

QUESTIONS & ANSWERS (Q&A)

Q&A for the Request for Purchase and Development Proposals of:

- 2227 and 2243 University Avenue, Riverside CA
- 2015-2039 University Avenue, Riverside CA

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1) Question:

“We are trying to ascertain the base density of the CR zone and I do not see anything restricting residential unit density other than Max FAR in the City resources that I have found so far. Is there a minimum unit size that can be applied to get to a base number of permitted units?”

Answer:

Commercial zones do not have density requirements, and residential developments are not permitted in a Commercial zone.

The property has a General Plan Land Use Designation of Mixed Use-Neighborhood (MU-N). Under the MU-N designation, the maximum density allowed is 10 dwelling units per acre. For this reason, the property can be developed consistent with the General Plan Land Use Designation with 10 dwelling units per acre as shown below.

Mixed Use – Neighborhood (Max. 10 du/acre, 1.0 FAR/acre)	MU-N	MU-N R-1-13000 R-1-10500 R-1-8500 R-1-7000 CR NC	Mixed Use – Neighborhood R-1-13000 – Single Family R-1-10500 – Single Family R-1-8500 – Single Family R-1-7000 – Single Family Commercial Retail Neighborhood Commercial Overlay
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2) Question:

“City planning and zoning link?”

Answer:

Please visit <https://www.riversideca.gov/cedd/planning> for Planning, Zoning, Specific Plans and General Plan information.

Proposers are encouraged to review the University Avenue Specific Plan and the Land Use and Urban Design Element of the General Plan for policies and standards for development of the property.

3) Question:

“Copy of Legal Description and Plat Map?”

Answer:

Attached as Exhibit "A" (next two pages)

EXHIBIT "A"
LEGAL DESCRIPTION

Address: 2227 and 2243 University Avenue
APN'S: 211-143-002 & 211-143-003

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL 1 – APN 211-143-002

Lot 2 of the H.P. Kye's Tract, as shown by map on file in Book 7, Page 27 of Maps, Records of San Bernardino County, California.

EXCEPTING THEREFROM the South 10.50 feet.

ALSO EXCEPTING THEREFROM the North 2.50 feet.

Area – 7,260 S.F. more or less

PARCEL 2 – APN 211-143-003

Lot 3 of the H.P. Kye's Tract, as shown by map on file in Book 7, Page 27 of Maps, Records of San Bernardino County, California.

EXCEPTING THEREFROM the South 10.50 feet.

ALSO EXCEPTING THEREFROM the North 2.50 feet.

Area – 7,260 S.F. more or less

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 4/26/23 Prep. *CS*
Curtis C. Stephens, L.S. 7519 Date





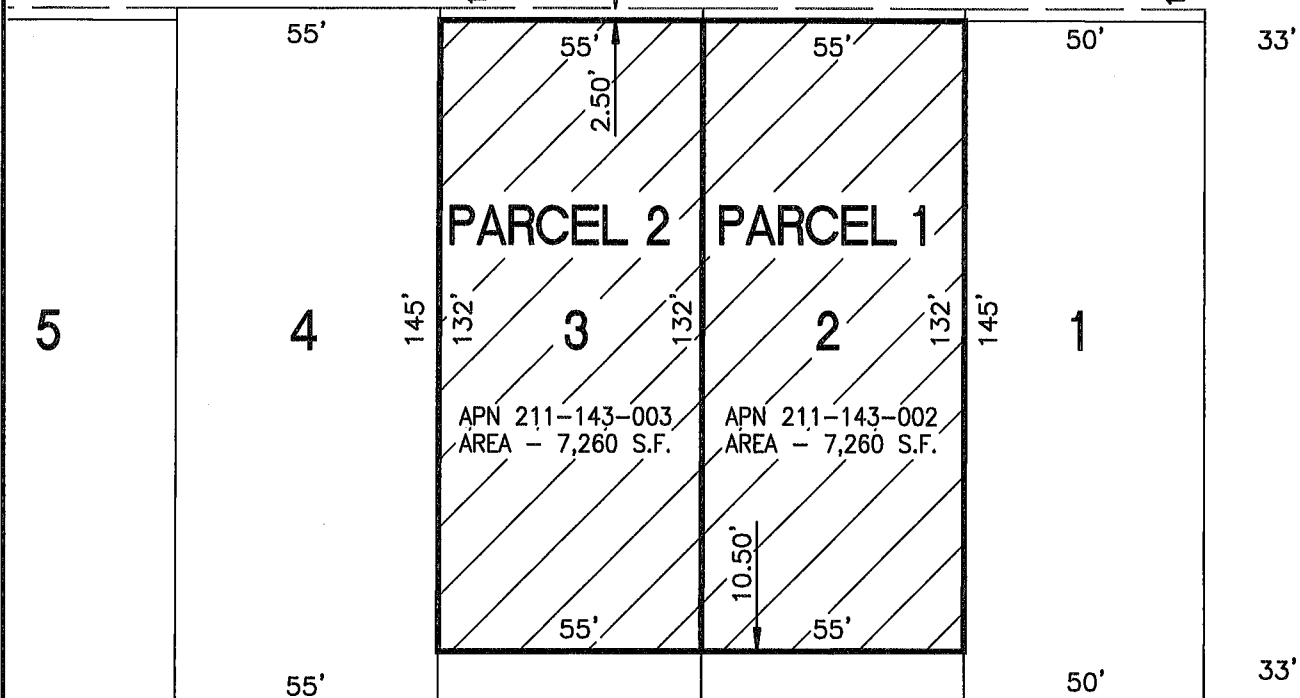
HP. KYE'S TRACT

M.B. 7/27 S.B. CO.

