



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

Planning Division
RiversideCA.gov

HEARING DATE: JULY 28, 2016

ITEM NO.: 3

PROPOSED PROJECT

Case Numbers	P16-0168 (Rezone), P15-1107 (Design Review), P16-0388 (Variance), and P16-0389 (Variance)		
Request	The following entitlements are requested to permit a 797 unit, three-story commercial storage facility: 1) Rezone the subject site to apply the CS—Commercial Storage Overlay Zone to the underlying BMP—Business and Manufacturing Park Zone; 2) Design Review of plot plan and building elevations for the commercial storage facility; 3) Variances requested to allow for a lesser front yard setback than required by Code and for a greater building height than permitted by the CS Overlay Zone.		
Applicant	Rick Scott, representing Corman Leigh Companies		
Project Location	Situated on the east side of Vine Street between Third and First Streets.		
APN	213-060-014		
Project area	1.6 acres		
Ward	1		
Neighborhood	Hunter Industrial Park		
Specific Plan	N/A		
General Plan Designation	O - Office		
Zoning Designation	BMP- Business and Manufacturing Park Zone		
Staff Planner	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 the project constitutes an infill development project and is therefore categorically exempt from the provisions of the California Environmental Quality Act per Section 15332 of the CEQA Guidelines; and
2. **RECOMMEND APPROVAL** of Planning Cases: P16-0168 (Rezone), P15-1107 (Design Review), P16-0388 (Variance), and P16-0389 (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 1.6 acre project site consists of eight undeveloped parcels, but have been assessed under a single assessor parcel number for tax purposes. The site is currently unimproved, but previously developed with rail lines that served the adjacent citrus packing houses. Records show that the rail lines were removed in 1991. The site is surrounded by light industrial uses to the north, offices, and commercial uses to the south across Third Street, two historic packing houses to the west, and Gage Canal and rail corridor to the east. As the site is adjacent to the two historic citrus packing houses, also owned by the applicant, a condition of approval is recommended requiring a Historic Conservation Easement to be recorded to ensure the historic structures are protected and preserved in place.

PROPOSAL

The applicant is requesting approval of a 117,478 square foot commercial storage facility consisting of 797 storage units, a 1,750 square foot office area and 19 parking spaces.

Storage units will range in size from 25 square feet to 260 square feet. A total of 15 storage units will be non-climate controlled and accessible with metal roll up doors on the west side of the building, and 782 storage units are climate control and accessible via internal hallways.

A total of 19 parking spaces are provided along the west side of the building. The three (3) parking spaces closest to the front office will be reserved for customers and the 16 parking spaces, located behind the gate, will be for customer loading and unloading. These spaces will be oversized to accommodate larger personal moving vehicles.

Vehicular access will be provided from Third Street. As the site will be gated, access will be provided by a key card access security system, which includes: key card access at each building entrance and storage unit, exterior motion-sensor controlled lighting, surveillance cameras at each building entry point and along the front (west) elevation. The facility will operate from 7:00a.m. -7:00p.m. Monday through Friday and 9:00a.m. – 5:00p.m. Saturday, Sunday and Federal Holidays. Two full time employees will be on site during all business hours. The project will not include a caretaker residential unit.

To facilitate implementation of this project, the following entitlements are requested:

- Rezone
- Design Review

- Variance related to front yard setback
- Variance related to overall building height

PROJECT ANALYSIS

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The subject site has a General Plan Land Use designation of O – Office, which is intended for a variety of office uses, including general business and medical offices. Supportive retail and commercial uses are also permitted. The only zone that is consistent with the Office land use designation is O – Office. The proposed CS – Commercial Storage Overlay Zone can be applied to both the O – Office and BMP – Business and Manufacturing Park Zones. While the underlying BMP Zone and General Plan land use designation are inconsistent, the application of the CS Overlay Zone would be consistent with both the General Plan and the zoning.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Zoning Code Land Use Consistency (Title 19)</p> <p>The commercial storage facility is a permitted use within the BMP – Business and Manufacturing Park Zone with the addition of the CS – Commercial Storage Overlay. The Commercial Storage Overlay is established to permit storage uses in areas that are particularly difficult to use due to parcel shape, access, or in areas where parcels are needed to form a buffer between incompatible uses. The facility as proposed is compatible with surrounding industrial, commercial and office uses.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with Citywide Design & Sign Guidelines</p> <p>The proposed project meets the objectives of the Citywide Design Guidelines and Sign Guidelines, subject to the recommended conditions of approval.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

