

Appeal - AC Marriott/Residence Inn Hotel

P19-0560 (Conditional Use Permit), P19-0561 (Variance),
P19-0562 (Variance) and P19-0563 (Certificate of Appropriateness)

Community & Economic Development

City Council
November 16, 2021

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1

LOCATION MAP

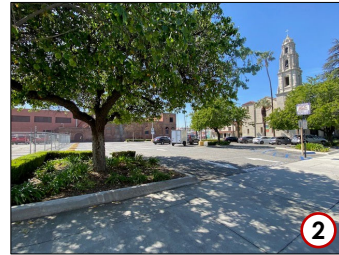
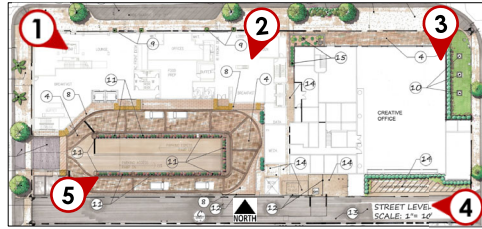


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EXISTING SITE PHOTOS



3

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3

SPECIFIC PLAN/ZONING MAP

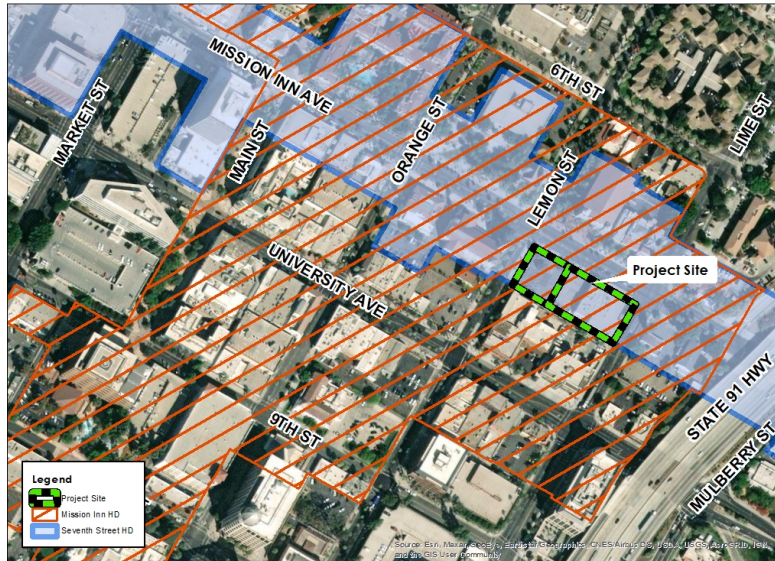


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HISTORIC DISTRICT OVERLAYS



5

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PROJECT DESCRIPTION



6

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6

CONDITIONAL USE PERMIT

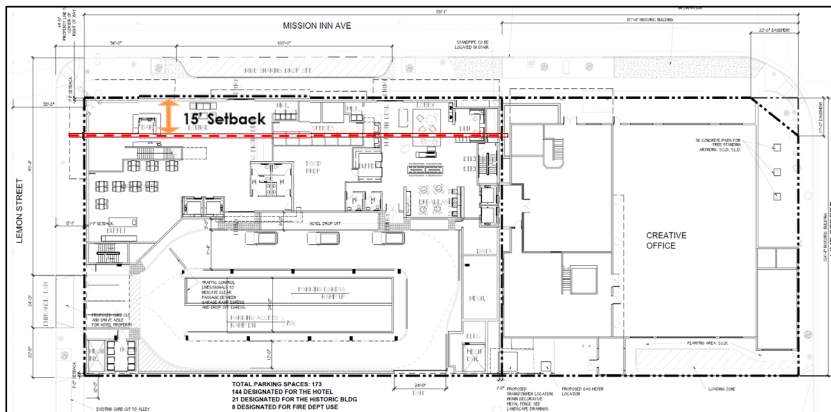


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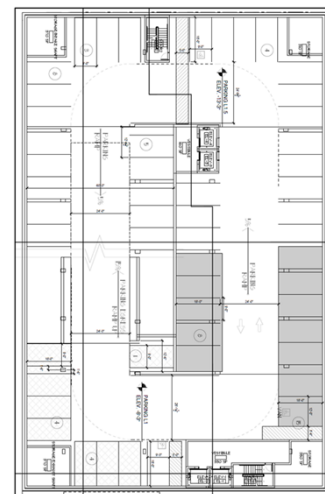
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7

