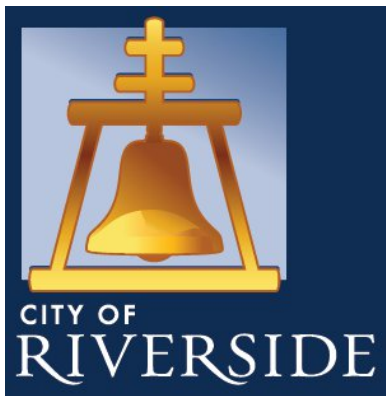


IRON LOFTS MIXED USE

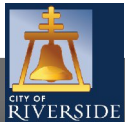
PR-2023-001469

(General Plan Amendment, Specific Plan Amendment,
Rezone, Tentative Tract Map, Site Plan Review &
Certificate of Appropriateness)

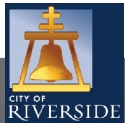
Community & Economic Development Department



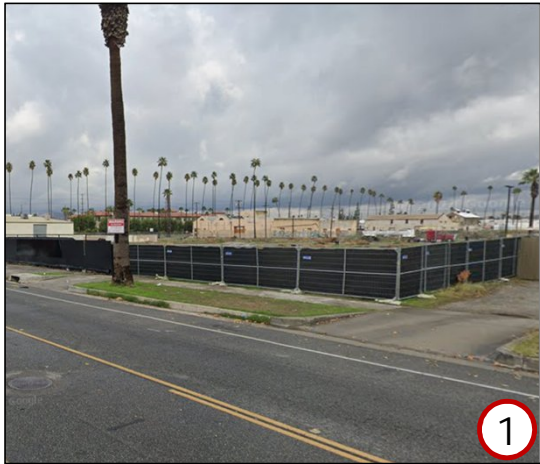
City Council
JULY 14, 2026



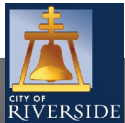
LOCATION MAP



EXISTING SITE PHOTOS



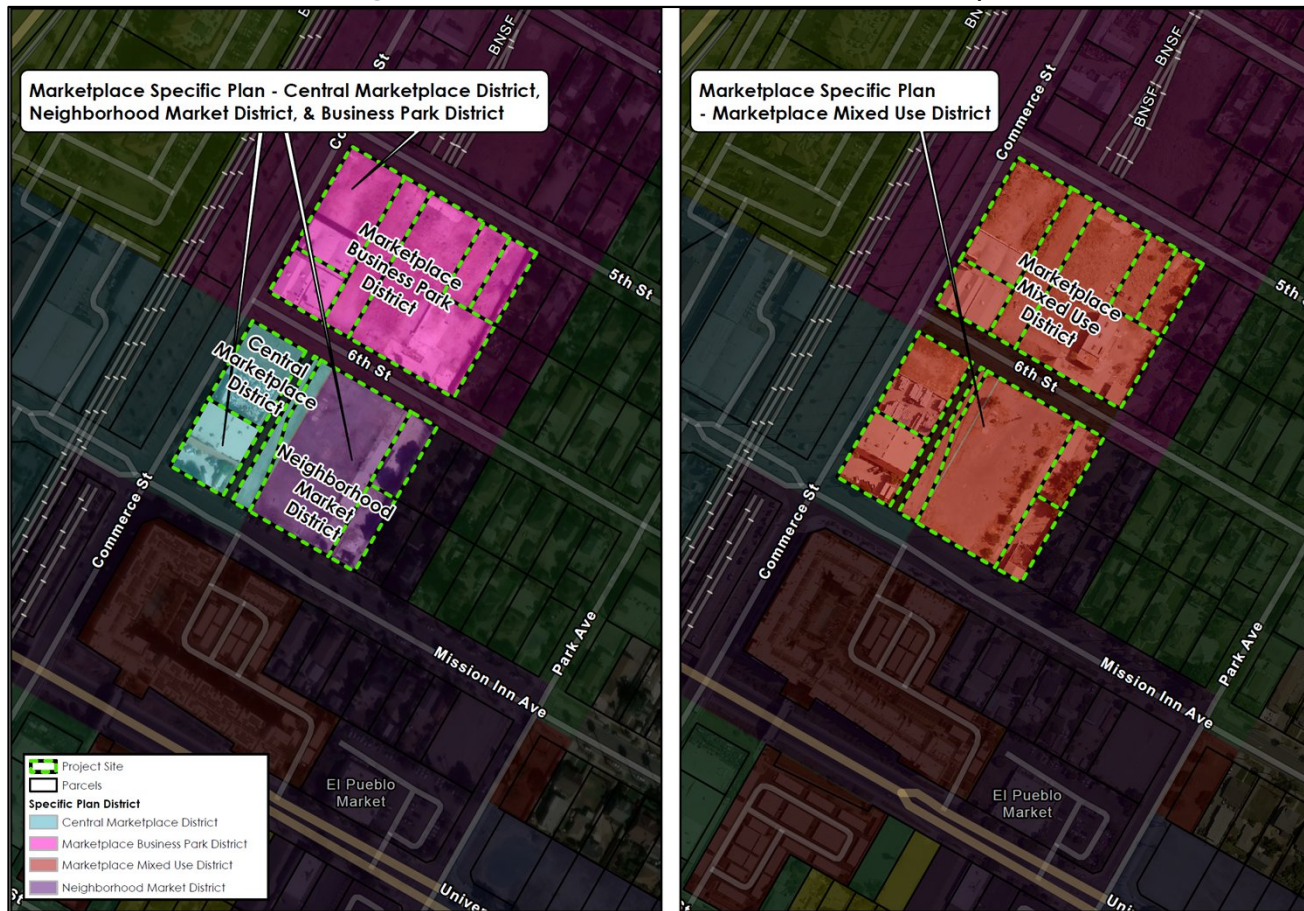
GENERAL PLAN MAP (EXISTING AND PROPOSED)



SPECIFIC PLAN MAP (EXISTING AND PROPOSED)