		BMP Zone	CS Overlay	Proposed	Consistent	Inconsistent
<i>Minimum Lot Area</i>		40,000 square feet	1.0 acre	1.67 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Minimum Frontage</i>		140 Feet	100 Feet	179 Feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Vehicle Parking</i>		1 space/ 250 square feet of office area (1,750 square feet office space – 7 spaces required)	N/A	19 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Maximum Floor Area Ratio</i>		1.5	N/A	1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Maximum Building Height</i>		45 Feet	20 Feet	35 feet-4 inches	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Minimum Building Setbacks</i>	Front	50 Feet	20 Feet	17 Feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Interior Side	0 Feet	N/A	5 Feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear	0 Feet	N/A	5 Feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DESIGN REVIEW

Site Plan

Staff supports the site design as it has been designed to locate the commercial storage building closer to the rail lines, along the east property line, while creating a buffer and remaining sensitive to the historic citrus packing houses to the west.

The placement of the storage facility allows for adequate on-site circulation and creates a sound buffer from the rail lines to the citrus packing houses. The development meets the setbacks of the CS – Commercial Overlay and BMP – Business and Manufacturing Park Zone, except for the front yard building setback along Third Street. The building is setback 17 feet from the ultimate right-of-way, where the Zoning Code requires 50 feet. The applicant has requested a variance to allow a reduced front yard building and provided justifications in support of the variance. Supplemental variance justifications prepared by staff are also provided. Staff supports the variance as the office portion of the building will be setback 17 feet from the ultimate right of way, while the three story portion of the commercial storage building will be setback 47 feet from the ultimate right-of-way. Further, the site configuration allows for adequate access, circulation, and security measures. In addition, due to the placement of the adjacent historic citrus packing houses, it is unlikely that this section of Third Street will be widened to ultimate configuration. Lastly, the proposed self-storage building has been designed to step down towards Third Street creating a more compatible environment with the existing development pattern along Third Street.

While the projects Floor Area Ratio (FAR) of 1.61 exceeds the maximum FAR of 1.5 allowed in the BMP Zone, staff can support the proposed increased FAR due to the subject sites shape and size constraints. An increase in the FAR allows for adequate on site circulation and turning movements without impacting the historic citrus packing houses and other surrounding uses. Additionally, the proposed FAR will not have a detrimental effect on existing infrastructure and services. Therefore, staff supports the proposed FAR.

Vehicle Access

Primary vehicle access to the site is proposed via a 24-foot wide, two-way driveway off of Third Street. The three existing vehicle access points from Vine Street, currently serving the historic packing houses, will also be utilized as secondary access points to the commercial storage facility. Although all vehicle access points will have vehicle gates, the facility will only have control over the gates off of Third Street. Due to on site circulation and the existing development pattern of the adjoining parcels, the existing gates along Vine Street will be controlled by the property owner and the tenants of the packing houses. The applicant has indicated that the gates, exterior building doors and storage units will require a secure key card to access the facility. Given the proposed circulation, staff has conditioned for a cross lot access agreement be recorded between the subject site and the parcels to the west prior to release of occupancy. With the recommended condition of approval, adequate access will be provided for this project.

Perimeter Fence

The proposal includes a 6-foot high wrought iron fence along the northern and a portion of the eastern property lines. The fencing is proposed to limit access to the adjacent Gage Canal property and access to the on-site water retention basin. While staff supports the proposed fencing, the Zoning Code requires fences and walls within the front yard area in the BMP Zone not exceed 4 feet in height. Therefore, staff has conditioned all on-site fencing to be constructed of

tubular steel and segments located within the 40 foot front yard setback be reduced in height to 4 feet.

Architecture

The commercial storage facility is designed to reflect the architecture of the adjacent historic citrus packing houses, associated with the Mission Revival architectural style. The overall form and architectural treatment include a central scalloped parapet, overhanging shed roof, finished with red-tile and pyramidal capped towers. Inset bays along the east and west elevations will feature citrus themed murals. Staff supports the proposed building elevations as the design is consistent with Citywide Design Guidelines and complements the two packing houses to the west of the site.

