



CITY OF
RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

TRANSMITTAL SHEET

TRANSMITTAL OF MATERIALS

October 10, 2017

TO: Interested agencies – See attached List

TRANSMITTED HERewith ARE THE FOLLOWING ITEMS:

1. Aerial, Site Plan, Conceptual Landscape Plan, Tract Map and Exterior Elevations

We have received the following applications for a Specific Plan Amendment, Conditional Use Permit, and Tract Map to be reviewed by the Planning Commission once the application is deemed complete:

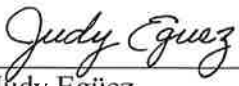
PLANNING CASES P17-0761 (SP), P17-0762 (CUP), P17-0763 (TM)-Proposal by Russ Haley of CityMark Communities, LLC to consider the following entitlements: 1) a Specific Plan Amendment to amend the Neighborhood Commercial District of the Downtown Specific Plan to allow residential uses subject to a Conditional Use Permit; 2) a Conditional Use Permit to permit the construction of 13 attached single family dwellings; and 3) a Condominium Map to subdivide a 0.66-acre parcel into 13 condominium lots. This property is located at 4019 Mission Inn Avenue, situated on the northwest corner of Mission Inn Avenue and Chestnut Street, in the DSP-CR - Downtown Specific Plan-Neighborhood Commercial District, in Ward 1.

Please return your comments to:

Judy Egüez, Associate Planner
City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
Jeguez@riversideca.gov
(951) 826-3969

All comments should be received by **October 24, 2017**.

Should you have any questions regarding this case, please do not hesitate to contact me.



Judy Egüez
Associate Planner



Project Site

6TH ST

CHESTNUT ST

MISSION INN AVE

BROCKTON AVE



P17-0761 (SP), P17-0762 (CUP), and P17-0763 (TM) - Aerial Photo/Location

TENTATIVE TRACT MAP

4019 MISSION INN AVE

(FOR TOWNHOMES PURPOSES)

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

BEING A PORTION OF BLOCK 6, RANGES 13 OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 17 OF MAPS RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

SEPTEMBER 2017

CLS ENGINEERS, INC.

OWNER

CITY OF RIVERSIDE
3818 PARK BLDG
RIVERSIDE, CALIFORNIA 92503
ATTN: PERS HALEY
(951) 231-1161

ENGINEER

CLS ENGINEERS, INC.
2020 TOWNSHIP RD 100 N
RIVERSIDE, CALIFORNIA 92503
SAN DIEGO, CALIFORNIA
(951) 296-9373

EASEMENTS

AN EASEMENT FOR USE OF BOTH FIRE LINES, CONDUITS OR UNDERGROUND CABLES, AND/OR TELEPHONE LINES, SHALL BE GRANTED TO THE CITY OF RIVERSIDE IN FAVOR OF PACIFIC TELEPHONE COMPANY, AS SET FORTH IN A DOCUMENT IDENTIFIED BY THE CITY OF RIVERSIDE AS INSTRUMENT NO. 27142 OF OFFICIAL RECORDS (UNITED RECORD)

GENERAL NOTES

1. ALL EXISTING STRUCTURES ON THE SUBJECT LOT SHALL BE REMOVED.
2. A WATER SAFETY MANAGEMENT PLAN (WSMP) SHALL BE PREPARED FOR THE PROJECT SITE. THE WSMP SHALL DOCUMENT THAT THROUGH A COMBINATION OF SITE DESIGN, CONSTRUCTION, AND MAINTENANCE, THE PROJECT WILL MEET THE REQUIREMENTS OF THE CALIFORNIA WATER SAFETY ACT (CWSA), ALL BEST MANAGEMENT PRACTICES (BMPs), AND ALL APPLICABLE REGULATIONS AND STANDARDS.
3. DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY CODE, STANDARDS AND SPECIFICATIONS.
4. OFFSITE IMPROVEMENTS SHALL BE APPROPRIATE FOR PUBLIC WORKS PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT.
5. EXISTING POWER POLES AND TILES WITHIN THE PROPOSED ACCESS DRIVEWAY OR CRESTWAY TO BE REMOVED PER CITY STANDARDS AND SPECIFICATIONS.