Existing

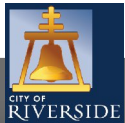
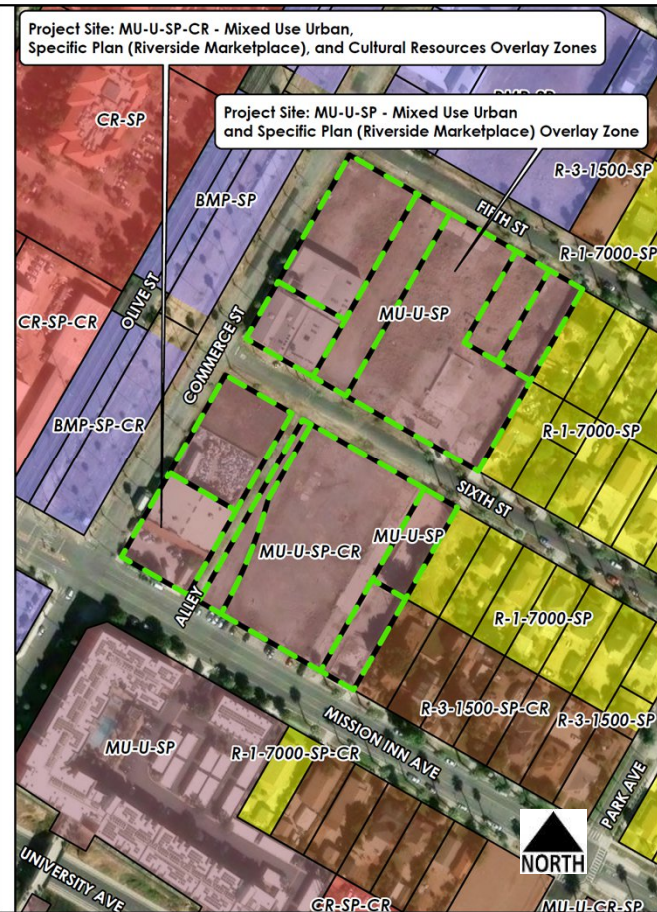
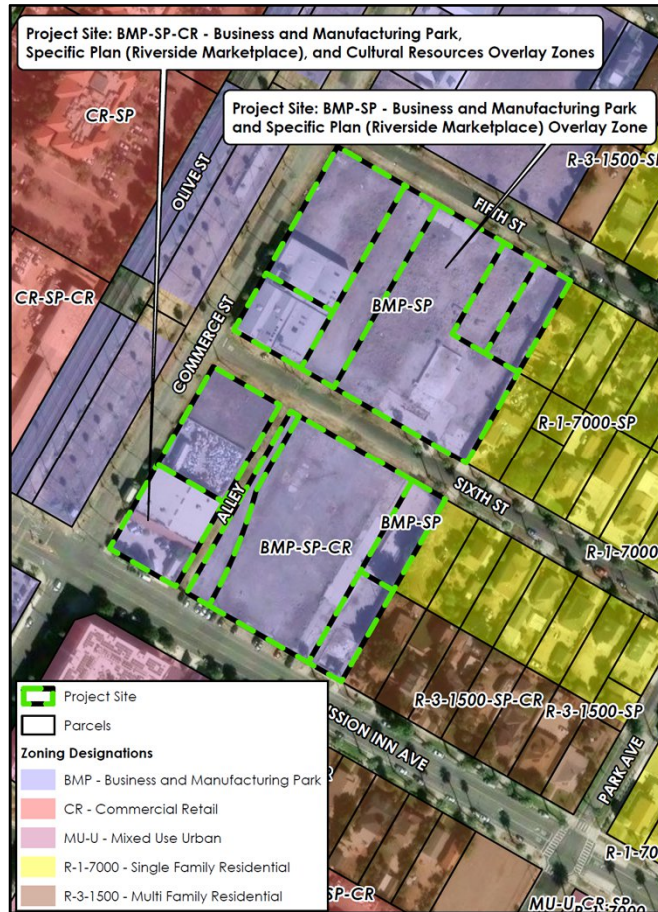
Proposed



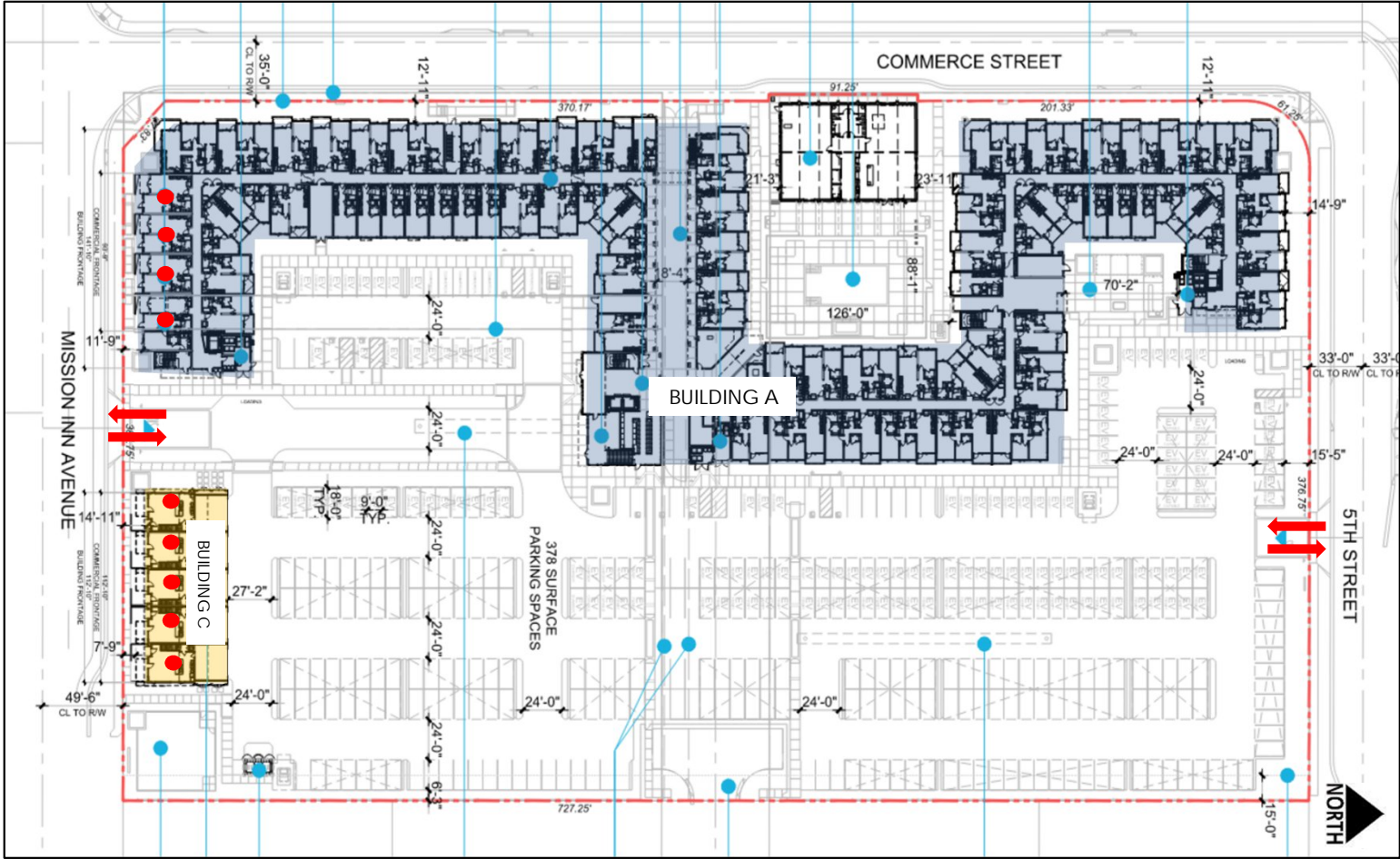
ZONING MAP (EXISTING AND PROPOSED)

