

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

413B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 21, 2008

**SUBJECT: GENERAL PLAN AMENDMENT NO. 971, CHANGE OF ZONE NO. 7632, AND CONDITIONAL USE PERMIT NO. 3587** – (Mitigated Negative Declaration) – Applicant: Hamner Retail, LLC– Engineer / Representative: KWC Engineers - Second Supervisorial District – Prado-Mira Loma Area – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) – Location: Northerly of A Street, easterly of Raymond Drive, southerly of Schleisman Road, and westerly of Hamner Avenue – 5.53 Gross Acres - Zoning: Agriculture Heavy (5 Acre Minimum) (A-2-5), and Agriculture Heavy (10 Acre Minimum) (A-2-10) **REQUEST:** The General Plan Amendment proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units Per Acre) to a Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation. The Change of Zone proposes to change the project site's existing Zoning Classifications from Heavy Agriculture – 10 Acre Minimum (A-2-10) and Heavy Agriculture – (5 Acre Minimum) (A-2-5) to General Commercial (C-1/C-P). The Conditional Use Permit proposes to construct a Retail Shopping Center consisting of four (4) single-story building. The project proposal includes a 17,340 sq. ft. Drug Store, a 9,300 sq. ft. building for retail shops consisting of seven (7) suites, an 8,800 sq. ft. building for retail shops consisting of six (6) suites, and a 13,969 sq. ft. market. Additionally, the project proposes the sale of beer, wine, and distilled spirits for consumption off the premises where sold (ABC Type-21) for the proposed drug store and the sale of beer and wine for consumption off the premises where sold (ABC Type-20) for the proposed market. The project consists of a total of 49,409 sq. ft. of building area, and 233 parking spaces.

**RECOMMENDED MOTION:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41800**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

Ron Goldman  
Planning Director

RG:db

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE Rfz/om  
Tina Grande  
Departmental Concurrence

Dep't Recomm.:  Consent  
Per Exec. Ofc.:  Consent  
 Policy  
 Policy

Prev. Agn. Ref. | District: Second | Agenda Number:

16.3

The Honorable Board of Supervisors

RE: General Plan Amendment No. 971, Change of Zone No. 7632, and Conditional Use Permit No. 3587

Page 2 of 2

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 971** amending the land use designation in the General Plan from Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) in accordance with Exhibit #6, based upon final adoption by the Board of Supervisors.

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7632** from Heavy Agriculture – 10 Acre Minimum (A-2-10) and Heavy Agriculture – 5 Acre Minimum (A-2-5) to General Commercial (C-1/C-P) in accordance with Exhibit #3, based upon final adoption by the Board of Supervisors; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3587**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Agenda Item No.: 54  
Area Plan: Eastvale  
Zoning District: Prado-Mira Loma  
Supervisory District: Second  
Project Planner: Russell Brady  
Planning Commission: November 5, 2008

General Plan Amendment No. 971  
Change of Zone No. 7632  
Conditional Use Permit No. 3587  
E.A. Number: 41800  
Applicant: Hamner Retail, LLC  
Engineer/Rep.: KWC Engineers

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 971** proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) to a Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation.

**Change of Zone No. 7632** proposes to change the project site's existing Zoning Classifications from Heavy Agriculture – 10 Acre Minimum (A-2-10) and Heavy Agriculture – 5 Acre Minimum (A-2-5) to General Commercial (C-1/C-P).

**Conditional Use Permit No. 3587** proposes to construct a Retail Shopping Center consisting of four (4) single-story structures on a 5.53 gross acre parcel. The project proposal includes a 17,340 sq. ft. Drug Store, a 9,300 sq. ft. structure for retail shops consisting of seven (7) suites, an 8,800 sq. ft. structure for retail shops consisting of six (6) suites, and a 13,969 sq. ft. market. Additionally, the project proposes the sale of beer, wine, and distilled spirits for consumption off the premises where sold (ABC Type-21) for the proposed drug store and the sale of beer and wine for consumption off the premises where sold (ABC Type-20) for the proposed market. The project consists of 49,409 sq. ft. of building area, 32,989 sq. ft. (15%) of landscaping and 233 parking stalls including 14 accessible stalls for persons with disabilities and 21 compact spaces.

The proposed project is located in the Eastvale Area Plan of Western Riverside County; more specifically, northerly of A Street, easterly of Raymond Drive, southerly of Schleisman Road, and westerly of Hamner Avenue.

### SUMMARY OF FINDINGS:

- |   |   |
|---|---|
| 1. Existing General Plan Land Use (Ex. #6): | Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre)  |
| 2. Existing Zoning (Ex. #2):                | Heavy Agriculture – 5 Acre Minimum (A-2-5) and Heavy Agriculture – 10 Acre Minimum (A-2-10)   |
| 3. Surrounding Zoning (Ex. #2):             | Heavy Agriculture – 5 Acre Minimum (A-2-5) to the north, One Family Dwellings (R-1) and Rural Residential (R-R) to the east, One Family Dwellings (R-1) to the south, and Planned Residential (R-4) to the west |
| 4. Existing Land Use (Ex. #1):              | Vacant Land   |
| 5. Surrounding Land Use (Ex. #1):           | Vacant Land and Commercial land to the north, Single Family Residential to the east, south, and west  |

APR 10/9

- |   |  |
|---|--|
| 6. Project Data:                            | Total Acreage: 5.53 Gross Acres  |
| 1. Existing General Plan Land Use (Ex. #6): | Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41800**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 971** amending the land use designation in the General Plan from Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) in accordance with Exhibit #6, based upon final adoption by the Board of Supervisors;

**ADOPTION** of a **RESOLUTION** recommending adoption of the General Plan Amendment No. 971 to the Board of Supervisors;

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7632** from Heavy Agriculture – 10 Acre Minimum (A-2-10) and Heavy Agriculture – 5 Acre Minimum (A-2-5) to General Commercial (C-1/C-P) in accordance with Exhibit #3, based upon final adoption by the Board of Supervisors; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3587**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the proposed Community Development: Commercial Retail (CD:CR) (0.20-0.35 floor area ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the existing General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is currently designated Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) on the Eastvale Area Plan.
2. The project proposes to change the General Plan Land Use designation to Community Development: Commercial Retail (CD:CR) (0.20-0.35 floor area ratio) on the Eastvale Area Plan.
3. The proposed use, a neighborhood commercial center with a drug store with the concurrent sale of beer, wine, and distilled spirits and a market with the concurrent sale of beer and wine, is a permitted use in the Community Development: Commercial Retail (CD:CR) (0.20-0.35 floor area ratio) designation.
4. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) to the north, east, west, and south.
5. The existing zoning for the subject site is Heavy Agriculture – 10 Acre Minimum (A-2-10) and Heavy Agriculture – 5 Acre Minimum (A-2-5).
6. The project proposes to change the project site's existing zoning classification to General Commercial (C-1/C-P).
7. The proposed use, with a drugstore with the concurrent sale of beer, wine, and distilled spirits and a market with the concurrent sale of beer and wine, is a permitted use, subject to approval of a conditional use permit in the Scenic Highway Commercial (C-P-S) zone.
8. The proposed use, a neighborhood commercial center, is consistent with the development standards set forth in the General Commercial (C-1/C-P) zone.
9. The project site is surrounded by properties which are zoned Heavy Agriculture – 5 Acre Minimum (A-2-5) to the north, One Family Dwellings (R-1) and Rural Residential (R-R) to the east, One Family Dwellings (R-1) to the south, and Planned Residential (R-4) to the west.
10. The year 2000 census population for census tract 406.02 was 4,510 persons according to the US Census Bureau (Census 2000 Summary File 3).
11. The population of Riverside County increased by 24% from the year 2000 to the year 2005 according to the US Census Bureau (American Community Survey 2005).
12. The maximum concentration level for General Liquor License (type 21) is combined with Beer and Wine (Type 20) and limited to one per 1,250 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code 23817.5)
13. Fifteen (15) combined (Type 20 and Type 21) licenses are currently issued in Census Tract 406.02. This is approximately 4.15 licenses per 1,250 persons. Census tract 406.02 is currently over concentrated with Type 20 and Type 21 combined liquor licenses. Therefore, Public Necessity and Convenience findings are required.

14. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
15. No schools are located within 1,000 feet from the proposed project.
16. The project is located within 100 feet of existing and habited residences.
17. The project is not located within 1,000 feet of an existing or planned public park, playground, or established place or religious worship.
18. The proposed project provides public necessity or convenience for the residents of the surrounding community.
19. The proposed use, sale of Beer and Wine for Off Premises Consumption, is a permitted use in the General Commercial (C-1/C-P) zoning classification subject to the approval of a Conditional Use Permit.
20. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
21. The following environmental impacts have been found to be less than significant with mitigation incorporated through those measures identified in Environmental Assessment No. 41800:
  - a. Transportation/Traffic

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city sphere of influence;
  - b. The Stephens Kangaroo Rat Fee Area;
  - c. A Flood Zone;
  - d. A High Fire Area;
  - e. WRCMSHCP Criteria Cell;
  - f. The boundaries of a Redevelopment Area; or,
  - g. A dam inundation area.
3. The project site is located within:
  - a. The boundaries of the Corona-Norco Unified School District;
  - b. The Jurupa Community Service District;
  - c. The Eastvale Area Drainage Plan area;
  - d. The Santa Ana River Watershed;
  - e. An area of high (High A) paleontological sensitivity;
  - f. An area susceptible to subsidence; and,
  - g. An area of high liquefaction potential.

The subject site is currently designated as Assessor's Parcel Number 152-050-047.

**General Plan Amendment No. 971**  
**Change of Zone No. 7632**  
**Conditional Use Permit No. 3587**  
**Planning Commission Staff Report: November 5, 2008**  
**Page 5 of 5**

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RB:bc

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Date Prepared: 4/3/08  
Date Revised: 11/10/08

4  
5 **RESOLUTION**  
6 **RECOMMENDING ADOPTION OF**  
7 **GENERAL PLAN AMENDMENT NO. 971**

8 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a  
9 public hearing was held before the Riverside County Planning Commission in Riverside, California on  
10 November 5, 2008, to consider the above-referenced matter; and,

11 **WHEREAS**, all the procedures of the California Environmental Quality Act (CEQA) and the  
12 Riverside County California Environmental Quality Act Implementation Procedures have been met and  
13 the environmental document prepared or relied on is sufficiently detailed so that all the potentially  
14 significant effects of the project on the environment and measures necessary to avoid or substantially  
15 lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the  
17 public and affected government agencies; now, therefore,

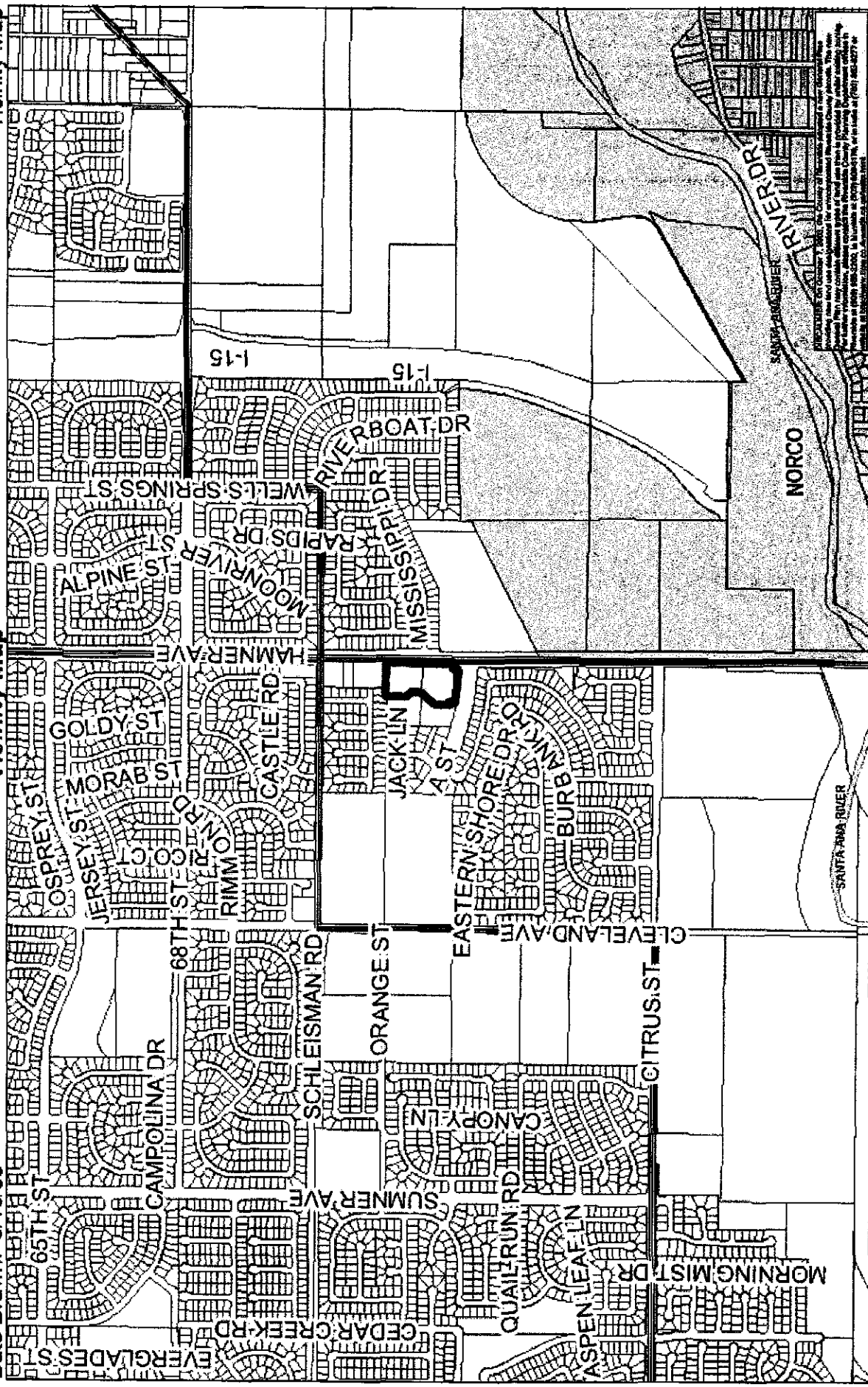
18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning  
19 Commission of the County of Riverside, in regular session assembled on November 5, 2008, that it has  
20 reviewed and considered the environmental document prepared or relied on and recommends the  
21 following based on the staff report and the findings and conclusions stated therein:  
22

23 **ADOPTION/CERTIFICATION** of the environmental document (EA41800) and **ADOPTION** of  
24 General Plan Amendment No. 971  
25  
26  
27  
28

Supervisor Tavaglione  
 District 2  
 Date Drawn: 6/16/08  
 Planner: Russell Brady  
 Date: 7/23/08  
 Vicinity Map