EARTHWORK

CUT = 1.500 CY
FILL = 3.00 CY
IMPORT/EXPORT = 1.500 CY

TENTATIVE TRACT MAP SUMMARY

ASSESSOR'S PARCEL NO.: 216-011-007
TOTAL AREA: 0.25 ACRES
EXISTING ZONING: R-1
PROPOSED ZONING: CDP (NEIGHBORHOOD COMMERCIAL DISTRICT)
EXISTING LAND USE: SINGLE-FAMILY RESIDENTIAL
PROPOSED LAND USE: 1 LOT, 12 DU
NO. OF UNITS: 12 DU
NO. OF PHASES: 1

BASIS OF BEARINGS

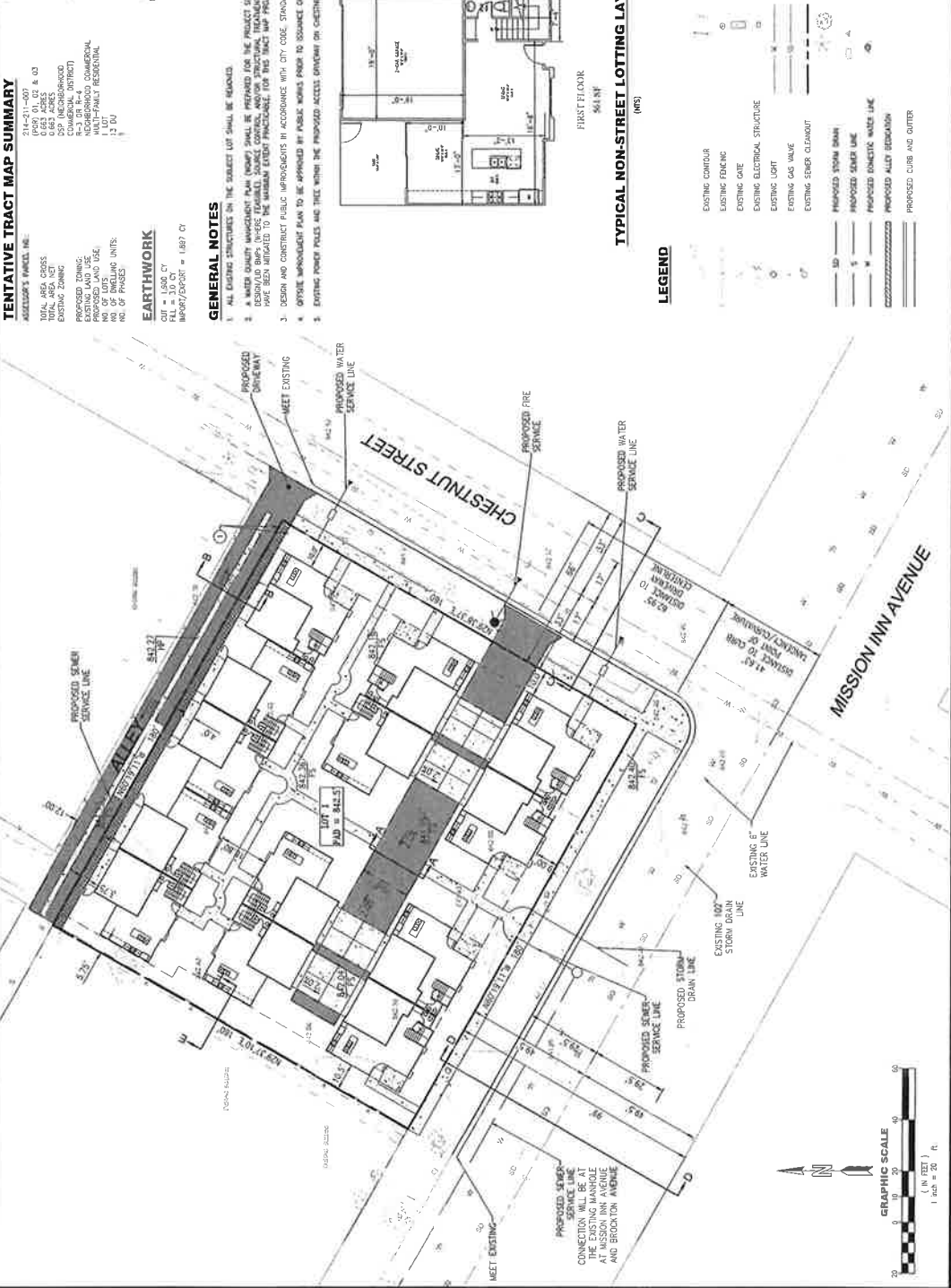
BEARINGS FOR THE BENCH MARK IN THE CALIFORNIA PLANE COORDINATE SYSTEM, ZONE 6, NAD 83 (EPOCH 2011.0), BASED LOCALLY ON N.E.S. STATION WATZ AND 474.

