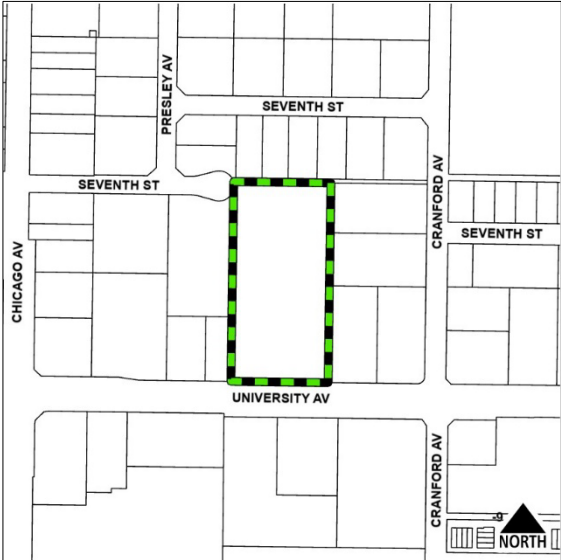




PLANNING COMMISSION HEARING DATE: MAY 25, 2023
AGENDA ITEM NO.: 5

PROPOSED PROJECT

Table with project details including Case Number (PR-2022-001429), Request (Site Plan Review for mixed-use development), Applicant (Matthew Keenen), Project Location (1575 University Avenue), APN (250-170-036), Project Area (4.29 Acres), Ward (2), Neighborhood (University), Specific Plan (University Avenue Specific Plan), General Plan Designation (MU-U - Mixed-Use - Urban), Zoning Designation (MU-U-SP - Mixed Use-Urban and Specific Plan), and Staff Planner (Judy Egüez).



RECOMMENDATIONS

Staff recommends that the Planning Commission:

- 1. DETERMINE that the proposed project is consistent with the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan...
2. APPROVE Planning Case PR-2022-001429 (Site Plan Review) based on the findings outlined in the staff report...

SITE BACKGROUND

The 4.29-acre project site is developed with a 27,593 square foot multi-tenant commercial building, constructed in 1948. The building was originally occupied by a motorcycle dealership and in 2014 was renovated and converted into seven tenant suites, later to be occupied with restaurant uses (Big Sky, Mokkoji Shabu Shabu and Ding Tea). The northern portion of the project site is vacant but disturbed with remnants of existing concrete pads where accessory structures once existed.

On October 5, 2021, the City Council adopted the 2021-2029 6th Cycle Housing Element Implementation Program that rezoned approximately 200 properties across the City to allow for multi-family and mixed-use development, to comply with the State Housing Element Law. The subject parcel was part of this citywide rezoning effort, amending the General Plan Land Use designation to MU-U Mixed-Use Urban and the Zoning designation to MU-U-SP Mixed-Use Urban and Specific Plan (University Avenue) Overlay Zones.

Surrounding land uses include industrial uses to the north, multi-family and automotive uses to the east, industrial and commercial uses to the west, and a hotel and vacant parcels to the south (across University Avenue) (Exhibit 3 and 4). The site is currently accessed from University Avenue.

PROPOSAL

The applicant is requesting approval of a Site Plan Review to facilitate the construction of a mixed-use development. The project proposes to demolish the existing building and construct a 289,479 square foot building. The following is a summary description of each component of the proposed project:

Multi-Family Residential

The residential portion of the project consists of a 4-story, 284,561 square foot building with 257 multi-family residential units. A total of 27 studio units, 142 one-bedroom units, 74 two-bedroom units, 14 three-bedroom units are proposed. Units range in size from 565 to 1,415 square feet. Private balconies or patios, ranging in size from 54 square feet to 192 square feet, are proposed for 251 of the projects 257 the units.

