



**PLANNING COMMISSION HEARING DATE: MAY 23, 2024  
AGENDA ITEM NO.: 4**

**PROPOSED PROJECT**

|                                         |                                                                                                                                                        |                                                                                     |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Case Number</b>                      | <b>PR-2023-001601</b> (Site Plan Review)                                                                                                               |                                                                                     |
| <b>Request</b>                          | To consider a Site Plan Review of project plans for a mixed-use development consisting of 18 dwelling units and 1,477 square feet of commercial space. |                                                                                     |
| <b>Applicant</b>                        | Feng Xiao                                                                                                                                              |                                                                                     |
| <b>Project Location</b>                 | 1775 and 1795 University Avenue, situated on the northeast corner of University Avenue and Mesa Street                                                 |  |
| <b>APN</b>                              | 211-183-023, 211-183-024                                                                                                                               |                                                                                     |
| <b>Project Area</b>                     | 0.63 acre                                                                                                                                              |                                                                                     |
| <b>Ward</b>                             | 1                                                                                                                                                      |                                                                                     |
| <b>Neighborhood</b>                     | Eastside                                                                                                                                               |                                                                                     |
| <b>Specific Plan</b>                    | University Avenue Specific Plan                                                                                                                        |                                                                                     |
| <b>General Plan Designation</b>         | MU-U – Mixed-Use-Urban                                                                                                                                 |                                                                                     |
| <b>Zoning Designation</b>               | MU-U-SP – Mixed Use-Urban and Specific Plan (University Avenue) Overlay Zones                                                                          |                                                                                     |
| <b>Housing Element Opportunity Site</b> | Site No. 144                                                                                                                                           |                                                                                     |
| <b>Staff Planner</b>                    | Judy Egüez, Senior Planner<br>951-826-3969<br>jeguez@riversideca.gov                                                                                   |                                                                                     |

**RECOMMENDATIONS**

Staff recommends that the Planning Commission:

1. **DETERMINE** that the proposed project is consistent with the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021 (SCH No.

2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program; and

2. **APPROVE** Planning Case PR-2023-001601 (Site Plan Review and Tentative Tract Map) based on the findings outlined in the staff report and subject to the recommended conditions (Exhibits 1 and 2).

## SITE BACKGROUND

The 0.63-acre project site consists of two contiguous parcels. The site has been vacant since 2004, when a restaurant building and surface parking lot were demolished. Surrounding land uses include multifamily and single-family residences to the north (across the alley), a commercial use (Walgreens) to the east, a restaurant to the west (across Mesa Street), and commercial uses to the south (across University Avenue) (Exhibit 3 and 4).

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

## PROPOSAL

The applicant is requesting approval of a Site Plan Review to facilitate the construction of a mixed-use development. The project proposes to construct a 4-story, 53,333 square foot building. The following is a summary description of each component of the proposed project:

### **Multi-Family Residential**

The residential portion of the project consists of 18 rental townhomes. Each unit is three stories and consists of 3 bedrooms and 4 bathrooms. Units range in size from 1,778 to 1,817 square feet. Each unit contains private balconies, ranging in size from 83 square feet to 184 square feet, private patios, ranging in size from 83 square feet to 186 square feet.

The project proposes 5,858 square feet of usable common open space including 470 square foot ground floor community room and a centralized courtyard on the second floor. The community room is envisioned to be utilized by the residents as a workspace for meetings, private parties or community events. The courtyard will feature seating and dining areas, BBQ grills, shade structures, and a lawn area.

The residential units are served by 36 parking spaces located in a secured parking garage on the ground floor of the project with access from Mesa Street.

### **Commercial/Restaurant**

The commercial portion of the development includes 1,477 square feet of ground floor commercial space to accommodate two commercial tenant spaces, facing University Avenue. Tenants have yet to be identified.

A total of 6 parking spaces located in the parking garage will serve the two tenant spaces.