GPA00971 CZ07632 CUP03587

Vicinity Map



Assessors  
 Blk. Pg. 152-05  
 Thomas 713 D1  
 Bros. Pg. 9,000

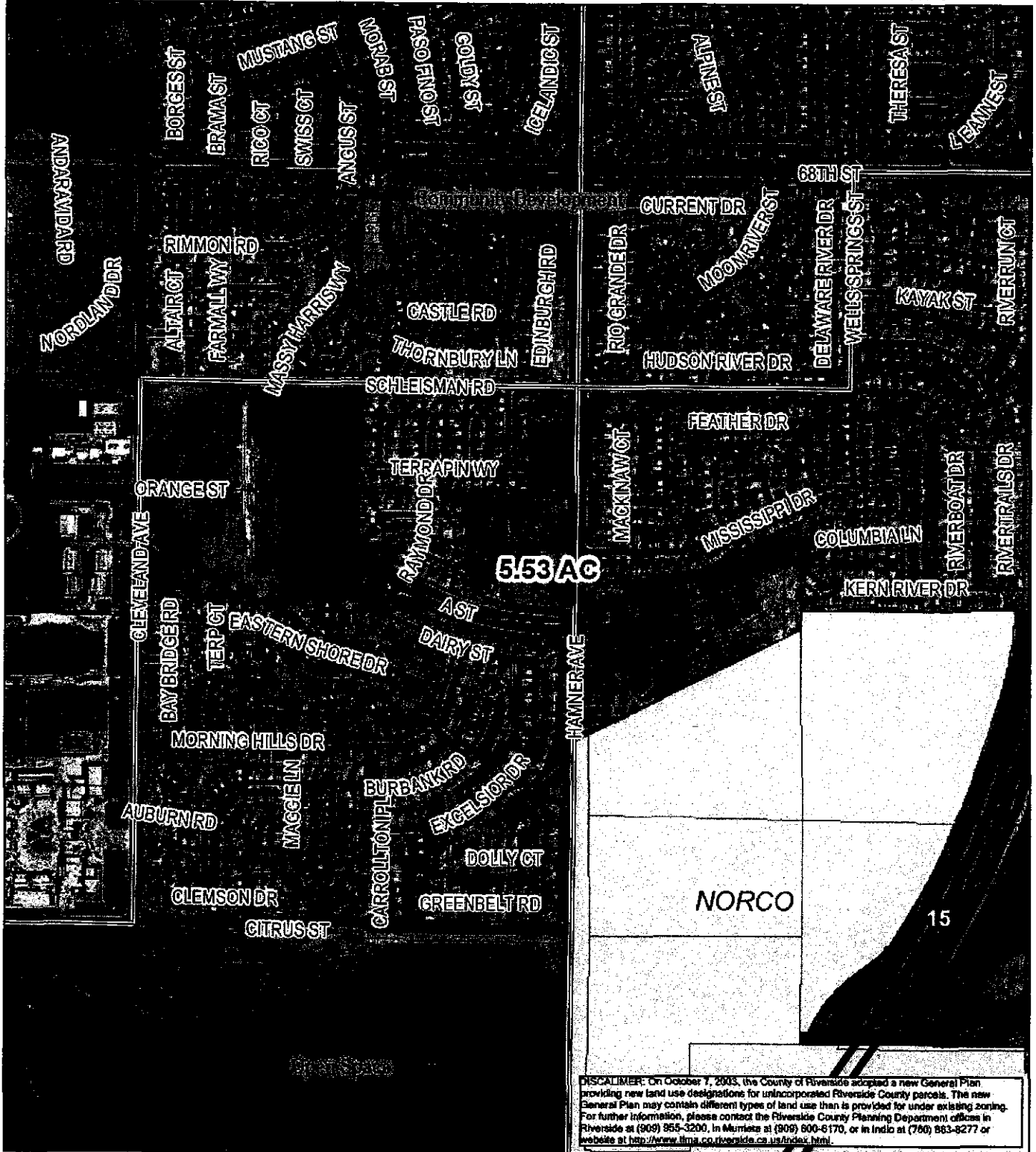
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: Prado-Mira Loma  
 Township/Range: T2SR7W  
 Section : 36



REPLACES THE CITY OF RIVERSIDE, CALIFORNIA, CITY OF PLANNING AND ZONING DEPARTMENT. THE INFORMATION ON THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. THE CITY OF PLANNING AND ZONING DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. FOR MORE INFORMATION, PLEASE CONTACT THE PLANNING DEPARTMENT AT (951) 952-3000. A LICENSED PROFESSIONAL ENGINEER HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS ACCURATE AND COMPLETE. THE DATE OF REVIEW IS 7/23/08.

**GPA00971 CZ07632 CUP03587**  
**DEVELOPMENT OPPORTUNITY**



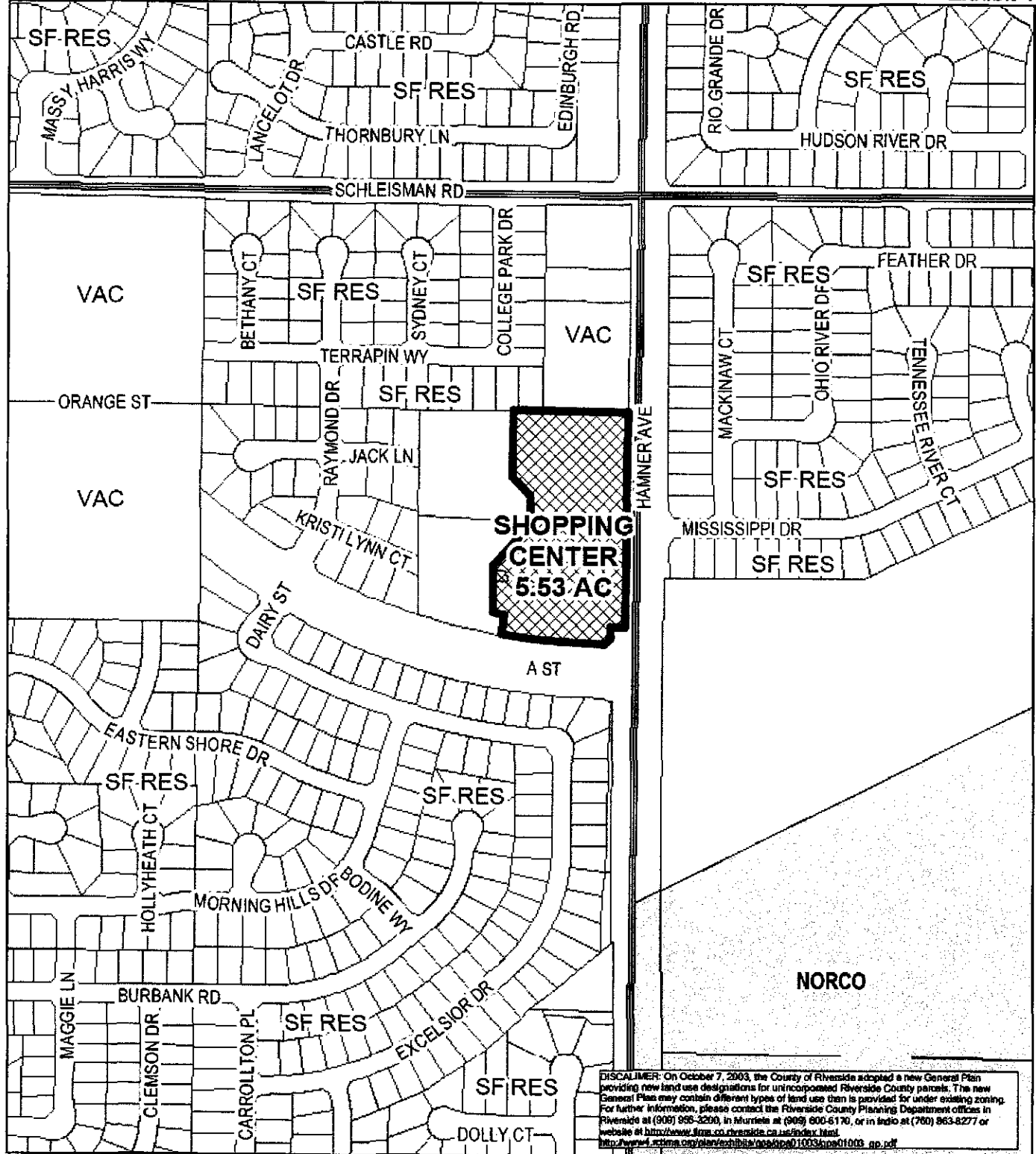
District  
 Plan: Prado-Mira Loma  
 Township/Range: T2SR7W  
 Section: 36

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
 Bk. Pg. 152-05  
 Thomas  
 Bros. Pg. 713 D1



