING PLAN

Goal 1 - To provide livable neighborhoods evidenced by well maintained housing, ample public services, and open space which provide a high-quality living environment and instill community pride.

HEALTH CARE FACILITIES

Objective 9 - Make Riverside the central location for quality and diverse health care services in the Inland Empire.