

CPC TRANSMITTAL & SUMMARY SHEET
CITY OF RIVERSIDE PLANNING DEPARTMENT

DATE: 8-10-04

ITEM NO.: 61

WARD 4



TO CITY COUNCIL

Date: July 9, 2004

Applicant & Legal Owner

Carter Ewing
Peninsula Retail Development
301 Shipyard Way
Newport Beach, CA 92663

Brent Anderson Senior VP/Orangethills, LP
181 Old Springs Rd.
Anaheim, CA 92808

A handwritten signature in black ink, appearing to read "Brent Anderson".

Project Description: PLANNING CASE P04-0486: Proposed plot plan review by PBS&J on behalf of Peninsula Retail Development for a new commercial and retail development on approximately 6.1 vacant acres, situated at the southwest corner of Bountiful Street and Trautwein Rd, in the C-2-SP – Restricted Commercial and Specific Plan (Orangethills) Combining Zones.

PLANNING CASE P04-0507: Proposed conditional use permit by PBS&J on behalf of Peninsula Retail Development to construct a fast food restaurant with a drive-thru on approximately 6.1 vacant acres situated at the southwest corner of Bountiful Street and Trautwein Rd, in the C-2-SP – Restricted Commercial and Specific Plan (Orangethills) Combining Zones.

PLANNING CASE P04-0508: Proposed conditional use permit by PBS&J on behalf of Peninsula Retail Development to construct a bank with a drive-thru teller on approximately 6.1 vacant acres, situated at the southwest corner of Bountiful Street and Trautwein Rd, in the C-2-SP – Restricted Commercial and Specific Plan (Orangethills) Combining Zones.

PLANNING CASE P04-0601: Proposed modification of conditions by PBS&J on behalf of Peninsula Retail Development to modify a condition of Parcel Map 30369 related to the prohibition of drive thru facilities. Parcel Map 30369 is bounded by Trautwein Rd, Bountiful Street and Van Buren Boulevard, in the C-2-SP – Restricted Commercial and Specific Plan (Orangethills) Combining Zones.

PLANNING CASE P04-0485: Proposed design review by PBS&J on behalf of Peninsula Retail Development for a new commercial and retail development on approximately 6.1 vacant acres, situated at the southwest corner of Bountiful Street and Trautwein Rd in the C-2-SP – Restricted Commercial and Specific Plan (Orangethills) Combining Zones.

Applicant's Representative:

Mohamad Younes
PBS&J
3610 Central Av., Ste. 500
Riverside, CA 92506

Note: Applicable information is given and/or checked below

Action:

☒ **Approved**
☐ **Denied**
☐ **Continued to:**
☒ **Conditions Attached**

Action Date: July 8, 2004

Appeal Date: July 19, 2004

Appeal Fee: \$825.00

Expiration Date: July 8, 2005

Transmittal Date: July 9, 2004

61-1

To: City Council

- ☐ Appeal (written appeal attached) ☐ Planning Commission approved rezoning to: _____
☐ Mandatory City Council Hearing
☒ **For City Council Consent Calendar** ☒ Planning Staff recommended: approval
☐ For City Council Discussion Calendar

Planning Commission Vote

Ayes: 7 Noes: 0 Abstentions: 0

Environmental Finding

- X Mitigated Negative Declaration has been prepared; City Council may take action after:** July 19, 2004
 (additional information on next page)

APPROVED CONDITIONS

PLANNING COMMISSION HEARING DATE: July 8, 2004

Case Number: P04-0601 (Modification of Conditions for PM 30369)

CONDITIONS

All mitigation measures are noted by an asterisk ().*

Case Specific

● **Planning (Subdivision)**

1. The Planning Commission authorizes the Planning Department to process minor lot line adjustments without further Planning Commission review.

Prior to Map Recordation

2. Subject to approval of the Planning and Legal Departments, the applicant shall record a revised covenant as follows:
 - *a. prohibiting automobile oriented uses such as automobile service or repair, stereo installation or other similar uses, excluding the drive-thru fast food restaurant as approved on the submitted plot on file with this application, on those properties currently shown as parcels 1, 4, 5, 8, and 9 of the map. Any changes to the covenant necessary to reflect future lot line adjustments will be subject to administrative approval. If a non-automotive use is proposed on these parcels that requires a drive-thru (i.e., a pharmacy), the drive-thru should be designed to be screened from public view.
 - b. providing for mutual access, maintenance and parking across all parcels.
 - c. prior to recordation of the revised covenant, Planning Case P04-0507 shall be approved.
- *3. The applicant shall convey an avigation easement to the March Air Reserve Base (MARB) and the March Inland Port (MIP) to the satisfaction of the Legal Department and MARB/MIP. The applicant shall obtain approval of the Riverside County Airport Land Use Commission and submit documentation to Planning Department staff.

Prior to Issuance of the Grading Permit

- *4. The grading plan shall be revised, subject to Planning Department review and approval, to:
 - (1) indicate an interim erosion control program to be certified by the project engineer subject to Public Works Department review and approval.
 - (2) reflect City adopted contour grading policies. Prior to issuance of a building permit, the applicant's engineer shall submit a letter certifying the contouring of such required slopes in accordance with City adopted standards.

- (3) clearly indicate that all construction related activity shall be restricted to weekday hours between 7:00 a.m. and 7:00 p.m., Saturdays between 8:00 a.m. and 5:00 p.m. with no operations permitted on Sundays or federal holidays.
- *5. Landscaping and irrigation plans for all manufactured slopes in excess of five feet in vertical height shall be submitted to and approved by the Planning Department. The applicant's engineer or landscape architect shall submit a letter certifying to the installation of such required landscaping and irrigation facilities prior to the release of utilities.
 - *6. Manufactured slope ratios shall not exceed a maximum of 2:1.
 - *7. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
 - *8. Grading activity shall be in substantial compliance with the grading plan on file with this application.
 - *9. Approval of this grading plan shall not exclude or excuse compliance with all other applicable rules and regulations pertaining to this project.
 - *10. Prior to precise grading the applicant will provide information that all necessary agency permits (Army Corps, Fish and Game, etc.,) are in good standing and are applicable to any changes proposed under this design.
 - *11. **Advisory:** State and Federal regulations require preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Compliance with this requirement is enforced by the Water Quality Control Board.
 - *12. The project shall use energy efficient design practices as required by Title 24 of the California Code of Regulations.
 - *13. If cultural materials are encountered during construction and/or grading, all work in the area of the find should be halted or diverted until a qualified archaeologist and the City can evaluate the nature and significance of the finds.

● **Planning (Conceptual Plot Plan)**

14. Substantial changes to the proposed conceptual development plan will be subject to further review by the Planning Commission.

Prior to Building Permit Issuance

- *15. **Advisory:** Projects resulting in over 250 employees (multiple employers) the City's TDM requirements as set forth in Chapter 19.79 of the Zoning Ordinance Shall be met.
- *16. All on-site lighting shall provide a minimum intensity of one foot candle at ground level throughout the parking areas and the areas serving the public and shall be directed away from

adjacent properties and public right-of-way. Light poles shall not exceed twenty-feet in height. However, the light poles serving the gasoline station and the fast food restaurant shall not exceed fourteen feet in height as required by the Zoning Code.

- *17. The applicant shall submit design guidelines for review and approval of the Design Review Board. The guidelines shall include architecture, paving, landscaping and pedestrian amenities as well as a sign program for all buildings. Design modifications may be required as deemed necessary. A separate application and filing fee is required.
- *18. The plot plan submitted for Design Review Board approval shall be revised to incorporate the following changes:
 - a. Pedestrian walkways through the center linking the proposed buildings and including trellises and pedestrian furniture;
 - b. The areas on Parcels 6 and between the buildings and the riparian area of Parcel 7 should be designed with a strong pedestrian oriented relationship with the riparian area, including such amenities as outdoor dining areas;
 - c. The walkway along the riparian area should include trellises and benches.
 - d. A pedestrian bridge connection should be made through/over Parcel 7 and the riparian area, connecting the two sections of the commercial center.
 - e. The riparian area should be enhanced in accordance with the requirements of the U.S. Army Corps of Engineers and should be enclosed within and six-foot high wrought iron view fence.
 - f. All loading docks of the proposed buildings shall be screened from public view.
- 19. If an automotive use is proposed on Parcel 2, the site and building design shall utilize a "Reverse" design with the automotive use (i.e., gas station, drive-thru lanes, car wash, etc.) screened from public view.
- 20. If a drive-thru lane is proposed on Parcel 4 it shall be designed to be screened to the maximum extent possible from public view.

