

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

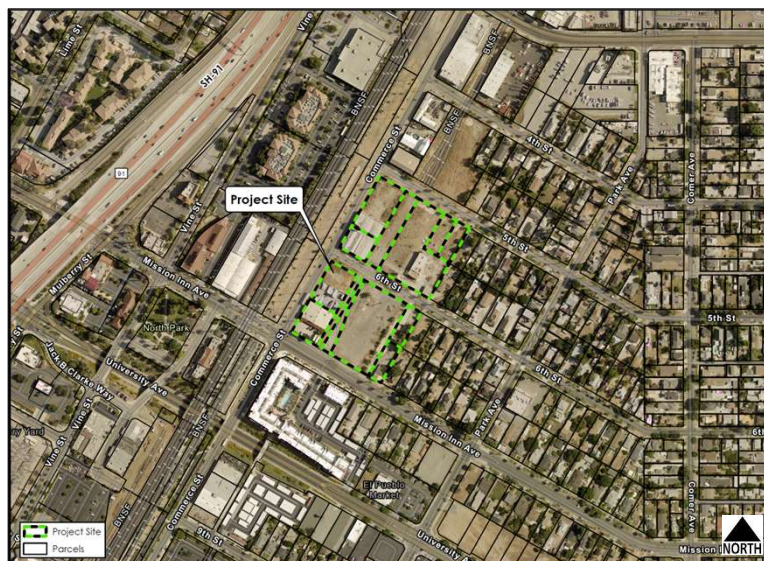


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LOCATION MAP

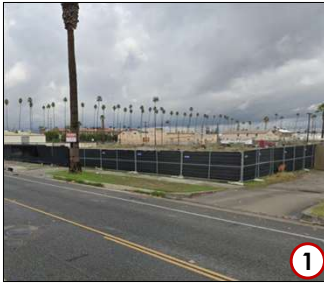


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EXISTING SITE PHOTOS



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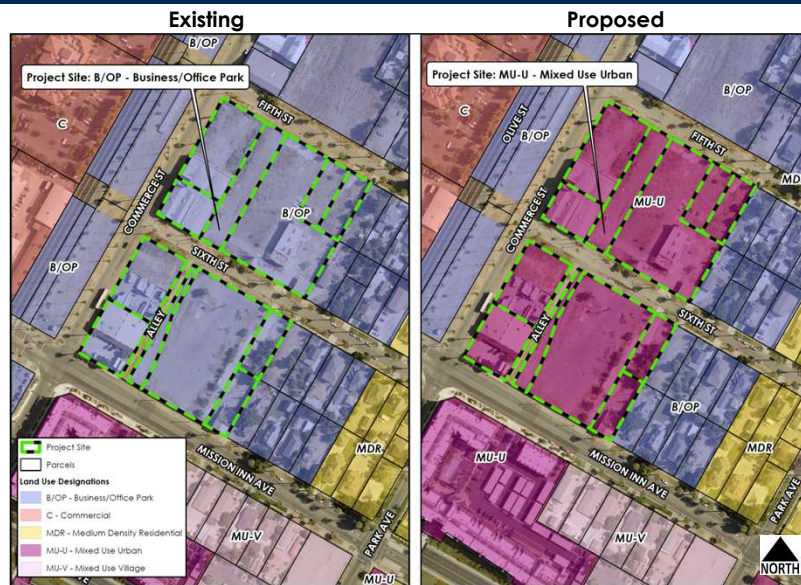
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GENERAL PLAN MAP (EXISTING AND PROPOSED)

