



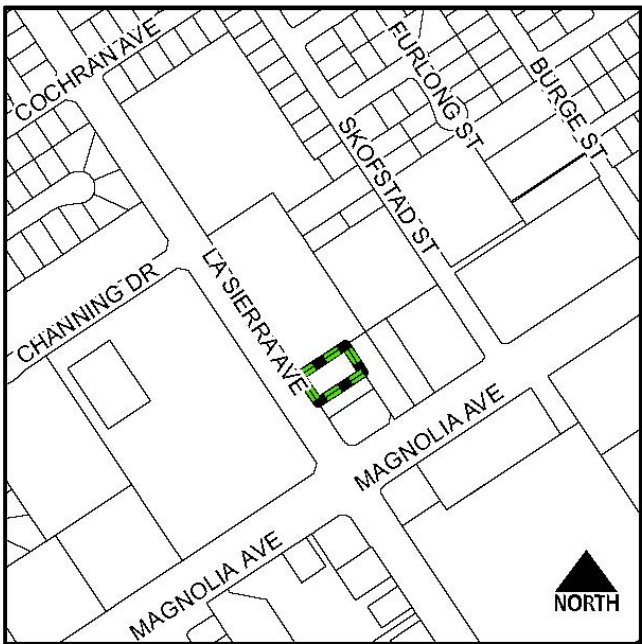
Community & Economic Development Department

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

Planning Division

**PLANNING COMMISSION HEARING DATE: MAY 12, 2022
AGENDA ITEM NO.: 4**

PROPOSED PROJECT

Case Number	PR-2021-001151 (Rezone, Design Review, Variance)		
Request	To consider the following entitlements to repurpose an existing office building into a mixed-use development: 1. Zoning Code Amendment to rezone the project site from CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones to MU-V-SP – Mixed-Use Village and Specific Plan (Magnolia Avenue) Overlay Zones; 2. Design Review of project plans of site plan and building elevations for the proposed mixed-use development consisting of four residential units and a dental office; and 3. Variance to allow the lot area of the project site to be smaller than the lot area required in the MU-V Zone.		
Applicant	Jimmy Lee of T.J. Build		
Project Location	3845 La Sierra Avenue, situated on the east side of La Sierra Avenue, between Channing Drive and Magnolia Avenue		
APN	142-262-009		
Project area	0.40-acres		
Ward	6		
Neighborhood	La Sierra		
General Plan Designation	MU-V – Mixed Use Village		
Specific Plan	Magnolia Avenue Specific Plan		
Zoning Designation	CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zone		
Staff Planner	Danielle Harper-Scott, Associate Planner 951-826-5933 dharper-scott@riversideca.gov		

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that the proposed project is exempt from the California Environmental Quality Act pursuant to Sections 15301 (Existing Facilities), 15332 (In-fill Development Projects) and 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **RECOMMEND that the City Council APPROVE** Planning Case PR-2021-001151 (Rezone, Design Review, Variance) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

SITE BACKGROUND

The 0.40-acre project site is developed with a 7,730 square-foot, two-story office building and a surface parking lot, approved under Design Review (DR-101-812) in 1982 (Exhibit 3). The ground floor is occupied by a dental office (Bond Dental) and the second floor consists of four tenant spaces, which have been vacant since 2010.

Surrounding land uses include a multi-family development (Sierra Gardens Apartments) to the north, commercial retail (TJ Mart) to the south, a hotel (American Inn) to the east, and a commercial shopping center (La Sierra Plaza) to the west across La Sierra Avenue (Exhibit 4).

PROPOSAL

The Applicant is requesting approval of the following entitlements to repurpose an existing 7,730 square foot, two story office building into a mixed-use development consisting of four residential units and a dental office: 1) Zoning Code Amendment to rezone the project site from CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones to MU-V-SP – Mixed-Use Village and Specific Plan (Magnolia Avenue) Overlay Zones; 2) Design Review of project plans; and 3) Variance to allow the lot area of the project site to be smaller than the lot area required in the MU-V Zone.

Following is a summary of each component of the proposed mixed-use development:

- Multi-family Residential

The multi-family residential component of the project consists of four 1-bedroom dwelling units located on the second floor of the existing building. The proposed units range in size from 848 to 1,000 square feet. Each unit is provided with a private balcony ranging in size from 50 to 76 square feet. Common useable open space is provided in a 625 square foot fitness and recreation room.