**Land Use**

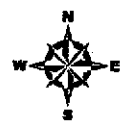


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 966-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.firma.co.riverside.ca.us/index.html>.  
[http://www.firma.co.riverside.ca.us/plan/exhibits/gpa00971033/cup01003\\_gp.pdf](http://www.firma.co.riverside.ca.us/plan/exhibits/gpa00971033/cup01003_gp.pdf)

Zone  
 District: Prado-Mira Loma  
 Township/Range: T2SR7W  
 Section: 36

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
 Bk. Pg. 152-05  
 Thomas  
 Bros. Pg. 713 D1



Supervisor Tavaglione  
 District 2  
 Date Drawn: 6/16/08

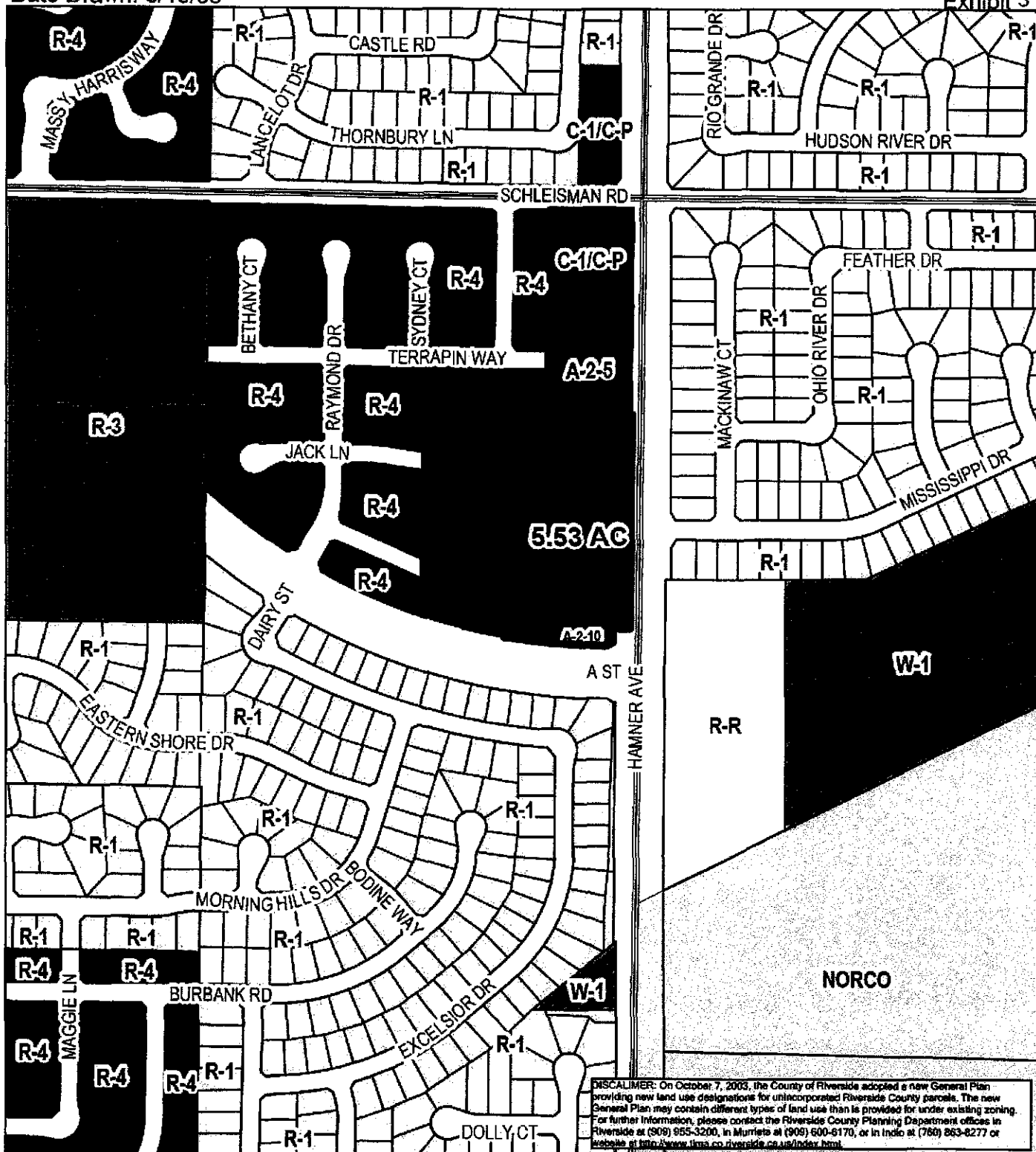
**GPA00971 CZ07632 CUP03587**

Planner: Russell Brady

Date: 7/23/08

**PROPOSED ZONING**

Exhibit 3



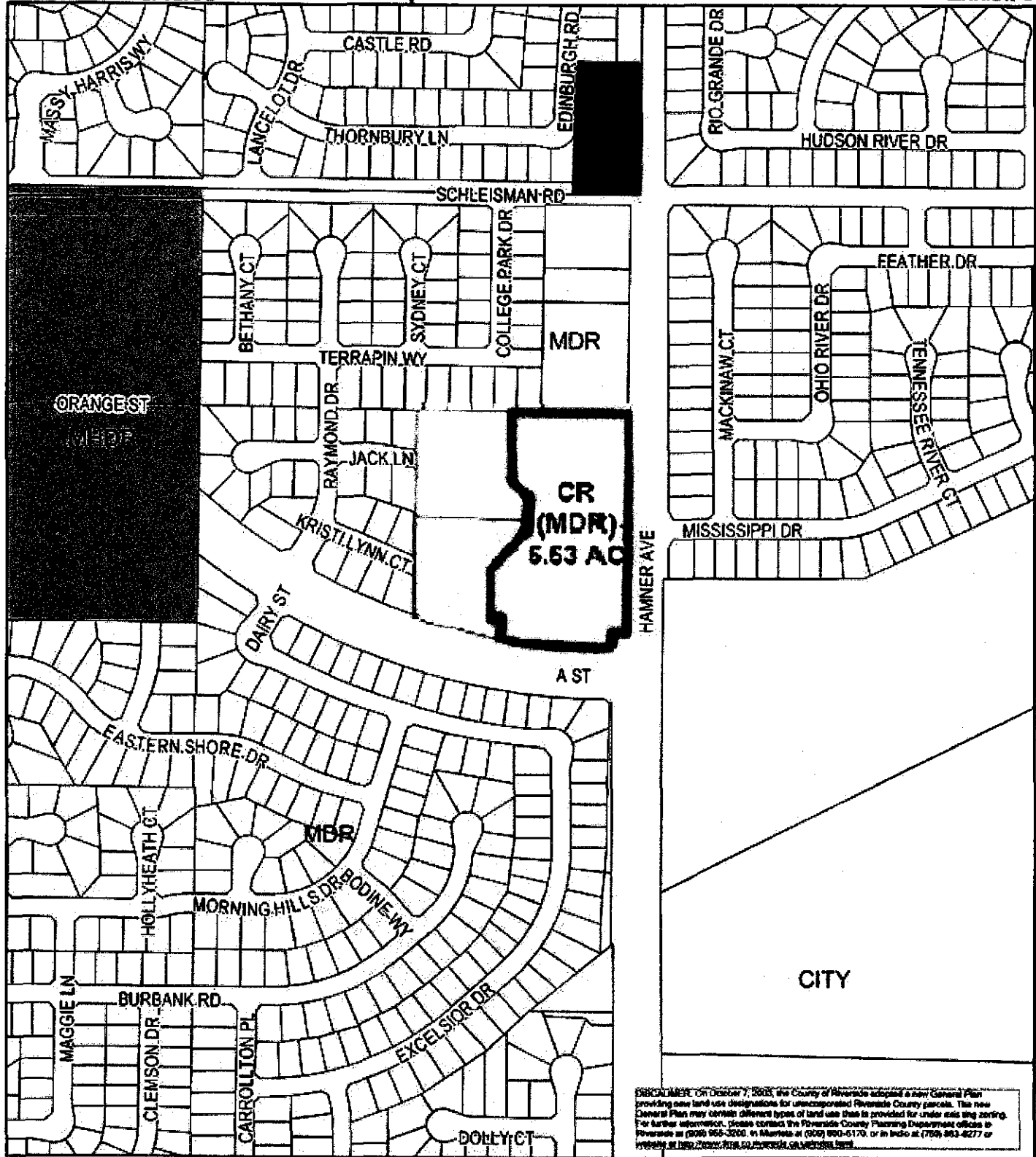
MISCALIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.ltrm.ca.riverside.ca.us/index.html>.