VARIANCES



Building Setback Variance



8

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8

CERTIFICATE OF APPROPRIATENESS



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9

CULTURAL HERITAGE BOARD APPEAL

- Cultural Heritage Board (CHB) considered the Project on April 21, 2021.
- CHB expressed concerns about the height and massing of the proposed project.
- CHB motion to approve the Certificate of Appropriateness (COA) failed to pass.
- Applicant filed an appeal on April 28, 2021.
- Applicant appeal considered on July 12, 2021, by Land Use, Sustainability, and Resilience Committee (LUSR).
- LUSR recommended design modifications.
- LUSR referred to City Council with recommendation to uphold the appeal.



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10

10

LAND USE, SUSTAINABILITY AND RESILIENCE COMMITTEE – PUBLIC COMMENTS

- Staff received 26 comment letters in opposition and 1 in support of the project.
- During LUSR, 4 people spoke in opposition and 2 in support of the project.
- Comments in opposition discussed the following:
 - Shadow casted by the proposed building;
 - Consistency with historic preservation policies and objectives of General Plan;
 - Cumulative impacts on the Mission Inn Historic District;
 - Existing views of the First Congressional Church bell tower; and
 - Bulk massing of the proposed hotel.



11

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11

LAND USE, SUSTAINABILITY AND RESILIENCE COMMITTEE RECOMMENDATION



Perspective from Mission Inn Ave and Lime St



Perspective from Lemon St



Perspective from Mission Inn Ave and Orange St

12



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12

PLANNING COMMISSION APPEAL

- April 15, 2021 - Planning Commission (CPC) approved the Conditional Use Permit and Variances.
- April 22, 2021 - CPC determination appealed.
- The appeal included the following:
 - Lack of consistency with the General Plan and Zoning;
 - Indoor and outdoor Air Quality impacts;
 - Impacts related to historical resources;
 - Improper granting of Variances for the project; and
 - Improper California Environmental Quality Act (CEQA) determination.



13

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PLANNING COMMISSION - PUBLIC COMMENTS

Staff received 10 comment letters in opposition and 5 in support of the project. Letters in opposition discussed the following:

- The addition of the hotel will remove existing public parking
- The project will not provide enough parking for the intended use
- Too many existing hotels in the Downtown area
- Increase in traffic
- Environmental Impacts
- Construction noise, disruptive to church functions
- The height of the building is not in character with the neighborhood
- Lack of a building setback, inconsistent with surrounding development

14



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14

CITY COUNCIL - PUBLIC COMMENTS

Staff received 26 comment letters in opposition and 3 in support of the project. Letters in opposition discussed the following:

- The project does not qualify for Class 31 or 32 CEQA Exemption
- The project does not qualify for a Variance
- The project is inconsistent with the City's General Plan
- Lack of Notice
- Construction of subterranean parking garage adjacent to historic structures
- Impacts to the historic fire station
- Consistency with the Request for Qualifications (RFQ) and Purchase and Sale Agreement (PSA)



15

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15

STRATEGIC PLAN ALIGNMENT

Envision Riverside 2025 Strategic Plan Priorities

#3 Economic Opportunity

Cross-Cutting Threads



Community
Trust



Fiscal
Responsibility



Sustainability &
Resiliency



Equity



Innovation



16

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16

RECOMMENDATIONS

That the City Council:

1. **Determine** the Certificate of Appropriateness for the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15331 (Historic Resource Restoration/Rehabilitation) and 15332 (In-Fill Development Projects), as it constitutes an in-fill and rehabilitation project, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties;
2. **Uphold** the appeal by Greens Ehrenberg, LLC and approve Planning Case P19-0563 Certificate of Appropriateness, based on the findings outlined in the Cultural Heritage Board Staff report and subject to the recommended conditions of approval;



17

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RECOMMENDATIONS

3. **Uphold** the decision of the Planning Commission determination that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
4. **Deny** the appeal and uphold the City Planning Commission approval of Planning Cases P19-0560 (Conditional Use Permit), P19-0561 (Variance) and P19-0562 (Variance), based on the findings outlined in the staff report and subject to the conditions of approval.