A total of six parking spaces are proposed for the residential component of the project, with five covered spaces.

- Commercial

The commercial component of the project consists of an existing 3,240 square foot dental office, located on the ground floor of the building. The dental office will remain in place with no changes to existing operational characteristics. Operating hours of the dental office will remain from 8:00 a.m. to 5:00 p.m., Monday through Friday. A total of 18 parking spaces are provided to serve the existing dental office.

Vehicular access to the site is provided from La Sierra Avenue by an existing two-way driveway. Existing wrought iron gates across the driveway will be removed. Pedestrian access to the residential units is provided by a secure access point provided on the first floor.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The project is consistent with the General Plan Land Use designation of MU-V – Mixed Use – Village (Exhibit 5). The land use designation provides opportunities for residential development with commercial, office, and business uses, with an emphasis on retail and entertainment 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 is consistent with the following Policies and further the intent of the General Plan 2025:</p> <p><u>Objective LU-58:</u> Enhance the role of La Sierra as a major employment center in the City, with complementary residential and mixed-use development.</p> <p><u>Policy LU-58.6:</u> Allow for increased residential and commercial densities to bring more people to the neighborhood and support transit.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Magnolia Avenue Specific Plan (MASP)</p> <p>The project is located within the La Sierra District of the Magnolia Avenue Specific Plan consisting of commercial centers, residential development, including a mix of residential uses, business park and light industrial uses, medical uses, and commercial uses (Exhibit 6). The project, as proposed, furthers the vision of the district and is consistent with the following applicable Policy:</p> <p><u>Policy 1.2:</u> Provide opportunities for transit-oriented, mixed-use projects providing medical support office/employment, restaurants, and high-density residential near Kaiser Permanente. Emphasize ownership housing, as feasible, in this area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p>Zoning Code Land Use Consistency (Title 19)</p> <p>The applicant proposes to rezone the site from CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zone to MU-V-SP – Mixed-Use Village and Specific Plan (Magnolia Avenue) Overlay, which is consistent with the General Plan Land Use Designation (Exhibit 7). The MU-V Zone allows for mixed-use development with less than 20,000 square feet of nonresidential space or 20 residential units, subject to the approval of a Design Review and compliance with the Site Location, Operation, and Development Standards.</p> <p>The Zoning Code allows for consideration of Variances to deviate from the development standards. The applicant is requesting a Variance to allow a reduced lot area in the proposed MU-V Zone. If the Variance is granted, the proposed project would meet the development standards set forth in the Zoning Code for a mixed-use development in the MU-V – Mixed Use – Village Zone.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with Citywide Design Guidelines</p> <p>The proposed project substantially meets the objectives of the Citywide Design Guidelines for mixed-use development related to architectural treatment and landscaping.</p> <p>The proposed building façade renovations reflects a craftsman architectural style by incorporating the use of Hardie board siding, wood shutters, gabled roofing, and exposed rafter tails.</p> <p>In addition, the conceptual landscape plan provides an attractive and welcoming environment, with enhanced tiered landscaping proposed along La Sierra Avenue and canopy shade trees within the parking lot.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.120 – Development Standards for Mixed Use Village Zone					
Standard			Proposed	Consistent	Inconsistent
Density (Residential)	30 du/ac		22.7 du/ac	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor Area Ratio (Commercial)	2.5		0.40	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	45 feet		31 feet, 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Setbacks	Front Yard	0 feet (La Sierra Avenue)	21 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side Yard	North – 0 feet	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		South – 0 feet	52 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard	15 feet	43 feet, 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Area - Minimum	20,000 square-feet		17,493 square-feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lot Depth - Minimum	100 feet		171 feet, 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Width - Minimum	75 feet		102 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Common Open Space	50 sq. ft./ unit (minimum 625 square feet)		625 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Private Open Space	50 square feet/unit		50 square feet – 76 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.580 – Parking and Loading Development Standards					
Use	Standard/Required		Proposed	Consistent	Inconsistent
Residential	1.5 space/dwelling unit with 1 bedroom	4 units/ 6 spaces	6 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	75 percent of spaces enclosed or covered	5 spaces	5 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commercial	Medical Office: 1 space/180 square feet	18 spaces	18 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Bond Dental: 3,240 square feet/ 18 spaces				
Total Parking		24 spaces	24 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Zoning Code Amendment