BENCH MARK

BEARINGS FOR THE SURVEY ARE BASED UPON CITY OF RIVERSIDE BENCH MARK NO. 71-1-1-1, BEING A STAINLESS STEEL BENCH MARK, 1.50 METERS IN DIAMETER, LOCATED AT THE INTERSECTION OF MISSION INN AVENUE AND BROOKTON AVENUE, ELEVATION: 855.67 (1984 DATUM)

UTILITIES

CITY OF RIVERSIDE PUBLIC UTILITIES WATER SEWER
CITY OF RIVERSIDE SEWER DEPARTMENT
SOUTHERN CALIFORNIA GAS COMPANY
CITY OF RIVERSIDE PUBLIC UTILITIES
CITY OF RIVERSIDE PUBLIC UTILITIES
THE APPLICANT/DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION PERMITS AND IMPROVEMENTS.



TYPICAL NON-STREET LOTTING LAYOUT

(NOT TO SCALE)

TYPICAL STREET LOTTING LAYOUT

(NOT TO SCALE)

LEGEND

- EXISTING CONTOUR
- EXISTING FENCING
- EXISTING GATE
- EXISTING ELECTRICAL STRUCTURE
- EXISTING LIGHT
- EXISTING GAS VALVE
- EXISTING SEWER CLEANOUT
- PROPOSED STORM SEWER
- PROPOSED SEWER LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED ALLEY DRIVEWAY
- PROPOSED CURB AND GUTTER
- EXISTING SEWER MANHOLE
- EXISTING TRANSFORMER
- EXISTING WATER STRUCTURE
- EXISTING WATER MANHOLE
- EXISTING STORMWATER MANHOLE
- PROPERTY LINE
- EXISTING TREE
- PROPOSED UTILITY STRUCTURES
- PROPOSED HIGHWAY



VICINITY MAP

AS

WATER CONSERVATION STATEMENT

Water conservation is a key element of the design process. The City of Riverside requires that all new construction projects include a water conservation plan. This plan shall be submitted to the City of Riverside for review and approval. The plan shall include a list of water saving devices to be installed, a list of water saving devices to be installed, and a list of water saving devices to be installed. The plan shall also include a list of water saving devices to be installed, a list of water saving devices to be installed, and a list of water saving devices to be installed.