Building Height

The overall building height is 35 feet 4 inches, where the Commercial Storage Overlay permits a maximum height of 20 feet. The applicant has requested a variance to allow an increase in the height and provided justifications in support of the variance. Supplemental variance justifications prepared by staff are also provided. Staff supports the variance as the site is surrounded by the BMP Zone, which allows building heights of 45 feet. Thus, the proposed building height of 35 feet 4 inches will not be out of character in the area. Additionally, staff supports the architecture as the project is architecturally compatible with adjacent structures consisting of heights in excess of 40 feet.

Conceptual Landscaping

The conceptual landscape plan reflects multiple species of trees, shrubs and groundcovers to complement and accent the proposed architecture. The landscaping palette is consistent with landscaping in the immediate area and will serve to enhance the streetscape and project. Staff supports the conceptual landscape plan.

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332, as the project constitutes an in-fill development project.

NEIGHBORHOOD COMPATIBILITY

The proposed project facilitates in-fill development within an established commercial, industrial and rail corridor of the Hunter Business Park neighborhood. The use is proposed at a location where it can be operated in a manner that will not be detrimental to surrounding land uses nor conflict with existing traffic and has been architecturally designed to be compatible with adjacent historic citrus packing houses. Therefore, this project is compatible with the surrounding 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. Findings – Rezoning, Floor Area Ratio, and Variance Justifications
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Existing and Proposed Zoning Maps
6. Project Plans (Site Plan, Floor Plans, Roof Plan, Building Elevations, Conceptual Landscape Plan, Conceptual Perspectives)
7. Conceptual Grading Plan
8. Existing Site Photos
9. Applicant Prepared Variance Justifications

Report and Recommendations Prepared by:
Report and Recommendations Reviewed by:
Report and Recommendations Approved by:

Gaby Adame, Assistant Planner
Patricia Brenes, Principal Planner
Rafael Guzman, Community Development
Director



EXHIBIT 1 – FINDINGS

PLANNING CASES: P16-0168 (RZ), P15-1107 (DR), P16-0388 (VR), P16-0389 (VR)

Zoning Code Map Amendment Findings

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

Floor Area Ratio (FAR) Findings

- a. The proposed self-storage facility will not have a detrimental effect on infrastructure and municipal services;
- b. The proposed self-storage facility will not adversely impact the surrounding neighborhood; and
- c. The proposed self-storage facility will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses.

Variance Findings

VARIANCE A: To allow the commercial storage facility to be 35 feet 4 inches in height where the CS Overlay Zone has a maximum building height of 20 feet; and

VARIANCE B: To allow the commercial storage building to encroach 23 feet into the 50 foot front yard building setback and parking to encroach 5 feet into the required 15 foot landscape setback.

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.*

VARIANCE A: The proposal complies with this finding. Strict application of the Zoning Code would require the commercial storage building to be reduced to a maximum height of 20 feet. Adjacent buildings, similar in mass and scale have heights in excess of 40 feet, consistent with the BMP Zone. CS Overlay Zones have generally been applied to larger properties adjacent to single family residential, where development of the property can be spread over a larger area, reducing the height and retaining the appropriate scale with adjacent uses. In this case the shape of the subject site restricts a horizontal site layout and design, requiring the facility to be constructed in a vertical layout, exceeding the

maximum building height of 20 feet. In addition, the site is not surrounded by single family residences that could potentially be impacted by the proposed building height.

VARIANCE B: The proposal complies with this finding. The office portion of the building will be setback 17 feet from the ultimate right of way, while the three story portion of the commercial storage building will be setback 47 feet from the ultimate right-of-way. Due to the sites configuration and circulation pattern, and vehicle security gates, 3 parking spaces will be placed within the landscape setback. While an offer of dedication is being required for this project, due to the placement of the adjacent historic citrus packinghouse, it is unlikely that this section of Third Street will be widened to full right-of-way, leaving 13 feet of landscaped area between the parking stalls and the sidewalk.

- 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.*

VARIANCE A: The proposal complies with this finding. Storage facilities in Riverside have generally been developed as single or two story developments and occupy a considerable amount of land. The proposed commercial-storage facility is being proposed as a compact facility to facilitate adequate on-site circulation. Furthermore, the proposed building is consistent with the architectural design and height of surrounding buildings.

VARIANCE B: The proposal complies with this finding. As proposed, the building will be setback 17 feet from the ultimate right of way and parking spaces will be setback 5 feet from the ultimate right-of-way. Strict application of the zoning code would impose additional on-site constraints, such as conflicts with security and on-site circulation, on a project site that is typically smaller than traditional sites utilized for storage facilities. The front setback will be fully landscaped, and will not impede views of the historic citrus packing houses to the west.