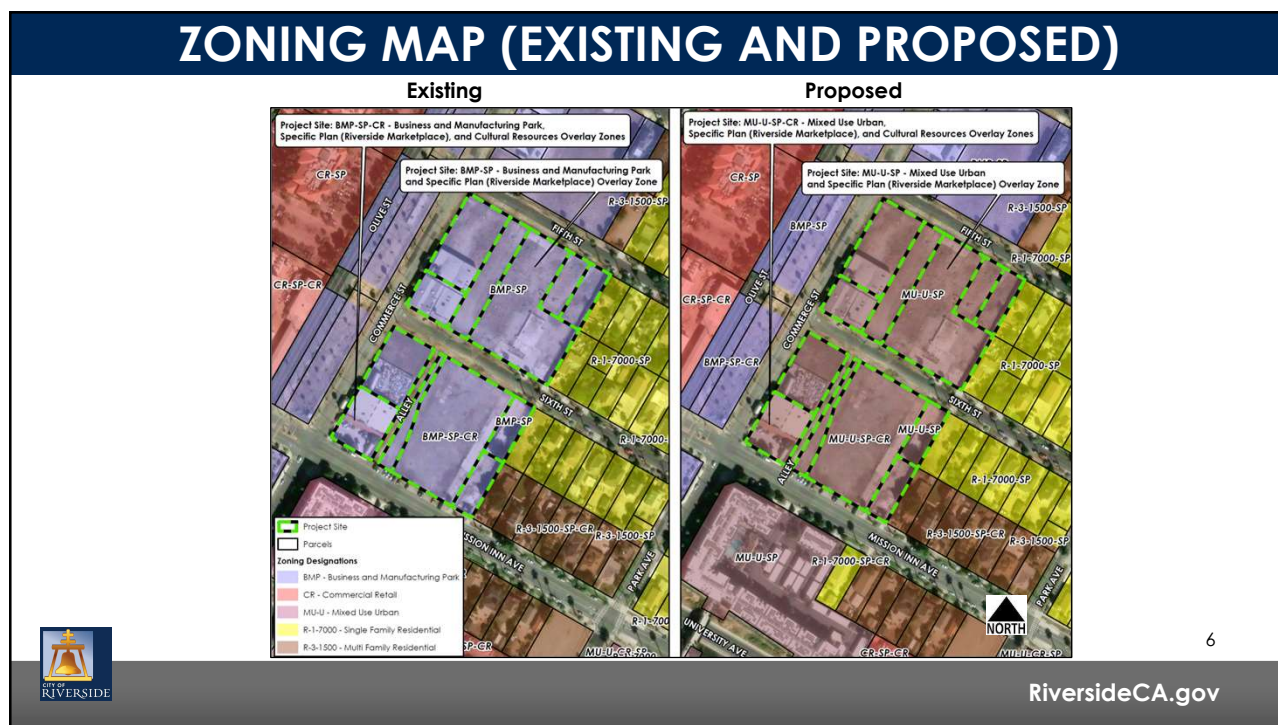


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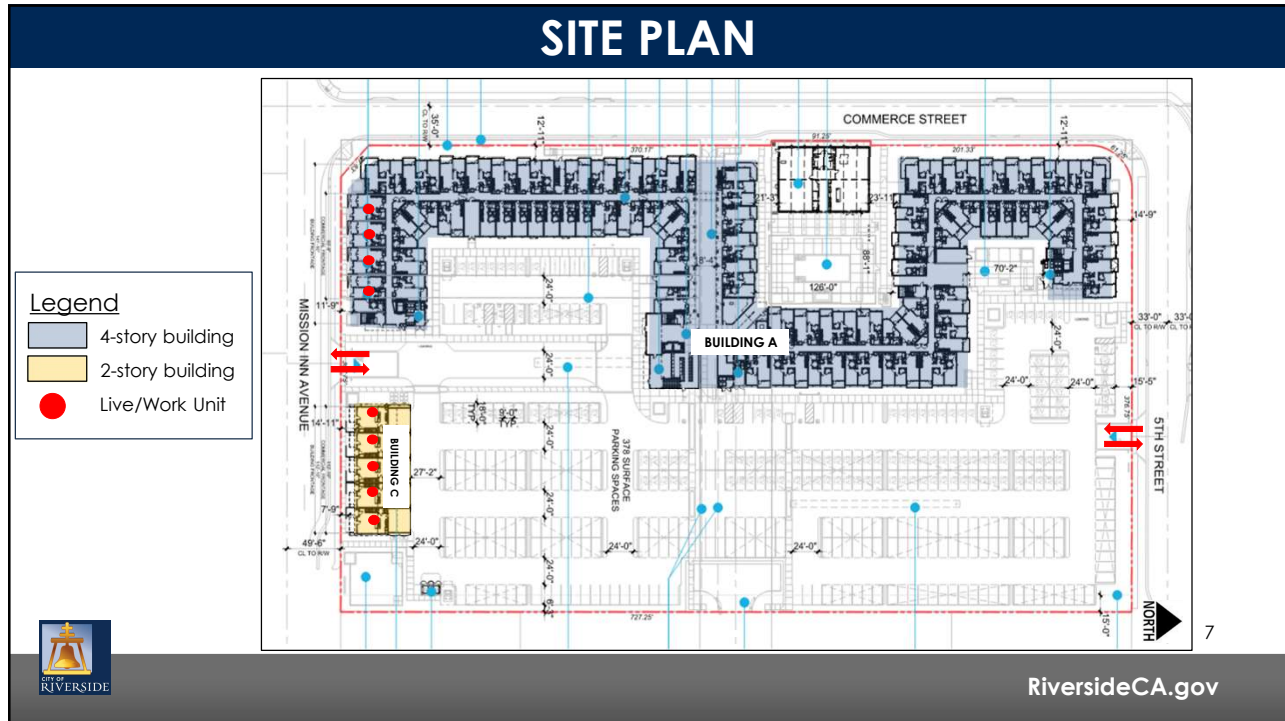
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