18

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18

SURROUNDING SITE PHOTOS

REFERENCE ONLY



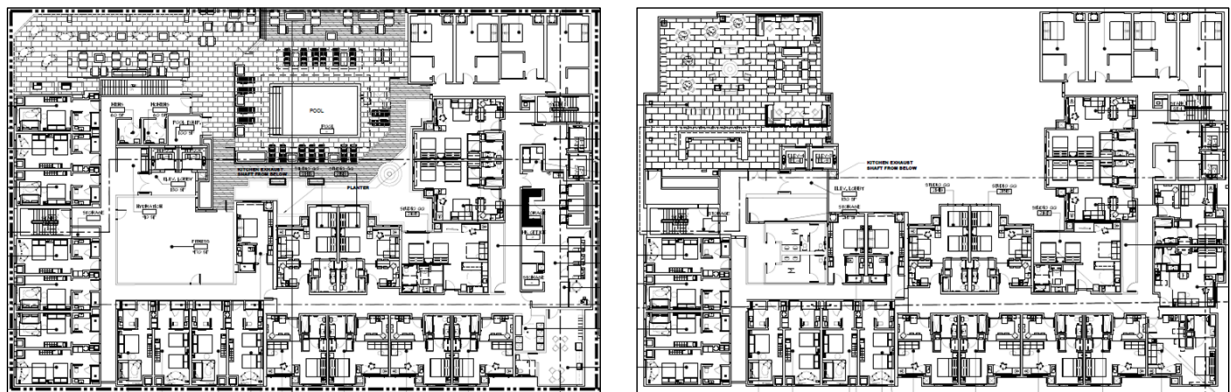
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REVISED FLOOR PLANS