Standard Conditions

- 21. There is a thirty month time limit in which to satisfy the conditions and record this map. Three subsequent one-year time extensions may be granted by the City Planning Commission upon request by the applicant. Application for a one-year time extension must be made prior to the expiration date of the map. No time extension may be granted for applications received after the expiration date of the map.
- *22. In approving this case, it has been determined that the proposed project could have the potential for adverse effects on wildlife resources and the applicant is responsible for payment of Fish and Game fees at the time the Notice of Determination is filed with the County.

23. 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.
24. No land use, construction or development is authorized by approval of this application until such time as all pertinent conditions contained herein have been satisfied.

- **Fire Department**

Prior to Building Permit Issuance

25. Requirements for construction shall follow the Uniform Building Code with the State of California Amendments as adopted by the City of Riverside.
26. Construction plans shall be submitted and permitted prior to construction.
27. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
28. Fire Department access is required to be maintained during all phases of construction.

- **Park and Recreation**

Prior to Tentative Map Approval:

29. All conditions of approval of the underlying map # 28863 shall remain in full force and effect.

Prior to Recordation:

30. The dedication of the street tree easements as may be necessary to accommodate required street tree plantings per City standards, to the approval of the Park and Recreation, Planning, Public Works, and Legal Departments. (Note: If standard Public Works rights of way are either existing or being dedicated as a part of this map, then no street tree easements should be necessary.)
31. The installation (or posting of appropriate sureties to guarantee the installation) of new street trees per City standards. All street trees shall be automatically irrigated.
32. Landscape improvement for all landscape areas within public rights of way and/or public landscape easement areas shall be designed to City standards. All landscape plans for improvements within the right of way and facing public streets shall be subject to the review and approval of the Park and Recreation, Planning and Public Works Departments.
33. The provision of separate utilities metering and irrigation valve control for irrigation systems serving landscaped areas under “public” vs. “HOA” and “private” maintenance responsibilities.

34. The developer is responsible for the full cost of median landscaping in Van Buren Boulevard and within Bountiful Street adjacent to this map. Developer shall design and install (or post appropriate sureties to guarantee the design and installation of) the median landscaping. Median landscapes shall be designed and installed to the standards and specifications of the Public Works, Planning and Park and recreation Departments.

Prior to Building Permit Issuance:

35. Payment of all applicable park development fees (local and regional/reserve) as mitigation for the impacts of the project on the park development and open space needs of the City.

● **Public Works**

Prior to Map Recordation

36. A "FINAL MAP" shall be processed with the Public Works Department and recorded with the County Recorder. The "FINAL MAP" shall be prepared by a Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California and shall comply with the State Subdivision Map Act and Title 18 of the Riverside Municipal Code. All applicable checking and recording fees are the responsibility of the applicant.
37. Dedication of right-of-way for widening Bountiful Street to 40 feet from monument centerline to Public Works specifications.
38. Installation of curb and gutter at 25 feet from monument centerline, sidewalk and matching paving on Bountiful Street to Public Works specifications.
39. Installation of curb and gutter at 50 to 57 feet from monument centerline, sidewalk and matching paving on Van Buren Boulevard to Public Works specifications.
40. Storm Drain construction will be contingent on engineer's drainage study.
41. Existing off-site improvement plans to be revised by the Developer's engineer for the proposed curb return type driveways and approved by Public Works and a surety posted to guarantee the required off-site improvements prior to recordation of this map.
42. Installation of Medians and left turn pockets on Van Buren Boulevard and Bountiful Street to Public Works specifications. The proposed median opening on Bountiful Street to Parcel 2, as shown on the tentative map, is subject to Public Works approval.
43. Installation of sewers and sewer laterals to serve all parcels of this project to Public Works specifications.
44. The proposed driveways are to be located as shown on the tentative map, to be curb return-type (radius to be 35 feet on Van Buren Boulevard and Trautwein Road and 27 feet on Bountiful Street), minimum 30 feet wide, all to Public Works specifications.

45. The Circulation Element of the General Plan includes a Class II bikeway on Van Buren Boulevard. This bikeway has not been implemented at this time. Because of the bikeway, no parking will be allowed on Van Buren Boulevard after the bikeway is implemented.
46. This project is within the jurisdiction of the Department of Fish and Game. Approval from the Department of Fish and Game is required before approval of any future grading.

- **Public Utilities**

- Prior to Map Recordation*

47. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.
48. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.

- **Western Municipal Water District**

49. When water service is requested for any of the new parcels (Parcels 1-4), an individual water service will be required. Installation of a water service requires payment of Western's Added Facilities Charge, Distribution System Fee, meter, participation fee and any other costs associated with installation of a domestic water meter assembly.
50. If a domestic water pipeline does not front a customer's property, a long service installation is required. A long service comprises of two components, the meter assembly and the lateral. The water meter assembly is installed at the edge of the public right-of-way, at a location that is the minimum distance to the nearest domestic water pipeline. The customer is required to install the lateral to the outlet of the meter and continue the pipeline installation to the customer's property. The length of the lateral cannot exceed 600 feet.
51. The customer is responsible for installing, paying all costs and obtaining an encroachment permit from the local jurisdiction having authority over installation of a water lateral in the public right of way. If the customer chooses to cross private property then the customer is responsible to obtain private easements from adjacent property owners.

- **March Joint Powers Authority**

52. The applicant shall grant the March Inland Airport Authority an aviation easement in the form and manner approved by the City Attorney and shall cause such an easement to be duly recorded in the office of the County Recorder.

- **County of Riverside Airport Land Use Commission**

53. Provide Aviation Easements to March ARB/MIP prior to any permits being issued or sale to any entity exempt from the Subdivision Map Act.

54. Incorporate noise attenuation measures into the building construction to ensure that all light is below the horizontal plane.
55. Install hooded or shielded outdoor lighting measures into the building construction to ensure that all light is below the horizontal plane.
56. The following uses shall be prohibited:
 - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - b. Any use which would cause sunlight to be reflected towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - d. Any use which would generate electrical interference that may be detrimental to the operation of the aircraft and/or aircraft instrumentation.
57. An acoustical analysis shall be required if any noise sensitive uses are included that includes the following components:
 - a. A description of the components necessary to achieve a noise reduction level (NRL) of 25 and 30 for any of the projects components with noise sensitive uses (i.e. church, school).
 - b. Inclusion of all surrounding noise sources (highway) at their ultimate design and buildout capacity.

GENERAL INFORMATION NOTES

2. Appeal Information

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

APPROVED CONDITIONS

Case Number: P04-0486 (Plot Plan Review) PLANNING COMMISSION HEARING DATE: July 8, 2004

CONDITIONS

All mitigation measures are noted by an asterisk ().*

Case Specific

● **Planning**

1. All conditions of Planning Case P04-0601 shall remain in effect.

Prior to Building Permit Issuance

- *2. The provisions specified in Title 7 (Noise Regulations) shall be followed during construction. Provisions include limiting hours of construction to 7:00 a.m. to 7:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays, with no construction noise generated on Sundays or Federal holidays.
- *3. Should cultural, historical or archaeological items be found during the construction and grading of this project all activity should stop in the find vicinity and a qualified archaeologist should be called out to determine the find's significance and shall consult with Planning staff on possible mitigation measures.
4. The applicant shall secure a covenant or show proof of a covenant for access between the neighboring properties subject to Planning and Legal Departments' review and approval.
- *5. The plot plan, building elevations, landscaping, irrigation and sign plans shall be submitted for Design Review approval. Design modifications may be required as deemed necessary. A separate application and filing fee is required. The plot plan and building elevations must be **approved** prior to building permit issuance; landscaping and irrigation plans must be **submitted** prior to building permit issuance.
- *6. The plot plan shall be revised to show a pedestrian walkway connecting the northerly buildings to the southerly portion of the project. The connections should included decorative hardscape and landscaping.
- *7. The parking area for the this use shall have lighting sufficient to provide one-foot candle power at ground level throughout the parking area and the areas serving the public to make easily discernable the appearances and conduct of all persons on or about the parking lot. 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 an intensity of one foot-candle 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 20-feet ~~14-feet~~ in height including the height of any concrete or other base material.1)

- *8 Except for variances granted, signs shall be permitted in accordance with Chapter 19.76 of this title. In addition, all proposed signing shall be submitted for Design Review Board and/or staff to ensure compliance with the Sign Code and minimize any potential visual impacts related to signing.
- *9 The applicant shall convey an avigation easement to the March Air Reserve Base (MARB) and the March Inland Port (MIP) to the satisfaction of the Legal Department and MARB/MIP. The applicant shall obtain approval of the Riverside County Airport Land Use Commission and submit documentation to Planning Department staff.
- 10. That staff work with the applicant to relocate the trash enclosures outside of the center parking lot so that it works better for the businesses and patrons.
- 11. *Advisory:* That staff work with the applicant to develop water treatments or other enhancements at the interior of the parking lot.