## PROJECT ANALYSIS

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Consistent                          | Inconsistent             |
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| <p><b>General Plan 2025 Consistency</b></p> <p>The proposed project is consistent with the General Plan Land Use designation of MU-U – Mixed-Use - Urban (Exhibit 5). The land use designation provides opportunities for high-density residential development with commercial, office, and business uses, with an emphasis on retail, entertainment, and student-oriented activities. Such development is intended to facilitate the grouping of housing with employment uses, entertainment activities and public gathering spaces, and other community amenities. The project site is within the Eastside Neighborhood which has an established Eastside Neighborhood Plan that defines objectives and policies to implement the vision for the neighborhood. The proposed project is consistent with the intent of the MU-U land use designation, the Eastside Neighborhood Plan and the following General Plan 2025 Objectives and Policies:</p> <p><u>Policy LU-8.3:</u> Allow for mixed-use development at varying intensities at selected areas as a means of revitalizing underutilized urban parcels.</p> <p><u>Policy LU-8.4:</u> Ensure that in-fill development and development along Magnolia and University Avenues, incorporates the latest Smart Growth principles.</p> <p><u>Policy ENP 1.4:</u> Encourage new multiple-family residential projects to be of appropriate scale and density, with street orientation to facilitate greater community interaction.</p> <p><u>Objective ENP 2:</u> Reinvigorate the Eastside's commercial areas, consistent with the General Plan 2025, the needs and desires of its residents, and complementary to the growth and change of the adjacent neighborhoods.</p> <p><u>Objective ENP 3:</u> Enhance the University Avenue corridor by providing opportunities to revitalize commercial areas with an appropriate mix of home ownership opportunities, office, neighborhood-serving retail, and community-based businesses consistent with the General Plan 2025.</p> <p><u>Policy ENP 3.1:</u> Encourage street-oriented mixed-use development (with adequate on-site parking) of an appropriate scale and intensity to catalyze and encourage further improvement to the entire Eastside neighborhood.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Consistent                          | Inconsistent             |
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| <p><b>University Avenue Specific Plan Consistency</b></p> <p>The proposed project is located in Subdistrict 1 of the University Avenue Specific Plan (UASP) (Exhibit 6), which allows for mixed-use developments subject to the approval of a Site Plan Review. The vision for Subdistrict 1 is to enhance development to include small businesses that serve the local adjacent community. The Specific Plan encourages consolidation of parcels to minimize curb cuts to facilitate enhanced landscaped parkways and pedestrian connectivity. University Avenue is a multi-modal thoroughfare with linkages between Downtown and UCR and encourages the enhancement of the pedestrian, visual and ceremonial experience of University Avenue. The proposed project supports the vision of the UASP by providing building entrances close to the sidewalk, encouraging pedestrians to walk along the street. The project enhances the streetscape and the pedestrian experience with landscaping and an arcade.</p> <p>The proposed project is consistent with the University Avenue Specific Plan as it has been designed to create a lively and visually appealing street frontage, encouraging pedestrian activity on University Avenue.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p><b>Compliance with Zoning Code (Title 19)</b></p> <p>The project site is zoned MU-U-SP – Mixed-Use Urban and Specific Plan (University Avenue) Overlay Zones, which is consistent with the MU-U – Mixed-Use - Urban General Plan land use designation (Exhibit 7).</p> <p>The proposed project is consistent with the applicable development standards of the MU-U-Mixed Use – Urban Zone. The project meets the criteria defined in AB 2097 and is exempt from minimum parking requirements in the Riverside Municipal Code (RMC). The project is located within a High Transit Corridor with access to bus lines as well as within walking distance to local commercial, recreational opportunities, and community services.</p> <p>As designed, the proposed project provides a dynamic mix of uses while ensuring that the overall design and proposed uses are compatible with the surrounding neighborhoods.</p>                                                                                                                                                                                                                                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Consistent                          | Inconsistent             |
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| <p><b>6<sup>th</sup> Cycle Housing Element</b></p> <p>The project site was identified as a Housing Element Opportunity site (Site 144) in the 6<sup>th</sup> Cycle Housing Element adopted October 5, 2021 (Exhibit 8) to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation.</p> <p>As an opportunity site under the 6<sup>th</sup> Cycle Housing Element Update, the site was identified to yield up to 28 units within the City's RHNA allocation. The project will construct a total of 18 units. The 6<sup>th</sup> Cycle Housing Element Update allocated a surplus of opportunity sites to accommodate housing and comply with RHNA. The reduction of 10 units for this site would not compromise the City's goal to meet the total RHNA units.</p> <p>The project is consistent with the following Policy and furthers the intent of the Housing Element:</p> <p><u>Policy HE-4 Thriving Neighborhoods:</u> Facilitate and encourage a variety of new Housing Types, including both single-and multi-family and missing middle housing, and the necessary public amenities to support a sense of Community that results in equitable and sustainable neighborhoods.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p><b>Compliance with University Avenue Specific Plan Design Standards and Guidelines</b></p> <p>The proposed project meets the University Avenue Specific Plan (UASP) Design Standards and Guidelines for Subdistrict 1. The building reflects a contemporary style with urban architectural elements that includes a mix of building materials, store fronts, balconies, and articulated building planes. The architectural design incorporates a pedestrian arcade along the University Avenue frontage, tying together the public and private realm and paying homage to many of Riverside's historic commercial buildings. The building massing is minimized by changes in planes, stepped terraces and articulated roof lines to create visual interest. The proposed project has been designed to encourage pedestrian activity and connectivity with University Avenue, consistent with the design guidelines of the UASP.</p>                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p><b>Compliance with Citywide Design Guidelines</b></p> <p>The proposed project substantially meets the objectives of the Citywide Design Guidelines for new mixed-use developments related to building siting and orientation, massing, articulation and architectural treatment, and landscaping. The proposed project has been designed in a contemporary style with urban architectural elements featuring a bricked arcade along the street with complimentary siding and stucco material, varied roof planes and articulation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

## COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

| <b><i>Chapter 19.120 – MU-U – Mixed-Use Urban Zone Development Standards</i></b> |                                                          |                                                                              |                                     |                            |
|----------------------------------------------------------------------------------|----------------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------|----------------------------|
|                                                                                  | <b><i>Standard</i></b>                                   | <b><i>Proposed</i></b>                                                       | <b><i>Consistent</i></b>            | <b><i>Inconsistent</i></b> |
| <b><i>Minimum Lot Area</i></b>                                                   | 20,000 square feet                                       | 27,445 square feet                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>   |
| <b><i>Lot Width</i></b>                                                          | 80 feet                                                  | 165 feet                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>   |
| <b><i>Lot Depth</i></b>                                                          | 100 feet                                                 | 148 feet                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>   |
| <b><i>Floor Area Ratio</i></b>                                                   | 4.0                                                      | 0.06                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>   |
| <b><i>Maximum Density</i></b>                                                    | 60 dwelling units/acre <sup>1</sup>                      | 28 dwelling units/acre                                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>   |
| <b><i>Maximum Building Height</i></b>                                            | 60 feet <sup>2</sup>                                     | 53 feet, 2 inches (top of parapet)                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>   |
| <b><i>Minimum Building Setbacks</i></b>                                          | Front Yard (University Avenue and Mesa Street) – 0 feet  | 4 feet, 1¼ inches (University Avenue) and<br>2 feet, 4¾ inches (Mesa Street) | <input checked="" type="checkbox"/> | <input type="checkbox"/>   |
|                                                                                  | Side Yard (East) – 0 feet                                | 5 feet, 8½ inches                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>   |
|                                                                                  | Rear Yard (North) – 15 feet                              | 15 feet                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>   |
| <b><i>Common Open Space</i></b>                                                  | 50 square feet/unit = 900 square feet                    | 5,858 square feet                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>   |
| <b><i>Private Open Space</i></b>                                                 | 50 square feet/unit for at least 50 percent of the units | 100 percent of units contain a minimum 50 square feet of private open space  | <input checked="" type="checkbox"/> | <input type="checkbox"/>   |
| <b><i>Minimum lineal frontage of leasable ground floor</i></b>                   | 80 percent                                               | 80.6 percent (149 feet, 6 inches)                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>   |

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

## FINDINGS SUMMARY

### *Site Plan Review*

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

The proposed mixed-use development is appropriate for the site and neighborhood, as it is located within walking distance to many community serving services, such as: educational facilities (University of California, Riverside [UCR]); major job hubs (California Air Resources Board facility, UCR, and Downtown); local commercial (grocery store, restaurants); recreational opportunities; and community services (Cesar E Chavez Community Center/Bobby Bonds Park, future East Side Library), contributing to a synergistic relationship between uses in the area. The site is along University Avenue, a high-quality transit corridor identified as part of the "L" Corridor in the General Plan, made up of Magnolia Avenue, Market Street and University Avenue, which offers multiple bus lines served by Riverside Transit Authority. The proposed project will contribute to activating the street and will serve as a catalyst for the continued redevelopment of this area.

## STRATEGIC PLAN

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

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: The proposed mixed-use development requires public hearings by the Planning Commission. Additionally, public comment is encouraged throughout the process through the 15-day public noticing period and at public hearings.
2. Equity: The proposed mixed-use development provides housing opportunities that benefits all residences in the community and region.
3. Fiscal Responsibility: All project costs are borne by the applicant.
4. Innovation: The proposed project revitalizes underutilized parcels identified as Opportunity Sites in the 6<sup>th</sup> Cycle Housing Element. Additionally, the proposed mixed-use development meets the growing community's needs for increased housing opportunities.
5. Sustainability and Resiliency: All new construction will meet the most up-to-date Building Codes. The proposed mixed-use development is designed to meet the current and future needs of the community.