Zone  
 District: Prado-Mira Loma  
 Township/Range: T2SR7W  
 Section : 36

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
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RESOLUTION: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 958-3200, in Murietta at (951) 890-6170, or in Indio at (760) 863-8277 or visit us at <http://www.riverside.ca.gov/planning.html>.

Zone  
District: Prado-Mira Loma  
Township/Range: T2SR7W  
Section: 36

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

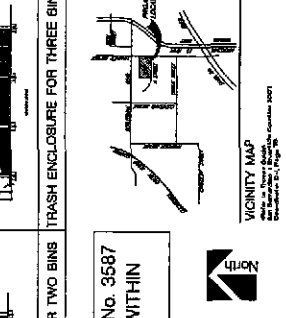
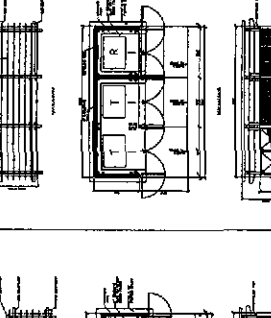
Assessors  
Bk.Pg. 152-05  
Thomas  
Bros. Pg. 713 D1



The project is located on the south side of Hammer Avenue, bounded by Scrippsman Road to the west and Hammer Avenue to the east. The site is approximately 1.38 acres in size. The project consists of a church building, a parking lot, and a well. The church building is a 13,900 SF structure with a fresh & easy area, a retail/rest area, and a rate aid area. The parking lot is a 234 stall lot with a compact space ratio of 1:1. The well is a 181,850 SF structure. The project is located in a residential zone (R-1) and is subject to various local ordinances and regulations. The project is being developed by Panatton Development Co. and is being designed by Perkowitz + Ruth Architects.

**GENERAL NOTES:**  
1. The project is located on the south side of Hammer Avenue, bounded by Scrippsman Road to the west and Hammer Avenue to the east. The site is approximately 1.38 acres in size. The project consists of a church building, a parking lot, and a well. The church building is a 13,900 SF structure with a fresh & easy area, a retail/rest area, and a rate aid area. The parking lot is a 234 stall lot with a compact space ratio of 1:1. The well is a 181,850 SF structure. The project is located in a residential zone (R-1) and is subject to various local ordinances and regulations. The project is being developed by Panatton Development Co. and is being designed by Perkowitz + Ruth Architects.

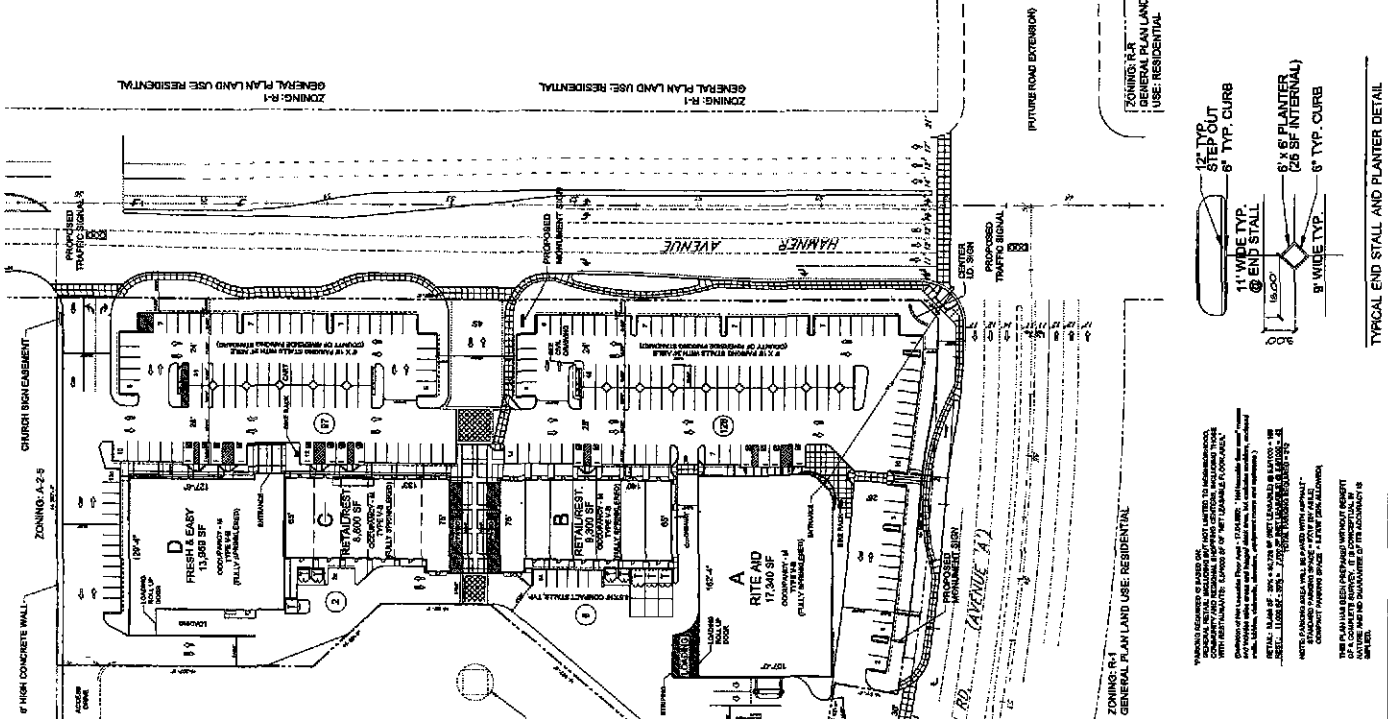
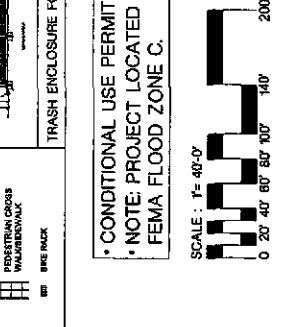
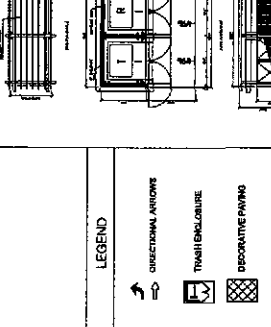
**LEGEND:**  
- DIRECTIONAL ARROWS  
- TRASH ENCLOSURE  
- DEBRIS PAVING  
- REINSTEIN CROSS WALLS/STALLS  
- FIRE TRUCK



**LEGAL DESCRIPTION OF PROPERTY:**  
The project is located on the south side of Hammer Avenue, bounded by Scrippsman Road to the west and Hammer Avenue to the east. The site is approximately 1.38 acres in size. The project consists of a church building, a parking lot, and a well. The church building is a 13,900 SF structure with a fresh & easy area, a retail/rest area, and a rate aid area. The parking lot is a 234 stall lot with a compact space ratio of 1:1. The well is a 181,850 SF structure. The project is located in a residential zone (R-1) and is subject to various local ordinances and regulations. The project is being developed by Panatton Development Co. and is being designed by Perkowitz + Ruth Architects.

**GENERAL PLAN LAND USE: RESIDENTIAL**  
The project is located in a residential zone (R-1) and is subject to various local ordinances and regulations. The project is being developed by Panatton Development Co. and is being designed by Perkowitz + Ruth Architects.