Standard Conditions

● **Planning**

- 12. There shall be a two-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.
- 13. Failure to abide by all conditions of this permit shall be cause for revocation.
- 14. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
- 15. 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.
- 16. 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.
- 17. In approving this case, it has been determined that there is no evidence before the City that the proposed project will have any potential for adverse effect on wildlife resources and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game Code.

● **Public Works**

- 18. No requirements.

- **Fire Department**

19. Requirements for construction shall follow the Uniform Building Code with the State of California Amendments as adopted by the City of Riverside.
20. Construction plans shall be submitted and permitted prior to construction.
21. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
22. Department access is required to be maintained during all phases of construction.

- **Public Utilities**

23. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
24. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.

- **Park & Recreation**

25. Street trees and parkway landscaping shall be provided to the specifications of the Park and Recreation Department.
26. The removal, relocation, replacement or protection of existing street trees to the specifications of the Park and Recreation, Public Works and Planning Departments.
27. The installation of new street trees in accordance with the specifications of the Park and Recreation Department.

GENERAL INFORMATION NOTES

1. **Appeal Information**

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

APPROVED CONDITIONS

PLANNING COMMISSION HEARING DATE: July 8, 2004

Case Number: P04-0507 (Drive-Thru Restaurant)

CONDITIONS

All mitigation measures are noted by an asterisk ().*

The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the approval of the Planning Department.

Case Specific

● Planning

1. The Commission makes the necessary findings in the applicant's favor to grant the following variances. As justification, the applicant's and staff's written justifications are referenced as supplemented by the analysis in the staff report:
 - a. To allow light poles to have a height of 20-feet where the Zoning Code allows a maximum height of 14-feet for light poles for drive-thru businesses.

Prior to Building Permit Issuance

- *2. The provisions specified in Title 7 (Noise Regulations) shall be followed during construction. Provisions include limiting hours of construction to 7:00 a.m. to 7:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays, with no construction noise generated on Sundays or Federal holidays.
- *3. Should cultural, historical or archaeological items be found during the construction and grading of this project all activity should stop in the find vicinity and a qualified archaeologist should be called out to determine the find's significance and shall consult with Planning staff on possible mitigation measures.
4. The applicant shall secure a covenant or show proof of a covenant for access between the neighboring properties subject to Planning and Legal Departments' review and approval.
- *5. The plot plan, building elevations, landscaping, irrigation and sign plans shall be submitted for Design Review approval. Design modifications may be required as deemed necessary. A separate application and filing fee is required. The plot plan and building elevations must be **approved** prior to building permit issuance; landscaping and irrigation plans must be **submitted** prior to building permit issuance.
- *6. The parking area for the this use shall have lighting sufficient to provide one-foot candle power at ground level throughout the parking area and the areas serving the public to make easily discernable the appearances and conduct of all persons on or about the parking lot. 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 an intensity of one foot-candle 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 14-feet in height including the height of any concrete or other base material.1)

- *7. Except for variances granted, signs shall be permitted in accordance with Chapter 19.76 of this title. In addition, all proposed signing shall be submitted for Design Review Board and/or staff to ensure compliance with the Sign Code and minimize any potential visual impacts related to signing.
- *8. The applicant shall convey an avigation easement to the March Air Reserve Base (MARB) and the March Inland Port (MIP) to the satisfaction of the Legal Department and MARB/MIP. The applicant shall obtain approval of the Riverside County Airport Land Use Commission and submit documentation to Planning Department staff.

Standard Conditions

● Planning

- 9. There shall be a two-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.
- 10. Failure to abide by all conditions of this permit shall be cause for revocation.
- 11. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
- 12. 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.
- 13. 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.
- 14. In approving this case, it has been determined that there is no evidence before the City that the proposed project will have any potential for adverse effect on wildlife resources and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game Code.

● Public Works

- 15. No requirements.

- **Fire Department**

16. Requirements for construction shall follow the Uniform Building Code with the State of California Amendments as adopted by the City of Riverside.
17. Construction plans shall be submitted and permitted prior to construction.
18. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
19. Fire Department access is required to be maintained during all phases of construction.

- **Public Utilities**

6. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.

- **Park and Recreation**

GENERAL INFORMATION NOTES

- a. **Appeal Information**

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

APPROVED CONDITIONS

Case Number: P04-0508 (Drive-Thru Bank)

PLANNING COMMISSION HEARING DATE: July 8, 2004

CONDITIONS

All mitigation measures are noted by an asterisk ().*

The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the approval of the Planning Department.

Case Specific

● Planning

1. The Commission makes the necessary findings in the applicant's favor to grant the following variances. As justification, the applicant's and staff's written justifications are referenced as supplemented by the analysis in the staff report:
 - a. To allow light poles to have a height of 20-feet where the Zoning Code allows a maximum height of 14-feet for light poles for drive-thru businesses.

Prior to Building Permit Issuance

- *2. The provisions specified in Title 7 (Noise Regulations) shall be followed during construction. Provisions include limiting hours of construction to 7:00 a.m. to 7:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays, with no construction noise generated on Sundays or Federal holidays.
- *3. Should cultural, historical or archaeological items be found during the construction and grading of this project all activity should stop in the find vicinity and a qualified archaeologist should be called out to determine the find's significance and shall consult with Planning staff on possible mitigation measures.
4. The applicant shall secure a covenant or show proof of a covenant for access between the neighboring properties subject to Planning and Legal Departments' review and approval.
- *5. The plot plan, building elevations, landscaping, irrigation and sign plans shall be submitted for Design Review approval. Design modifications may be required as deemed necessary. A separate application and filing fee is required. The plot plan and building elevations must be **approved** prior to building permit issuance; landscaping and irrigation plans must be **submitted** prior to building permit issuance. **The planter adjacent to the drive-thru lane shall be bermed.**
- *6. The parking area for the this use shall have lighting sufficient to provide one-foot candle power at ground level throughout the parking area and the areas serving the public to make easily discernable the appearances and conduct of all persons on or about the parking lot. 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 an intensity of one foot-candle 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 20-feet in height including the height of any concrete or other base material.

- *7. Except for variances granted, signs shall be permitted in accordance with Chapter 19.76 of this title. In addition, all proposed signing shall be submitted for Design Review Board and/or staff to ensure compliance with the Sign Code and minimize any potential visual impacts related to signing.
- *8. The applicant shall convey an avigation easement to the March Air Reserve Base (MARB) and the March Inland Port (MIP) to the satisfaction of the Legal Department and MARB/MIP. The applicant shall obtain approval of the Riverside County Airport Land Use Commission and submit documentation to Planning Department staff.

Standard Conditions

● Planning

- 9. There shall be a two-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.
- 10. Failure to abide by all conditions of this permit shall be cause for revocation.
- 11. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
- 13. 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.
- 14. 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.
- 15. In approving this case, it has been determined that there is no evidence before the City that the proposed project will have any potential for adverse effect on wildlife resources and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game Code.

● Public Works

- 16. No requirements.

- **Fire Department**

17. Requirements for construction shall follow the Uniform Building Code with the State of California Amendments as adopted by the City of Riverside.
18. Construction plans shall be submitted and permitted prior to construction.
19. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.
20. Fire Department access is required to be maintained during all phases of construction.

- **Public Utilities**

21. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.

- **Park and Recreation**

22. Prior to Building Permit Issuance: Payment of all applicable park development fees (local and regional/reserve) as mitigation for the impacts of the project on the park development and open space needs of the City. For questions or concerns regarding this condition contact Senior Administrative Analyst Patty Tambe at 909/826-2073.
23. Prior to Building Permit Issuance: Payment of Street Tree Plan Check and Inspection Fees as applicable. For questions or concerns regarding this condition contact the Tree Division Staff at 909/351-6126.
24. Prior to Occupancy: The installation (or posting of appropriate sureties with the Park and Recreation Department to guarantee the installation) of new street trees along all public street frontages per City standards. For questions or concerns regarding this condition contact the Tree Division Staff at 909/351-6126.
25. Prior to Occupancy: All City street trees shall be automatically irrigated.

APPROVED CONDITIONS

Case Number: P04-0485 (Design Review)

PLANNING COMMISSION HEARING DATE: July 8, 2004

CONDITIONS

All mitigation measures are noted by an asterisk ().*

The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the approval of the Planning Department.