Existing

Proposed



SITE PLAN



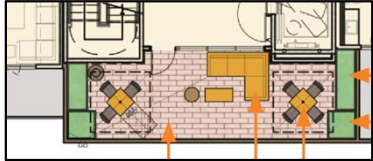
Legend

- 4-story building
- 2-story building
- Live/Work Unit

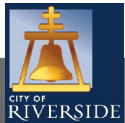
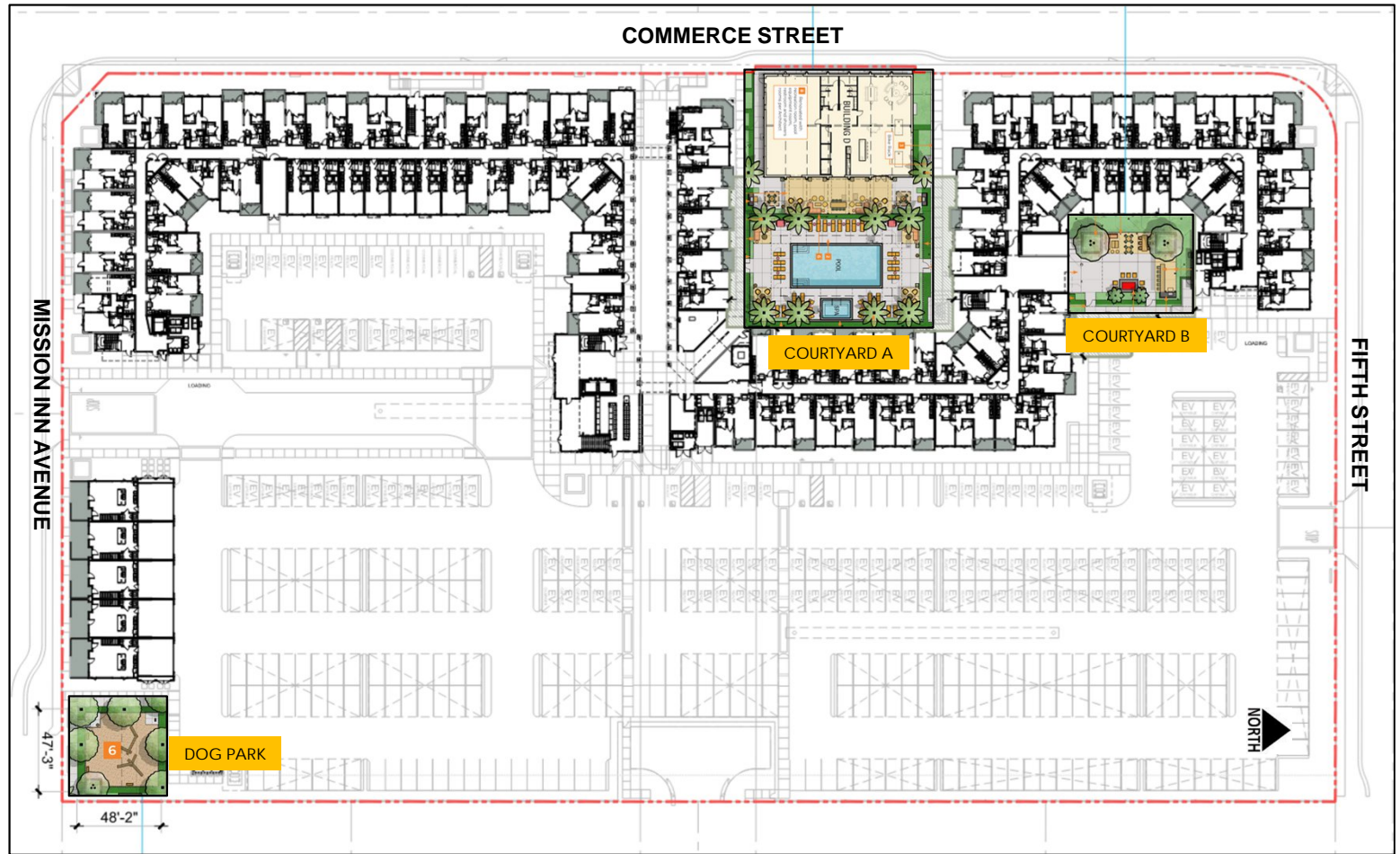
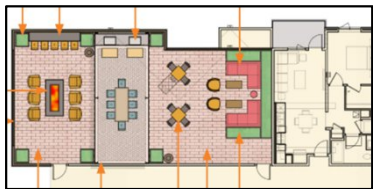