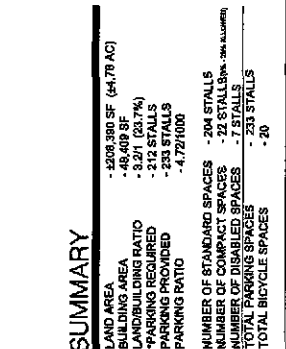
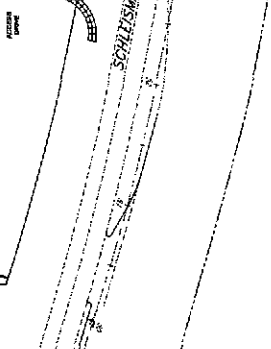
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**POTENTIAL CHURCH SITE (ASSUME 750 SEAT SANCTUARY) NOT A PART 181,850 SF (4.38 AC)**  
WELL TO BE REMOVED

**GENERAL PLAN LAND USE: RESIDENTIAL**  
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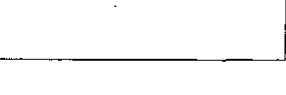
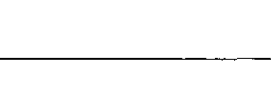
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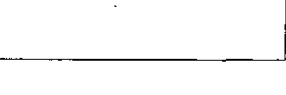
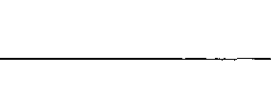
**SUMMARY**

LAND AREA	- 2,008,380 SF (44.79 AC)
BUILDING AREA	- 49,409 SF
BUILDING FLOOR RATIO	- 2.47%
PARKING REQUIRED	- 234 STALLS
PARKING PROVIDED	- 4,721,000
NUMBER OF STANDARD SPACES	- 204 STALLS
NUMBER OF COMPACT SPACES	- 22 STALLS (5% MIN. ALLOWED)
NUMBER OF DISABLED SPACES	- 7 STALLS
TOTAL PARKING SPACES	- 233 STALLS
TOTAL BICYCLE SPACES	- 20

**GENERAL PLAN LAND USE: RESIDENTIAL**  
The project is located in a residential zone (R-1) and is subject to various local ordinances and regulations. The project is being developed by Panatton Development Co. and is being designed by Perkowitz + Ruth Architects.

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Scale	1" = 40'-0"
North	North
Legend	Legend
Notes	Notes
Dimensions	Dimensions
Area	Area
Volume	Volume
Weight	Weight
Length	Length
Width	Width
Height	Height
Depth	Depth
Radius	Radius
Diameter	Diameter
Area	Area
Volume	Volume
Weight	Weight
Length	Length
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Height	Height
Depth	Depth
Radius	Radius
Diameter	Diameter

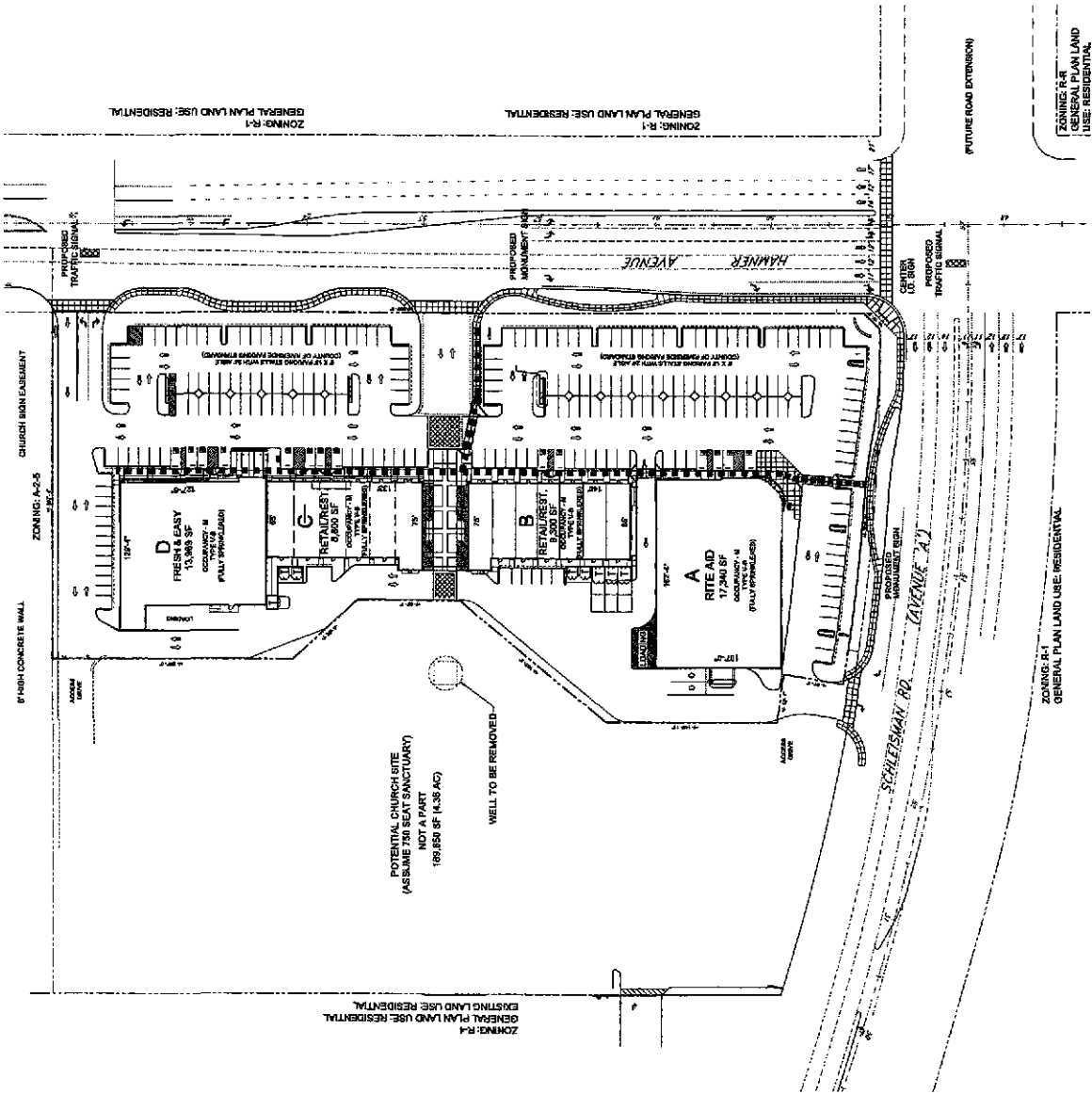
\* CONDITIONAL USE PERMIT No. 3587  
 \* NOTE: PROJECT LOCATED WITHIN  
 FEMA FLOOD ZONE C.

**ADA PATH OF TRAVEL**

SCALE: 1" = 40'-0"



LEGEND  
 ■■■■■ ADA PATH



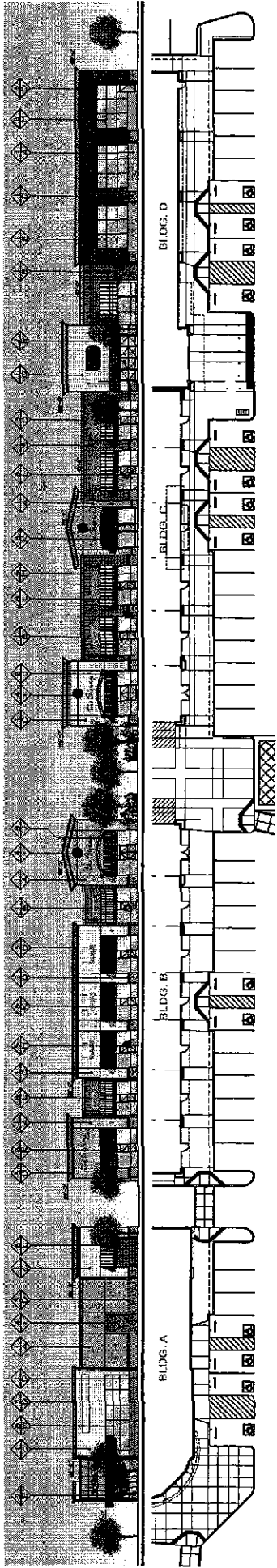
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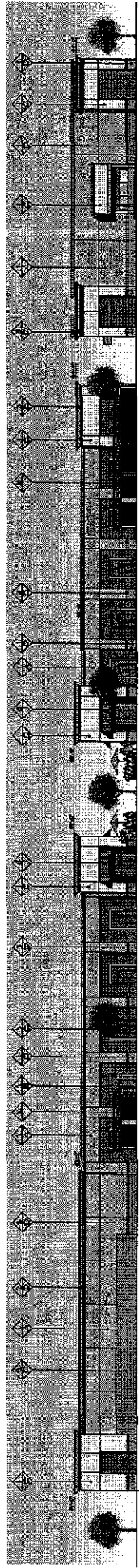
SCALE: 1" = 40'-0"