Case Specific

● Planning

1. The project must be completed per the Planning Commission's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Design Review staff or Planning Commission. Upon completion of the project, a Design Review staff inspection must be requested, and **OCCUPANCY** will not be released until it is confirmed that the approved plans and all conditions have been implemented.
2. There is a ten day appeal period that will lapse at **5:00 p.m. on July 19, 2004**. Appeals of the Commission's action will not be accepted after this time.
3. This approval is for design concept only, and does not indicate the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
4. There is a one year time limit on this approval, which expires on July 8, 2005.
5. Landscape and irrigation plans shall be submitted for all new landscaped areas and including the refurbishment of the all existing planter areas.
6. Landscaping, irrigation and sign plans shall be submitted for Design Review staff approval. Design modifications may be required as deemed necessary. A separate application and filing fee is required. Landscaping and irrigation plans must be submitted prior to building permit issuance.
7. Signs shall be permitted in accordance with Chapter 19.76 of the Zoning Regulations.
8. Parking shall be provided and improved in conformance with Chapter 19.74 of the Municipal Code, except for any variances granted as specified by the conditions herein.
9. Plans submitted for Design Review Board/staff review should specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to the Planning and Public Utilities' review and approval. The visibility of such facilities shall be minimized to Planning Department review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.

10. An exterior lighting plan shall be submitted to Design Review 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 an intensity of one foot-candle 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 twenty-feet in height, including the height of any concrete or other base material.

PLOT PLAN CONDITIONS

Prior to Building Permit Issuance

11. The plot plan shall be revised to show a pedestrian walkway connecting the northerly buildings to the southerly portion of the project. The connections should include decorative hardscape and landscaping.
12. Provide a bermed landscape planter along Trautwein Rd and Bountiful Street in order to better screen the drive-thru lane.

BUILDING ELEVATION CONDITIONS

Prior to Building Permit Issuance

13. The northerly elevation for retail building A shall be enhanced to add architectural detailing such as a pop-out facade and trellises.
14. The east elevations of the dentist and drive-thru restaurant buildings shall be enhanced to add trellises, facades with pillars or columns widened at the bottom with additional window treatment. The revised elevations shall be subject to Design Review staff approval.
15. The northerly elevation of the bank building shall be further enhanced by adding facades with pillars or columns widened at the bottom with ledgerstone veneer to match the overall theme of the center.
16. Revise the building elevations such that the plans submitted for building permits incorporate the following changes:
 - a. Amend the blueprints submitted for building permits so that they clearly specify all building materials and colors to match this approval.
 - b. ~~The northerly elevation of the porte-cocheres shall be revised to show a different accent color along the diagonal reveals to match the building.~~
 - c. Include details of mechanical equipment screening as follows:
 - 1) Where exposed pitched roofs are proposed, locate **NO** mechanical equipment on any roof pitch, except as specifically approved by the Design Review

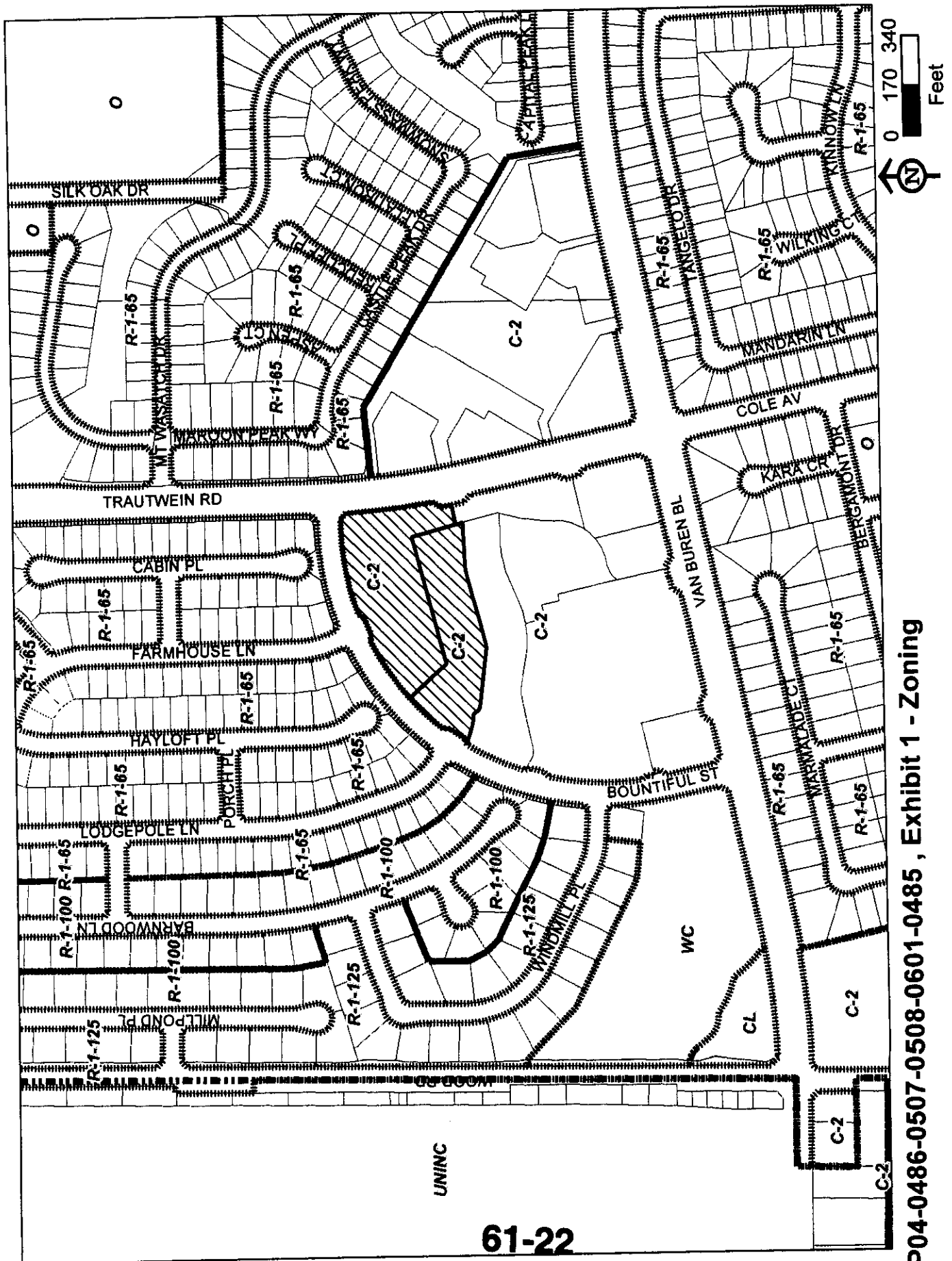
Board.

- 2) Where exposed roof pitches are not proposed (i.e., “flat” roofs), specify all roof mounted equipment for screening on all sides with either separate screens or parapet walls at least as high as the equipment to be screened.
- 3) Specify all electric meters and panels for placement in enclosures.
- 4) Indicate all gas meters, pipes and valves, ground mounted AC units, etc., for screening devices indicating materials and design complimentary to building architecture subject to Design Review staff approval. Wooden roof screens are generally not acceptable.

GENERAL INFORMATION NOTES

1. Appeal Information

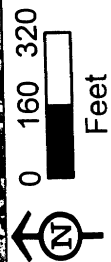
- a. Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision.
- b. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall



61-22

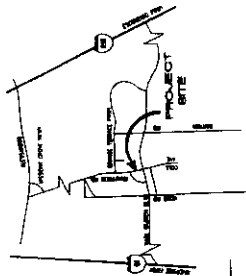
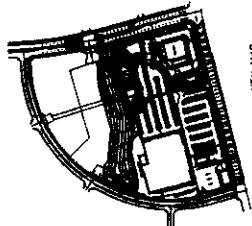
P04-0486-0507-0508-0601-0485, Exhibit 1 - Zoning