The project proposes 37,063 square feet of residential common open space consisting of three main courtyards. Two of the courtyards contain barbecue areas, dining and lounge areas, fire pits, and a pet park located on the north and south side of the project. A centrally located pool courtyard includes amenities such as a pool, spa, cooking areas, terraced deck with lounges, game areas and a yoga deck. A business center, fitness room and a lounge are provided interior to the building.

The residential units are served by 371 parking spaces located in a 6-story secured parking garage that is wrapped by the building on the north, south and west. Primary vehicular access to the project site is provided from a proposed driveway on University Avenue. An emergency vehicle access to 7th Street is located at the northwest corner of the site.

Commercial/Restaurant

The proposed mixed-use development includes 4,918 square feet of commercial space to accommodate two tenant spaces for restaurant uses on the ground floor facing University Avenue. The tenant spaces will be designed to accommodate restaurant uses.

A total of 45 parking spaces (five uncovered, 40 located in parking garage) will serve the two tenant spaces.

PROJECT ANALYSIS

	Consistent	Inconsistent
<p>General Plan 2025 Consistency</p> <p>The proposed project is consistent with the General Plan Land Use designation of MU-U – Mixed-Use - Urban (Exhibit 5). The land use designation provides opportunities for high-density residential development with commercial, office, and business uses, with an emphasis on retail, entertainment, and student-oriented activities. Such development is intended to facilitate the grouping of housing with employment uses, entertainment activities and public gathering spaces, and other community amenities. The project site is within the University Neighborhood which has an established University Neighborhood Plan that defines objectives and policies to implement the vision for the neighborhood. The proposed project is consistent with the intent of the MU-U land use designation, the University Neighborhood Plan and the following General Plan 2025 Objectives and Policies:</p> <p><u>Policy LU-8.3:</u> Allow for mixed-use development at varying intensities at selected areas as a means of revitalizing underutilized urban parcels.</p> <p><u>Policy LU-8.4:</u> Ensure that in-fill development and development along Magnolia and University Avenues, incorporates the latest Smart Growth principles.</p> <p><u>Policy UNP 1.4:</u> Encourage the reuse and/or revitalization of underutilized commercial areas through appropriately scaled mixed-use development.</p> <p><u>Objective UNP 2:</u> Provide a diversity of housing opportunities throughout the University Neighborhood.</p> <p><u>Policy UNP 2.1:</u> Encourage the construction of new rental apartments as well as the retention of existing and future rental stock and the provision of affordable units.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>University Avenue Specific Plan Consistency</p> <p>The proposed project is located in Subdistrict 3 of the University Avenue Specific Plan (UASP) (Exhibit 6), which allows for mixed-use developments subject to the approval of a Site Plan Review.</p> <p>The vision for Subdistrict 3 is to provide for a mix of visitor-serving/retail commercial, restaurants, offices and University-related facilities and larger structures fronting on a tree-lined University Avenue. The proposed project is consistent with the University Avenue Specific Plan as it has been designed to create a lively and visually appealing street frontage, encouraging pedestrian activity on University Avenue.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>Compliance with Zoning Code (Title 19)</p> <p>The project site is zoned MU-U-SP – Mixed-Use Urban and Specific Plan (University Avenue) Overlay Zones, which is consistent with the MU-U – Mixed-Use - Urban General Plan land use designation (Exhibit 7).</p> <p>The proposed project is consistent with the applicable development standards of the MU-U-Mixed Use – Urban Zone. As designed, the proposed project provides a dynamic mix of uses while ensuring that the overall design and proposed uses are compatible with the surrounding neighborhoods.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6th Cycle Housing Element</p> <p>The project site was identified as a Housing Element Opportunity site (Site 206) in the 6th Cycle Housing Element adopted October 5, 2021 (Exhibit 8) to accommodate the City’s Regional Housing Needs Assessment (RHNA) allocation. The project is consistent with the following Policy and furthers the intent of the Housing Element:</p> <p><u>Policy HE-4 Thriving Neighborhoods:</u> Facilitate and encourage a variety of new Housing Types, including both single-and multi-family and missing middle housing, and the necessary public amenities to support a sense of Community that results in equitable and sustainable neighborhoods.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with University Avenue Specific Plan Design Standards and Guidelines</p> <p>The proposed project meets the University Avenue Specific Plan (USAP) Design Standards and Guidelines for Subdistrict 3. The building reflects a contemporary Santa Barbara style that includes articulated building planes. The architectural design incorporates a pedestrian arcade along the University Avenue frontage, tying together the public and private realm and paying homage to many of Riverside’s historic commercial buildings. The building massing is minimized by changes in planes, stepped terraces and articulated roof lines to create visual interest. The proposed project has been designed to encourage pedestrian activity and connectivity with University Avenue, consistent with the design guidelines of the UASP.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with Citywide Design Guidelines</p> <p>The proposed project substantially meets the objectives of the Citywide Design Guidelines for new mixed-use developments related to building siting and orientation, massing, articulation and architectural treatment, and landscaping. The proposed project has been designed in a contemporary Santa Barbara style incorporating a terra cotta clay tile roof, smooth finish cement plaster, a decorative ceramic tile base, a wood pergola and an arcade along the street.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>Compliance with Riverside County Airport Land Use Compatibility Plan for March Air Reserve Base</p> <p>The project site is located within Compatibility Zone E (Other Airport Environs) of the Riverside County Airport Land Use Compatibility Plan (RCALUCP) for March Air Reserve Base. Zone E does not restrict residential density. Appendix D (Compatibility Guidelines for Specific Land Uses) of the LUCP lists Residential as a Generally Compatible use in Zone E. The proposed project is consistent with the RCALUCP for the March Air Reserve Base.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.120 – MU-U – Mixed-Use Urban Zone Development Standards					
	Standard	Proposed	Consistent	Inconsistent	
Minimum Lot Area	20,000 square feet	186,872 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lot Width	80 feet	301 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lot Depth	100 feet	630 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Floor Area Ratio	4.0	1.55	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Maximum Density	60 dwelling units/acre ¹	52.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Maximum Building Height	60 feet ²	65 feet, 1 1/8 -inch (top of elevator shaft)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minimum Building Setbacks	Front Yard (University Avenue) – 0 feet	0 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Side Yard	North – 0 feet	5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		South – 15 feet	37 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard (East) – 25 feet	46 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Common Open Space	50 square feet/unit = 12,850 square feet	37,063 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Private Open Space	50 square feet/unit for at least 50 percent of the units	98 percent of units contain a minimum 50 square feet of private open space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minimum lineal frontage of leasable ground floor	80 percent	177 feet, 8 inches/80 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