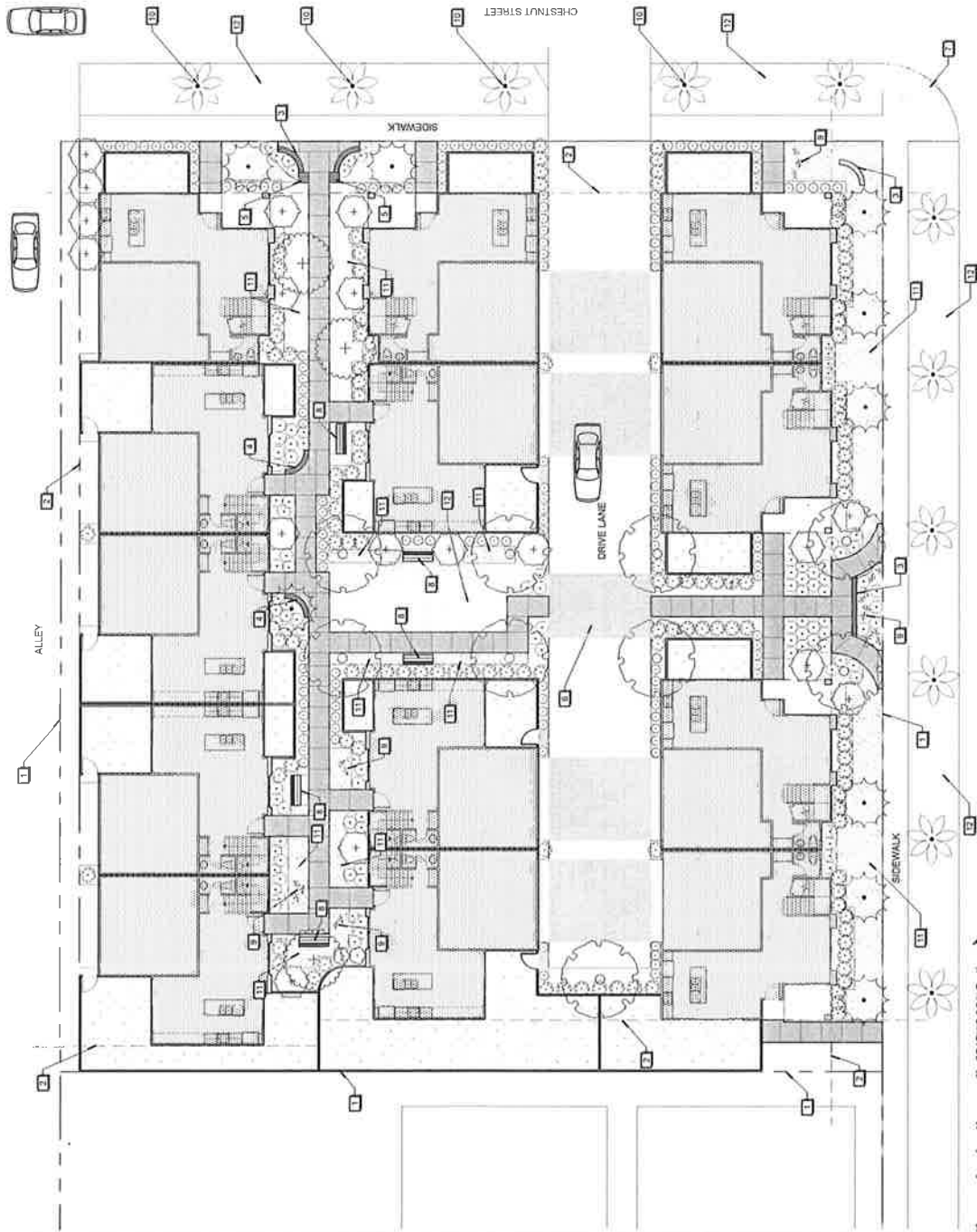
MAINTENANCE RESPONSIBILITY

All water, sewer and gas utilities shall be explicitly identified with plant. The landscape architect shall be responsible for the maintenance of the landscape. The landscape architect shall be responsible for the maintenance of the landscape. The landscape architect shall be responsible for the maintenance of the landscape.

REFERENCE NOTES SCHEDULE

- 1. FERTILIZER
- 2. IRRIGATION
- 3. MULCH
- 4. SOIL
- 5. TREES
- 6. SHRUBS
- 7. PERENNIALS
- 8. ANNUALS
- 9. GRASS
- 10. GROUND COVERS
- 11. TURF GRASS
- 12. TREES
- 13. SHRUBS
- 14. PERENNIALS
- 15. ANNUALS
- 16. GRASS
- 17. GROUND COVERS
- 18. TURF GRASS