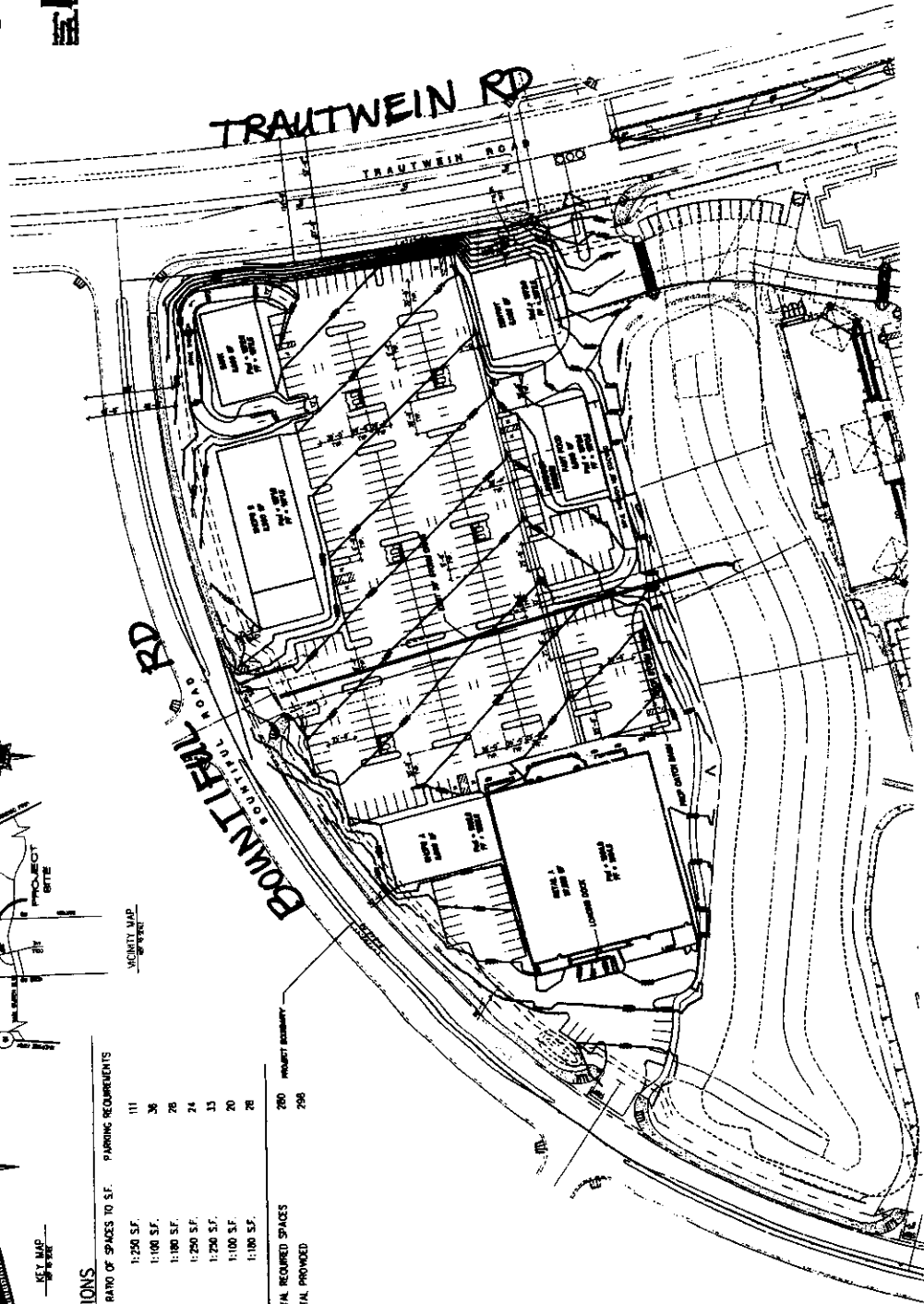
P04-0486-0507-0508-0601-0485 , Exhibit 3 - 2003 Aerial Photo

ORANGECREST COMMUNITY CENTER PHASE II Plot Plan / Conceptual Grading Plan



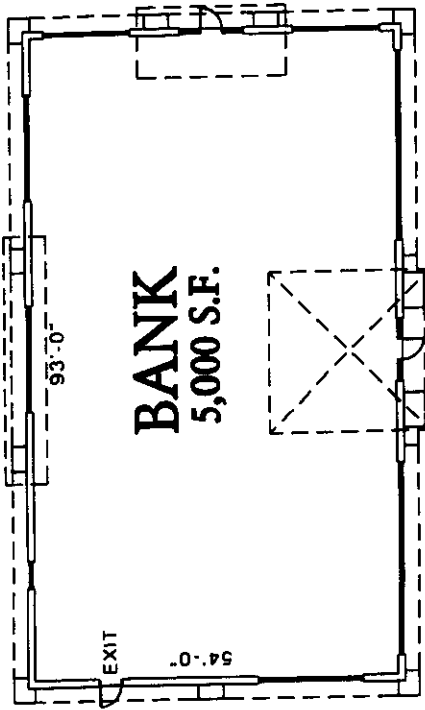
Project Name: ORANGECREST COMMUNITY CENTER PHASE II
 Project Number: 61-26
 Project Location: 10000 N. 100TH AVENUE, SUITE 200, DALLAS, TEXAS 75243
 Project Owner: ORANGECREST COMMUNITY CENTER
 Project Architect: URBAN ARIZONA
 Project Engineer: PBSJ
 Project Date: 01/20/2014
 Project Status: PRELIMINARY
 Project Notes: THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PARKING CALCULATIONS		
BUILDING	AREA	RATIO OF SPACES TO SF
RETAIL A	27,450 SF	1:250 SF
FAST FOOD	3,000 SF	1:100 SF
RENTIST	3,000 SF	1:100 SF
SHOPS A	4,000 SF	1:250 SF
SHOPS B	8,200 SF	1:250 SF
CORTEE SHOP	2,000 SF	1:100 SF
BLANK	3,000 SF	1:100 SF
TOTAL REQUIRED SPACES		280
TOTAL PROVIDED		298



61-26

P04-0486/0507/0508/0601/0485 EXHIBIT 5

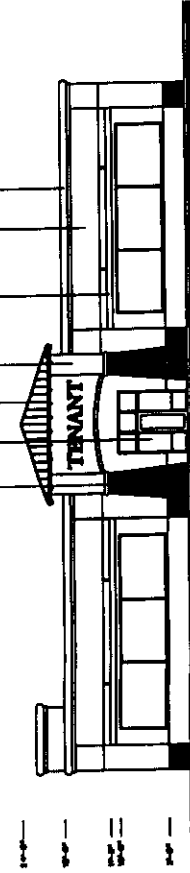


PLAN VIEW

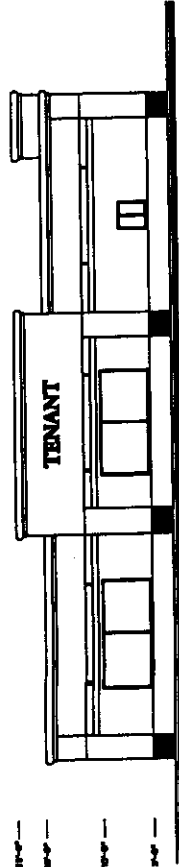
LEGEND

1. Decorative Plaster Cornice - Paint Frazee
2. Ivory Powder 7800W
3. Plaster Wall Face - Paint Frazee
4. Ivory Powder 7800W
5. Plaster Wall Face/Tower Color - Paint Frazee
6. Paint Frazee - Ivory Powder 7800W
7. Standing Seam Roof Tile - Una-Clad - Medium Bronze
8. Decorative Metal "Eyebrow" Canopy
9. Storefront: Clear Glass with Anodized Aluminum Mullions
10. Stone Veneer Base - Cultured Stone
11. Walnut Southern LedgeStone - CSV-2027

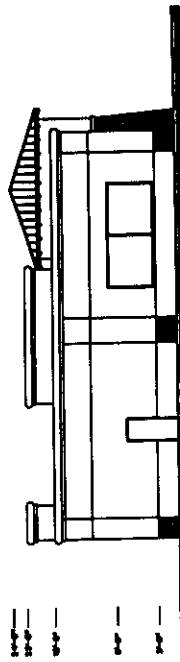
NOTE: Signage is shown for illustrative purposes only.