BLOCK 6

STREET

15' 17.50' ALLEY 17.50'



PARCEL 2

PARCEL 1

5

4

3

2

1

APN 211-143-003
AREA - 7,260 S.F.

APN 211-143-002
AREA - 7,260 S.F.

FRANKLIN

UNIVERSITY

AVENUE

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=40'

DRAWN BY: CURT DATE: 5/3/23

SUBJECT: 2227 AND 2243 UNIVERSITY AVENUE

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1) Question(s):

TRANSFER TO GOVERNMENT AGENCY

The selected proposer shall not sell, lease, convey, assign, or otherwise transfer fee interest in the Project Site to any governmental or non-governmental tax exempt entity that would result in the Project Site becoming exempt from the payment of real property taxes.

“What is the city’s underlying motive for disallowing real property tax exemptions? This is common with affordable housing projects.”

“If selected for 100% affordable housing, the development entity will be applying for LIHTC and will have a tax-exempt nonprofit entity. The “Transfer to Government Agency” in the RFP prohibits the site to be transferred to a nonprofit entity that is exempt from real estate taxes. Please clarify?”

Answer:

To encourage a 100% affordable housing development, the Successor Agency would allow the transfer of the property to a non-profit organization.

2) Question:

“Would the city consider an FAR beyond what is achievable with state density bonus laws?”

Answer:

A proposed project must comply with development standards (including FAR) per the Zoning Code. For a higher FAR, the proposer must apply for discretionary entitlements (i.e. Specific Plan Amendment, Rezone, GPA, etc.), which may require the City Council approval. The proposed project’s compatibility with the adjacent development will be assessed. Higher than allowed density may pose challenges given that the property’s adjacency to single-family residences.

- 3) Question:
“Does the City’s stance on preventing real property tax exemptions change if the special assessments and local tax revenues are retained?”

Answer:

Please check with the County of Riverside Assessor’s Office on property tax-related questions.

- 4) Question:
“Does the city have preferred landscaping contractors for the greenspace in front of the development?”

Answer:

No.

- 5) Question:
“Does the City have any issues with accessing parking from the alley in order to reduce curb cuts?”

Answer:

The University Avenue Specific Plan requires access to parking and service areas be provided from either an alley or adjacent side street. Since an alley exists adjacent to the property, the alley must be used for access to minimize curb cuts on University Avenue.

- 6) Question:
“Will the Cesar Chavez Community Center and Bobby Bonds Sports Complex and library provide preferential access and pricing to local residents?”

Answer:

Please check directly with the Cesar Chavez Community Center and Bobby Bonds Sports Complex and library about preferential access and pricing for residents. Thank you.

7) Question:

“What level of community outreach would the City like the developer to perform?”

Answer:

At a minimum, Successor Agency staff encourages the selected proposer to reach out to the property owners within 300 feet of the project site, including the single-family residences behind the property. Additionally, Successor Agency staff encourages the selected proposer to connect with the various neighborhood groups within the Eastside neighborhood and hold a community meeting to present its proposed development prior to seeking approvals of the Successor Agency and Countywide Oversight Board.

8) Question:

“Is it important to the City that the project be completed quickly, for example, in 12 months?”

Answer:

The entitlement process typically takes between 6 to 12 months for approval. City staff will work with the proposer to streamline the development process. Also, the Purchase, Sale and Development Agreement will include a Schedule of Performance with a timeline for construction of the proposed project, which will be agreed upon prior to staff seeking approvals from the Successor Agency and Countywide Oversight Board.

9) Question:

“Is there an expectation for FMV on the land for this site if selected for 100% affordable housing? Given the current state budget, paying for land for 100% affordable housing is not feasible. Donation of land from a public entity is crucial to be competitive on funding applications?”

Answer:

Successor Agency staff does not have authorization to write-down land. Proposers are encouraged to propose a purchase price with support based on the proposed development. The Purchase, Sale and Development Agreement with the proposed purchase price is subject to the approvals of the Successor Agency, the Countywide Oversight Board, and the Department of Finance.

10) Question:

“City planning and zoning link?”

Answer:

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Proposers are encouraged to review the University Avenue Specific Plan and the Land Use and Urban Design Element of the General Plan for policies and standards for development of the property.