## ENVIRONMENTAL REVIEW

The applicant has prepared a CEQA consistency analysis (Appendix N) that confirms that the proposed project is consistent with the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021 (SCH No. 2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program (Exhibit 10).

## PUBLIC NOTICE AND COMMENTS

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

## APPEAL INFORMATION

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

## EXHIBITS LIST

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

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



*EXHIBIT 1 – FINDINGS*

**PLANNING CASE:** PR-2023-001601 (Site Plan Review)

**Site Plan Review Findings pursuant to Chapter 19.120.030, as outlined in the Staff Report**

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



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 2 –CONDITIONS OF APPROVAL

**PLANNING CASE:** PR-2023-001601 (Site Plan Review)

**Planning Division**

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

*Prior to Grading Permit Issuance:*

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

*During Grading and Construction Activities:*

7. Project-related activities shall occur outside of the bird breeding season (typically January 1 to September 15 to account for both passerines and raptors) to the extent practicable. If construction must occur within the bird breeding season, then no more than three days prior to initiation of ground disturbance and/or vegetation removal, a nesting bird and raptor pre-construction survey shall be conducted by a qualified biologist within the disturbance footprint plus a 100-foot buffer (500-foot for raptors), where feasible.

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

*Prior to Building Permit Issuance:*

15. **Landscape and Irrigation:** Plans shall be submitted for Planning staff approval. Separate application and filing fee are required. Design modifications may be required as deemed necessary.
16. **Photometric/Lighting Plan:** An exterior lighting plan shall be submitted to staff for review and approval as part of the Building Permit plan check. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking-lot shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio

of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed fourteen (14) feet in height, including the height of any concrete or other base material.

17. Roof and building mounted equipment shall be fully screened from the public right-of-way. Screening material shall be integrated with the design of the building and be at least as high as the proposed roof mounted equipment.
18. Ground mounted equipment shall be screened from view on all sides with solid masonry walls or similar permanent structures. Such masonry wall or structure shall be of a neutral color. Screening with wood, chain-link, or similar fencing materials shall not be permitted.
19. Construction plans submitted for Plan Check review shall specify the location, design and color of all domestic water meters, backflow preventers, and all on- and off-site utility cabinets subject to Planning Division and Public Utilities' review and approval. The visibility of such facilities shall be minimized and include use of the smallest equipment possible, be painted green, and include of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.

*Prior to Release of Utilities and/or Occupancy:*

20. Install landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the Water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditory responsible for the project. A final inspection shall be scheduled with the project planner at least one week prior to the release of utilities.

*Standard Conditions:*

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

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

24. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with

the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation, or further legal action.

25. 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.
26. 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.
27. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

## **Fire Department**

### *Prior to Issuance of Building Permits:*

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

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

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

29. The building is required to have a standpipe if floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.
30. Group R, Division 2 occupancies shall be provided with a manual and automatic fire alarm system in apartment houses three or more stories in height or containing 16 or more dwelling units. (See California Fire Code for exceptions). Submit plans and obtain approvals from the Fire Department prior to installation. New fire alarm systems shall be UL, FM or ETL certificated for the life of the system. Central Station shall be UL UUFX.
31. Buildings required to have a standpipe, not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such standpipes shall be provided with fire department hose connection at accessible locations adjacent to usable stairways. Such standpipes shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.
32. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
33. Construction plans shall be submitted and permitted prior to construction.
34. Fire Department access shall be maintained during all phases of construction.
35. The Riverside Municipal Code, Section 16.36.010 to 16.36.090 requires a Public-Safety Radio Amplification System in:  
The provisions of this section shall apply to:

- A. New buildings in accordance with California Fire Code Section 510 Emergency Responder Communications Coverage, and NFPA 1221, Edition 2019.

Grid tests shall be submitted to the Riverside Police Communication Analyst (951) 353-7270, for review and determination for a system. If a system is required, plans will need to be sent to Riverside Fire Department for approval and permit issuance prior to any work on such systems. 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.

36. All public and/or private fire hydrants shall be installed and in service prior to full release of the building permits
37. Provide for Fire Department access to the gate. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details. An "Infrared Automatic Gate System" is required for all electric gates. Contact the Fire Prevention Division for information.
38. Comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition).