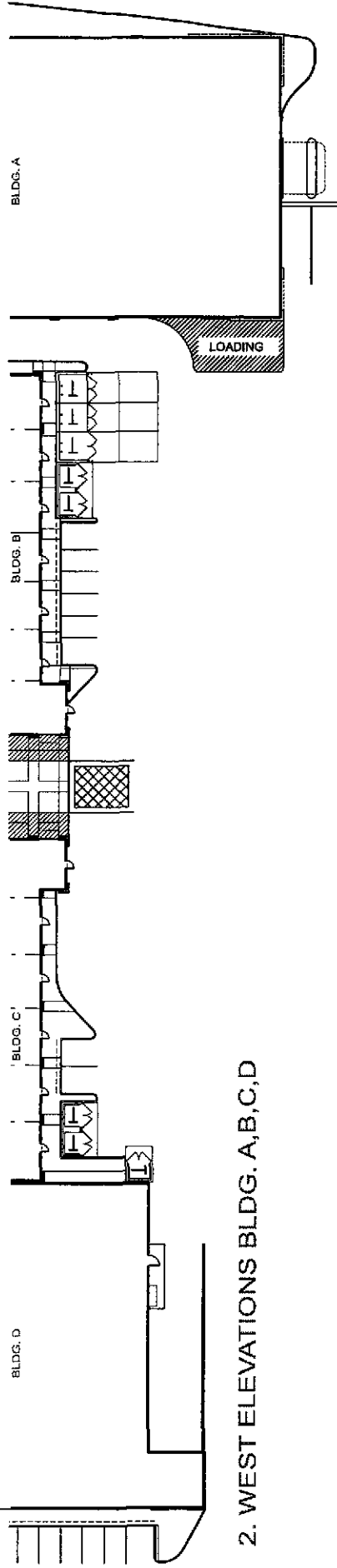
LEGEND  
 ■■■■■ ADA PATH



1. EAST ELEVATIONS BLDG. A,B,C,D



2. WEST ELEVATIONS BLDG. A,B,C,D



MATERIAL		FINISH	
CEMENT PLASTER	ALUMINUM STUD STREET	A	PAVING - "CONCRETE" - 2" THICK
CONCRETE	BRICK	B	PAVING - "CONCRETE" - 2" THICK
GLASS	WOOD TRIM	C	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	D	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	E	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	F	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	G	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	H	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	I	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	J	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	K	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	L	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	M	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	N	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	O	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	P	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	Q	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	R	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	S	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	T	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	U	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	V	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	W	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	X	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	Y	PAVING - "CONCRETE" - 2" THICK
GLASS	PAVING	Z	PAVING - "CONCRETE" - 2" THICK

CLIENT: HAMMER DEVELOPMENT CO.  
 34700 15th St., Suite 200  
 Irvine, CA 92618  
 Phone: (949) 474-7630

**Perkowitz + Ruth**  
 ARCHITECTS

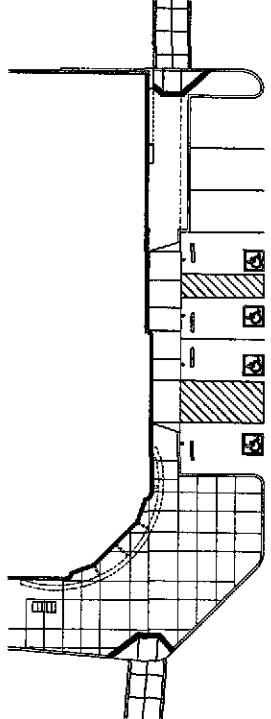
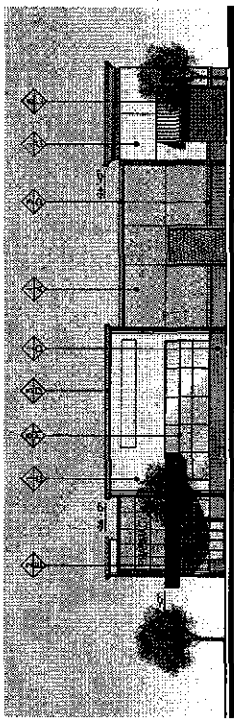
Hammer Village Center

Riverside, California

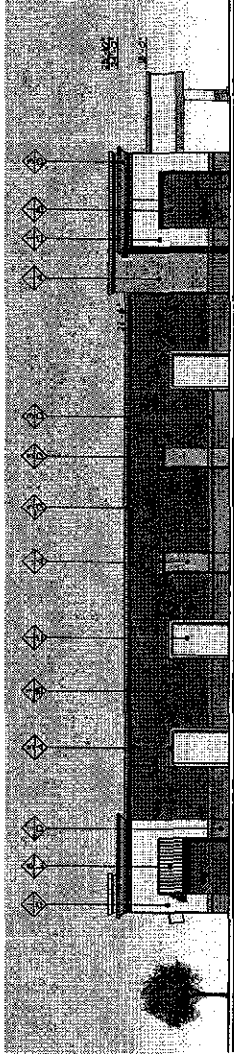
PROPOSED ELEVATIONS BLDG. A,B,C,D

CONDITIONAL USE PERMIT No. 3587

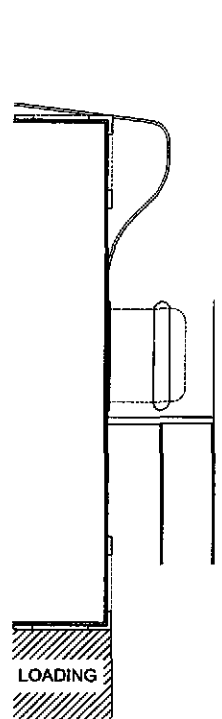
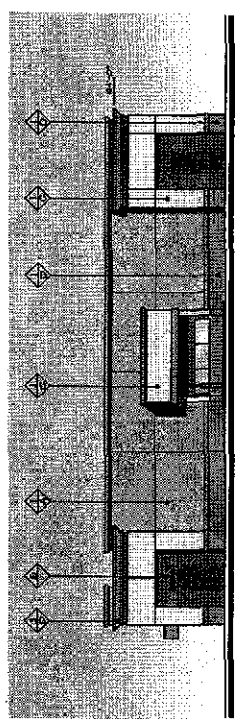
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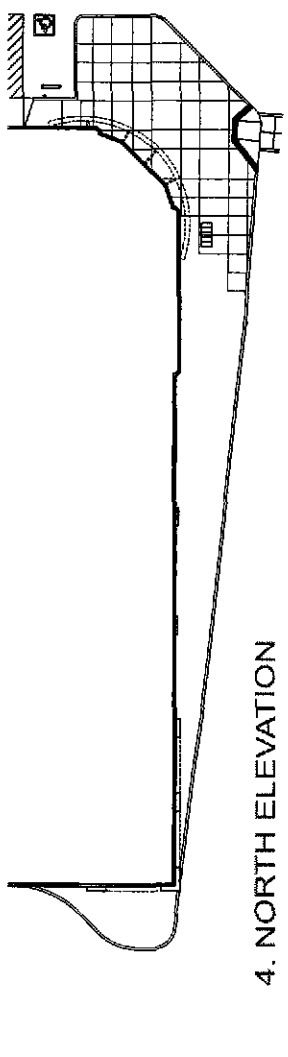
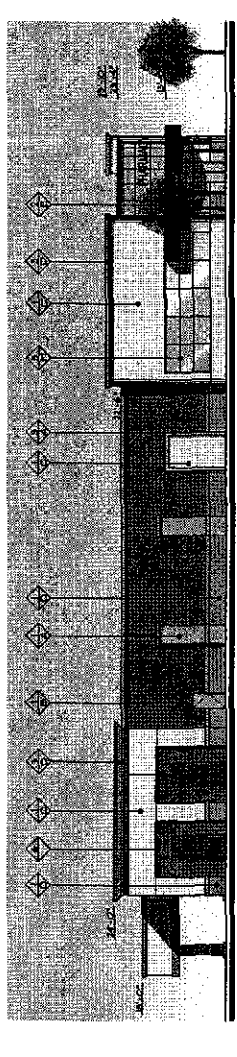
1. EAST ELEVATION