REFERENCE ONLY



Second Floor/Pool Deck

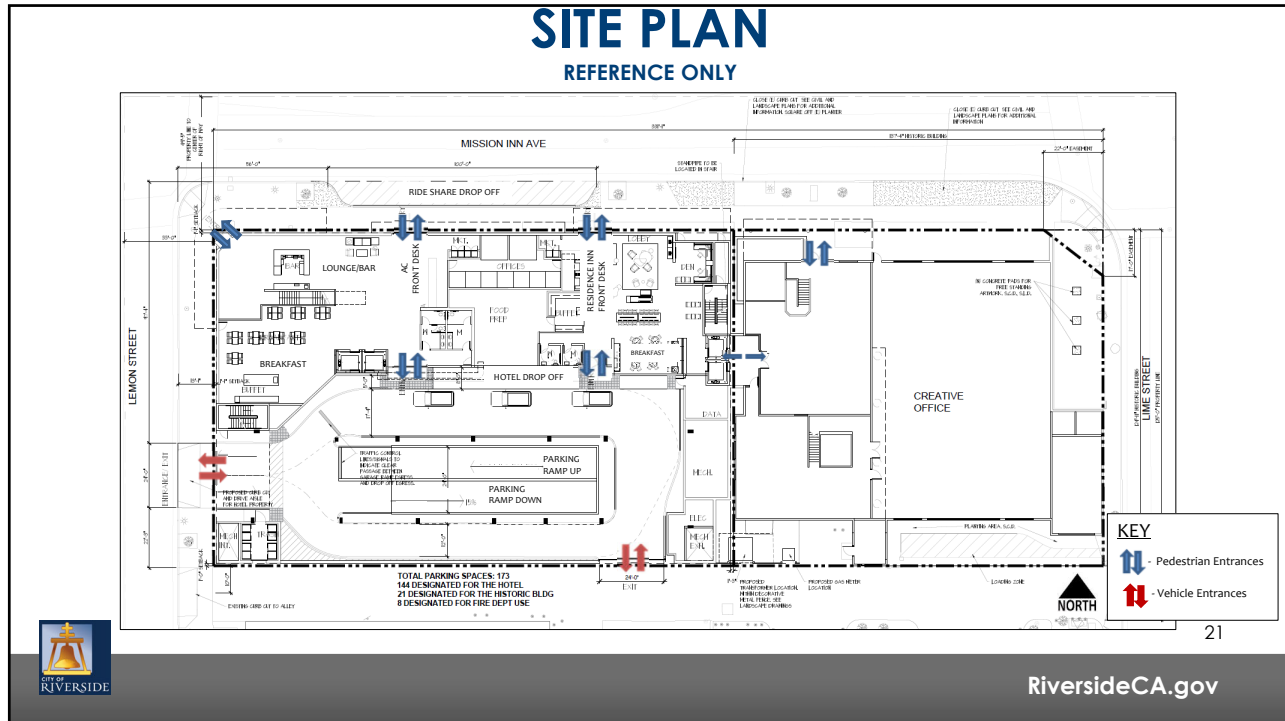
Floors 3-8



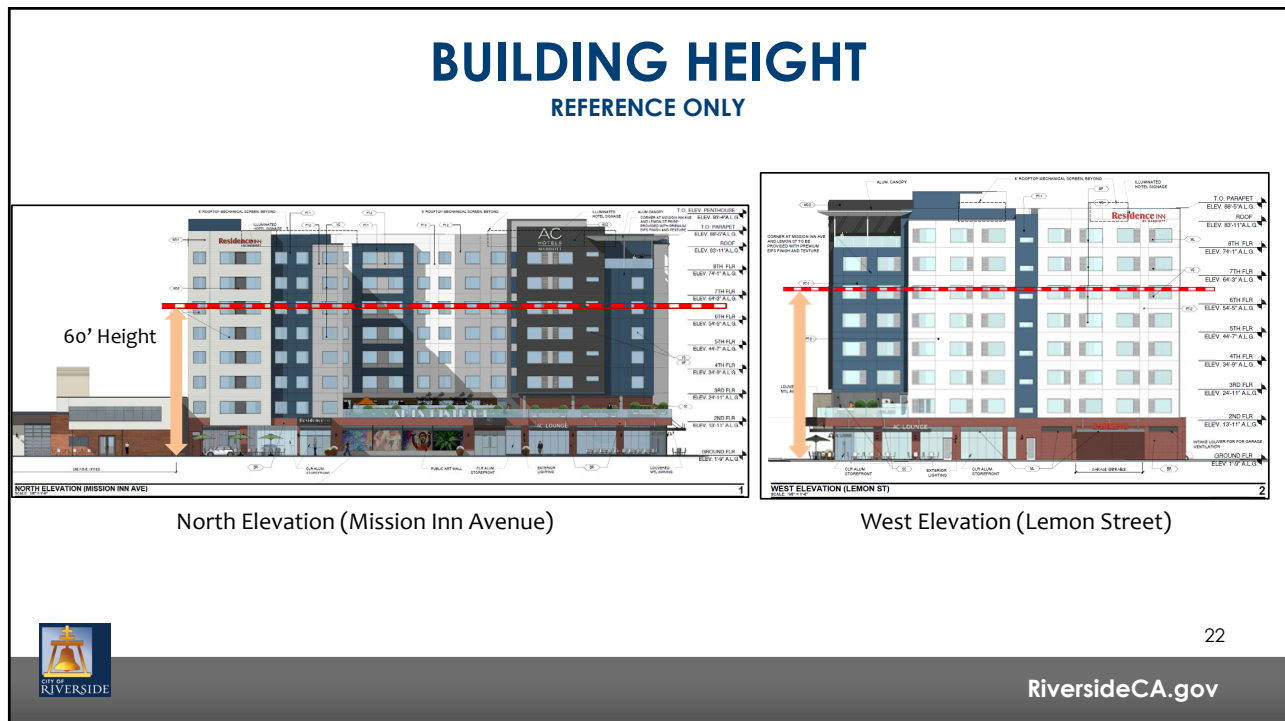
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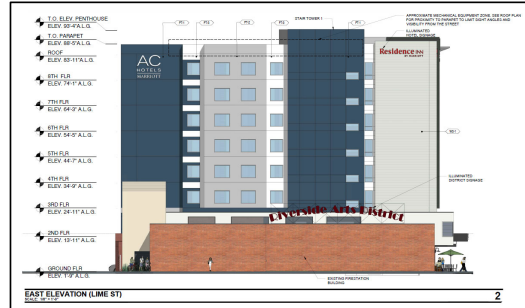
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22