COMMON OPEN SPACE

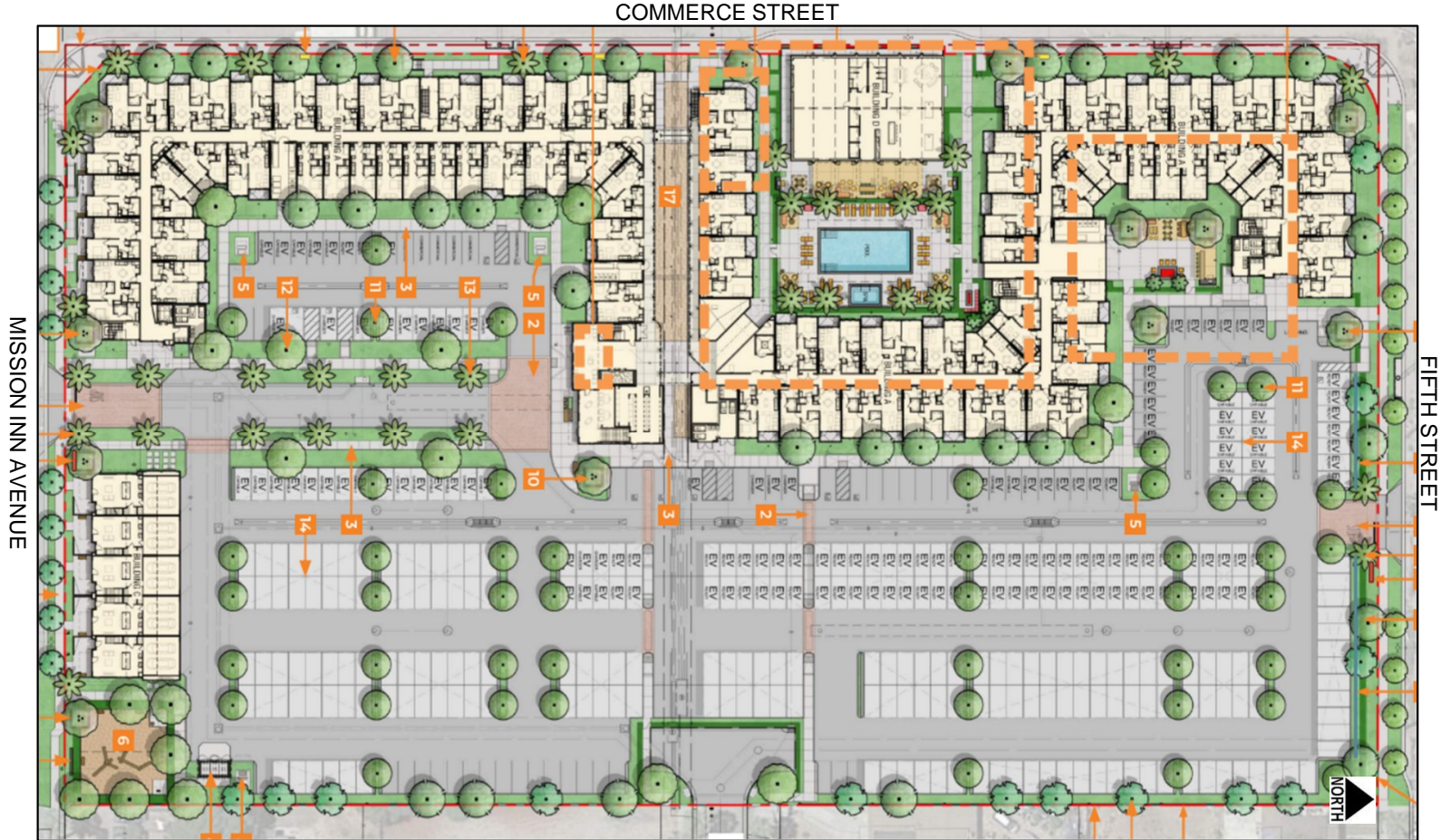
Level 3 – Roof Terrace



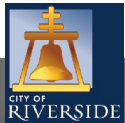
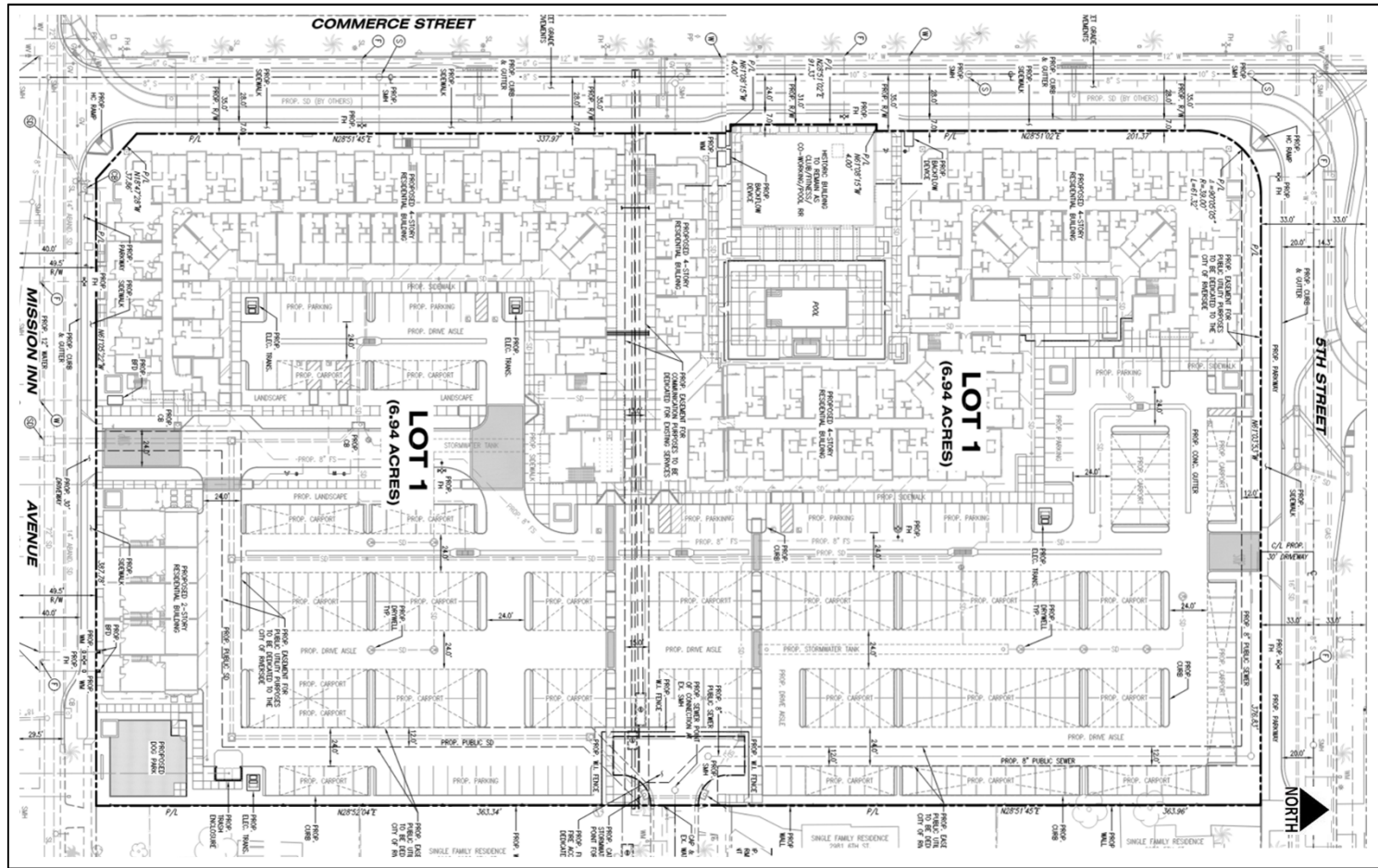
Level 4 – Roof Terrace