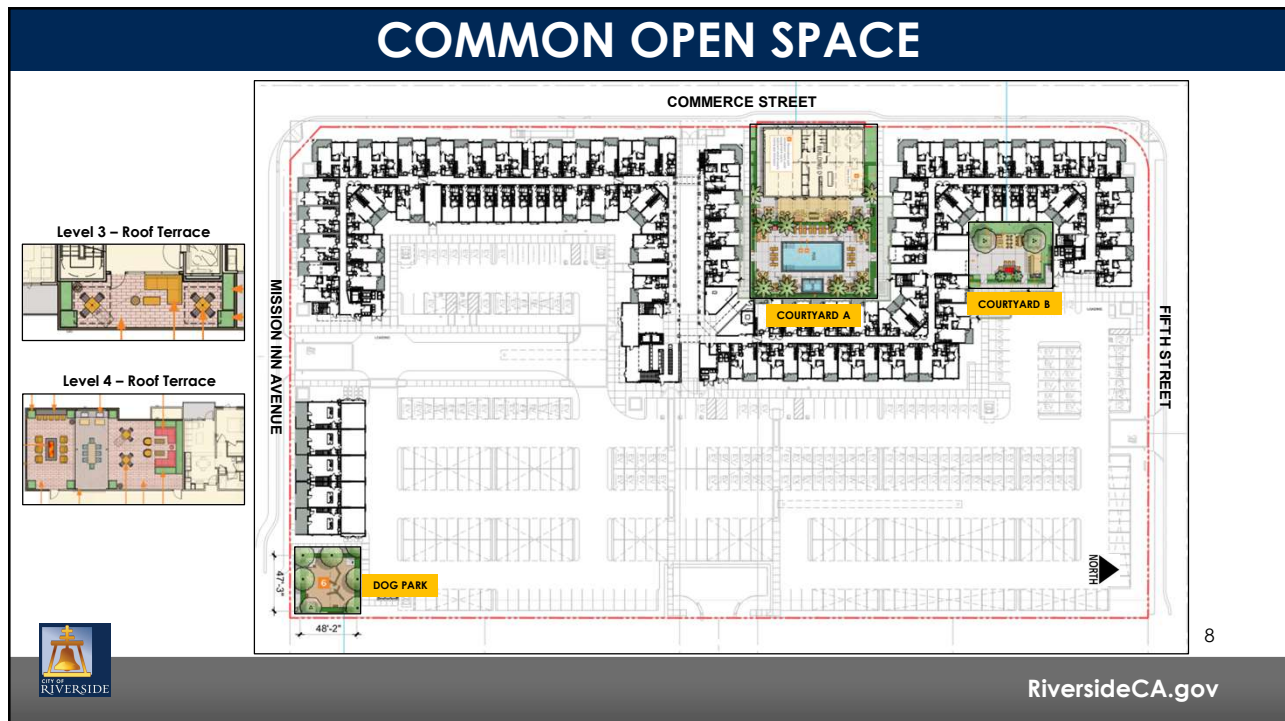
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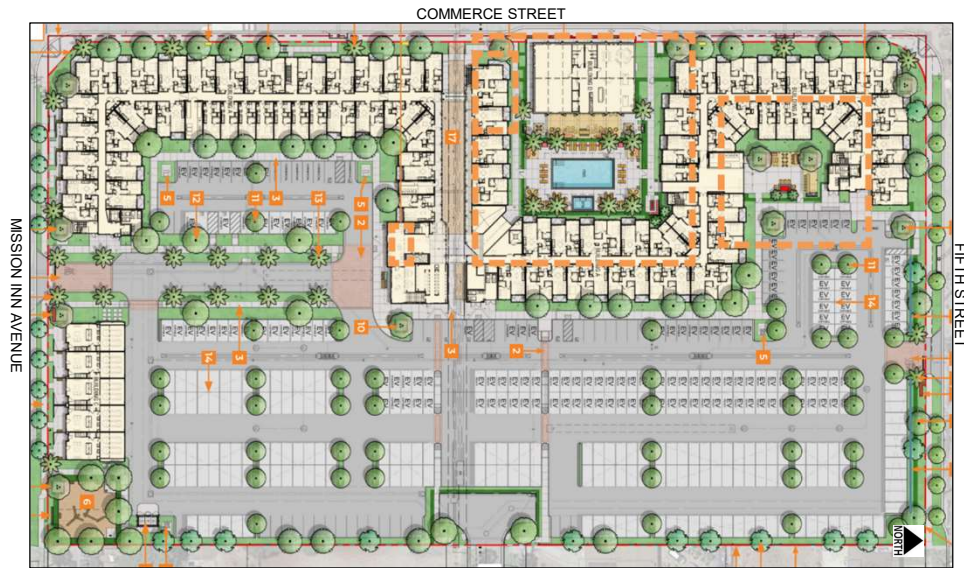