- 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.*

VARIANCE A: The proposal complies with this finding. With the exception of the variances for height and building setback, the storage facility makes use of an underutilized, undeveloped parcel that will reduce train related noise to neighboring buildings, has been architecturally designed to be compatible with the historic citrus packing houses and is a use that will create minimal traffic impacts in the predominantly industrial and commercial neighborhood.

VARIANCE B: The proposal complies with this finding. Conceptual landscape plans show the front setback fully landscaped, reducing visual impacts to the public right-of-way. The proposed building also provides a larger setback than the adjacent packing houses, which are adjacent to the property line. The building has also been designed to step down towards Third Street, creating a more compatible environment with the existing development pattern along Third Street.

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

VARIANCES A & B: Based on the scope of the requested variances, 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: **P16-0168** (Rezone)
P15-1107 (Design Review)
P16-0388 (Variance)
P16-0389 (Variance)

Conditions

Case Specific

• **Planning**

1. The CS – Commercial Storage Overlay shall be applied to the subject property, as shown in Exhibit 5.
2. All conditions of the Airport Land Use Commission (ALUC), processed under case ZAP1189MA16, shall be satisfied.

Site Operation Standards:

3. The applicant shall be responsible for maintaining the site free of litter.
4. Building and window signs shall comply with Chapter 19.620 of the Zoning Code. Signs shall be subject to separate review. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

Prior to Issuance of Grading Permit:

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;
 - b. Compliance with City adopted interim erosion control measures;
 - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems; and

- d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement.

During Grading and Construction Activities:

6. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
7. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.
8. Projects must abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:
 - a. Develop a construction traffic management program that includes, but is not limited to, rerouting construction-related traffic off of congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from the site;
 - b. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - c. Wash off trucks and other equipment leaving the site;
 - d. Replace ground cover in disturbed areas immediately after construction;
 - e. Keep disturbed/loose soil moist at all times;
 - f. Suspend all grading activities when wind speeds exceed 25 miles per hour;
 - g. Enforce a 15-mile-per-hour speed limit on unpaved portions of the construction site.
9. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or must provide evidence that electrical hook ups at construction sites are not cost effective or feasible.
10. If inadvertent discoveries of subsurface cultural resources are discovered during grading, the Project applicant(s)/developer, the project principal investigator, and the Tribe(s) shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the project applicant and the Tribe(s) cannot agree on the significance or the mitigation for such resources, these items will be presented to the City for decision. The City shall make the determination based on the provisions of the California Environmental Quality Act (CEQA) with respect to cultural resources and shall take into account the religious beliefs, customs and practices of the Tribe(s).

11. In the event that human remains are encountered, California Health and Safety Code Section 7050.5 states 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), human 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) shall then make recommendations within 48 hours, and engage in consultations with the landowner concerning the treatment of the remains as provided in Public Resources Code 5097.98.
12. In the event a fossil is discovered during construction for the proposed project, excavations within 50 feet of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.

Prior to Issuance of Building Permit:

13. All roof mounted mechanical equipment shall be completely screened from view from the public right-of-way. Parapet walls shall be designed so the top of the walls are equal to or higher than the tallest piece of mechanical equipment on the roof of the building.
14. Plans submitted for 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 Division review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.
15. An exterior lighting plan shall be submitted for Planning Division staff review. A photometric study and manufacturer's cut sheets of all exterior lighting on buildings, landscaped areas and in parking lots shall be reflected. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking. 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 (20) in height, including the height of any concrete or other base material.
16. **Staff Required Building Elevations Conditions:** The building elevations submitted for building permits shall clearly specify all building materials and colors to match the materials and colors as approved by the City Planning Commission as applicable and shall include the following:
 - a. The applicant shall work with Planning Staff to include murals on the east and west elevations of the commercial storage building; and

