



Community & Economic Development Department

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 |

Planning Division

RiversideCA.gov

PLANNING COMMISSION HEARING DATE: APRIL 5, 2018

AGENDA ITEM NO.: 3

PROPOSED PROJECT

Case Numbers	P15-0877 (Specific Plan Amendment), P16-0067 (Conditional Use Permit), and P16-0066 (Design Review)	
Request	The following entitlements are requested to construct a seven-story, 122,459 square foot extended stay hotel (University Campus Hotel), consisting of 126-guest rooms, and 10,862 square feet of commercial lease space: 1) a Specific Plan Amendment to amend Subdistrict 4a of the University Avenue Specific Plan to allow a maximum building height of 100 feet and to conditionally permit hotels; and 2) a Conditional Use Permit and Design Review to facilitate the construction of the hotel.	
Applicant	Patrick Chiu of Patrick Chui and Associates	
Project Location	1277 University Avenue, on the east side of Iowa Avenue between Linden Street and University Avenue	
APN	250-240-034	
Project area	0.82 Acres	
Ward	2	
Neighborhood	University	
General Plan Designation	MU-U - Mixed Use - Urban	
Specific Plan	University Avenue Specific Plan, Subdistrict 4a	
Zoning Designation	CG-SP - Commercial General and Specific Plan (University Avenue) Overlay Zones	
Staff Planner	Sean P. Kelleher Associate Planner; 951-826-5712; skelleher@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) subject to Section 15332 (Infill Development Projects), as this project will not have a significant effect on the environment; and

2. **RECOMMEND APPROVAL** of Planning Cases P15-0877 (Specific Plan Amendment), P16-0067 (Conditional Use Permit), and P16-0066 (Design Review) based on the findings outlined in the staff report and subject to the recommended conditions.

SITE BACKGROUND

The 0.82 acre project site, commonly referred to as Pad K, is part of a larger 15.5-acre multi-tenant mixed-use office, retail and residential complex (University Village), constructed in phases from the mid-1990's to 2004. The complex is comprised of 10 contiguous parcels developed with 8 buildings, ranging from 1 to 8 stories in height. University Village is currently served by 1,456 parking spaces, 553 surface parking spaces, located throughout the complex, and 903 spaces within a parking structure, located on the northeast portion of the complex.

Surrounding land uses include multi-family residential to the north and east across Interstate 215/State Route 60, student housing and commercial service uses to the west across Iowa Avenue, and commercial, hotel uses as well as University of California, Riverside (UCR) classrooms to the south across University Avenue. The complex is currently served by two ingress-egress driveways on University Avenue and by two ingress-egress driveways on Iowa Avenue.

In 2004, the University Village Center Eighth Implementation and Amendment Agreement was approved by the City of Riverside, the City of Riverside Successor Agency, University Village, and the previous owner of the subject site. Included within the Implementation and Amendment Agreement was the distribution of parking, of which 147 spaces were dedicated to the future development of Pad K.

PROPOSAL

The applicant is requesting approval of a Specific Plan Amendment, Conditional Use Permit, and Design Review to permit the construction of a 93 foot high extended stay hotel within Subdistrict 4a of the University Avenue Specific Plan. The proposed extended hotel consists of 126-guest rooms, 10,862 square feet of restaurant lease space, amenities, and associated parking.

The hotel development has been designed to reflect a contemporary architecture with modern interpretations of classical design. Hotel guestrooms are located on floors 2 through 7 and include 6 three-bedroom suites, 5 two-bedroom suites, 1 one-bedroom suite and 114 standard guestrooms, ranging in size from 350 to 1,353 square feet. Hotel amenities include a gymnasium, recreation room, and pool/spa. The commercial component includes three commercial lease spaces occupying the majority of the ground floor. No tenants have been identified at this time; however, each tenant lease space has been designed to incorporate infrastructure to accommodate future restaurant uses.

This development is proposed to be served by a total of 255 parking spaces, of which 96 parking spaces will be in a two level subterranean parking garage, 12 parking spaces will be along the projects frontage, and 147 parking spaces will be in the adjacent parking structure to the east of the site. The 147 spaces within the parking structure were dedicated to the project site as part of the approved University Village Center Eighth Implementation and Amendment Agreement, adopted in 2004. Vehicular and pedestrian access to the project site will be provided from existing drive aisles and sidewalks provided throughout the University Village complex. No changes to existing access driveway along University or Iowa Avenues are proposed.