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CONCEPTUAL LANDSCAPE PLAN

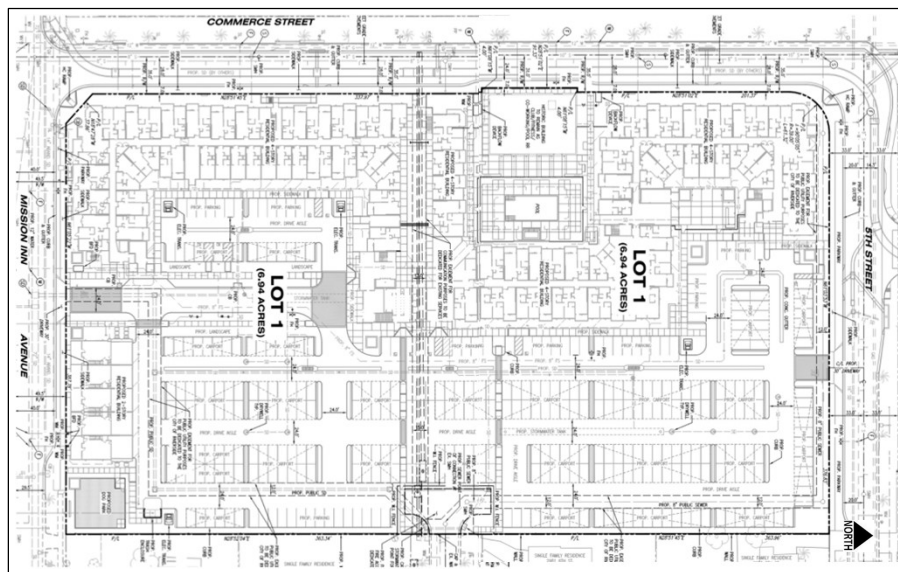


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TENTATIVE TRACT MAP



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PROJECT BUILDING ELEVATIONS



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PROJECT RENDERINGS



ALONG MISSION INN AVENUE



CORNER OF MISSION INN & COMMERCE



TOWNHOMES ON MISSION INN AVE

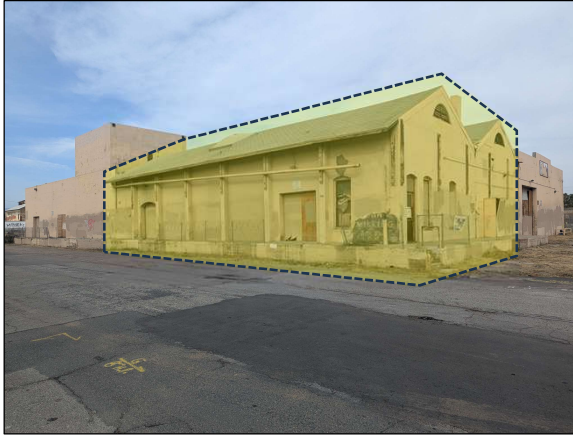


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BARLEY MILLS BUILDING



West and South Elevation, looking northeast



Non-original addition, looking southeast

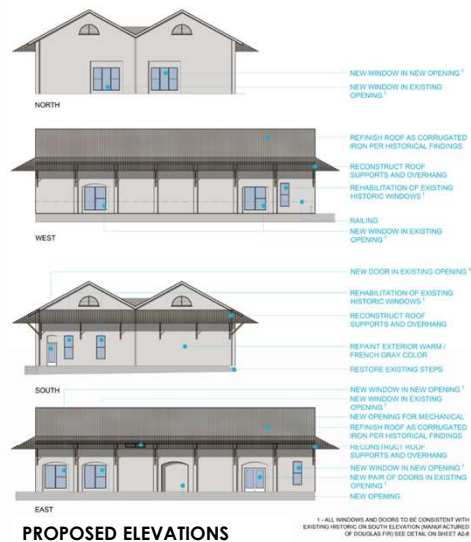
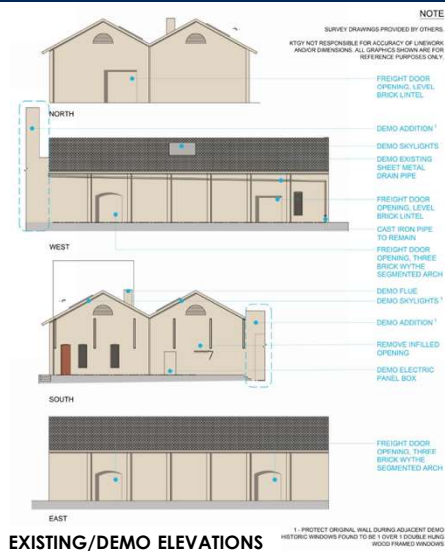


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BARLEY MILLS REHAB



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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



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RECOMMENDATIONS

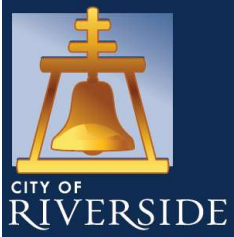
5. **APPROVE** Planning Case PR-2023-001469 (General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Tract Map, Site Plan Review and Certificate of Appropriateness) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions



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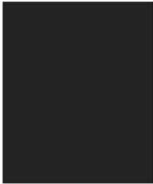


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MATERIALS

(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		

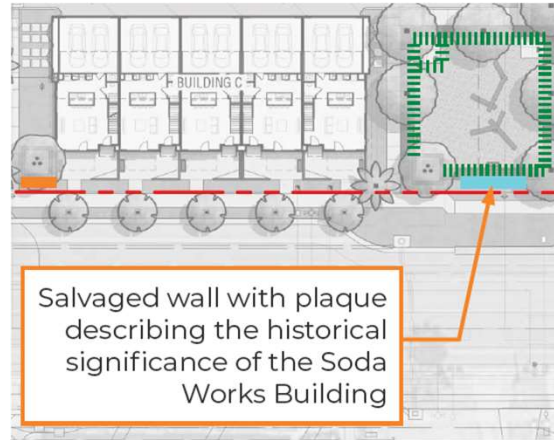


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Soda works site (for Reference)