| TREES | BOTANICAL NAME / COMMON NAME | CONT | CITY | DETAIL | |
|-------|---|-------------------------------------|----------------------|--------|--------|
| | ACUTIFOLIUM VIBURNUM / FLOWERING MAPLE | 15 GAL | 9 | | |
| | ABUTILON HYBRIDUM / BUTTERFLY BELL | 15 GAL | 14 | | |
| | LAGERSTRÖMIA X TUSCANDRA / COQUE WHITE CORAL PINK | 15 GAL | 9 | | |
| | INDOLE PACTYFISUM / DATE PALM | 15 GAL | 11 | | |
| | PROPERA GUNDOLGA / WATERBURY TU HOVEY HERBACEA | 15 GAL | 3 | | |
| | BOTANICAL NAME / COMMON NAME | CONT <td>CITY <td>DETAIL</td> </td> | CITY <td>DETAIL</td> | DETAIL | |
| | BALEUX GREEN ZEM / GREEN DOWNSWOOD | 15 GAL | 129 | | |
| | CARISA MACROCARPA / BOXWOOD BEAUTY / BEAUTY NATAL PALM | 15 GAL | 142 | | |
| | ROSMARINUS OFFICINALIS / TUSCAN BLUE / TUSCAN BLUE ROSEMARY | 15 GAL | 105 | | |
| | BOTANICAL NAME / COMMON NAME | CONT | SPACING | CITY | DETAIL |
| | ALOE VERA / ALOE VERA | 1 GAL | 12" x 6" | 129 | |
| | HELIOPSIS SCABERULA / CORAL BELLS | 1 GAL | 10" x 6" | 129 | |
| | SENECIO MACROCARPA / TALLE FINGER | 1 GAL | 10" x 6" | 129 | |
| | TRACHELOSPERMA JARROVIEI / CHINESE ETAR JARROVE | 1 GAL | 10" x 6" | 129 | |
| | TURF SOCCERATION III / TURF TYPE TALL BIRDSEED | 1 GAL | 10" x 6" | 129 | |



IRRIGATION NOTE

- 1. THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL PRACTICES AND...
- 2. ALL PLANTING SHALL BE PERFORMED WITH APPROPRIATE SOIL AMENDMENTS...
- 3. SOIL PHOSPHORUS AND POTASSIUM SHALL BE APPLIED TO THE SOILS PRIOR TO THE...
- 4. SOIL PHOSPHORUS AND POTASSIUM SHALL BE APPLIED TO THE SOILS PRIOR TO THE...
- 5. CHEMICAL FERTILIZERS SHALL BE APPLIED TO THE SOILS PRIOR TO THE...
- 6. ALL LANDSCAPE INSTALLATIONS SHALL BE COMPLETED BY THE END OF THE...
- 7. ALL PLANTING SHALL BE COMPLETED BY THE END OF THE...
- 8. APPROVED DRAINAGE SYSTEMS SHALL BE INSTALLED AS SHOWN ON THE...

PLANTING NOTE

- 1. THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL PRACTICES AND...
- 2. ALL PLANTING SHALL BE PERFORMED WITH APPROPRIATE SOIL AMENDMENTS...
- 3. SOIL PHOSPHORUS AND POTASSIUM SHALL BE APPLIED TO THE SOILS PRIOR TO THE...
- 4. SOIL PHOSPHORUS AND POTASSIUM SHALL BE APPLIED TO THE SOILS PRIOR TO THE...
- 5. CHEMICAL FERTILIZERS SHALL BE APPLIED TO THE SOILS PRIOR TO THE...
- 6. ALL LANDSCAPE INSTALLATIONS SHALL BE COMPLETED BY THE END OF THE...
- 7. ALL PLANTING SHALL BE COMPLETED BY THE END OF THE...
- 8. APPROVED DRAINAGE SYSTEMS SHALL BE INSTALLED AS SHOWN ON THE...

