



City of Arts & Innovation

# City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: JULY 14, 2026

FROM: COMMUNITY & ECONOMIC DEVELOPMENT      WARD: 1  
DEPARTMENT

SUBJECT: PLANNING CASE PR-2023-001469 GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, ZONING CODE MAP AMENDMENT, TENTATIVE TRACT MAP, SITE PLAN REVIEW AND CERTIFICATE OF APPROPRIATENESS – A REQUEST BY DARRIN OLSON OF IRON LOFTS, LLC TO CONSIDER THE FOLLOWING ENTITLEMENTS TO FACILITATE THE CONSTRUCTION OF A MIXED USE DEVELOPMENT: 1) GENERAL PLAN AMENDMENT TO AMEND THE LAND USE DESIGNATION FROM B/OP – BUSINESS/OFFICE PARK TO MU-U – MIXED USE – URBAN; 2) SPECIFIC PLAN AMENDMENT TO AMEND THE RIVERSIDE MARKETPLACE SPECIFIC PLAN TO EXPAND THE MIXED USE MARKETPLACE SUB AREA TO INCLUDE THE SUBJECT PROPERTIES; 3) ZONING CODE MAP AMENDMENT TO REZONE THE PROPERTY FROM BMP-SP – BUSINESS AND MANUFACTURING PARK AND SPECIFIC PLAN (RIVERSIDE MARKETPLACE) OVERLAY ZONES AND BMP-SP-CR – BUSINESS AND MANUFACTURING PARK, SPECIFIC PLAN (RIVERSIDE MARKETPLACE), AND CULTURAL RESOURCES OVERLAY ZONES TO MU-U-SP – MIXED USE-URBAN AND SPECIFIC PLAN (RIVERSIDE MARKETPLACE) OVERLAY ZONES AND MU-U-SP-CR – MIXED USE-URBAN AND SPECIFIC PLAN (RIVERSIDE MARKETPLACE), AND CULTURAL RESOURCES OVERLAY ZONES (STRUCTURE OF MERIT AND SEVENTH STREET EAST HISTORIC DISTRICT); 4) A TENTATIVE TRACT MAP TO COMBINE 12 PARCELS INTO ONE PARCEL, DEDICATE RIGHT-OF-WAY, VACATE AN ALLEY, AND VACATE A PORTION OF SIXTH STREET; 5) A SITE PLAN REVIEW FOR THE PROPOSED MIXED USE DEVELOPMENT; AND 6) A CERTIFICATE OF APPROPRIATENESS FOR INFILL DEVELOPMENT WITHIN A HISTORIC DISTRICT AND THE INTEGRATION OF A STRUCTURE OF MERIT INTO THE OVERALL DEVELOPMENT – LOCATED AT 3093, 2993 MISSION INN AVENUE, 3596 COMMERCE STREET, 2993 SIXTH STREET, 2992, 3008 FIFTH STREET, SITUATED ON THE EAST SIDE OF COMMERCE STREET, BETWEEN MISSION INN AVENUE AND FIFTH STREET

**ISSUE:**

Approve Planning Case PR-2023-001469 (General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment, Tentative Tract Map, Site Plan Review and Certificate of Appropriateness) to facilitate the construction of a mixed-use residential development consisting of 291 residential dwelling units and 9 live/work units.

## **RECOMMENDATIONS:**

That the City Council:

1. Determine that the 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 and Mitigation and Monitoring Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines;
2. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map (Attachment 1);
3. Adopt the attached Resolution amending the General Plan Land Use Designation (Attachment 2);
4. Adopt the attached Resolution amending the Riverside Marketplace Specific Plan (Attachment 3); and
5. Approve Planning Case PR-2023-001469 (General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment, 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.

## **CULTURAL HERITAGE BOARD RECOMMENDATION:**

On May 20, 2026, the Cultural Heritage Board unanimously recommended that City Council approve Planning Case PR-2023-001469 (Certificate of Appropriateness).

## **PLANNING COMMISSION RECOMMENDATION:**

On May 21, 2026, the Planning Commission unanimously recommended that City Council approve Planning Case PR-2023-001469 (General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment, Tentative Tract Map, and Site Plan Review) 8).

## **BACKGROUND:**

The 7.03-acre project site, bisected by Sixth Street, consists of twelve parcels, partially developed with an appliance store and the historic Barley Mills Building.