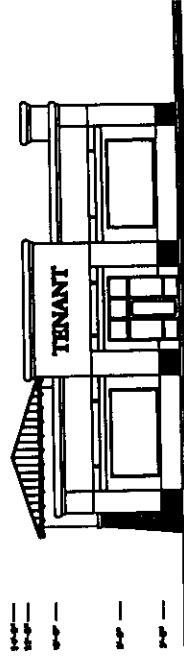
SOUTH NORTH ELEVATION



North SOUTH ELEVATION



West WEST ELEVATION



East WEST ELEVATION

BICKEL UNDERWOOD
 ARCHITECTS
 1000 CALIFORNIA ST. SUITE 100
 OAKLAND, CALIFORNIA 94612
 510.464.1200 FAX 510.464.1201

ORANGECREST COMMUNITY CENTER
 PHASE II
 NEC Van Buren & Trautwein
 Riverside, California

A2.B
 BUILDING ELEVATIONS
 SCALE: 1/8"=1'-0"
 APRIL 19, 2004

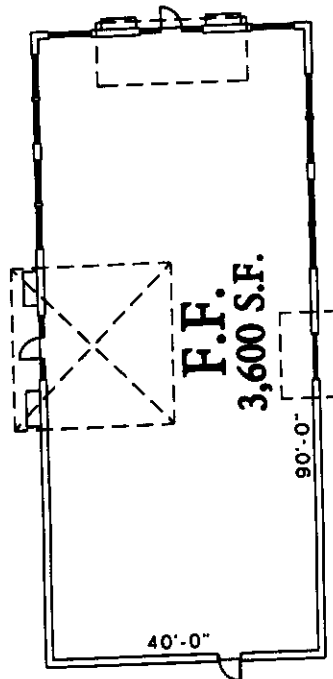
The client, architect, and engineer warrant that the drawings are a true and accurate representation of the work shown and that they are not to be used for any other purpose without the written consent of the architect and engineer.

PO4-0486/0507/0508/0601/0485 EXHIBIT 6

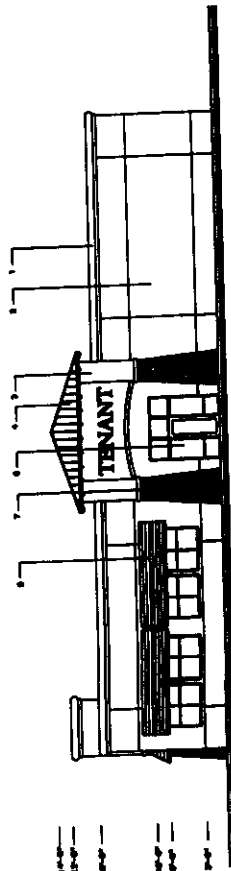
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2. Ivory Powder 7800W
3. Plaster Wall Face - Paint Frazee
4. Ivory Powder 7800W
5. Plaster Wall Face/Tower Color - Paint Frazee
6. Paint Frazee - Ivory Powder 7800W
7. Standing Seam Roof Tile - Una-Clad - Medium Bronze
8. Fabric Awning - Sunbrella- Black Cherry 4640
9. Storefront: Clear Glass with Anodized Aluminum Mullions
10. Stone Veneer Base - Cultured Stone
11. Walnut Southern LedgeStone - CSV-2027

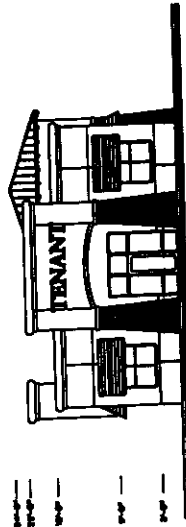
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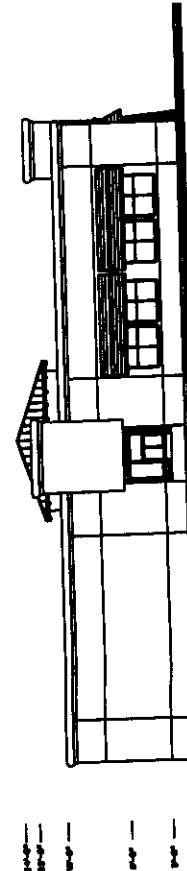
PLAN VIEW



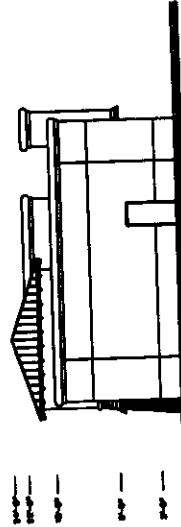
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

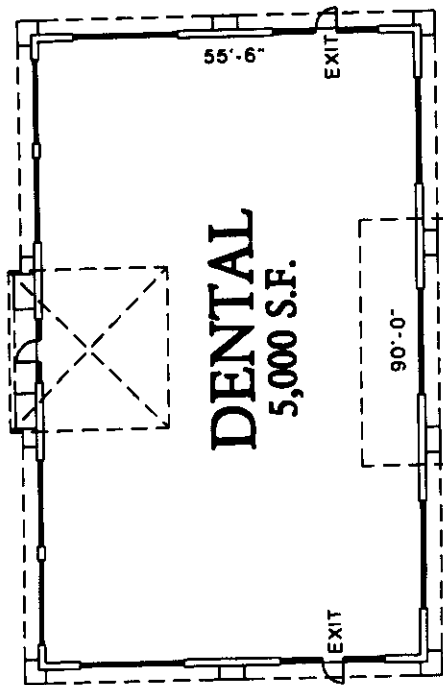
A2.FF
BUILDING ELEVATIONS
 SCALE: 1/8"=1'-0"
 APRIL 15, 2009

The work shown on these drawings was prepared by the Architect under contract to the Client. It is the responsibility of the Client to provide accurate information and to verify the accuracy of the information provided. The Architect is not responsible for the accuracy of the information provided by the Client. The Architect is not responsible for the accuracy of the information provided by the Client.

ORANGECREST COMMUNITY CENTER
PHASE II
 NEC Van Buren & Trautwein
 Riverside, California

BICKEL UNDERWOOD
 ARCHITECTS
 JAMES A. BICKEL, JR., ARCHITECT
 A. UNDERWOOD, ARCHITECT
 3000 Main Street, Suite 100, Newport Beach, CA 92660
 949.797.4011 FAX 949.797.4011

P04.0486/0507/0508/0001/0485 EXHIBIT 6



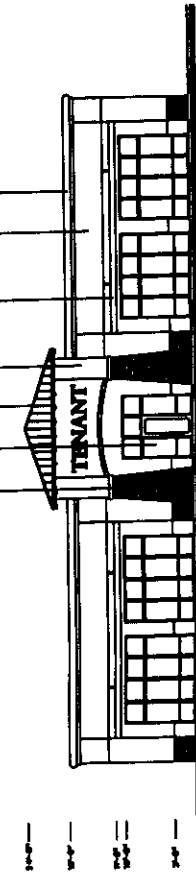
PLAN VIEW



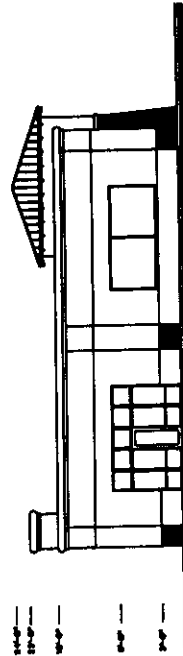
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1. Decorative Plaster Cornice - Paint Frazee
Ivory Powder 7800W
2. Plaster Wall Face - Paint Frazee
Ivory Powder 7800W
3. Plaster Wall Face/Tower Color - Paint Frazee
Paint Frazee - Ivory Powder 7800W
4. Standing Seam Roof Tile - Uni-Clad - Medium Bronze
5. Decorative Metal "Eyebrow" Canopy
6. Storefront: Clear Glass with Anodized Aluminum Mullions
7. Stone Veneer Base - Cultured Stone
Walnut Southern LedgeStone - CSV-2027

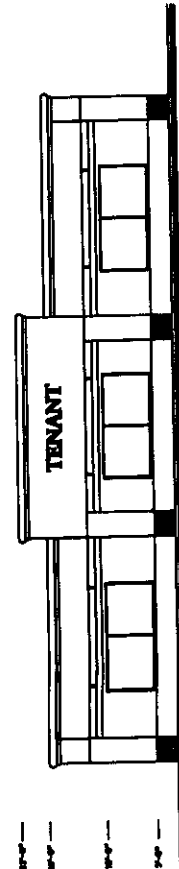
NOTE: Signage is shown for illustrative purposes only.