- b. Reflective glass shall not be used for window areas along the building façade facing Third Street.
- 17. Landscaping and Irrigation plans shall be submitted for Planning Staff review. Design modifications may be required as deemed necessary. Separate applications and filing fees are required.
- 18. **Revise the Landscape and Irrigation Plans** such that the plans submitted for planning staff approval incorporate the following changes:
 - a. The visibility of water meters, backflow preventers and utility cabinets shall be minimized through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall; and
 - b. The landscape planter adjacent to the handicap parking stall shall be extended out, 10 feet in front of the decorative fencing.
 - c. Landscape between the public sidewalk and the three parking stalls in front of the security gate shall include a hedge towards the back of the planter area and lower lying plants in front, creating a landscaped layered effect reducing visibility of the parking stalls to the public right-of-way.
 - d. The planter between the handicap parking stall and the security fence shall include a hedge towards the back of the planter area and lower lying plants in front, creating a landscaped layered effect, reducing visual impacts to the right-of-way from exterior storage units.
- 19. Submitted construction plans shall include a fence and wall plan, and shall include the following:
 - a. Any fencing within the required 40 foot front yard setback shall be 4 feet in height.
 - b. All proposed fencing and gates on-site shall be constructed from a decorative tubular steel.
 - c. Any walls that may be proposed as part of the project will need to be constructed of a two sided decorative material and finished with a decorative cap. The Planning Division may require use of decorative pilasters if walls are proposed for long expanses.

Prior to Release of Utilities and/or Occupancy:

- 20. A Historic Conservation Easement shall be recorded for the historic packing house structures located at 3230 Vine Street and 3280 Vine Street. A copy of the recorded document shall be submitted to the Planning Division.
- 21. A Reciprocal Access Agreement shall be recorded and a copy of the recorded document shall be submitted to the Planning Division.

22. 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, at (951) 826-5933 to schedule the final inspection at least a week prior to needing the release of utilities.
23. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.

- **Fire Prevention:**

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

24. Prior to permit issuance 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.
25. Prior to permit issuance access roadways in excess of one hundred and fifty (150) feet in length shall be provided with a provision for turn around. Such provisions shall be of a design approved by the Fire Department.
26. Prior to permit issuance access roadways shall be all weather surfaces, paved, provided with engineered turf block, or alternate design. Such roadways shall be maintained at all times.
27. 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.
28. The Riverside Municipal Code, Section 16.36.010 to 16.36.090 requires a Public-Safety Radio Amplification System in: (1) New buildings greater than fifty thousand (50,000) square feet; (2) In existing buildings greater than fifty thousand (50,000) square feet when modifications or repairs exceed fifty percent (50%) of the value of the existing building(s) and are made within any twelve (12) month period or the usable floor area is expanded or enlarged by more than fifty percent (50%); (3) All basements where the occupant load is greater than fifty (50), regardless of the occupancy, or sub-level parking structures over ten thousand (10,000) square feet. Plans shall be submitted to the Riverside Police Communication Analyst (951) 353-7270, for review and approval. The Riverside Police Communication Analyst will conduct an acceptance test of the system and a copy of the report shall be forwarded to the Fire Department.
29. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
30. Construction plans shall be submitted and permitted prior to construction.

31. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit.

32. Fire Department access is required to be maintained during all phases of construction.

- **Public Works Department**

33. Offer only of deed for widening 3rd Street along proposed mini storage frontage to 44 feet from monument centerline to Public Works specifications.

34. Completion of curb, gutter, and sidewalk on Third Street to Public Works specifications.

35. Off-site improvement plans to be approved by Public Works prior to permit issuance.

36. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to issuance of building permit.

37. Installation of sewer main/sewer laterals to serve this project to Public Works specifications.

38. Size, number and location of driveways to Public Works specifications.

39. Prior to Building Permit Issuance, the Developer shall complete a lot line adjustment to consolidate the project site parcels to the satisfaction of the Planning Division and Public Works Department.

40. 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.

41. 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;
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance; and
 - f. All BMP's must be constructed on private property and shall not encroach into the City right-of-way of offer of dedication.
42. 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.
43. 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.
44. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
- g. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - h. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
 - i. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

- **Public Utilities – Water**

- Prior to Certificate of Occupancy, the Applicant shall install fencing to the satisfaction of the Water Utility, along the southeastern property line up to the southernmost building line, and northern property lines with the exception of the area adjacent to the eastern façade.

- **Public Utilities – Electric:**

Contact Summer Ayala at 951-826-2129 for questions regarding public utilities (electric) conditions/corrections listed below.

45. 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.
46. 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 and Recreation**

47. PRIOR TO BUILDING PERMIT ISSUANCE: Payment of all applicable park development fees (local, regional/reserve, trail and aquatic) 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 Park Planning & Design, 951/826-2000.

GENERAL INFORMATION NOTES

48. 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.
49. 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.
50. There is a 24-month time limit on this approval, which begins following City Council approval of this case.
51. 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.