**CONCEPTUAL LANDSCAPE SITE PLAN FOR:
MISSION INN AVENUE
RIVERSIDE, CALIFORNIA**

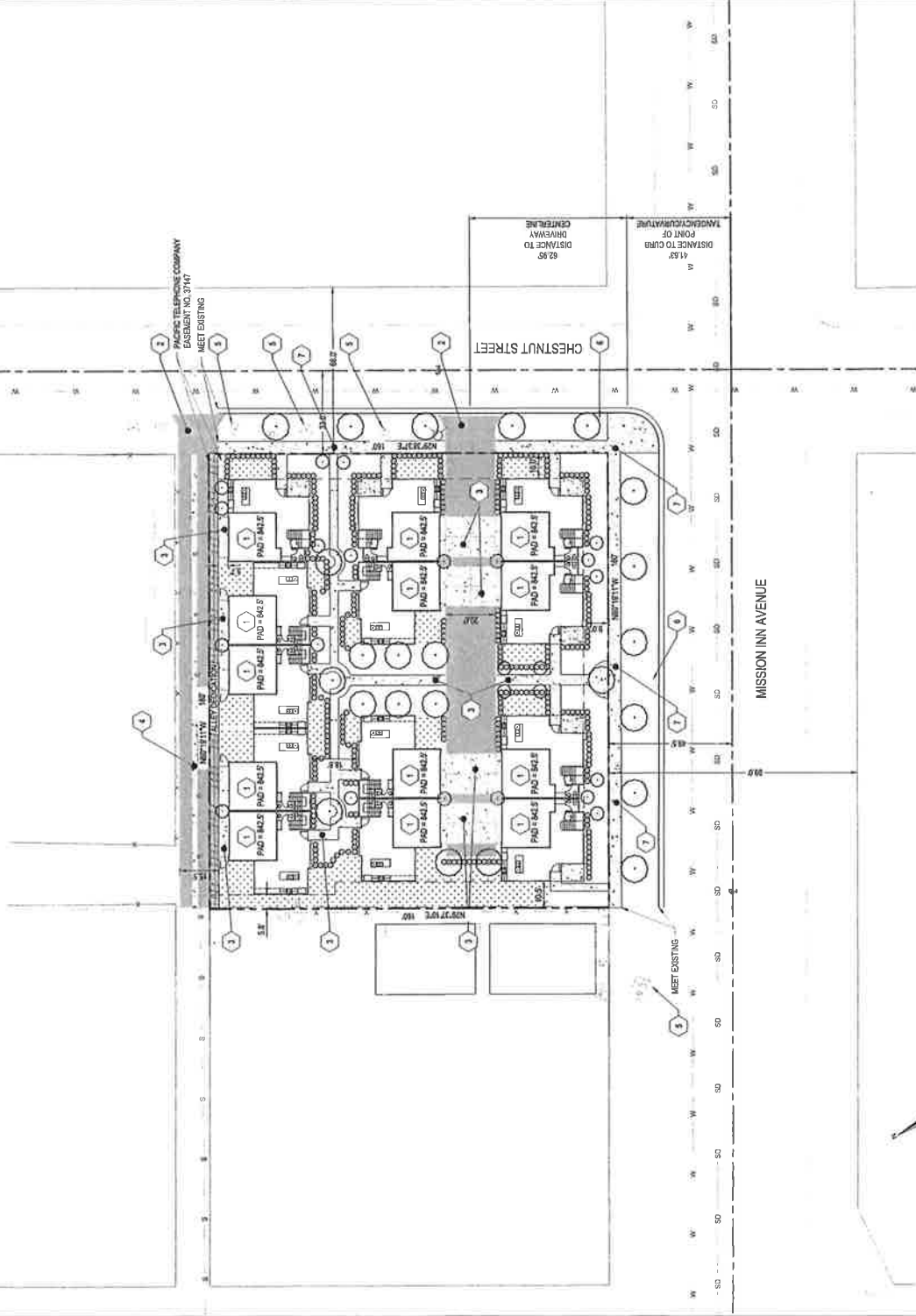
Prepared by: [Firm Name]
Date: [Date]
Scale: [Scale]

THESE DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT WAS PREPARED BY ARCHITECTS THE CITY OF RIVERSIDE, CALIFORNIA. THE ARCHITECTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Revision 1: [Date]
Revision 2: [Date]
Revision 3: [Date]
Original Date: 08/20/27
Sheet: 7 of 9

SPECIFIC PLAN AMENDMENT:

CURRENTLY THE SITE IS ZONED ACCORDING TO THE CITY OF RIVERSIDE DOWNTOWN SPECIFIC PLAN. THE PROPOSED PROJECT IS A MIXED-USE DEVELOPMENT WHICH WOULD INVOLVE ADJOINING THE CURB CUT AND CHANGING THE ZONING TO A RESIDENTIAL USE. ADDITIONALLY THE PROPOSED SITE PARCEL IS SURROUNDED BY RESIDENTIAL PROPERTIES TO THE NORTH AND WEST OF THE PROPERTY LINE.