CONCEPTUAL LANDSCAPE PLAN



TENTATIVE TRACT MAP



PROJECT BUILDING ELEVATIONS



PROJECT RENDERINGS



ALONG MISSION INN AVENUE



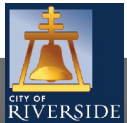
CORNER OF MISSION INN AVENUE AND COMMERCE STREET | BUILDING A

CORNER OF MISSION INN & COMMERCE



EYE LEVEL VIEW OF MISSION INN AVENUE | BUILDINGS A & C

TOWNHOMES ON MISSION INN AVE



BARLEY MILLS BUILDING

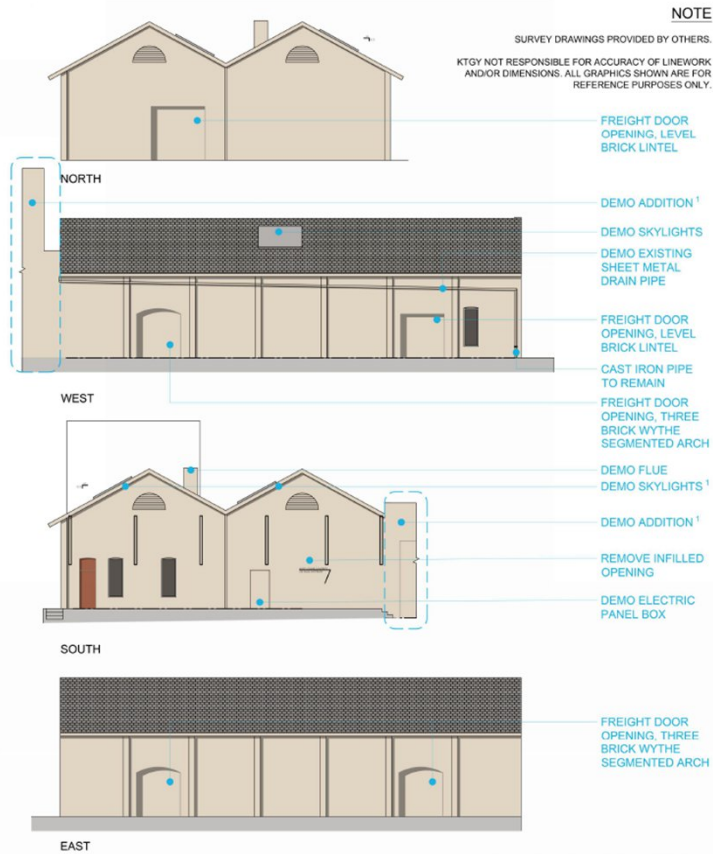


West and South Elevation, looking northeast



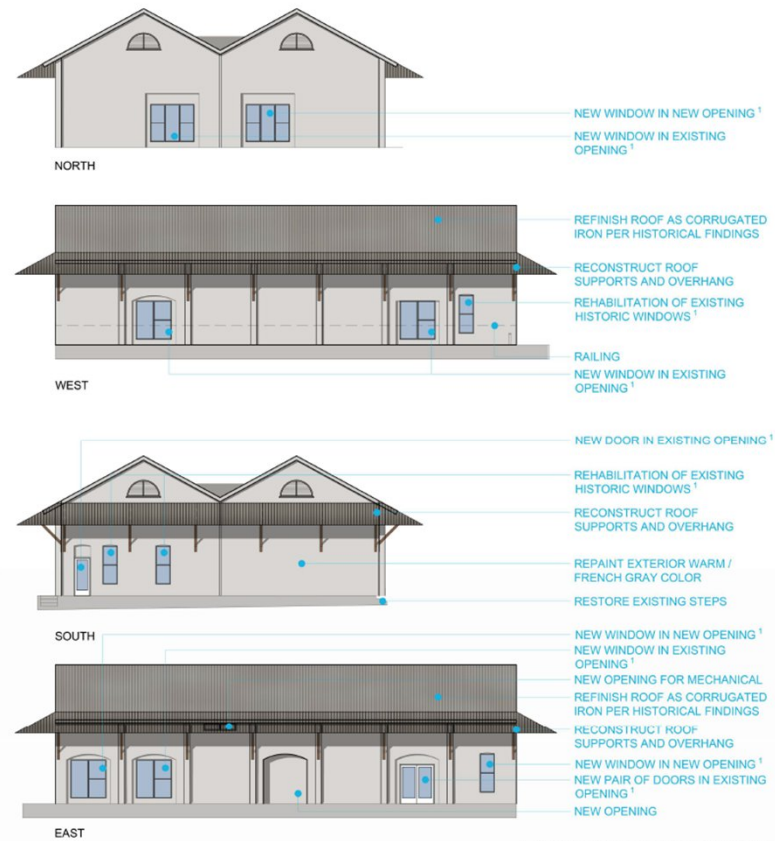
Non-original addition, looking southeast

BARLEY MILLS REHAB



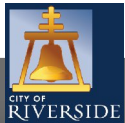
EXISTING/DEMO ELEVATIONS

¹ - PROTECT ORIGINAL WALL DURING ADJACENT DEMO
HISTORIC WINDOWS FOUND TO BE 1 OVER 1 DOUBLE HUNG
WOOD FRAMED WINDOWS



PROPOSED ELEVATIONS

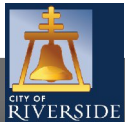
¹ - ALL WINDOWS AND DOORS TO BE CONSISTENT WITH EXISTING HISTORIC ON SOUTH ELEVATION (MANUFACTURED OF DOUGLAS FIR) SEE DETAIL ON SHEET A2-8



RECOMMENDATIONS

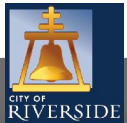
Staff recommends that City Council:

1. DETERMINE that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines;
2. INTRODUCE AND SUBSEQUENTLY ADOPT the Ordinance amending the Zoning Map;
3. ADOPT the Resolution amending the General Plan Land Use Designation;
4. ADOPT the Resolution amending the Riverside Marketplace Specific Plan; and



RECOMMENDATIONS

5. APPROVE Planning Case PR-2023-001469 (General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Tract Map, Site Plan Review and Certificate of Appropriateness) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions

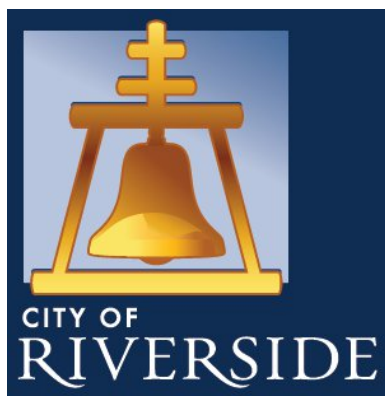


IRON LOFTS MIXED USE

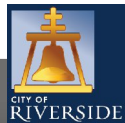
PR-2023-001469

(General Plan Amendment, Specific Plan Amendment,
Rezone, Tentative Tract Map, Site Plan Review &
Certificate of Appropriateness)

Community & Economic Development Department



City Council
JULY 14, 2026



MATERIALS

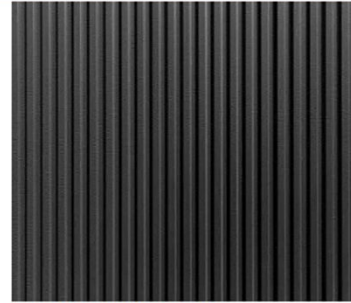
(for Reference)



WEATHERED STEEL
HUES OF RUSTED RED & BROWN
OCCURS AT RESIDENTIAL
STREET CORNER FRONTAGES -
ALL LEVELS, LOBBIES AND AMENITY AREAS



PERFORATED STEEL
HUES OF RUSTED RED & BROWN
OCCURS AT STAIR TOWERS -
ALL LEVELS



CORRUGATED METAL
DARK GRAY
OCCURS AT RESIDENTIAL -
FLOORS 2-4



STUCCO
LIGHT GRAY
OCCURS AT RESIDENTIAL -
ALL LEVELS



BURNISHED CMU
LIGHT GRAY
OCCURS AT RESIDENTIAL PATIOS -
GROUND LEVEL



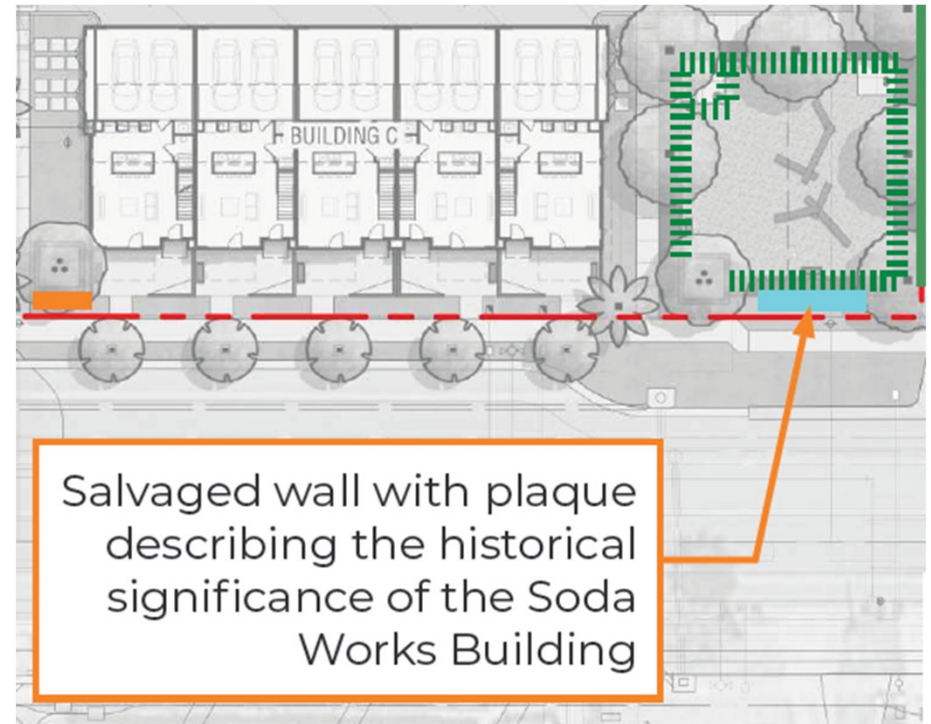
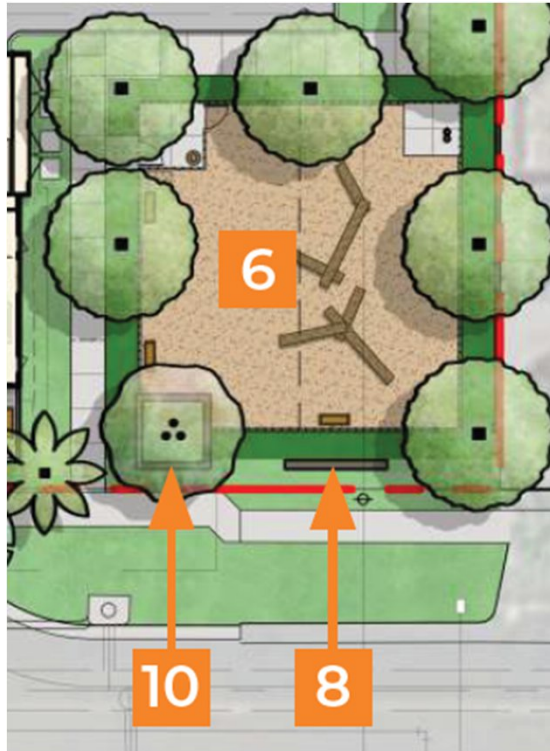
STEEL GRATE RAILINGS
DARK GRAY
OCCURS AT RESIDENTIAL -
ALL LEVELS