Conceptual landscape plans reflect multiple species of shade and accent trees, shrubs and ground covers placed throughout the project site, including; landscaping along the north and east property lines to screen the adjacent parking structure.

PROJECT ANALYSIS

AUTHORIZATION AND COMPLIANCE SUMMARY

	Consistent	Inconsistent
General Plan 2025 The underlying General Plan 2025 Land Use Designation of MU-U – Mixed Use-Urban is consistent with the intent of Subdistrict 4a of the University Avenue Specific Plan. The General Plan 2025 identifies that the intent of the University Avenue Specific Plan is to provide more detailed land use and urban design recommendations for the University Avenue corridor. The proposed project is consistent with Policy UNP 1.4: “Encourage the reuse and/or revitalization of underutilized commercial areas through appropriately scaled mixed-use development”. The project is consistent with this policy as it will develop a vacant 0.82 acre parcel within the existing University Village complex. The hotel will add to the existing “village like” design of the complex which features retail shops, restaurants, a theater and other entertainment facilities clustered around a series of outdoor courtyards and pedestrian paseos.	☒	☐
University Avenue Specific Plan The project is located in Subdistrict 4a of the University Avenue Specific Plan consisting of a mixture of retail, office, student housing, entertainment and institutional uses. To attract students and the community, the University Village complex was envisioned to be a unique environment, with special uses, differentiating it from a traditional commercial shopping center. The design of the complex is “village-like” with retail shops, restaurants, a theater and other entertainment facilities clustered around a series of outdoor courtyards and pedestrian paseos. Student housing and the Villages proximity to the University of California Riverside (UCR), provides an active environment, keeping the area popular throughout the day and evening. The introduction of hotel uses to Subdistrict 4a of the University Avenue Specific Plan will have the greatest benefit to the University Avenue corridor, bringing additional visitors, tourists, business travelers, and employees; expanding on the already dynamic mix of uses at the University Village. As such, the project,	☒	☐

	Consistent	Inconsistent
as proposed, including the Specific Plan Amendment, amending Subdistrict 4a of the University Avenue Specific Plan, by establishing a maximum building height of 100 feet and introducing uses, such as hotels furthers the vision of the Subdistrict by becoming an active, and lively destination used by the community, the University and its visitors.		
<i>Compliance with Zoning Code</i> Section 7.2 of the University Avenue Specific Plan requires a mixed use development, as defined in Section 6.1 (Definitions) of the Specific Plan, to comply with the development standards of the mixed-use zone, contained in Table 19.120.050 of the Zoning Code, consistent with the mixed use General Plan land use designation of the site. The height of a mixed use project, however, must comply with the height standard of Subdistrict 4a. As the General Plan 2025 Land Use Designation of the project site is MU-U – Mixed –Use Urban, the project was reviewed and found to be in compliance with the development standards for the MU-U - Mixed Use – Urban Zone. Furthermore, parking associated with this project was reviewed and found to be in compliance with Chapter 19.580 – Parking and Loading Standards.	☒	☐
<i>Compliance with University Avenue Specific Plan Design Guidelines</i> The proposed project meets the objectives and guidelines of the University Avenue Specific Plan Design Guidelines (Chapter 8). The 7 story extended stay hotel is located within the interior of the University Village complex, with no frontage on adjoining streets. The scale and mass of the project is consistent with surrounding development patterns, specifically, with the adjacent 8 story University Village Towers and 6 level University Village Parking Structure. University Avenue Corridor has an eclectic mix of architectural styles. Within the University Village complex there are three architectural styles: Mediterranean, contemporary and mid-century. The University Campus Hotel is a contemporary building with modern interpretations of classical design. The south building elevation incorporates a large atrium, between the first and sixth stories, opening towards the center of University Village providing opportunities for outdoor dining space. The first and second stories are designed to provide a visual foundation for the building and incorporate pedestrian scale architectural elements through large storefront windows and projecting canopies. Consistent with the design guidelines, balconies have been incorporated	☒	☐

