



**Community & Economic Development Department**  
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 |

**Planning Division**  
[RiversideCA.gov](http://RiversideCA.gov)

**HEARING DATE: NOVEMBER 3, 2016**

**AGENDA ITEM NO.: 3**

**PROPOSED PROJECT**

<b>Case Numbers</b>	<b>P15-0862</b> (General Plan Amendment), <b>P15-0863</b> (Rezone), <b>P15-0864</b> (Tentative Tract Map), <b>P15-0865</b> (Site Plan Review), <b>P15-0866</b> (Design Review) & <b>P16-0647</b> (Variance)		
<b>Request</b>	The following entitlements are requested to permit a multi-family residential development with 36 units and 108 parking spaces: 1) to amend the General Plan land use designation from PF – Public Facilities to MHDR-Medium High Density Residential; 2) to rezone from R-1-7000 – Single Family Residential to R-3-3000-AP-D – Multi-Family Residential and Airport Protection Overlay Zones; 3) One lot Tentative Tract Map; 4) Site Plan Review; 4) Design Review of plot plan and building elevations; and 5) Variance to reduce the building setback between multi-family residential buildings to less than 15 feet.		
<b>Applicant</b>	Jeff Moore of RC Hobbs Company, Inc.		
<b>Project Location</b>	4105 Jefferson Street, located on the east side of Jefferson Street, north of the intersection of Jefferson Street and Willow Avenue		
<b>APN</b>	227-130-025		
<b>Project area</b>	2.96 Acres		
<b>Ward</b>	3		
<b>Neighborhood</b>	Ramona Neighborhood		
<b>Specific Plan</b>	N/A		
<b>General Plan Designation</b>	PF- Public Facilities		
<b>Zoning Designation</b>	R-1-7000— Single Family Residential		
<b>Staff Planner</b>	Gaby Adame, Assistant Planner; 951-826-5933; gadame@riversideca.gov		

## RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **RECOMMEND** that the City Council **DETERMINE** that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record and recommend City Council adoption of a Negative Declaration pursuant to CEQA; and
2. **RECOMMEND APPROVAL** of Planning Cases: P15-0862 (General Plan Amendment), P15-0863 (Rezone), P15-0864 (Tentative Tract Map), P15-0865 (Site Plan Review), P15-0866 (Design Review) & P16-0647 (Variance) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

## SITE BACKGROUND

The 2.96 acre project site consists of an existing single-family residential dwelling unit and ancillary structures, including a wood-framed barn/wood shop and multiple greenhouses, all of which will be demolished as part of the project.

The project site is relatively flat, with an average existing slope of one percent and is surrounded by single-family residences, public facilities and institutional uses.

## PROPOSAL

The applicant proposes to construct a multi-family residential development consisting of 36 residential units within ten buildings.

The project will include 25 three-bedroom, and 11 four-bedroom units ranging in size from 1,456 square feet to 1,993 square feet. The residential buildings will be two-stories with a maximum height of 29 feet-6 inches. All units have either a patio or a private backyard ranging in size from 134 square feet to 1,304 square feet. The project provides 24,171 square feet of common useable open space, including a pool, large open space turf area, children's playground, and a community garden.

A total of 91 on-site parking spaces will be provided on-site, including 72 parking spaces in enclosed garages and 19 uncovered parking spaces. Primary vehicular access will be provided from Jefferson Street through secured vehicle gates.

Site plans show a 6 foot tall masonry wall along the north, south and eastern property lines and a 6 foot tall tubular steel fence with pilasters around the pool area and primary vehicle and pedestrian entrance area from Jefferson Street.