- Proposed projects within one-half of a mile of a transit stop along University Avenues may have a residential density of up to 60 dwelling units per acre in the MU-U Zone with a maximum total permissible FAR of 4.0 (Table 19.120.050, Note 4)
- Section 19.560.030 of the Zoning Code – Exceptions to Height Limits – Uninhabited architectural design features such as towers, spires, steeples, domes, and cupolas may exceed the specified height limit by a maximum of ten feet and roof structures for the housing of elevators, stairways, parapet walls, may be erected above the height limits prescribed by the Zoning Code.

Chapter 19.580 – Parking and Loading Development Standards					
Standard		Required	Proposed	Consistent	Inconsistent
Minimum Parking	Residential	*Exempt	418 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	1.5 spaces per unit with 1 bedroom (169 units) = 254 spaces				
	2 spaces per unit > 2 bedrooms (88 units) = 176 spaces				
	Commercial/ Restaurant				
	1 space/100 square feet (4,918 square foot restaurant)				

* The project meets the criteria defined in AB 2097 and is exempt from minimum parking requirements in the Riverside Municipal Code (RMC).

FINDINGS SUMMARY

Site Plan Review

The proposed project has been designed as an integrated development compatible with surrounding uses, specifically with the existing multi-family development to the north. It is also consistent with the objectives, policies, and development standards of the General Plan, the University Neighborhood Plan, the University Avenue Specific Plan, and the Zoning Code.