BUILDING ELEVATIONS PRIOR TO LUSR COMMITTEE

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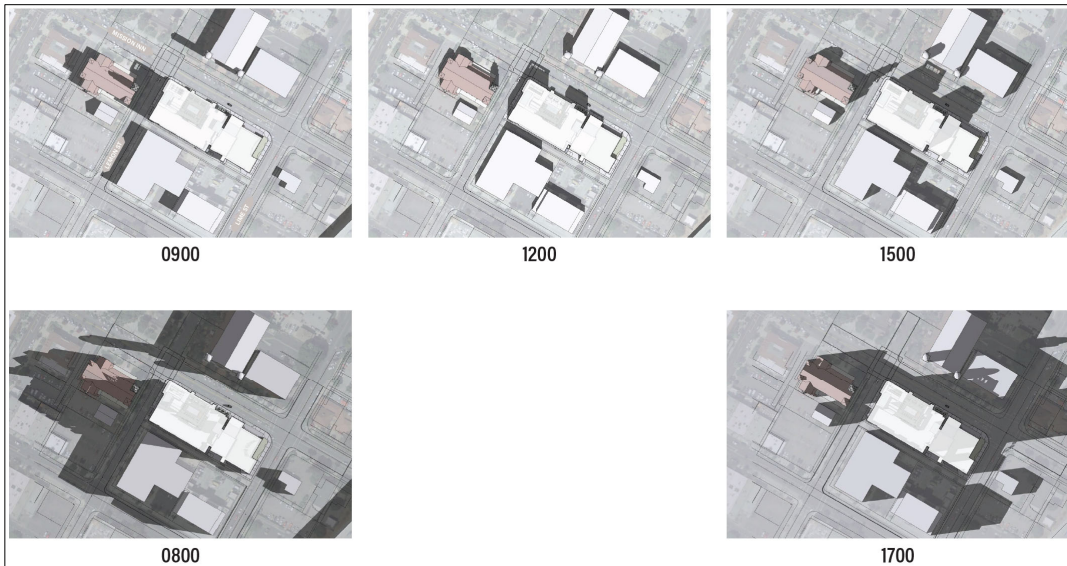
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SHADOW STUDY – MARCH 21

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24

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SHADOW STUDY – JUNE 21

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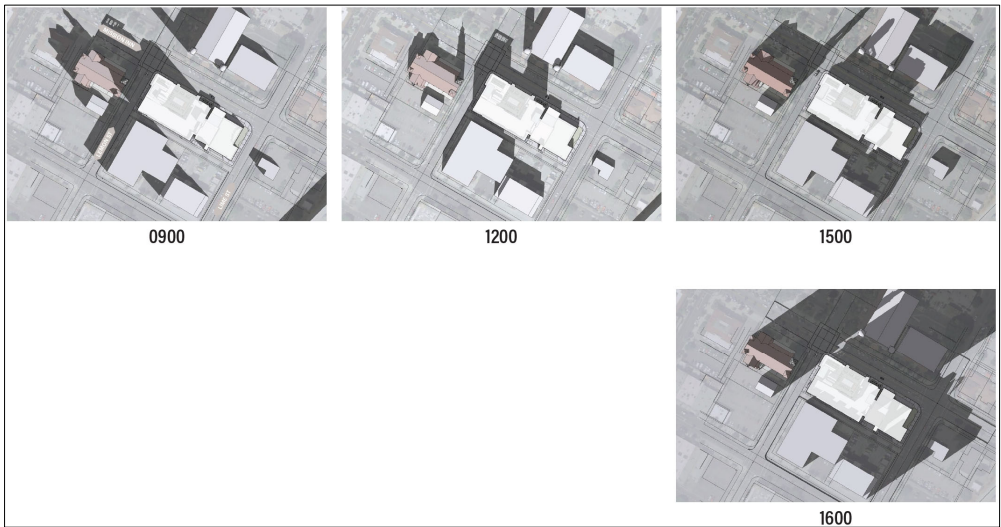
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SHADOW STUDY – DECEMBER 21