The applicant proposes to rezone the site from CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zone to MU-V-SP – Mixed-Use Village and Specific Plan (Magnolia Avenue) Overlay, which is consistent with the General Plan Land Use Designation. The proposed rezoning will facilitate a mixed-use development that will further Objective H-2 of the Housing Element to provide adequate diversity in housing types and affordability levels to accommodate housing needs of Riverside residents, encourage economic development and sustainability, and promote an inclusive community. Furthermore, the proposed amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.

Variance

The Zoning Code establishes a minimum lot size requirement of 20,000 square-feet for the Mixed-Use Village Zone. The applicant is requesting a Variance to allow a 17,493 square-foot parcel within the Mixed-Use Zone.

The applicant provided justifications in support of the Variance request (Exhibit 8). Staff is able to make the necessary findings in support of the Variance as the project site is fully developed and complies with the minimum lot width, lot depth, and building setback requirements of the Mixed-Use Zone. As proposed, the granting of the Variance will facilitate a mixed-use development which furthers the objectives of the Magnolia Avenue Specific Plan and General Plan 2025.

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Sections 15301 (Existing Facilities), 15332 (In-fill Development Projects) and 15061(b)(3) (Common Sense Exemption), as the project will not have a significant effect on the environment.

STRATEGIC PLAN ALIGNMENT

This project contributes to the Envision Riverside 2025 City Council Strategic Plan Priority 2, pertaining to:

- Goal No. 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.

This item aligns with each of the five Cross-Cutting Threads, as follows:

1. *Community Trust* – The proposed project requires public hearings by the Planning Commission and City Council. 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 and community services that benefits all residences in the community and region.
3. *Fiscal Responsibility* – All fiscal responsibility for the proposed project is borne by the applicant.
4. *Innovation* – The proposed mixed-use development meets the growing community's needs for increased housing opportunities and commercial services for a more vibrant community.
5. *Sustainability and Resiliency* – The proposed project is designed to meet the current and future needs of the community.

PUBLIC NOTICE AND COMMENTS

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

APPEAL INFORMATION

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

EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Existing Site Photos
4. Location Map
5. General Plan Map
6. Specific Plan Map
7. Existing and Proposed Zoning Map
8. Applicant Prepare Variance Justifications
9. Project Plans (Site Plan, Floor Plan, Roof Plan, Building Elevations, Open Space Exhibit, Conceptual Landscape Plans)
10. Applicant Prepared Project Description

Prepared by: Danielle Harper-Scott, Associate Planner
Reviewed by: Brian Norton, Senior Planner
Approved by: Patricia Brenes, Principal Planner



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: PR-2021-001151 (Rezone, Design Review, Variance)

A. Zoning Code Amendment Findings Pursuant to Chapter 19.810.040

1. The proposed Zoning Code Map Amendment is generally consistent with the goals, policies, and objectives of the General Plan;
2. The proposed Zoning Code Map Amendment will not adversely affect surrounding properties; and
3. The proposed Zoning Code Map Amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.

B. Variance Findings pursuant to Chapter 19.720.040

Variance: Variance to allow an existing 17,493 square foot parcel in the MU-V – Mixed Used Village Zone, where a minimum 20,000 square foot parcel is required.

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

The proposed project **complies** with this finding. The project site is 17,493 square-feet and complies with the minimum lot width and lot depth required in the MU-V Zone. The existing building setbacks also comply with requirement of the zone. Strict application of the Zoning Code requires a minimum lot size of 20,000 square-feet for the Mixed-Use Village Zone. The project site is surrounded by fully developed parcels, which creates a hardship in acquiring additional site area to comply with the minimum lot area requirement for the Mixed-Use Zone. Therefore, strict application of the Zoning Code would result in practical difficulties in the development of the property.