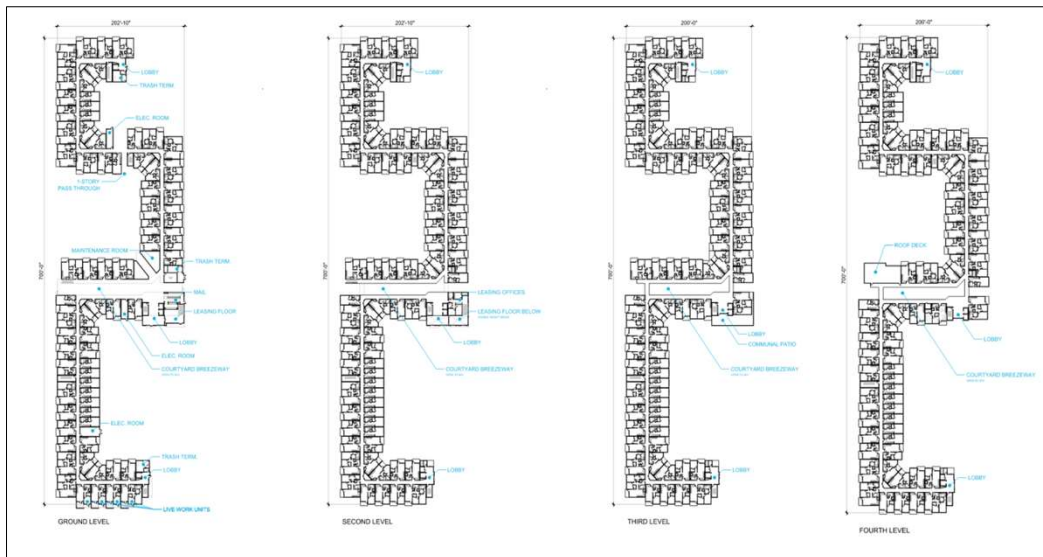


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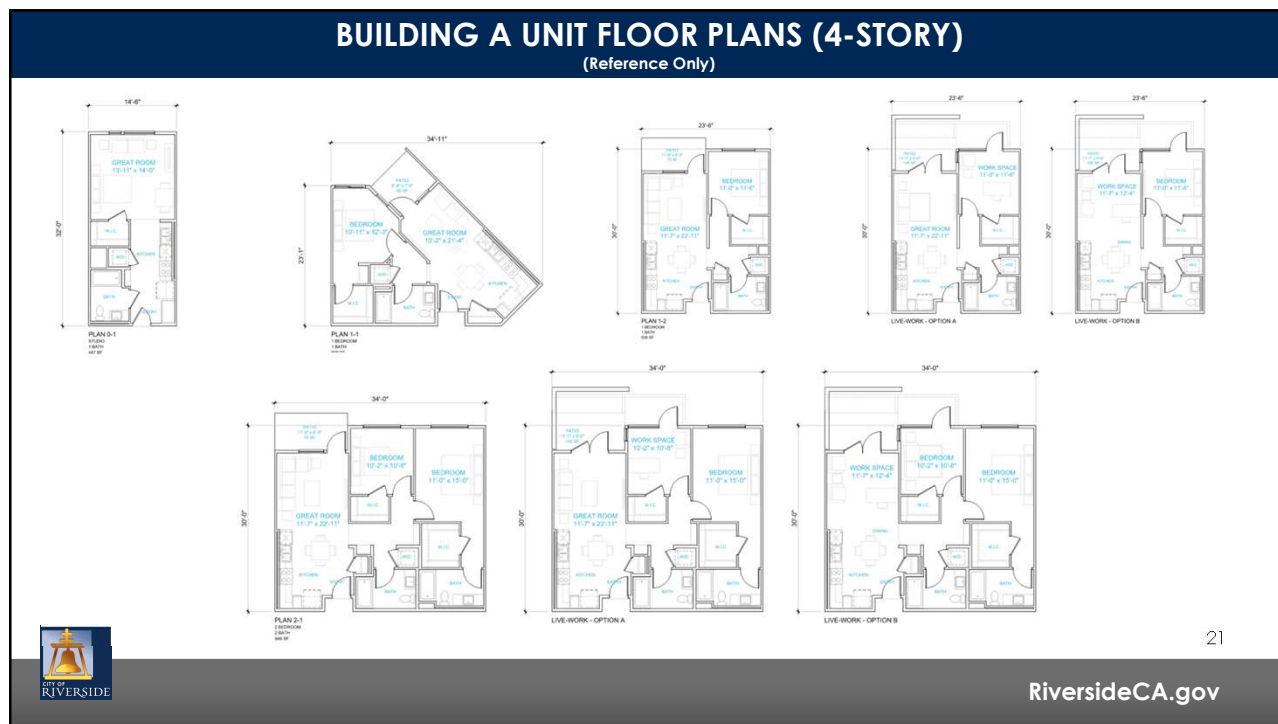
BUILDING A FLOOR PLANS (4-STORY) (Reference Only)