	Consistent	Inconsistent
into the third through fifth stories. The sixth and seventh stories incorporate similar windows to the third through fifth stories. The building design makes use of various quality materials, including course and fine textured cement plaster, glazing, stone, and metal. Consistent with the Specific Plan, the project has been designed to incorporate subterranean parking to avoid the creation of a "sea of parking" to maintain the village atmosphere. As such, the project has been carefully designed to be compatible with the existing University Village complex and consistent with the intent of the University Avenue Specific Plan Design Guidelines.		
<i>Compliance with the Riverside County Airport Land Use Compatibility Plan</i> The site is located within Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. On March 22, 2018, the Riverside County Airport Land Use Commission (ALUC) reviewed this project and determined that it is consistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to conditions of approval.	☒	☐

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>University Avenue Specific Plan</i> <i>Table 4 - Development Standards By Subdistrict</i> <i>Subdistrict 4</i>					
Current Standard		Proposed Standard	Proposed Height	Consistent	Inconsistent
<i>Height</i>	35 feet	100 feet (Subdistrict 4a)	93 Feet	☒	☐

<i>Chapter 19.120 – MU-U – Mixed Use - Urban Zone Development Standards</i>					
Standard		Proposed	Consistent	Inconsistent	Not Applicable
<i>Minimum Lot Area</i>	20,000 square feet	35,776 square feet	☒	☐	☐
<i>Minimum Lot Depth</i>	100 feet	210 feet	☒	☐	☐
<i>Minimum Lot Width</i>	80 feet	244 feet	☒	☐	☐
<i>Minimum Front Setback¹</i>	0 feet	-	☐	☐	☒

Minimum Side Yard Setback	0 feet	9 feet (North) 29 feet (South) 41 feet (East) 7 feet (West)	☒	☐	☐
Minimum Rear Setback¹	15 feet	-	☐	☐	☒
Maximum Floor Area Ratio	4.0	3.42	☒	☐	☐
Note: 1. The property is located within the interior of and existing commercial center. Therefore side yard setbacks are applied to the front and rear of the site.					

Chapter 19.580 – Parking and Loading Standards					
Standard			Proposed	Consistent	Inconsistent
Parking	Hotel - 1:1 (126 guest rooms)	126 Spaces	255 Spaces	☒	☐
	Restaurant – 1:100 (10,862 square feet)	109 spaces			
	Total	235 Spaces			

NEIGHBORHOOD COMPATIBILITY

The proposed project involves infill development and is compatible with surrounding commercial, office, and student housing land uses. The overall design of the project demonstrates consistency with the vision of creating a mixed-use village in Subdistrict 4a of the University Avenue Specific Plan, creating a destination for tourists, business travelers and providing visitors to the University of California, Riverside with a place to stay within proximity to the campus. The incorporation of commercial lease spaces clustered around a pedestrian courtyard is compatible with surrounding development, specifically those found within the University Village.

ENVIRONMENTAL REVIEW

Planning Division Staff have determined that this project is categorically exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (Infill Development Projects) of the CEQA Guidelines, as the project constitutes the new construction or conversion of small structures and an infill development project.

The project is consistent with the criteria set forth in Section 15332(a)-(e) as follows:

- The project is consistent with the applicable General Plan Designation of MU-U – Mixed-Use-Urban and all applicable General Plan policies as well as with the applicable development standards of the University Avenue Specific Plan and related sections of the Zoning Code;
- The project occurs within the City Limits on a project site of no more than five acres substantially surrounded by urban uses (the area of work for the proposed project being approximately 0.82 acres);
- The project site has no value as habitat for endangered, rare or threatened species;

- d. Approval of the project would not result in any significant effects relating to air quality, water quality, noise or traffic, as evidenced by the CalEEMod Air Quality Simulation and Water Quality Management Plan exhibits; construction and operational noise will be required to comply with standards of Title 7 "Noise" of the Riverside Municipal Code; and project traffic was analyzed under a project specific Traffic Impact Analysis which found impacts would not be greater than existing conditions; and
- e. The site can be adequately served by all required utilities and public services.

Staff have therefore determined that the proposed project requires no further environmental review, and that it will not have a significant effect on the environment.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. Additionally, in accordance with the provisions of the Zoning Code, a one-eight page advertisement was published in the Press Enterprise. As of the writing of this report, Staff received one letter from the University of California, Riverside in support of the project.