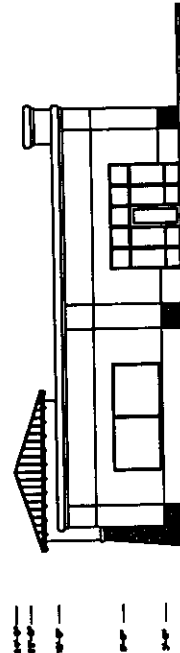
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



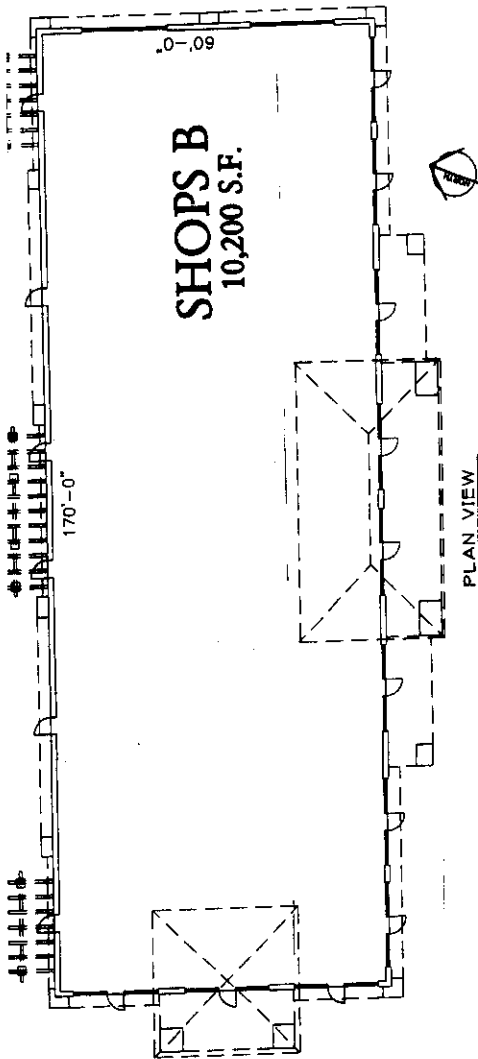
WEST ELEVATION

61-29

BICKEL UNDERWOOD
JAMES A. BICKEL, JR., ARCHITECT
1000 S. GATEWAY BLVD., SUITE 100
RIVERSIDE, CA 92507
TEL: 951-501-1011 FAX: 951-501-1012

ORANGECREST COMMUNITY CENTER
PHASE II
NEC Van Buren & Trautwein
Riverside, California

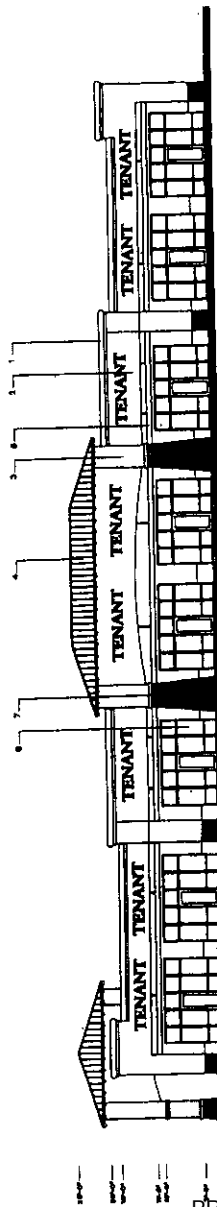
A2.10
BUILDING ELEVATIONS
SCALE: 1/8"=1'-0"
APRIL 18, 2004
The owner, architect, engineer, and contractor have agreed to the use of this drawing for the project shown. It is not to be used for any other project without the written consent of the architect.



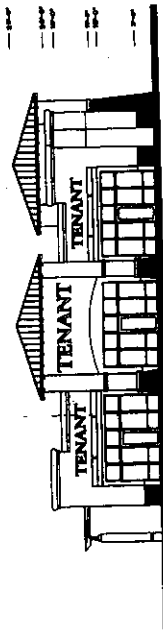
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5. Plaster Wall Face/Tower Color - Paint Frazee
6. Paint Frazee - Ivory Powder 7800W
7. Standing Seam Roof Tile - Una-Clad - Medium Bronze
8. Decorative Metal "Eyebrow" Canopy
9. Storefront: Clear Glass with Anodized Aluminum Mullions
10. Stone Veneer Base - Cultured Stone
11. Walnut Southern LedgeStone - CSV-1027
12. Trellis - Wood Stain OKON 816

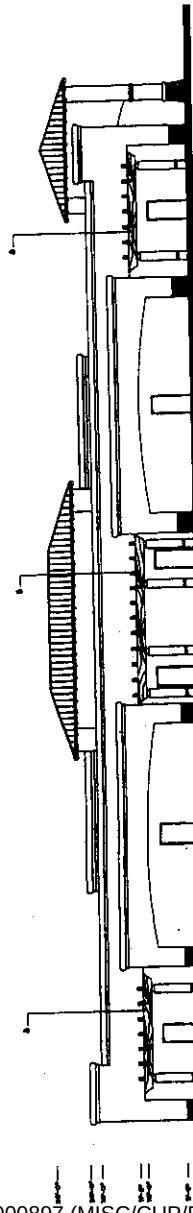
NOTE: Signage is shown for illustrative purposes only.



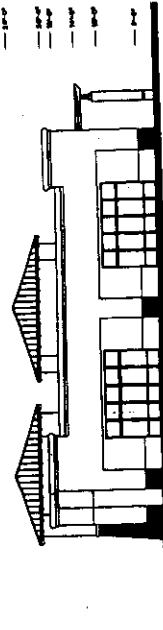
SOUTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

61-30

BICKEL UNDERWOOD
ARCHITECTS
1000 S. GATEWAY BLVD., SUITE 100
RIVERSIDE, CA 92507
TEL: 951-509-1000 FAX: 951-509-1001

ORANGECREST COMMUNITY CENTER PHASE II NEC Van Buren & Trautwein Riverside, California

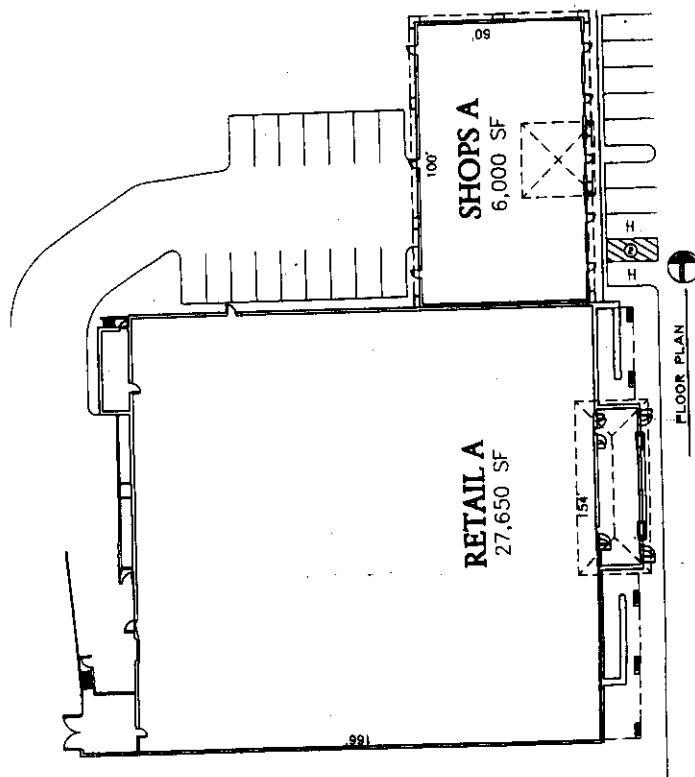
A2.SB
BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

MAY 14, 2004

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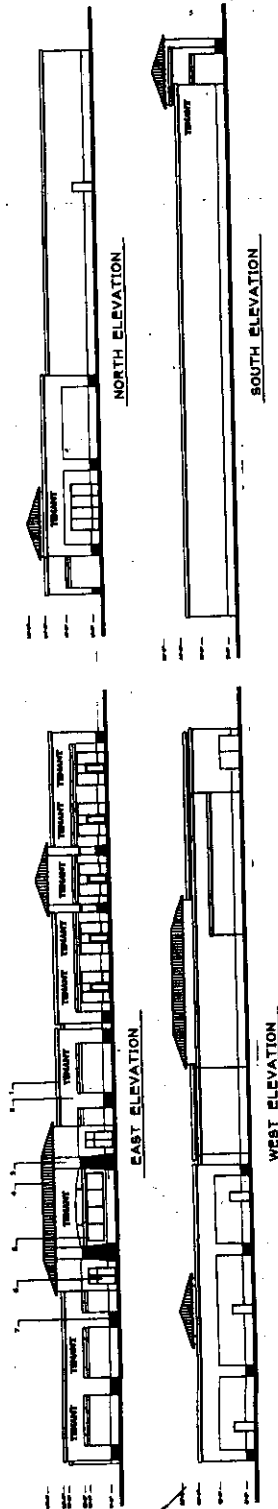
P04-0485/0486/0507/0508/0601 EXHIBIT 6



LEGEND

1. Decorative Plaster Cornice - Paint Frazee
2. Ivory Powder 7800W
3. Plaster Wall Face - Paint Frazee
4. Ivory Powder 7800W
5. Plaster Wall Face/Tower Color - Paint Frazee
6. Paint Frazee - Ivory Powder 7800W
7. Standing Seam Roof Tile - Uno-Clad - Medium Bronze
8. Decorative Metal "Eyebrow" Canopy
9. Stonefront Clear Glass with Anodized Aluminum Mullions
10. Stone Veneer Base - Cultured Stone
11. Walnut Southern Signage - CSV-2027

NOTE: Signage is shown for illustrative purposes only.