VINYL & STOREFRONT
DARK GRAY
OCCURS AT RESIDENTIAL -
ALL LEVELS, LOBBIES AND
AMENITY AREAS

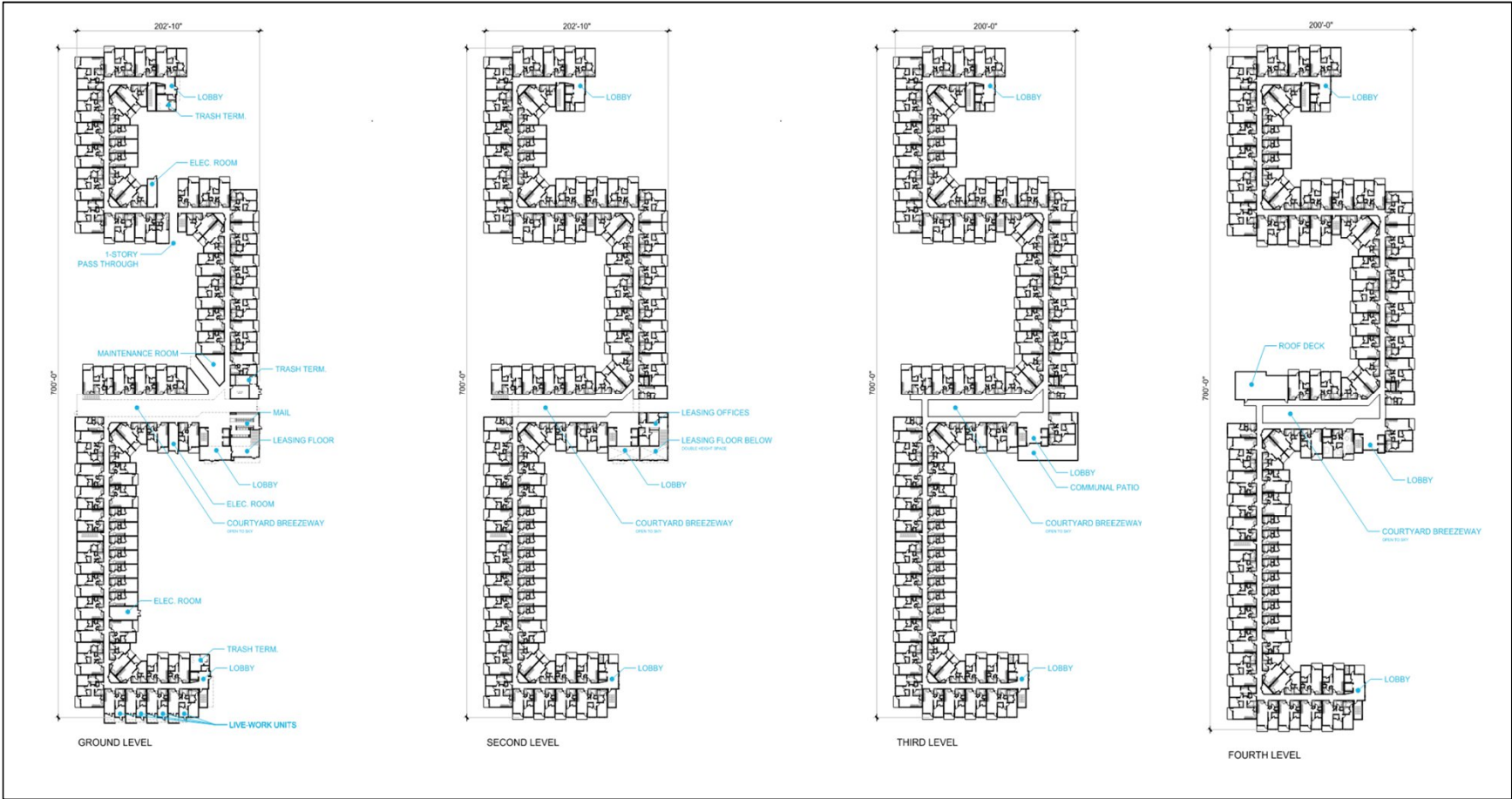
Soda works site

(for Reference)



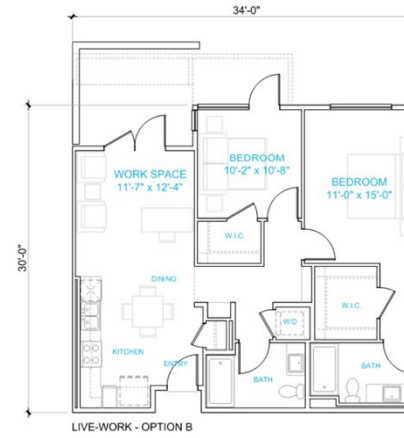
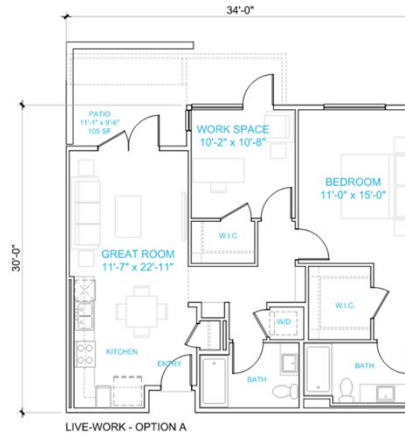
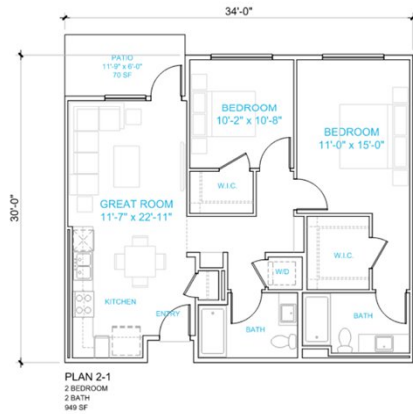
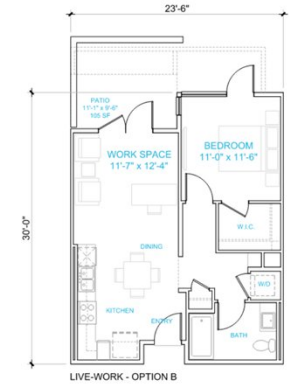
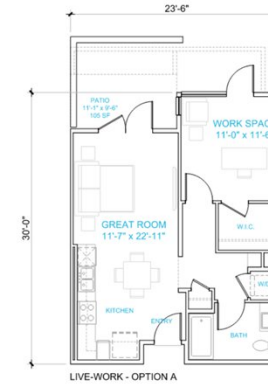
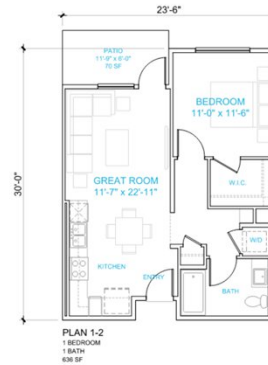
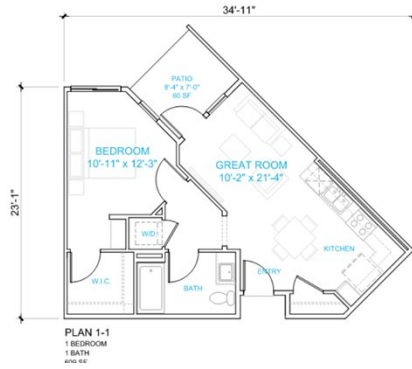
BUILDING A FLOOR PLANS (4-STORY)