The proposed mixed-use development is appropriate for the site and neighborhood, as it is located proximate to educational facilities (University of California, Riverside [UCR]), major job hubs (California Air Resources Board facility, UCR, and Downtown), local commercial, recreational opportunities, and community services, contributing to a synergistic relationship between uses in the area. The site is along University Avenue, a high-quality transit corridor identified as part of the "L" Corridor in the General Plan, made up of Magnolia Avenue, Market Street and University Avenue, which offers multiple bus lines served by Riverside Transit Authority. The proposed project will contribute to activating the street and will serve as a catalyst for redevelopment of this area.

STRATEGIC PLAN

This project contributes to the Envision Riverside 2025 City Council Strategic Priority 2 – Community Well-Being (Goal 2.1 – Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: The proposed multi-family development requires public hearings by the Planning Commission. Additionally, public comment is encouraged throughout the process through the 15-day public noticing period and at public hearings.
2. Equity: The proposed multi-family development provides housing opportunities that benefits all residences in the community and region.
3. Fiscal Responsibility: All project costs are borne by the applicant.
4. Innovation: The proposed project revitalizes underutilized parcels identified as Opportunity Sites in the 6th Cycle Housing Element. Additionally, the proposed multi-

family development meets the growing community's needs for increased housing opportunities.

5. Sustainability and Resiliency: All new construction will meet the most up-to-date Building Codes. The proposed multi-family development is designed to meet the current and future needs of the community.

ENVIRONMENTAL REVIEW

The proposed project is consistent with the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021 (SCH No. 2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by staff regarding the proposed project.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Community & Economic Development Department, Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Existing Site Photos
4. Location Map
5. General Plan Map
6. Specific Plan Map
7. Zoning Map
8. 6th Cycle Housing Element Site Map
9. Project Plans (Site Plan, Floor Plans, Open Space Exhibit, Building Elevations, Fence and Wall Plan, Conceptual Landscape Plans, Photometric Lighting Plan, Material Board, Conceptual Grading Plan)

Prepared by: Judy Egüez, Senior Planner
Reviewed by: Brian Norton, Principal Planner
Approved by: Maribeth Tinio, City Planner



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASE: PR-2021-001429 (Site Plan Review)

- **Site Plan Review Findings pursuant to Chapter 19.120.030**
 - a) The proposed development is consistent with the General Plan, any applicable specific plans and the intent and purpose of the mixed-use zones (Section 19.120.010 - Purpose);
 - b) The proposed development, as conditioned, will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area;
 - c) The proposed project fosters a mixture and variety of land uses within the zone and the general vicinity and contributing to a synergistic relationship between uses; and
 - d) The proposed development is harmonious with its surrounding environment. Buildings within a mixed-use development project must also be compatible with each other and be designed as an integrated, unified project. All proposed development must meet the design standards and guidelines in Section 19.120.070 (Design Standards and Guidelines).



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASE: PR-2021-001429 (Site Plan Review)

Planning Division

1. The subject property shall be developed substantially as described in the text of this report and as shown on the plans on file with this case, except for any specific modifications that may be required by these conditions of approval.
2. Any future modifications to the approved design shall be submitted to the Planning Division for consideration. A separate application and fee may be required.
3. The project shall comply with the applicable mitigation measures of the Final Program Environmental Impact Report (FPEIR) certified for the City's 2021-2029 6th Cycle Housing Element (SCH# 22021040089).
4. Outdoor private balconies shall be kept uncovered and shall not be used as storage.
5. **Advisory:** Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

Prior to Grading Permit Issuance:

6. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;
 - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement; and
 - e. Identification of location, exposed height, material, and finish of any proposed retaining walls.

During Grading and Construction Activities:

7. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.

8. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.
9. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
10. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
11. To reduce construction related particulate matter air quality impacts of the project, the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Trucks and other equipment leaving the site shall be washed off;
 - f. Disturbed/loose soil shall be kept moist at all times;
 - g. All grading activities shall be suspended when wind speeds exceed 25 miles per hour; and
 - h. A 15 mile per hour speed limit shall be enforced on unpaved portions of the construction site.
12. The applicant shall be responsible for erosion and dust control during construction phases of the project.
13. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

Prior to Building Permit Issuance:

14. **Staff Required Landscape and Irrigation Condition:** Plans shall be submitted for Planning staff approval. Separate application and filing fee are required. Design modifications may be required as deemed necessary.
15. **Photometric/Lighting Plan:** An exterior lighting plan shall be submitted to staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking-lot shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles

shall not exceed fourteen (14) feet in height, including the height of any concrete or other base material.

16. Roof and building mounted equipment shall be fully screened from the public right-of-way. Screening material shall be integrated with the design of the building and be at least as high as the proposed roof mounted equipment.
17. Ground mounted equipment shall be screened from view on all sides with solid masonry walls or similar permanent structures. Such masonry wall or structure shall be of a neutral color. Screening with wood, chain-link, or similar fencing materials shall not be permitted.
18. Construction plans submitted for Plan Check review shall specify the location, design and color of all domestic water meters, backflow preventers, and all on- and off-site utility cabinets subject to Planning Division and Public Utilities' review and approval. The visibility of such facilities shall be minimized and include use of the smallest equipment possible, be painted green, and include of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.
19. Submit three sets of plans depicting the preferred location for above ground utility transformer of capacity to accommodate the planned or speculative uses within the building(s) or subject site. These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening.

Prior to Release of Utilities and/or Occupancy:

20. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the Water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditory responsible for the project. Contact the project planner at (951) 826-5371 to schedule the final inspection at least one week prior to needing the release of utilities.
21. The applicant shall provide written evidence to the Planning Division and the Police Department that they will be participating in the City's Crime Free Multi-Housing Program.

Standard Conditions:

22. There shall be a one-year time limit in which to commence construction of the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
23. Site Plan Review may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of five years beyond the original approval expiration date prior to issuance of any building permits. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority following a public hearing noticed pursuant to Section 19.670.040 (Notice of Hearing for Legislative Actions), may grant one final permit extension of up to two years. A public hearing notification fee is required of the applicant in such case, in addition to a time extension fee. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.
24. Prior to the expiration of the entitlements, if building permits have not been obtained, a time extension request shall be submitted to the Planning Division. The request shall include

a letter stating the reasons for the extension of time and associated fee shall be submitted to the Planning Division.

PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE SUBJECT ENTITLEMENT.

25. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim; action or proceeding and the City will cooperate in the defense of the proceeding.
26. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation, or further legal action.
27. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
28. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.
29. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

Environmental Compliance

Prior to Issuance of Building Permits:

30. Wastewater survey will be required to be submitted to Environmental Compliance for Review.
31. Grease interceptor and Sample box specifications, location will be required on plumbing plans. Approved Grease Interceptor must be installed and inspected prior to opening of business.
32. Details regarding common laundry room lint clarifier for the Apartment Complex must be submitted to EC for review and approval. Approved lint clarifier must be installed prior to opening for business. Domestic waste shall not be allowed to pass through the lint clarifier.
33. If a sampling station is required—submit proposed installation on corrected plans.
34. Applicant must request inspection to verify the required installation or construction via inspection by EC Section representative, with a report stating that conditions have been met, and the permit card (if applicable) signed off by EC Inspector.
35. Other items for correction may need to be completed after actual plans are submitted for a formal review.

Fire Department

Prior to Issuance of Building Permits:

36. An automatic fire sprinkler system is required by City Ordinance 16.32.335. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by a UL Central Station (UUFX) and shall be UL, FM or ETL certificated for the life of the system. Post Indicator valves, Detector Check control valves and water flow switches are required to be supervised by an UL listed central station.