P04-0485/0486/0507/0508/0601 EXHIBIT 6

ORANGECREST COMMUNITY CENTER
PHASE II

NEC Van Buren & Trautwein
Riverside, California

A2.M/S
BUILDING ELEVATIONS
SCALE: 1/2"=1'-0"
MAY 18, 2004

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PREPARED BY:
BICKEL UNDERWOOD
JAMES A. BICKEL, JR., ARCHITECT
A CALIFORNIA CORPORATION
1400 North Street, Suite 110, Newport Beach, CA 92660
949.737-4411

DRAFT UNAPPROVED MINUTES - CPC July 8, 2004

- 16a. **PLANNING CASE P04-0486:** Proposed plot plan review by PBS&J on behalf of Peninsula Retail Development for a new commercial and retail development on approximately 6.1 vacant acres, situated at the southwest corner of Bountiful Street and Trautwein Rd, in the C-2-SP – Restricted Commercial and Specific Plan (Orangecrest) Combining Zones. *(This case was heard concurrently with P04-0507, P04-0508, and P04-0601)*
- 16b. **PLANNING CASE P04-0507:** Proposed conditional use permit by PBS&J on behalf of Peninsula Retail Development to construct a fast food restaurant with a drive-thru on approximately 6.1 vacant acres situated at the southwest corner of Bountiful Street and Trautwein Rd, in the C-2-SP – Restricted Commercial and Specific Plan (Orangecrest) Combining Zones. *(This case was heard concurrently with P04-0486, P04-0508, and P04-0601)*
- 16c. **PLANNING CASE P04-0508:** Proposed conditional use permit by PBS&J on behalf of Peninsula Retail Development to construct a bank with a drive-thru teller on approximately 6.1 vacant acres, situated at the southwest corner of Bountiful Street and Trautwein Rd, in the C-2-SP – Restricted Commercial and Specific Plan (Orangecrest) Combining Zones. *(This case was heard concurrently with P04-0486, P04-0507, and P04-0601)*
- 16d. **PLANNING CASE P04-0601:** Proposed modification of conditions by PBS&J on behalf of Peninsula Retail Development to modify a condition of Parcel Map 30369 related to the prohibition of drive thru facilities. Parcel Map 30369 is bounded by Trautwein Rd, Bountiful Street and Van Buren Boulevard, in the C-2-SP – Restricted Commercial and Specific Plan (Orangecrest) Combining Zones. *(This case was heard concurrently with P04-0486, P04-0507, and P04-0508)*
- 16e. **PLANNING CASE P04-0485:** Proposed design review by PBS&J on behalf of Peninsula Retail Development for a new commercial and retail development on approximately 6.1 vacant acres, situated at the southwest corner of Bountiful Street and Trautwein Rd in the C-2-SP – Restricted Commercial and Specific Plan (Orangecrest) Combining Zones.

Wendell Bugtai, Assistant Planner, presented the staff report. He corrected condition 7 to read the lightpole shall not exceed 20' instead of 14' as indicated in the report.

Commissioner Brown asked if the architecture on the dental building would be consistent with the rest of the entire project.

Mr. Bugtai stated this was correct, it would have only one architectural theme.

Carter Ewing, 301 Shipyard Wy., applauded staff for working with them so diligently, specifically Wendell Bugtai and Clara Miramontes. He was in agreement with the conditions as corrected by staff. He stated that he looked forward to building a first class, second phase of an existing first class shopping center in Riverside.

Commissioner Leonard asked if there was a plan to screen the trash enclosures.

Mr. Ewing stated that as part of the overall design guidelines for the shopping center, there is a trellis covering and wall materials are conditioned to match the color of the surrounding buildings.

Commissioner Brown asked if there was a possibility the trash enclosures could be placed in a less obvious location.

Mr. Ewing stated that the enclosures were located to provide a central location for the tenants. The objective was to minimize the number of overall trash enclosure. They do have some flexibility in where they are located and would be willing to work with staff on the location. Again, with the screening, he thought the aesthetic impact would be significantly mitigated.

Commissioner Brown stated he was not signaling out this project, just stating his opinion. He said it would be nice to have a fountain at the center of the parking lot instead of a trash enclosure. The Commission should start doing something other than rubber stamping every new shopping center and add some class. He addressed staff and stated that he would prefer to see the trash enclosures removed and perhaps a fountain that would draw people to it instead of the usual rubber stamp approach to shopping centers.

Commissioner Comer noted that at the last meeting they had a shopping center with the exact situation. While the trash enclosures can be screened, 5-10 years from now the gates will be beat off of them. These should be moved so that the trash the fast food restaurant generates is not being walked through the parking lot.

Mr. Ewing stated he would be willing to work with staff to relocate them to an area desirable to the City.

Chair Agnew asked if netting over the top of the trash to keep trash from blowing out is required. He agreed that the relocation of the trash enclosures was appropriate.

Staff responded that the city did not require netting.

Chair Agnew recalled a proposed pedestrian bridge connection over the wetland area connecting the centers. He asked if there were any tenants selected.

Mr. Swiecki stated that this was deleted somewhere along the way. It was decided not to proceed with that component.

Mr. Ewing stated that they were discussing leases with the fast food and bank but preferred not to discuss names on the record.

There was no one in the audience wishing to speak on the project, the public hearing was officially closed.

MOTION MADE by Commissioner Comer, **SECONDED** by Commissioner Kurani, **TO DETERMINE** that the proposed project would not have a significant adverse impact on the environment, and **TO APPROVE** case P04-0601 with staff's findings and recommendations, and recommending adoption of a Mitigated Negative Declaration.

MOTION CARRIED unanimously.

AYES: Agnew, Brown, Comer, Densmore, Kurani, Leonard, Singletary

NOES: None

DISQUALIFIED: None

ABSTAINED: None

ABSENT: Norton, Stephens

MOTION MADE by Commissioner Comer, **SECONDED** by Commissioner Kurani, **TO DETERMINE** that the proposed project would not have a significant adverse impact on the environment, and **TO APPROVE** cases P04-0486, P04-0507, P04-0508, and P04-0485 as recommended by staff; with the addition to P04-0486 1. That staff to work with applicant to relocate the trash enclosures outside of the center parking lot so that it works better for the businesses and patrons; 2. Modify condition 7 so that the light pole shall not exceed 20'. Approve conditions for P04-0485 as revised and distributed to the Commission, and recommending adoption of a Mitigated Negative Declaration.

Commissioner Brown asked Commissioner Comer would consider altering the motion to try to find some means to make these parking lots attractive at these shopping centers through fountains or other means.

Commissioner Comer added an advisory condition on the plot plan, that staff work with the applicant to see if he can somehow develop some water treatments at the location to somehow dress up the interior. He said it was not an absolute condition but if the applicant could somehow fit it in. The Commission will start pushing on those kind of things a little bit more.

Commissioner Leonard thought that the plan that exists in terms of special treatment for the trash enclosures sounded great in terms of the aesthetic aspects. He particularly supported the relocation because that is not the total problem associated with them, there are odors and flies particularly from fast food. As the areas to relocate these, he thought the one serving the fast food needs to be at the fast food, even if it is next to the outdoor dining area.

MOTION CARRIED unanimously.

AYES: Agnew, Brown, Comer, Densmore, Kurani, Leonard, Singletary

NOES: None

DISQUALIFIED: None

ABSTAINED: None

ABSENT: Norton, Stephens

Chair Agnew advised of the appeal procedure.



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People"

P04-0486

Orangecrest Hills, LP
181 Old Springs Rd.
Anaheim, CA 92808
Attn: Brent Anderson Senior VP

#61

**CITY OF RIVERSIDE
PLANNING AND BUILDING DEPARTMENT**

City Hall • 3900 Main Street
Riverside, California 92522



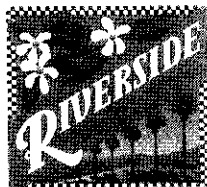
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Carter Ewing
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301 Shipyard Way
Newport Beach, CA 92663

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P04-0486

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