**PROJECT ANALYSIS**

<i>Authorization and Compliance Summary</i>			
	<b>Consistent</b>	<b>Inconsistent</b>	<b>N/A</b>
<p><b>General Plan 2025</b></p> <p>The proposed project will be consistent with the proposed land use designation of MHDR--Medium-High Density Residential. The project will further the intent of the General Plan by facilitating in-fill development while addressing the City's housing needs. The amendment furthers the intent of the General Plan by meeting the following General Plan 2025 goals and objectives:</p> <ul style="list-style-type: none"> <li>• Goal H-1: To provide livable neighborhoods evidenced by well-maintained housing, ample public services, and open space which provide a high quality living environment and instill community pride.</li> <li>• Objective LU-78: Maintain Ramona's established residential character while allowing for high-intensity, transit oriented residential and mixed residential-commercial development on opportunity sites, particularly along Magnolia and California Avenues.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Zoning Code Land Use Consistency (Title 19)</b></p> <p>The proposal to rezone 2.96 acres from R-1-7000—Single Family Residential Zone to R-3-3000-AP-D—Multi-Family Residential and Airport Protection Overlay Zones is consistent with the proposed MHDR—Medium-High Density Residential Land Use Designation.</p> <p>This project, as designed, is compatible with existing development in the Ramona Neighborhood. In addition, the project reduces dependence on automobiles as it is within walking distance to the Heritage Plaza shopping center, Don Jones Park and multiple public schools.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Compliance with Citywide Design &amp; Sign Guidelines</b></p> <p>The proposed project substantially meets the objectives of the City's design guidance document, subject to the recommended conditions of approval detailed below.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS**

Standard		Proposed	Consistent	Inconsistent
<i>Maximum Density</i>	14.5 du/ac	12.2 du/ac (36 units/2.96 acres)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Minimum Setbacks</i>	Jefferson Street, Front - 25 feet	25 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (north) 10 feet	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (south) 10 feet	13.8 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear (east) 20 Feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Building Separation 15 feet	10.5 feet (Buildings 2 and 3, 4 and 5, 8 and 9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Minimum Parking</i>	2 parking spaces per dwelling unit with two or more-bedrooms (36 units with 3 and 4 bedrooms)  Total required - 72 spaces	91 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Covered and Open Parking Spaces</i>	75% of total required spaces shall be in a garage or carport  Total required - 54 spaces	91 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Standard	Proposed	Consistent	Inconsistent
<b>Maximum Building Height</b>	30 feet 2 stories	29 feet, 6 inches 2 stories	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Open Space</b>	Common: 500 sq. ft. / unit (18,000 sq. ft. required)	24,171 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Private: 120 sq. ft. minimum per unit	134 sq. ft. to 1,304 square feet per unit	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## SITE PLAN REVIEW

### Site Design

The project is compatible with the surrounding neighborhood. Buildings have been clustered around an internal drive aisle and to the extent possible, have been located away from the east and south property lines for compatibility with existing single family residences. Building 1 will be oriented toward Jefferson Street in order to provide a strong interface with the street and create a cohesive design with existing single-family residential structures fronting Jefferson Street. The project meets all development standards, with the exception of the required minimum building separation requirement. The applicant has requested a variance and provided justifications to reduce building separation between three pairs of residential buildings. Supplemental variance justifications prepared by staff, are also provided. Staff can support this request because: the site is designed in a manner that clusters residential buildings around the internal drive aisle providing increased separation to single-family properties, increases on-site open space/amenity area, and provides additional area on-site for an increase in the number of parking spaces.

### Vehicle Access

Vehicular access will be provided from a 37-foot wide, two way driveway from Jefferson Street. The entrance includes vehicle gates, a vehicle stacking lane, and adequate turn-around area.

Vehicle access to private garages and open parking spaces will be provided by an internal 25-foot drive aisle. The project complies with the minimum drive-aisle width of 24 feet for two-way traffic, and minimum drive-way width of 24 feet for two-way traffic in multi-family residential zone.

### ***Perimeter Walls and Fences***

The proposed fence and wall plan reflects a six foot high decorative masonry wall along the north, east and south boundary of the project. A 5-foot 6 inch high tube steel fence is proposed around the amenity and vehicle/pedestrian entry area. Individual unit will have 5-foot 6 inch high vinyl fencing separating individual private open space areas. Proposed fence and walls comply with the Citywide Design Guidelines and the maximum height limitation of six feet.

### ***Amenities***

Developments consisting of 21 units to 75 units require a large open lawn area and at least three recreational amenities. The site provides 24,171 square feet of common useable open space, including a swimming pool, children's playground with equipment structure, picnic tables, benches, a community garden area with raised beds and a large open turf area consistent with the standards of the Zoning Code. The project complies with the open space development standards of the R-3-3000 – Multi-Family Residential Zone.

### ***Conceptual Landscaping***

The conceptual landscape plan reflects multiple species of trees, shrubs and groundcovers to complement and accent the proposed architecture. The project's landscaping plans also include drought tolerant landscaping materials in compliance with Title 24 and the City's Water Efficient Landscaping Ordinance. Yew pines and Shoestring Acacia trees have been conditioned along the eastern property line where the project is adjacent to single family residential properties. Yew pines, grow 8 to 15 feet in height, and will adequately screen and soften the projects residential buildings along the eastern portion of the property.