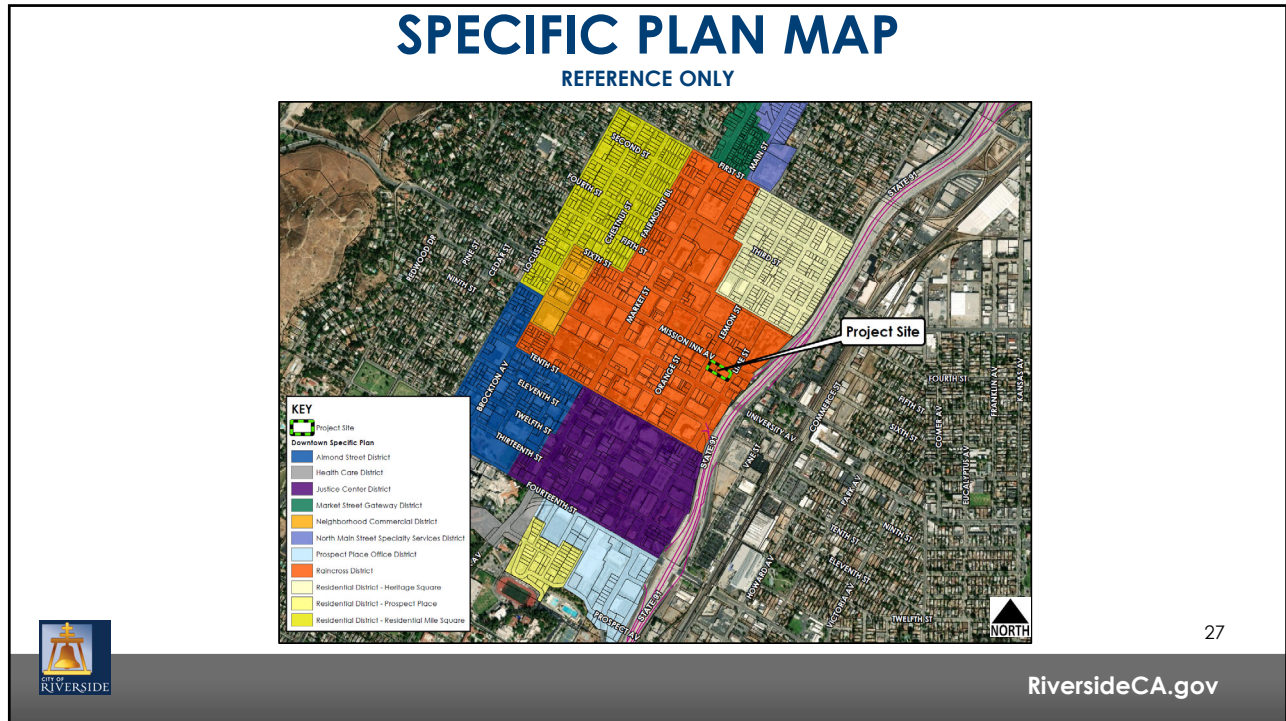
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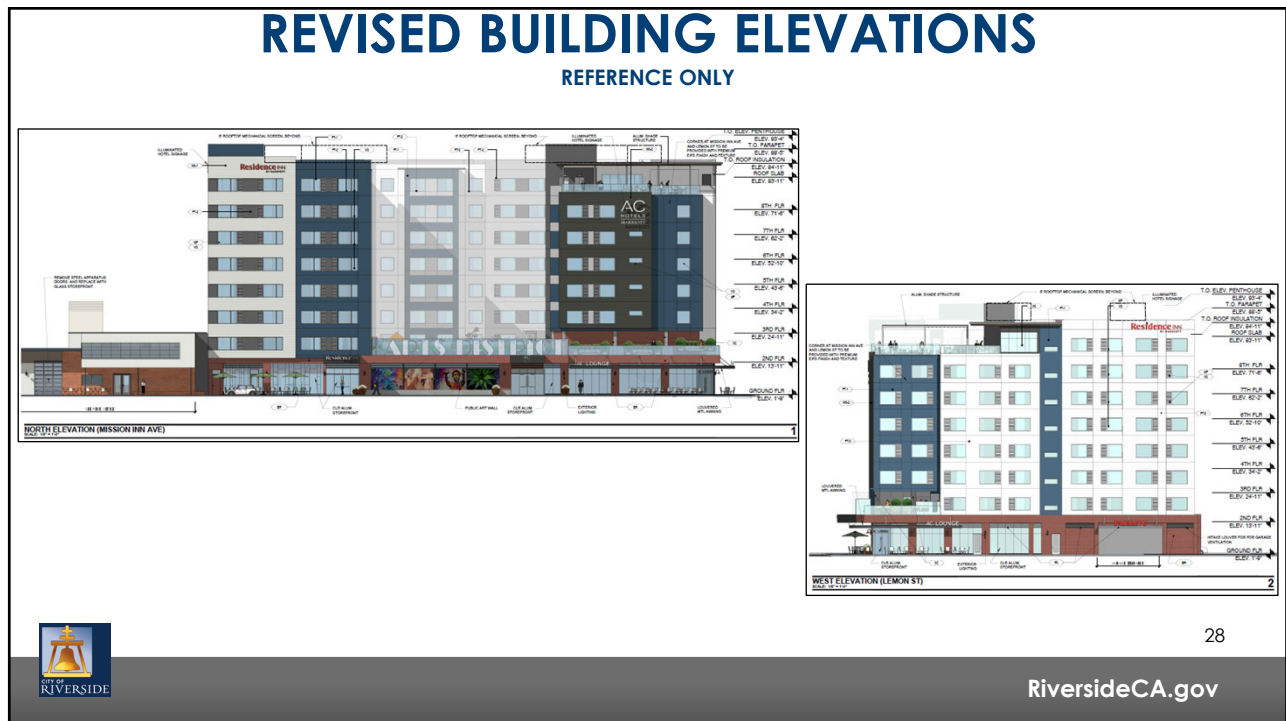
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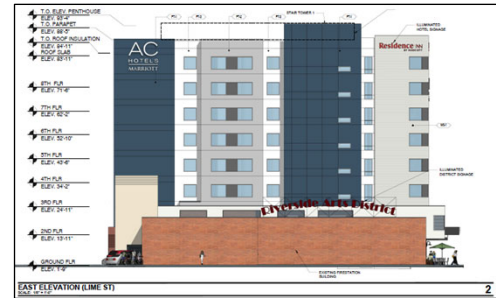
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28