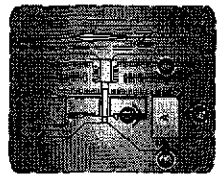
3. SOUTH ELEVATION



2. WEST ELEVATION



4. NORTH ELEVATION



MATERIAL		FINISH	
1	EXTERIOR PLASTER	1	PAINT - "VANTAGE" - E. ENEMY
2	ALUMINUM STONE TRIM	2	PAINT - "VANTAGE" - E. ENEMY
3	WOOD TRIM	3	PAINT - "VANTAGE" - E. ENEMY
4	WOOD TRIM	4	PAINT - "VANTAGE" - E. ENEMY
5	WOOD TRIM	5	PAINT - "VANTAGE" - E. ENEMY
6	WOOD TRIM	6	PAINT - "VANTAGE" - E. ENEMY
7	WOOD TRIM	7	PAINT - "VANTAGE" - E. ENEMY
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100	WOOD TRIM	100	PAINT - "VANTAGE" - E. ENEMY

Hammer Village Center

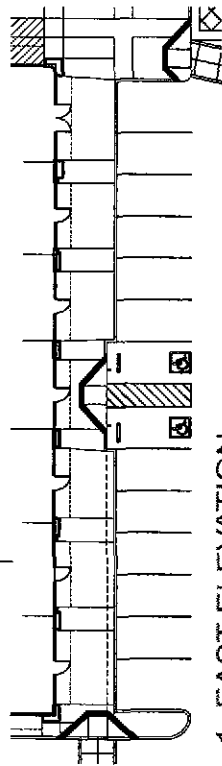
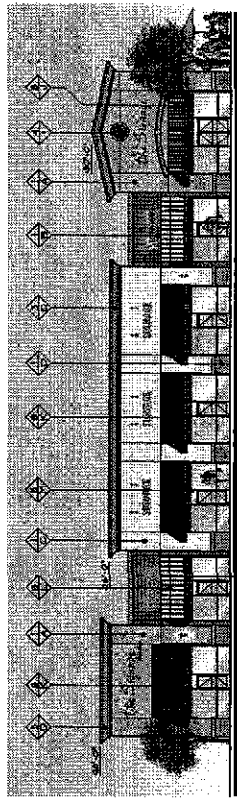
Riverside, California

PROPOSED ELEVATIONS BLDGA

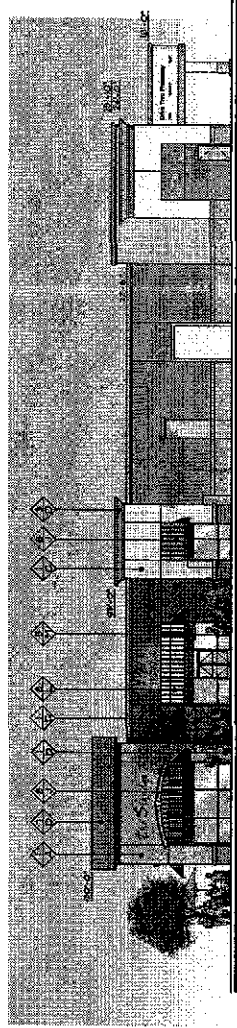
CONDITIONAL USE PERMIT No. 3587

REY PLAN

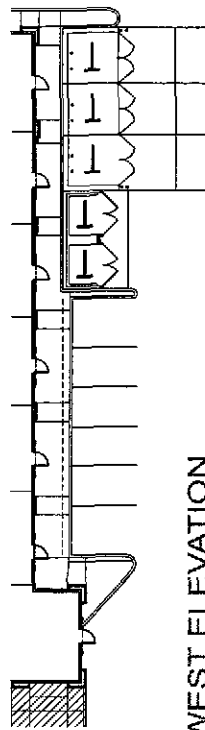
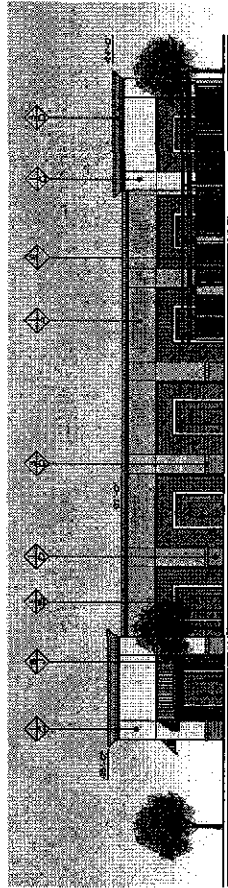
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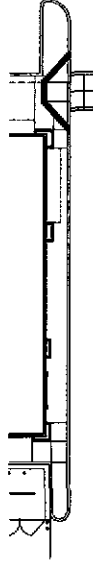
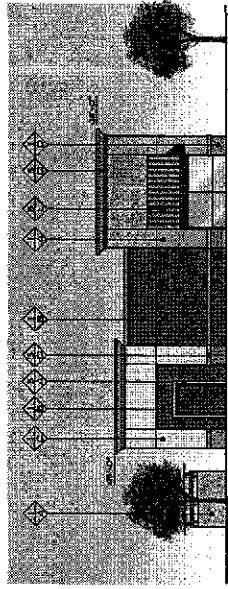
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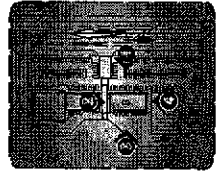
3. NORTH ELEVATION



2. WEST ELEVATION



4. SOUTH ELEVATION



MATERIAL		FINISH	
1	CONCRETE FLASTER	1	PAINT - VEGEMENTAL - 10 YEAR
2	ALUMINUM STONE FINISH	2	PAINT - VEGEMENTAL - 10 YEAR
3	METAL	3	PAINT - VEGEMENTAL - 10 YEAR
4	C.P.A. TILE	4	PAINT - VEGEMENTAL - 10 YEAR
5	GLASS	5	PAINT - VEGEMENTAL - 10 YEAR
6	WOOD TRIM	6	PAINT - VEGEMENTAL - 10 YEAR
7	WOOD TRIM	7	PAINT - VEGEMENTAL - 10 YEAR
8	WOOD TRIM	8	PAINT - VEGEMENTAL - 10 YEAR
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49	WOOD TRIM	49	PAINT - VEGEMENTAL - 10 YEAR
50	WOOD TRIM	50	PAINT - VEGEMENTAL - 10 YEAR

CLIENT: OAK DEVELOPMENT CO.  
 24155 15th St., Suite 200  
 Irvine, CA 92618  
 Phone: (949) 474-7100

**Parkowitz + Ruth**  
 ARCHITECTS

**Hammer Village Center**

Riverside, California

PROPOSED ELEVATIONS BLDG. B  
 CONDITIONAL USE PERMIT No. 3587  
 07-19-11  
 04.10.2008

REY PLAN