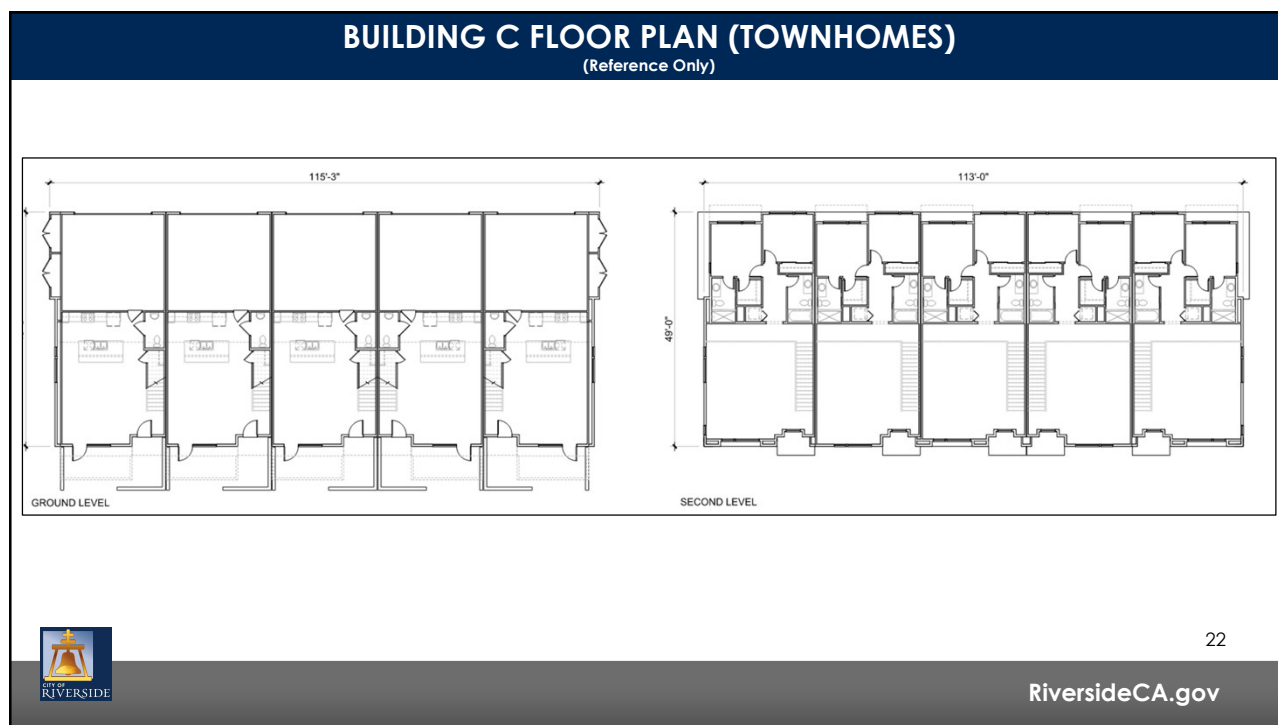
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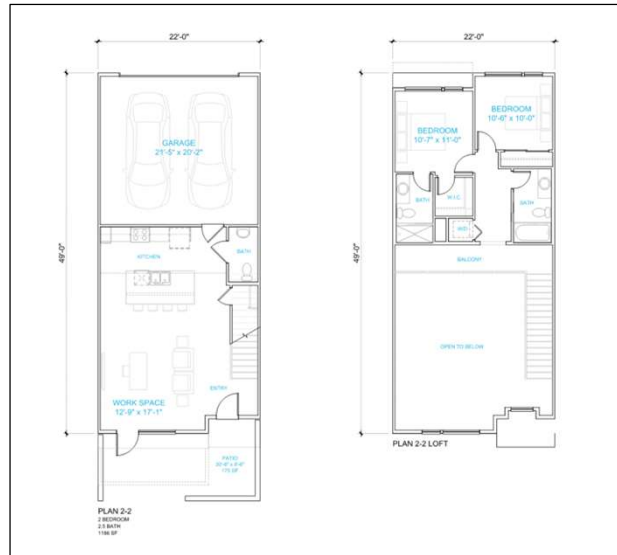


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TOWNHOME UNIT FLOOR PLANS (FOR REFERENCE ONLY)



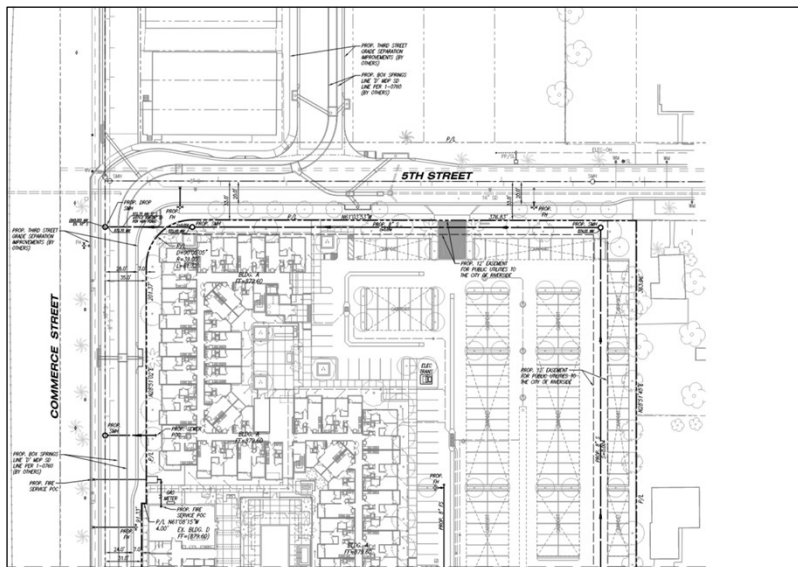
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PRELIMINARY GRADING (REFERENCE ONLY)