REVISED BUILDING ELEVATIONS

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29

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ADDITIONAL RENDERINGS

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30

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30

ADDITIONAL RENDERINGS

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31

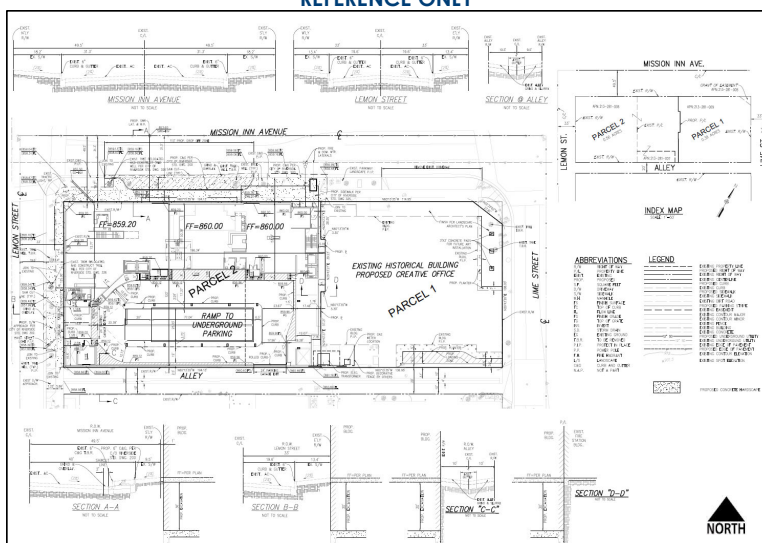


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31

GRADING PLAN

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32



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32