APPEAL INFORMATION

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

EXHIBITS LIST

1. Findings
2. Staff Recommended Conditions of Approval
3. Location Map
4. General Plan Map
5. University Avenue Specific Plan Subdistrict Map
6. Zoning Map
7. Proposed University Avenue Specific Plan Amendment
8. Project Plans (Site Plan, Conceptual Grading Plan, Building Elevations, Building Elevation Details, Building Sections, Renderings, Floor Plans, Conceptual Landscape Plan, Path of Travel, and Fire Access Plan)
9. Existing Site Photos
10. Airport Land Use Commission (ALUC) Development Review – File No. ZAP1303MA18
11. Public Comment

(Material and Color Sample Board and Technical Studies are available for viewing at the Planning Division upon request.)

Prepared by: Sean P. Kelleher, Associate Planner

Reviewed by: Patricia Brenes, Principal Planner

Approved by: Rafael Guzman, Director of Community & Economic Development Department



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 1 – FINDINGS

PLANNING CASES: P15-0877 (Specific Plan Amendment)

P16-0067 (Conditional Use Permit)

P16-0066 (Design Review)

Conditional Use Permit Findings pursuant to Chapter 19.760.040:

- a. The proposed hotel is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
- b. The proposed hotel will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area;
- c. The proposed hotel will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest.



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASES: **P15-0877** (Specific Plan Amendment)

P16-0067 (Conditional Use Permit)

P16-0066 (Design Review)

CONDITIONS

Planning

1. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the project plans on file with this case, except for any specific modifications that may be required by these conditions of approval.
2. The applicant shall comply with conditions of approval of the Riverside County Airport Land Use Commission Development Review Number ZAP1303MA18.

Prior to Grading Permit Issuance:

3. The University Village Center Eighth Implementation and Amendment Agreement shall be revised to allow for hotel uses.
4. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - 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;
 - Compliance with City adopted interim erosion control measures;
 - Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems; and
 - Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement.
 - The project shall 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:
 - i. Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;

- ii. Suspend all grading activities when wind speeds exceed 25 miles per hour.
- iii. 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;
- iv. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
- v. Wash off trucks and other equipment leaving the site;
- vi. Replace ground cover in disturbed areas immediately after construction; and
- vii. Keep disturbed/loose soil moist at all times.

During Grading and Construction Activities:

- 5. 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.
- 6. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- 7. 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.
- 8. The applicant shall be responsible for erosion and dust control during construction phases of the project.
- 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 provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

Prior to Building Permit Issuance

- 10. **Fence and Wall Plan:** Revise the submitted fence and wall plan such that the plan provided incorporates the following changes:
 - Retaining walls shall be constructed of smooth concrete or split face block with a decorative cap.
- 11. Plans submitted for Plan Check review should specify the location, design and color of all domestic water meters, backflow preventers, and all on- and off-site utility cabinets subject to Planning Division and Public Utilities' review and approval. The visibility of such facilities shall be minimized and include use of the smallest preventer possible, be painted green, and consist of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.
- 12. An exterior lighting plan shall be submitted to staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking lot shall be submitted with the exterior lighting plan. All on-site lighting

shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty (20) feet in height, including the height of any concrete or other base material. Freestanding light standards within 50 feet of residentially zoned property shall be no more than 14 feet in height.

13. Roof and building mounted equipment shall be fully screened from the public right-of-way. Screening material shall be at least as high as the proposed roof mounted equipment and shall be architecturally integrated with the proposed structure.

14. Ground mounted equipment shall be fully screened from the public right-of-way.

Prior to Release of Utilities and/or Occupancy:

15. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the Water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditory responsible for the project. Contact Sean P. Kelleher, Associate Planner at (951) 826-5712 or skelleher@riversideca.gov to schedule the final inspection at least one week prior to needing the release of utilities.

Standard Conditions:

16. There shall be a two-year time limit in which to commence construction of the project beginning the day following approval by the City Council. Subsequent one-year time extensions may be granted upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.
17. The Specific Plan Amendment, Conditional Use Permit, and Design 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. Once a building permit has been issued the development will be considered vested and time extensions are no longer needed. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing), 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.
18. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim; action or proceeding and the City will cooperate in the defense of the proceeding.