(Reference Only)



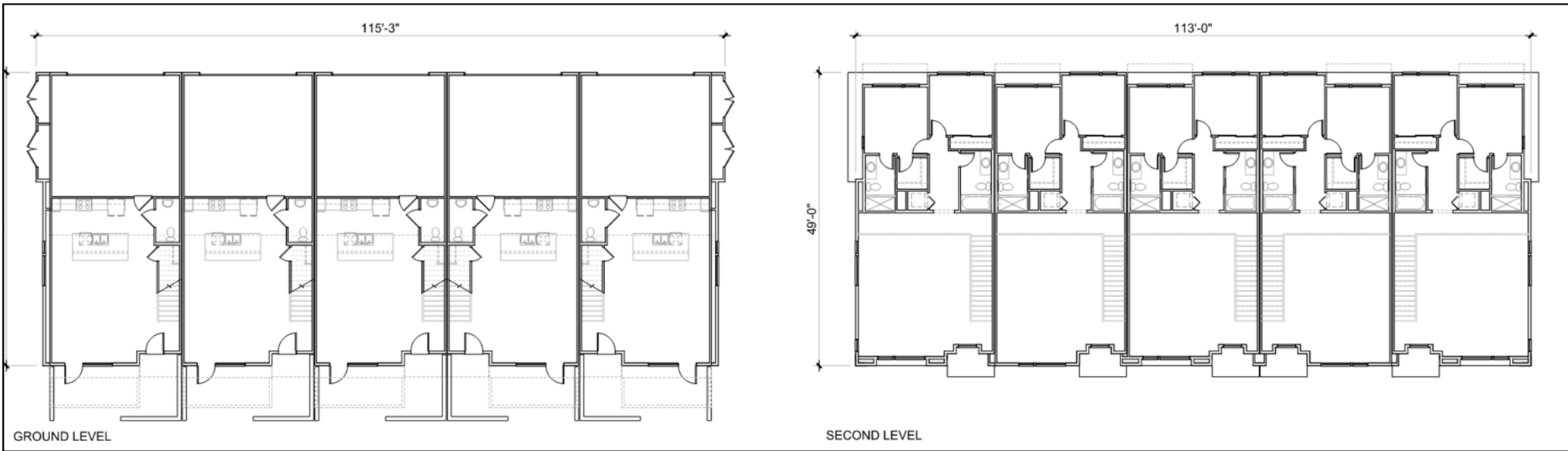
BUILDING A UNIT FLOOR PLANS (4-STORY)

(Reference Only)



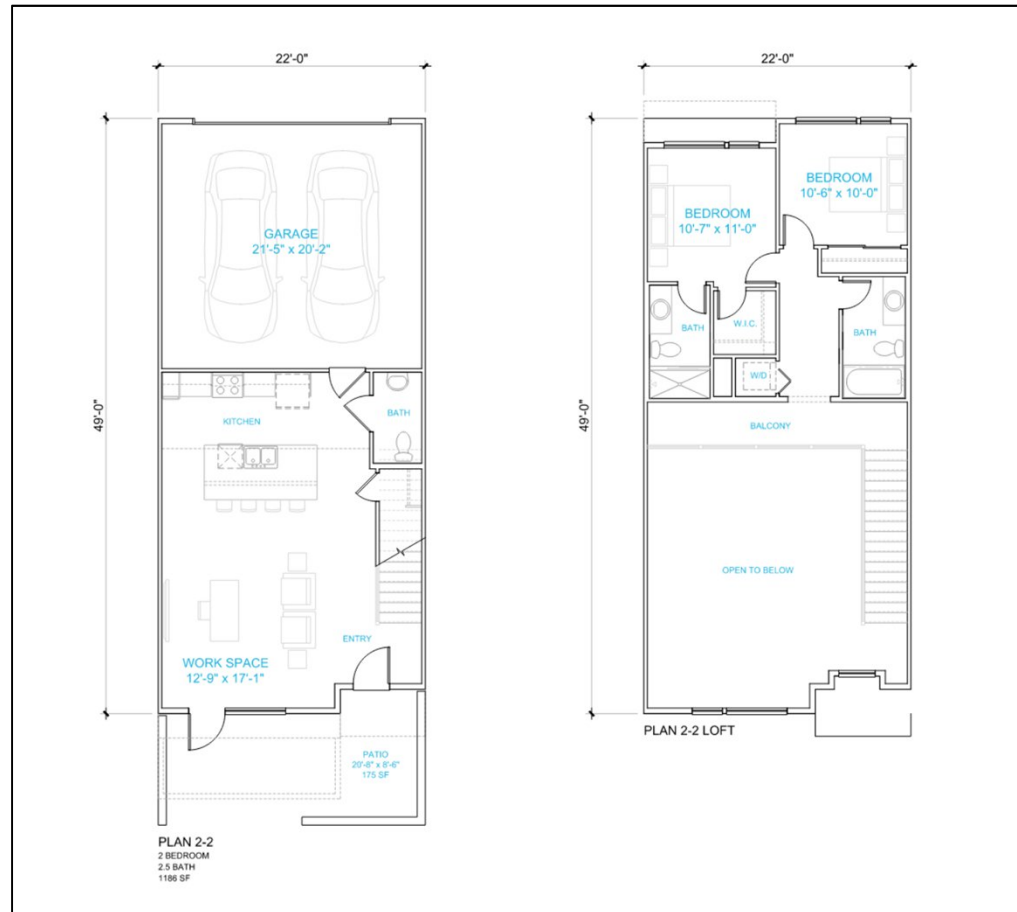
BUILDING C FLOOR PLAN (TOWNHOMES)

(Reference Only)



TOWNHOME UNIT FLOOR PLANS

(FOR REFERENCE ONLY)



CROSS SECTIONS

(REFERENCE ONLY)

