



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JULY 28, 2026

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 1
DEPARTMENT

SUBJECT: PLANNING CASE PR-2023-001469; - ADOPT AN ORDINANCE AMENDING 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);

ISSUE:

Adopt an ordinance amending Zoning Code Map.

RECOMMENDATIONS:

That the City Council adopt an Ordinance amending the Zoning Map.

ORDINANCE INTRODUCTION:

On July 14, 2026, the City Council unanimously approved and introduced an ordinance amending the Zoning Map 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).

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.

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 6th 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

Attachment:

1. Ordinance Amending the Zoning Map