- CONSTRUCTION NOTES**
- 1 PROPOSED TOWNHOME
 - 2 PROPOSED ASPHALT ROADWAY ACCESS
 - 3 PROPOSED CONCRETE PAVEMENT, PROPOSED SECTION PER CITY OF RIVERSIDE STANDARDS
 - 4 PROPOSED CONCRETE VALLEY GUTTER
 - 5 EXISTING TREE TO REMAIN
 - 6 EXISTING SIGN TO REMAIN
 - 7 PROPOSED CONCRETE SIDEWALK PER CITY OF RIVERSIDE STANDARDS

NOTE:

A PEG MOUNT GEOTECHNICAL SOIL BEING ANALYSIS HAS BEEN COMPLETED AND WILL BE SUBMITTED WITH THE NEXT SUBMITTAL. A GEOTECHNICAL REPORT ANALYSIS IS IN THE PROCESS OF BEING PERFORMED TO VERIFY THE LOCATION AND SIZING OF THE PROPOSED BASIN.

LEGEND:

- PROPERTY LINE
- ROAD CENTERLINE
- EXISTING FENCE
- EXISTING GATE
- EXISTING WATERLINE
- EXISTING STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN CLEANOUT
- EXISTING SEWER MANHOLE
- EXISTING TRANSFORMER
- EXISTING SIGN
- EXISTING TREE
- PROPOSED TREE
- PROPOSED FIRE HYDRANT
- PROPOSED CURB AND GUTTER
- PROPOSED LANDSCAPE AREA
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- ALLEY DEDICATION
- PROPOSED TOWNHOME



C/S ENGINEERS, INC.
 3000 California Dr. Ste. 100
 San Diego, California 92108
 Phone: (619) 594-5000
 Fax: (619) 594-5001



APPROVED BY: ARSHAD L. WHITE, P.E. DATE: _____

DESIGNED BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____
 DRAWN BY: _____ DATE: _____

CITY OF RIVERSIDE, CALIFORNIA
 PLANNING DIVISION, DEPARTMENT

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

MISSION INN AVENUE Townhomes
 4019 Mission Inn Avenue
 RIVERSIDE, CALIFORNIA 92503
 SHEET 1 OF 1

SITE PLAN P17-0128

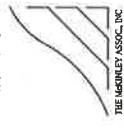


NORTH ELEVATION
(STREET)

EAST & WEST (rev) ELEVATION
(PASSE, STREET w/ SIDE YARD)

SOUTH ELEVATION
(MOTORCOURT)

MISSION INN AVENUE BUILDINGS PLANS & ELEVATIONS
MISSION INN AVENUE
CityMark
1/8"=1'-0"



THE MARBLE ASSOC. INC.
SEPTEMBER . 25 . 2017

STUCCO BASE
DUNN EDWARDS
DROPLETS
DEW380



TRIM
DUNN EDWARDS
PAPER SACK
DE6173



HARDIE SIDING
DUNN EDWARDS
WALRUS
DE6368



STONE VENEER
CREATIVE MINES
CRAFT URBAN LEDGE
BONE



ACCENT
DUNN EDWARDS
LEMON ZEST
DE5412



Charter Communications
7337 Central Avenue
Riverside, CA 92504

AT&T
SAG (Street Address Guide)
4331 Communications Dr., Rm 2-W-074
Dallas, TX 75211

AT&T California
Susan Blackburn, AT&T Substructure Desk
1265 Van Buren Blvd., Rm 180
Anaheim, CA 92807

Scott Walter Wheaton, Project Manager
The Gas Company
4495 Howard Avenue
Riverside, CA 92507

Riverside Unified School District
Director of Planning
3070 Washington Street
Riverside, CA 92504

Old Riverside Foundation
P.O. Box 601
Riverside, CA 92502

Leif Lovegren
Riverside Transit Agency
1825 Third Street
Riverside, CA 92507-3416

Gaby Adame
gadame@rusd.k12.ca.us
951-788-7496
Planning & Development
Riverside Unified School District

Ellen McPeters
Downtown Renaissance
3324 Brockton Avenue
Riverside, CA 92502

Keith Alex
Downtown Area Neighborhood Alliance
4161 Glenwood Dr.
Riverside, CA 92501

Downtown Association
Janice Penner
3666 University Ave, Ste 100
Riverside, CA 92501

Brian Pearcy
3890 Tenth Street, 3rd Floor
P.O. Box 1583
Riverside, CA 92502