### **Parks, Recreation and Community Services**

#### *Prior to Issuance of Building Permits:*

39. The applicant shall make payment of all applicable Park Development Impact fees (regional/reserve and trail fees) for all recorded ROW.
40. The applicant shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) for privately developed areas.

### **Public Utilities – Electric**

#### *Prior to Issuance of Building Permits:*

41. The applicant is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.
42. 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.
43. The provision of utility easements, water, streetlights, and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate surveyor.
44. The circuit in this area has been recently flagged, this circuit does not have the capacity to add any new load. This new load will trigger a (ex. feeder extensions, new equipment/facilities) customer will be responsible for all cost associated with the improvements.
45. Provide transformer & electric service panel location.
46. The applicant shall contact Riverside Public Utilities and provide estimated demand to confirm requirements/point of connection.

### **Public Utilities – Water**

47. New water service installations are processed under a separate plan and permit submitted directly to the Public Utilities Department. Water plan must be submitted prior to issuance of building permit.
48. Separate domestic, landscape and fire services will be required for the project.
49. Retail use requires a separate water meter from the residential use.
50. An executed master meter agreement is required to permit private sub-metering and billing of individual tenants. Submeters must be installed to measure tenants actual use for a master meter agreement to be executed.
51. No water meters will be allowed in driveways.

### **Public Works – Land Development**

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

52. Storm Drain construction will be contingent on engineer's drainage study.
53. Deed for widening Mesa Street along project frontage to 33 feet from monument centerline to Public Works specifications.
54. Deed for widening Alley along project frontage to 10 feet from monument centerline to Public Works specifications.
55. Potential right-of-way corner cutback at intersection of Mesa Street and University Avenue to Public Works specifications
56. Installation of curb and gutter at 18 feet from monument centerline, sidewalk and matching paving on Mesa Street to Public Works specifications.
57. Repaving of Mesa Street along entire project to Public Works specifications.
58. Construction of alley improvements along entire project frontage to Public Works specifications.
59. Prior to Building Permit Issuance, the applicant shall complete a lot line adjustment to consolidate the project site parcels to the satisfaction of the Planning Division and Public Works Department.
60. Off-site improvement plans shall be approved by Public Works prior to issuance of construction permit.
61. A surety prepared by Public Works shall be posted to guarantee the required off-site improvements prior to building permit issuance.
62. Size, number and location of driveways to Public Works specifications.
63. Closure of unused driveway(s) to Public Works specifications.
64. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around will have to be provided to Public Works Specifications.
65. PROTECT IN PLACE existing Street Trees in PUBLIC RIGHT-OF-WAY along UNIVERSITY AVENUE. If existing Street Trees are found by Tree Inspector at time of scheduled site inspection (after fine grading and hardscape installation is complete), to be missing, dead, damaged or in poor condition, they will be required to be removed and/or replaced with 24" box size trees to Tree Inspector's specification. Redo landscaping in the parkway between curb and sidewalk. Ensure irrigation is in good working order.

66. Trash enclosures required per Public Works specifications. Project shall use Athens Services for all construction and post construction waste.
67. 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 applicant 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.

68. 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.
69. 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 (CC&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.
70. 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.

71. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
- a. Demonstrate that all structural BMP's described in the project specific WQMP have been constructed and installed in conformance with approved plans and specifications;
  - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
  - c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.
72. University Avenue is currently under a 5-year Pavement Moratorium with the Public Works Department. Any utility trenching or other work that impacts the new pavement within University Avenue will require University Avenue to be repaved along entire frontage with a new cap.

### **Public Works – Traffic**

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

73. Prior to the issuance of a Certificate of Occupancy, the applicant shall complete following improvements:
- a. Construct a stop sign (R1-1), stop bar, stop legend, at the project driveways. Stop signs must conform to City Standard 664 and the stop bar and legends must conform to the City standard 650.
  - b. Intersection of University Avenue at Mesa Street: Install high visibility crosswalk per City Standard Plan No. 640 at the north leg of the intersection.

All necessary crosswalks and signage improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) standards and should be per City of Riverside, Public Works requirements. The applicant shall hire a contractor to complete the work. The contractor shall complete the construction work with an approved Public Works Permit. The installation of all the crosswalks and striping improvements shall be completed to the satisfaction of the Director of Public Works. The applicant is **solely responsible for the procurement and installation** of this infrastructure improvement.

74. Signing & striping improvements in this memo shall be shown on traffic design plans signed by a licensed civil or traffic engineer and to the satisfaction of the Director of Public Works.