## **ARCHITECTURAL DESIGN**

The contemporary architectural design, with craftsman elements, includes varying building modulations and rooflines, stone veneer, flat tile roofing, exposed wood rafters, lap siding and stucco. Building elevations and roof lines include a high degree of articulation, breaking up building masses, consistent with the Citywide Design Guidelines.

## **ENVIRONMENTAL REVIEW**

A Negative Declaration (ND) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The CEQA documentation states the proposed project will not have a significant effect on the environment.

## **NEIGHBORHOOD COMPATIBILITY**

The project, as proposed, is compatible with surrounding development patterns along Jefferson Street in the Ramona Neighborhood. The project as designed, serves as a transition project between the senior housing care facility located north of the project and single family residential on the west, east and south side of the project. The site has been designed to cluster residential buildings around the internal drive aisle creating a greater buffer to single family residential

property adjacent to the project site. Additionally, staff has conditioned for evergreen trees that grow 8 to 15 feet in height to be planted along the east property to provide for increased privacy with adjacent residential uses.

## 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 Planning Staff.

## 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 Planning Department Public Information Section, 3rd Floor, City Hall.

## EXHIBITS LIST

1. Staff Findings and Variance Justifications
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. Existing/Proposed General Plan
5. Existing/Proposed Zoning
6. Project Plans (Site Plan, Building Elevations, Floor Plans, Tentative Tract Map, Conceptual Landscape Plan, Open Space Plan, Fence and Wall Plan)
7. Applicant Prepared Variance Justifications
8. Existing Site Photos
9. CEQA Document (Negative Declaration)

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Report and Recommendations Prepared by:

Gaby Adame, Assistant Planner

Report and Recommendations Reviewed by:

Ted White, City Planner

Report and Recommendations Approved by:

Rafael Guzman, Community & Economic  
Development Director



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

**PLANNING CASES:** **P15-0862** (General Plan Amendment), **P15-0863** (Rezone), **P15-0864** (Tentative Tract Map), **P15-0865** (Site Plan Review), **P15-0866** (Design Review) & **P16-0647** (Variance)

**FINDINGS**

**Rezone**

- a. That the proposed Zoning Code Amendment is generally consistent with the goals, policies, and objectives of the General Plan;
- b. That the proposed Zoning Code Amendment will not adversely affect surrounding properties; and
- c. That the proposed Zoning Code Amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.

**Variance**

**VARIANCE:** To reduce the building setback between multi-family residential buildings to less than 15 feet.

1. *The strict application of the provisions of the Zoning Regulations would result in practical difficulties or unnecessary hardships in the development of this property.*

The proposal complies with this finding. The subject site consists of 10 buildings with 36 single-family units. The project meets all setback requirements except the required 15 foot separation between buildings 2 and 3, 4 and 5, and 8 and 9. Compliance with the required distance between buildings would impact site design. As designed, the buildings cluster around an internal drive aisle, providing increased separation to single family property on the east and south side of the project site. Strict adherence to the 15 foot separation between the multi-family residential buildings could reduce on-site open space, reduce the overall number of parking stalls and have an impact on site amenities. Based on this, Staff can support the requested variance.

2. *There are exceptional circumstances or conditions applicable to this property or to the intended use or development of this property which do not apply generally to other property in the same zone or neighborhood.*

The proposal complies with this finding. The unique shape and size of the parcel limits site design. There are no other parcels in the general vicinity that share the same constraints as the project site. Strict adherence of the 15-foot building separation requirement would impact on-site circulation, parking and open space. Staff believes the applicant has designed the project to take into account compatibility with adjacent single family zoned

property and has provided increased setbacks along those sides for increased compatibility.

3. *The granting of this request will not prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located.*

This proposal complies with this finding. The project exhibits design qualities and features that will make it desirable and beneficial to the neighborhood. Staff believes the project as proposed provides an appropriate transitional development between the adjacent single-family and institutional land uses. In addition, the project complies with all setbacks to adjacent properties and in some cases greater setbacks are proposed than required by the Zoning Code to reduce any impact from the massing and height. The proposed project complies with all requirements for parking, private yards, and open space in accordance with the Riverside Municipal Code.