19. 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.
20. 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.

Development Department

21. Prior to Grading Permit issuance the applicant shall pay in full the outstanding balance of the shortfall between the Minimum Yearly Net Eligible Tax Increment of the Guaranteed Increment and the actual Yearly Net Eligible Tax Increment in each Fiscal Year during the Eligibility Period as specified in the Tax Increment Shortfall Agreement attached to the University Village Center Eighth Implementation Agreement to the City of Riverside as Successor Agency to the Redevelopment Agency of the City of Riverside ("Successor Agency").

Environmental Compliance

22. Wastewater Discharge Survey to be submitted to Environmental Compliance Section and approved.

If an interceptor is determined to be installed or for a tenant, this requirement must be complied with prior to opening the business or by the date determined by the Environmental Compliance Section.

If an interceptor is required, it shall meet specifications in R.M.C. sections 14.12.255, 260, 270, 275, and be sized in accordance with the Universal Plumbing Code, Chapter 10, Table 10-3, and be a minimum size of 750 gallons. Actual approved interceptor size depends on review of drainage fixture units and survey. Domestic waste shall not be allowed to pass through the interceptor.

23. If a sampling station is required—submit proposed installation on corrected plans.
24. All corrections to plans must be completed in order for EC Section to issue a Will-Serve Letter. Will-Serve Letter shall be sent to County of Riverside DEH by EC inspector.
25. If there is a laundry facility, a lint interceptor may be needed. Trash enclosures covered.
26. Applicant must request inspection to verify the required installation or construction via inspection by EC Section representative, with a report stating that conditions have been met, and the permit card (if applicable) signed off by EC Inspector.
27. Applicant must completely satisfy all Notice to Complete requirements, such as meeting all noted requirements on EC plan check review and inspection reports.
28. Other items for correction may need to be completed after actual plans are submitted for a formal review.

Fire

29. An automatic fire sprinkler system is required by City Ordinance 16.32.080. 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.

30. The Riverside Municipal Code, Section 16.36.010 to 16.36.090 requires a Public-Safety Radio Amplification System in:

- New buildings greater than fifty thousand (50,000) square feet.
- 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%)
- 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

31. 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.
32. Provide for fire department access to the facility. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.
33. Group R, Division 1 occupancies shall be provided with a fire alarm system and smoke alarms. A manual fire alarm system that activates the occupant notification system.
34. Any required public fire hydrants shall be spaced a maximum of 350 feet. Any onsite private fire hydrants are based on the fire flow requirements per the California Fire Code.
35. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
36. Construction plans shall be submitted and permitted prior to construction.
37. Fire Department access shall be maintained during all phases of construction.

38. On the east side of the building provide a fire access walkway from the front to the rear of the building. And provide an access walkway from the rear of the student housing to the rear entrance to your project, as discussed in our meeting February 13, 2017.

Parks, Recreation & Community Services – Park Planning

39. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) per RMC Chapters 16.60, 16.44 and 16.76.

Public Works

40. 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:

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;

Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;

Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;

Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and

Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.

41. Installation of sewer laterals to serve new construction. If an existing lateral is to be utilized video inspection prior to connection required.

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

43. Project to install accessible pedestrian signal push buttons at the two signalized intersections serving the parking lot, along with flashing yellow arrows & associated signal / striping modifications at the intersection of University & University Village.

44. 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.

45. 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:

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;

Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;

Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;

Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and

Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.

46. 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.

47. 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.

48. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:

Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;

Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and

Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

Public Utilities – Electric

49. Prior to the issuance of the Grading Permit the Applicant shall coordinate with RPU-Electric to determine location of transformer in order to serve the development. The existing location of the transformer and electrical rooms do not meet RPU-Electric distribution design standards.

50. 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.
51. 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 surveyor.
52. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained and location of the equipment is approved by the Utility.
53. Plot existing electrical distribution facilities on original site plan.
54. Developer is responsible for all trenching, installation of conduit and substructures required; in order to provide power to the site.

Public Utilities – Water

55. Water meter vault will be located at Iowa Frontage, no public water facilities on private property.
56. Development requires separate meters for domestic, landscape, and commercial uses.