Have a UL, FM or ETL listed and licensed C10 fire alarm contractor submit plans and obtain approvals prior to installation. Alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.

Contact the Riverside Public Utilities Department at (951) 826-5285 for the requirements for the dedicated fire service and backflow requirements.

37. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.

38. Construction plans shall be submitted and permitted prior to construction.

39. Fire Department access shall be maintained during all phases of construction.

40. Provide for fire department access to the gate. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details. An "Infrared Automatic Gate System" is required for all electric gates. Contact the Fire Prevention Division for information.

41. The proposed construction project may require onsite private fire hydrants. (Ca. Fire Code, Appendix C - Fire Hydrant Locations and Distribution).

42. One (1) new public shall be required on University Avenue. The fire hydrant location shall be on the same side of the street as the project.

43. Group R, Division 2 occupancies shall be provided with a manual and automatic fire alarm system in apartment houses three or more stories in height or containing 16 or more dwelling units. (See California Fire Code for exceptions). Submit plans and obtain approvals from the Fire Department prior to installation. New fire alarm systems shall be UL, FM or ETL certificated for the life of the system. Central Station shall be UL UUFX.

44. Open parking structure - In accordance with the Riverside Municipal Code 16.32.335 requires all new buildings shall be equipped with an automatic sprinkler system.

45. Fire Access shall be provided as agreed upon by Fire Department.

Parks, Recreation and Community Services

Prior to Issuance of Building Permits:

46. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve, and trail fees) for privately developed areas.

Public Utilities – Electric

Prior to Issuance of Building Permits:

47. Provide a blanket PUE.

48. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained, and location of the equipment is approved by the Utility.

49. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site. In addition to installing spare conduits, streetlights, also stub & cap along property frontage.
50. Plot existing electrical distribution facilities on the original site plan.
51. Provide, switch, PJC, transformer, & switchgear location.

Public Utilities – Water

52. Project is required to install a separate dedicated water meter for landscape irrigation.
53. An executed master meter agreement is required to permit private sub-metering and billing of individual tenants. Submeters must be installed to measure tenants actual use for a master meter agreement to be executed.
54. New water service installations are processed under a separate plan and permit submitted directly to the Public Utilities Department. Water plan must be submitted prior to issuance of building permit.
55. Residential and Commercial uses require separate water services.

Public Works – Land Development

Conditions to be fulfilled prior to issuance of occupancy unless otherwise noted:

56. Storm Drain construction will be contingent on engineer's drainage study.
57. Prior to Building Permit Issuance, the Developer shall complete a lot line adjustment to consolidate the project site parcels to the satisfaction of the Planning Division and Public Works Department.
58. Installation of sewers and sewer laterals to serve this project to Public Works specifications. Sewer to be private all the way to main line connection.
59. Size, number and location of driveways to Public Works specifications
60. Closure of unused driveway(s) to Public Works specifications.
61. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around will have to be provided to Public Works Specifications.
62. PROTECT IN PLACE existing Street Trees in PUBLIC RIGHT-OF-WAY along UNIVERSITY AVE. If existing Street Trees are found by Tree Inspector at time of scheduled site inspection (after fine grading and hardscape installation is complete), to be missing, dead, damaged or in poor condition, they will be required to be removed and/or replaced with 24" box size trees to Tree Inspector's specification. Planting, staking, irrigation, root barriers, trunk protectors, to Landscape & Forestry specifications.
63. Trash enclosures required per public works specifications.
64. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department.

65. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP that:
 - a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
 - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
66. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or Property Owners Association Conditions, Covenants and Restrictions (C,C&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.
67. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity. The project applicant shall cause the approved final project-specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.
68. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
 - a. Demonstrate that all structural BMP's described in the project specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
 - c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

69. There is currently a pavement moratorium in University Avenue. Pavement rehabilitation will be required along entire project frontage from curb to curb to public works specifications.