The project site is the location of the former Riverside Scrap Iron & Metal which operated a scrap metal yard for over 45 years consisting of a machine shop with aboveground and underground fuel and oil storage tanks. The United States Department of Toxic Substances Control (DTSC) identified the project site as a contaminated Brownfield. In 2024, a Response Plan to remediate the site was approved by DTSC for the excavation and off-site disposal of 30,000 cubic yards of contaminated soil.

Surrounding land uses include undeveloped land and industrial uses to the north, single family residences to the east, multifamily residential to the south across Mission Inn Avenue, and the BNSF Railroad to the west. The site is currently accessed from Mission Inn Avenue, Commerce Street, Fifth Street and Sixth Street.

**DISCUSSION:**

The applicant is requesting approval of the following entitlements to facilitate the construction of a mixed-use development consisting of 291 residential dwelling units and 9 live/work units:

- General Plan Amendment: To amend the land use designation from B/OP – Business/Office Park to MU-U -Mixed Use – Urban;
- Specific Plan Amendment: To amend the Riverside Marketplace Specific Plan to expand the Mixed Use Marketplace Sub Area to include the subject properties;
- Zoning Code Map Amendment: To rezone the project site from BMP-SP – Business and Manufacturing Park and Specific Plan (Riverside Marketplace) Overlay Zones and BMP-SP-CR – Business and Manufacturing Park, Specific Plan (Riverside Marketplace), and Cultural Resources Overlay Zones to MU-U-SP – Mixed Use-Urban and Specific Plan (Riverside Marketplace) Overlay Zones and MU-U-SP-CR – Mixed Use-Urban and Specific Plan (Riverside Marketplace), and Cultural Resources Overlay Zones (Structure of Merit and Seventh Street East Historic District);
- Tentative Tract Map: To consolidate 12 parcels into one parcel, dedicate right-of-way, vacate an alley, and vacate a portion of Sixth Street;
- Site Plan Review: For site design for a mixed use development; and
- Certificate of Appropriateness: For infill development within a historic district (Seventh Street East Historic District and Citrus Industrial Thematic Potential Historic District) and the integration of a Structure of Merit (Barley Mills Building).

The proposed project consists of a 4-story building consisting of 295 multi-family residential units and a 2-story building consisting of 5 townhome units. A total of 51 studio units, 147 one-bedroom units, 93 two-bedroom units, and 9 live/work units are proposed. Units range in size from 447 square feet to 1,186 square feet. The live/work units are situated along the Mission Inn Avenue frontage. Four of the live/work units will be located on the ground floor of the 4-story building and 5 live/work units are proposed in the 2-story building.

The project proposes private balconies or patios for 249 of the 300 units and 19,650 square feet of common open space consisting of two courtyards, two terraces with multiple resident amenities, and a dog park. The primary courtyard will re-use the historic Barley Mills Building as a fitness room and club house with direct access to a pool area featuring shaded lounge areas.

The project provides a total of 388 parking spaces. The townhomes will have attached garages to accommodate 2 vehicles for each townhome unit. The remaining 378 parking spaces will be located on an ungated surface parking lot behind the buildings.

The project proposes to vacate an alley and a portion of Sixth Street which will be incorporated into the project. Sixth Street is proposed to terminate at the east side of the proposed project with a hammerhead. Vehicular access to the project site is provided from driveways on Mission Inn Avenue and Fifth Street.

**Certificate of Appropriateness Review****Barley Mills Building Rehabilitation**

The proposed rehabilitation of the Barley Mills Building includes:

- Demolition of the eastern addition – not original;
- Installation of a new corrugated metal roof to match the historic material;
- Reconstruction of the original corrugated metal–topped pent roof canopy with brackets along the east, south, and west elevations;

- Rehabilitation and restoration of original wood double-hung windows on the east, south, and west elevations; and
- Installation of new wood windows within previously infilled arched freight door openings, architecturally designed to match the style and function of the original windows.

The proposed rehabilitation includes structural upgrades to address unreinforced masonry conditions, including roof diaphragm replacement, wall anchorage, and internal bracing. These upgrades are designed to meet current building code requirements while retaining historic material where feasible and minimizing alteration of character-defining features.