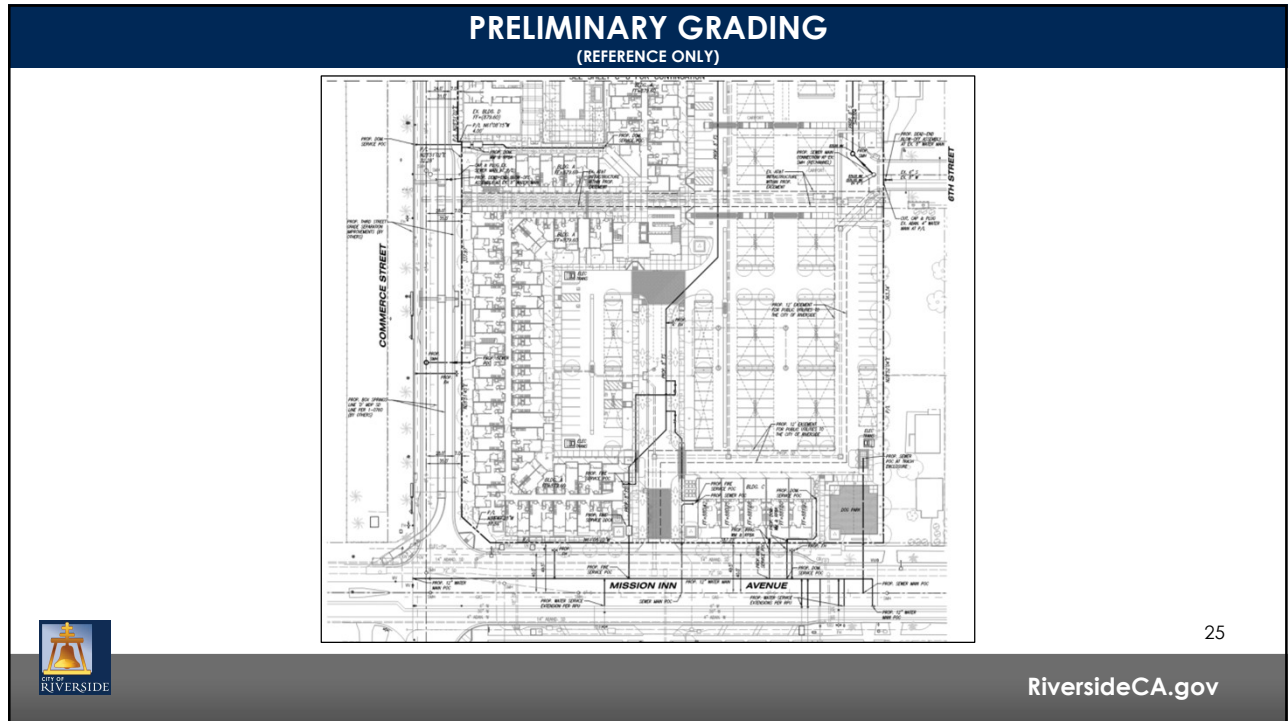


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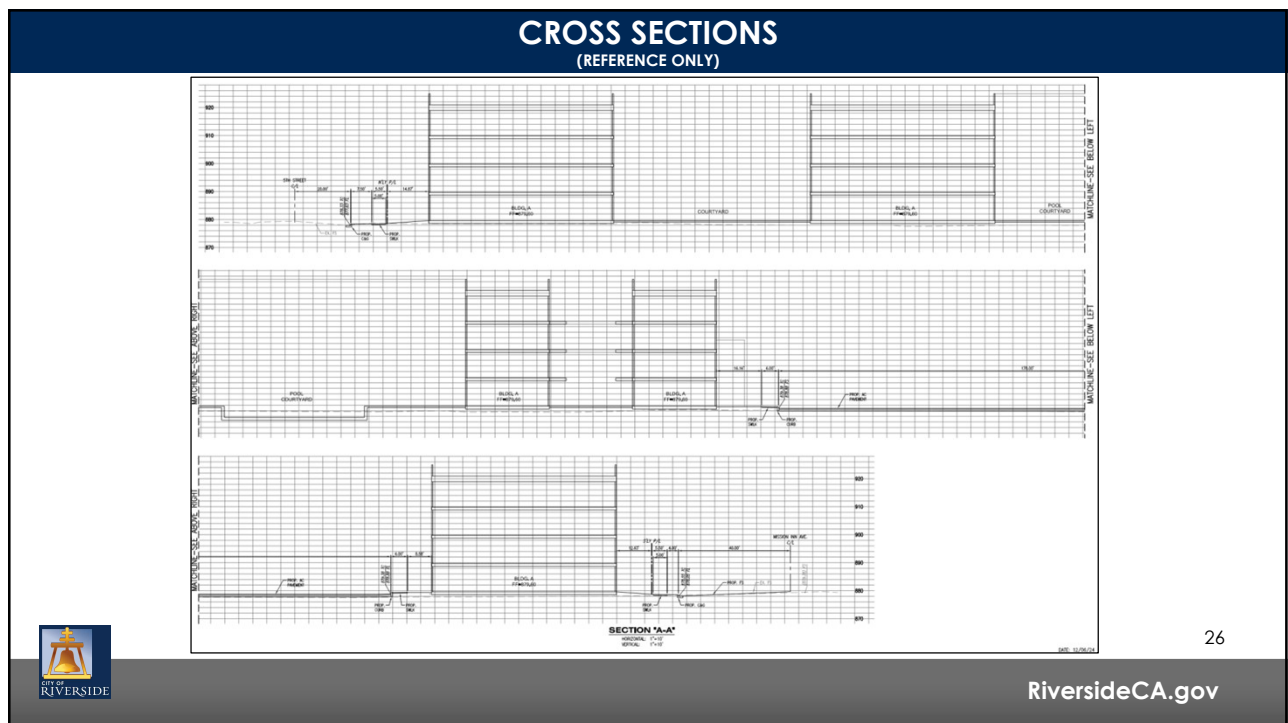