4. *The granting of this request will not be contrary to the objectives of the General Plan.*

Based on the scope of the requested variance, the granting of this request will not be contrary to the objectives of the General Plan 2025.



*EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL*

**RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES**

Case Numbers: **P15-0862** (General Plan Amendment), **P15-0863** (Rezone), **P15-0864** (Tentative Tract Map), **P15-0865** (Site Plan Review), **P15-0866** (Design Review) & **P16-0647** (Variance)

**CONDITIONS**

**Case Specific**

**Planning**

1. The General Plan 2025 land use designation of MHDR – Medium High Density Residential shall be applied to the subject property as shown in Exhibit 4.
2. The R-3-3000-AP-D – Multi-Family Residential and Airport Protection Overlay Zones shall be applied to the subject property, as shown in Exhibit 5.
3. All conditions of the Airport Land Use Commission (ALUC), processed under case ZAP1070RI15, shall be satisfied.
4. 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, including any required variances. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

*Prior to Grading Permit Issuance*

5. 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;

*During Grading Activities*

6. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
  - a. The generation of dust and fugitive dust shall be controlled as required by SCAQMD Rule 403;
  - b. Grading activities shall cease during period of high winds (greater than 25mph);

- c. 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;
  - d. Contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted to Public Works Department for review and approval. The Traffic Plan shall include, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site. Work shall not commence without an approval traffic control plan from the Public Works Department;
  - e. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
  - f. Wash off trucks and other equipment leaving the site;
  - g. Replace ground cover in disturbed areas immediately after construction;
  - h. Keep disturbed/loose soil moist at all times;
  - i. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
7. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
  8. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to eliminate the need for diesel powered generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

*Prior to Building Permit Issuance*

9. The R-3-3000-AP-D – Multi-Family Residential and Airport Protection Overlay Zones shall be adopted.
10. The General Plan land use designation of MHDR – Medium High Density Residential shall be adopted.
11. Plans submitted for Plan check review should 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 preventer possible, be painted green, and consist of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.
12. Landscaping, irrigation, exterior lighting, and sign plans shall be submitted for Planning staff approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required. Landscaping, irrigation and exterior lighting plans must be submitted prior to building permit issuance.
13. **Photometric/lighting Plan:** An exterior lighting plan shall be submitted with building permit plans review and approval. Photometric plans shall include the following;
  - a. A photometric study and manufacturer's cut sheets of all exterior lighting on the new buildings and within the common open space areas shall be submitted with the exterior lighting plan.

All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum intensity 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 offsite glare, shall not direct light skyward and shall be directed away from adjacent properties and public right-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. Light poles within 50 feet of residentially zoned property shall not exceed 14 feet in height.

14. **Fence/Wall Conditions:** Revise the submitted fence/wall plan such that the plan provided for building permit plan check incorporates the following changes:
  - a. The location, height and materials, including decorative masonry wall and decorative cap for all proposed pilasters/wall segment.
15. **Trash Enclosure Conditions:** Submit trash enclosure elevations such that the plan provided for building permit plan check incorporates the following changes:
  - a. Provision for trash enclosures to be located throughout the project site to Public Works – Sanitation standards.
  - b. Trash enclosures shall be constructed with a decorative masonry block and decorative cap or be finished in stucco and painted to match on-site residential buildings.
16. **Landscape and Irrigation Plans** shall be submitted for Design Review approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required. Landscaping and irrigation plans must be submitted prior to building permit issuance. Landscape and irrigation plans shall include the following:
  - a. Provision for landscape plans to include evergreen trees that grow from 8 to 15 feet in height and spaced accordingly to adequately provide screening to adjacent single family property.

*During Construction:*

17. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
18. 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 or urban pollutants, and flooding.
19. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
20. During all project site construction, the Construction Contractor shall limit all construction-related activities that would result in a noise disturbance to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or federal holidays.
21. The Construction Contractor shall time the construction activities so as to not interfere with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.

22. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendants shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described.
23. Should cultural, historical or archeological items be found during grading and construction activity, the construction and grading of this project all activity shall be halted in the vicinity of the find and diverted until a qualified archeologist meeting the Secretary of the Interior standards can evaluate the nature and significance of the find. If human remains are uncovered, the applicant shall contact the County Coroner's Office.