#### *Interpretive Feature – Soda Works Site*

Although the Soda Works Building has been demolished due to structural failure and public safety concerns, the project incorporates salvaged materials and interpretive elements to retain associative value and communicate the site's historical function.

A commemorative wall, approximately 36 to 42 inches in height and 15 feet in length, is proposed along Mission Inn Avenue at the location of the former Soda Works Building. The wall will incorporate salvaged concrete blocks from the original structure and include an interpretive plaque describing the history of the building and site.

#### *Cultural Resources Assessment*

A Cultural Resources Assessment, dated March 7, 2025, was prepared by historic preservation architect Taylor Loudon for the project. The analysis concludes that the project is consistent with the Secretary of the Interior's Standards. The report states:

The proposed Project will not result in a substantial adverse change in the significance of the Barley Mills Building because there would be limited impacts by demolitions or substantial alterations as stated in CEQA for the proposed Project. The site of the Project is largely within the Seventh Street East (Residential) Historic District, and the proposed Project is located within the areas of the site that are barren without structures. Therefore, there will be no impacts in any physical change to this portion of the Historic District. (State CEQA Guidelines, § 15064.5(b)(1).) Additionally, changes to the former Barley Mills Building would not materially impair the significance of the Seventh Street East (Residential) Historic District because, among other reasons, the Barley Mills Building does not convey, or otherwise contribute to, the physical characteristics of the District. The period of significance for the Seventh Street East (Residential) Historic District is defined as 1895 through 1945. The Barley Mills Building was constructed outside of this period of significance in 1891. Accordingly, the Barley Mills Building is a non-contributor to the District and changes to the Barley Mills Building thus do not materially impair the significance of the Seventh Street East (Residential) Historic District. (State CEQA Guidelines, § 15064.5(b)(2).)

#### *Site Plan Review*

The site has been designed to create an urban-scale, transit-oriented project consistent with the purpose of the Marketplace Specific Plan and the Mixed Use Marketplace Sub Area. The proposed project is consistent with the objectives, policies and development standards of the General Plan, the Market Place Specific Plan, and the Zoning Code.

The proposed project has been designed as an integrated development compatible with the character of the surrounding area, specifically with the existing multi-family development to the south (Mission Lofts) and with the existing scale of the residential properties to the east. Buildings with large ground level patios are oriented towards Mission Inn Avenue and Commerce Street to

provide a strong interface with the streets while the two-story townhome building has been architecturally scaled for compatibility with existing residences to the east.

The proposed mixed-use development is appropriate for the site and neighborhood, as it is located proximate to major job hubs (Riverside Community Hospital, California Air Resources Board facility, University of California, Riverside [UCR], and Downtown Riverside), educational facilities (Riverside Community College, UCR), local commercial, recreational opportunities, and community services, contributing to a synergistic relationship between uses in the area.

Zoning Code Map Amendment

The proposal to apply the Mixed Use – Urban Zone to the project site will facilitate the development of 300 multi-family residential units, which will help the City’s ability to meet the required 21,643 units identified in the 6<sup>th</sup> Cycle Regional Housing Needs Assessment (RHNA). The proposed project is consistent with applicable goals, policies and objectives of the General Plan. The proposed project has been designed to be compatible with the surrounding uses and will not adversely affect surrounding properties. The proposed project will not be detrimental to the health, safety, or general welfare of the public or surrounding area.

**FISCAL IMPACT:**

There is no impact as all project costs are borne by the applicant.

Prepared by:	Judy Egüez, Senior Planner
Reviewed by:	Miranda Evans, Community & Economic Development Director
Certified as to availability of funds:	Julie Nemes, Interim Finance Director
Approved by:	Edward Enriquez, Acting City Manager/Chief Financial Officer
Approved as to form:	Rebecca McKee-Reimbold, Interim City Attorney

Attachments:

1. Ordinance Amending the Zoning Map
2. Resolution Amending the General Plan Land Use Designation
3. Resolution Amending the Riverside Marketplace Specific Plan
4. Cultural Heritage Board Report and Exhibits – May 20, 2026
5. Cultural Heritage Board Minutes – May 20, 2026
6. Planning Commission Report, Exhibits and CEQA Document– May 21, 2026
7. Planning Commission Recommended Conditions – May 21, 2026
8. Planning Commission Minutes – May 21, 2026
9. Staff Presentation