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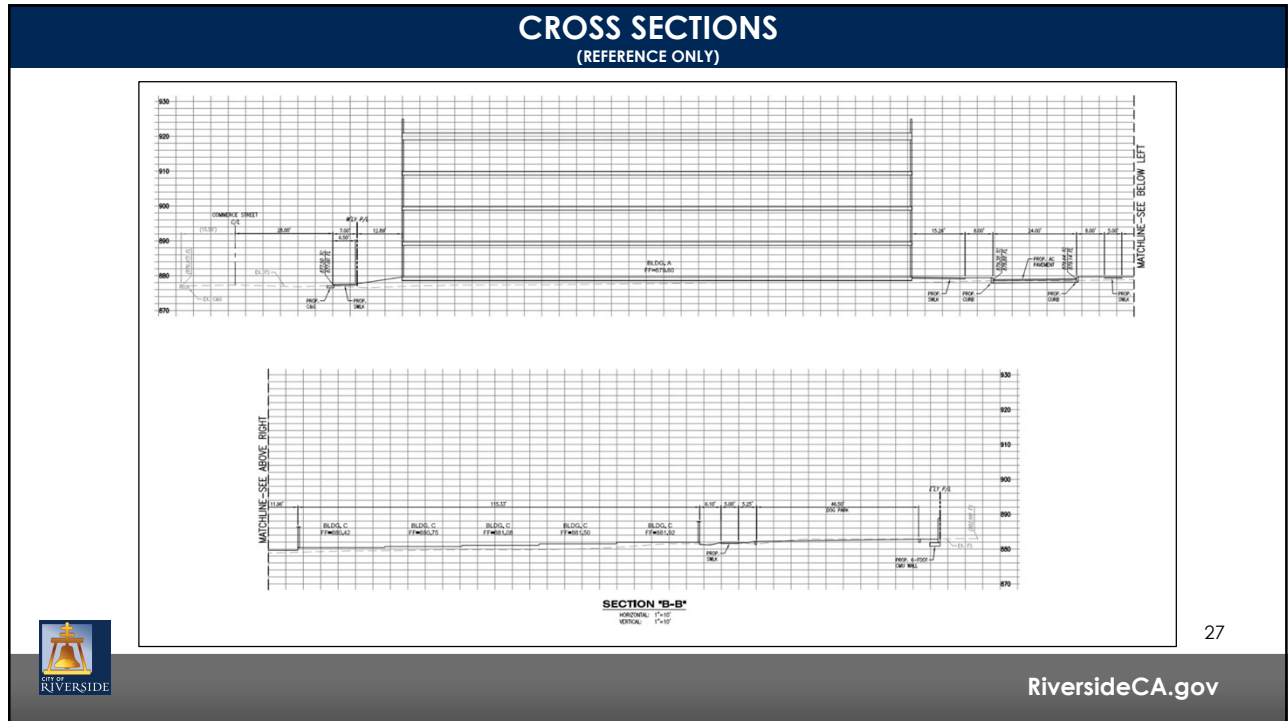
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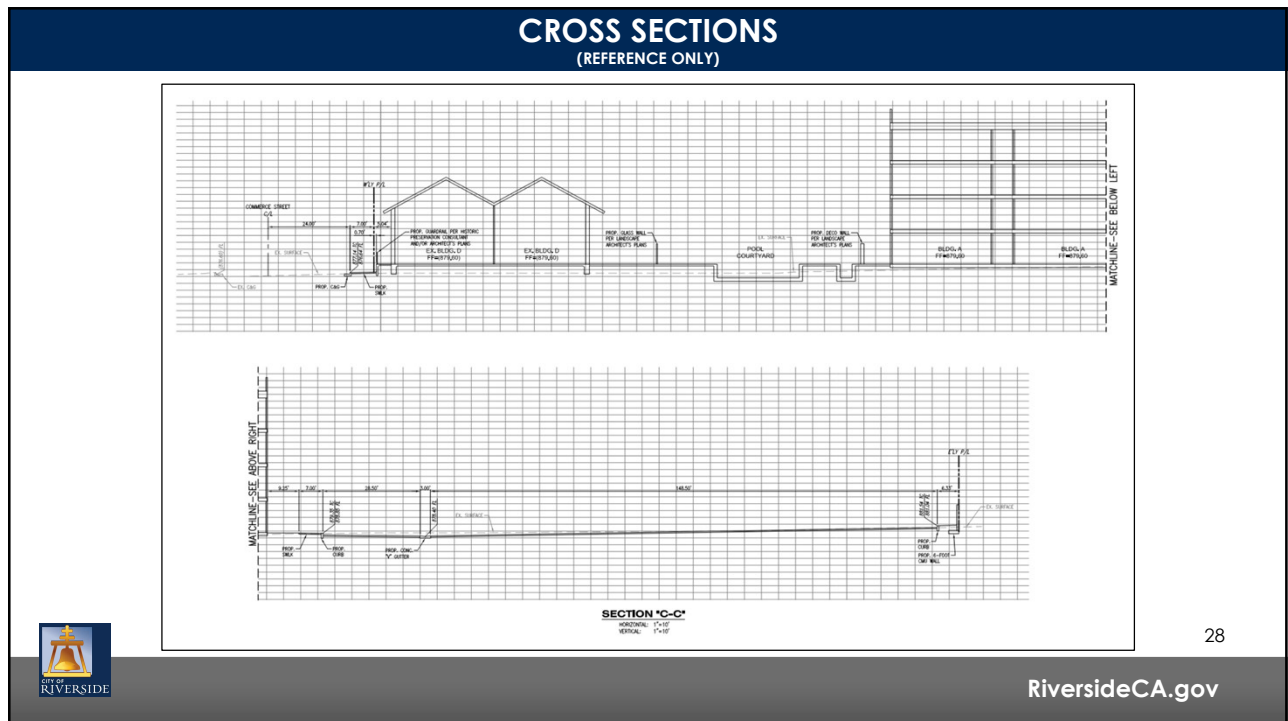
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