*Prior to Release of Utilities and/or Occupancy for any phase*

24. 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/auditor responsible for the project. Contact Gaby Adame, Assistant Planner at (951) 826-5933 or [gadame@riversideca.gov](mailto:gadame@riversideca.gov) to schedule the final inspection at least one week prior to needing the release of utilities.

**Public Utilities – Electric**

Contact Summer Ayala at 951-826-2129 for questions regarding Public Utilities (Electric) conditions/corrections listed below.

25. 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.
26. 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.
27. A Blanket Utility Easement is required for all parcels.
28. Plot existing electrical distribution facilities on original plot plan tracing and submit for department approval (contact department representative for details).

**Public Utilities-Water**

29. Advisory: The provision of utility fees and charges in accordance with the City of Riverside Public Utilities Water Rules.
30. Advisory: The provision of water facilities in accordance with the City of Riverside Public Utilities Water Rules.
31. Advisory: Utility easements shall be provided and/or retained to the specifications of the affected departments and agencies.

32. Advisory: The provision of faithful performance bonds in accordance with the City of Riverside Public Utilities Water Rules.
33. Advisory: All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies.

### **Street Trees**

Contact Guy Tanaka at [gtanaka@riversideca.gov](mailto:gtanaka@riversideca.gov), or Robert Filiar at [rfiliar@riversideca.gov](mailto:rfiliar@riversideca.gov) or 951-351-6313 for questions regarding street tree conditions or corrections.

34. Street trees required: 24" box size. Species and quantity to be determined upon completion of fine grading after hardscape has been installed. Submit landscaping plans involving proposed trees to be planted in the PROW for review and approval by Street Trees

### **Fire Department Conditions**

Contact Margaret Albanese at 951-826-5455 for questions regarding fire conditions or corrections.

#### *Prior to Permit Issuance:*

35. All required fire hydrants shall be in service and fire flow available prior to building permit release by the Fire Department. Violation of this requirement may result in citations that require a court appearance to be issued.
36. Access roadways shall be a minimum of twenty (20) feet in unobstructed width with a minimum vertical clearance of thirteen feet, six inches (13'6"). Grade differential shall not exceed twenty (20) percent.
37. An automatic fire sprinkler system is required by City Ordinance 16.32.076. 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 an approved facility. Post Indicator valves, Detector Check control valves and water flow switches are required to be central station monitored. Have 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.
38. One new public fire hydrant is required for this project.
39. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
40. Construction plans shall be submitted and permitted prior to construction.
41. Fire Department access is required to be maintained during all phases of construction.

### **Public Works**

42. 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.
43. Storm Drain construction will be contingent on engineer's drainage study.

EXHIBIT 2- STAFF RECOMMENDED CONDITIONS OF APPROVAL

44. Installation of sewers and sewer laterals to serve this project to Public Works specifications. Onsite sewer mains shall be public facilities. A minimum 20 foot wide sewer easement is required for the length of the onsite sewer mains.
45. Planting of 24" Box Size Street Trees (*Magnolia grandiflora*) required along Jefferson St
46. Installation of automatic irrigation system to provide deep-root watering to trees is required.
47. Off-site improvement plans to be approved by Public Works prior to map recordation.
48. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
49. Full improvement of interior streets based on private residential street standards.
50. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works specifications.
51. 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.

52. 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.

53. 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
54. 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.
55. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:  
  
Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;  
  
Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and  
  
Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.
56. All reverse frontage improvements shall be installed by the developer and maintained by a landscape maintenance assessment district. The landscape maintenance assessment district shall be created by the developer in a manner acceptable to the City Attorney's Office and the Park and Recreation Departments prior to recordation of this map.
57. Trash collection service will not be provided on common drives. Areas shall be provided along private streets to accommodate the placement of containers for automated collection. On-street parking shall be prohibited (if allowed) on collection days as required to ensure access to the trash containers. Keypad activation of the security gates is required to allow access to the site for collection service.

#### **GENERAL INFORMATION NOTES**

58. This approval is for design concept only, and does not confirm 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.
59. The project must be completed per the Design Review by the Planning Commission, including all conditions listed in this report. Any substantial changes to the project must be approved by the Planning Commission or minor changes by Planning staff. Upon completion of the project, a Planning staff inspection must be requested, and UTILITIES will not be released until it is confirmed that the approved plans and all conditions have been implemented.

60. There is a 24-month time limit on this approval, which begins following City Council approval of this case.
61. 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 modification that may be required by these conditions of approval.