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

The proposed project **complies** with this finding. The applicant proposes to convert an existing two-story office building into a mixed-use development consisting of four residential units and a dental office. The proposed mixed-use project will be consistent with the underlying General Plan land use designation of Mixed-Use Village. The granting of the requested Variance will allow revitalization of an existing commercial development by integrating residential units on the second floor. The fact that this property is fully developed constitutes an exceptional circumstance that does not generally apply to other properties in the same zone or neighborhood. The granting of this request will not prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located.

- C. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located.

The proposed project **complies** with this finding. The proposed mixed-use development is compatible with surrounding commercial, office, and residential land uses. In addition, the

project demonstrates consistency with the goals and policies of the Magnolia Avenue Specific Plan by facilitating development and improvements within the Magnolia Avenue Specific Plan corridor that help realize the community's vision for the corridor. In addition, façade improvements are proposed to reflect a craftsmen architectural style and provide greater compatibility with the adjacent development. Staff supports the requested Variance, as the mixed-use development is compatible with surrounding developments and will not prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood.

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

The proposed project **complies** with this finding. The proposed project complies with this finding. The proposed project site has a General Plan Land Use designation of MU-V – Mixed-Use Village. The granting of the requested Variance will facilitate a mixed-use development, which furthers Objective LU-58 of the General Plan by enhancing the role of La Sierra as a major employment center in the City, with complementary residential and mixed-use developments. As proposed, the project is consistent with the surrounding development and will not be contrary to the objectives of the General Plan.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASES: **PR-2021-001151** (Rezone, Design Review, Variance)

Planning

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. **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.

During Construction Activities:

4. 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.
5. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
6. 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.
7. 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. Streets shall be swept 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;
8. 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:

9. The Zoning Code Map shall be amended as shown in Exhibit 7 contained in the attached City Planning Commission staff report dated May 12, 2022.
10. A Declaration of Covenants, Conditions and Restrictions (CC&R's) shall be prepared and recorded, subject to the City's Planning Division and City Attorney's Office review and approval. The CC&Rs shall contain the following conditions and restrictions:
 - a. Storage of personal belongings shall be prohibited on outdoor patios and in open space or landscaped areas unless enclosed and fully screened from view.
 - b. All vehicles parked on site in conjunction with this use shall be maintained in operable condition.
 - c. The applicant shall be responsible for maintaining the area adjacent to the premises over which they have control and shall keep it free of litter.
 - d. The applicant shall be responsible for maintenance of all common open space areas and all other privileges and responsibilities of the common ownership.
11. Landscaping and Irrigation plans shall be submitted to the Planning Division for review. Design modifications may be required as deemed necessary. Separate applications and filing fees are required.
12. **Staff Required Landscape and Irrigation Condition:** Plans submitted to the Planning Division for review and approval shall incorporate the following:
 - a. The front yard landscape setback along La Sierra Avenue shall consist of tiered plant materials subject to the Planning Division's review and approval.
13. **Staff Required Wall Conditions:** Plans submitted for Plan Check shall include the following:
 - a. The vehicular entry gate shall be removed.
 - b. Walls within the 10-foot front yard setback shall not exceed four feet in height provided that the openwork portion of the fence or wall above a height of three feet shall be no more than one part solid to three parts open with no portion of the solid wall, excluding pilasters, extending above three feet.
14. **Photometric/Lighting Plan:** A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas, parking lots and pedestrian paths shall be submitted with the exterior lighting plan.
 - a. 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);
 - b. The maximum allowable light trespass shall not exceed 0.5 foot-candle (5 lux) beyond the property line;
 - c. The light sources shall be hooded and shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways;
 - d. If lights are proposed to be mounted on buildings, down-lights shall be utilized;
 - e. Light poles shall not exceed 14 feet in height, including the height of any concrete or other base material, within 50-feet of residential property lines, otherwise light standards shall not exceed 25 feet in height, including the height of any concrete or other base material; and

- f. For safety, all pedestrian paths shall be adequately lighted throughout the project.
- 15. 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.
- 16. Ground mounted equipment shall be fully screened from the public right-of-way.
- 17. 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.
- 18. Submit three sets of plans depicting the preferred location for above ground utility transformer of capacity to accommodate the planned or speculative uses within the building(s) or subject site. These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening.

Prior to Release of Utilities and/or Occupancy:

- 19. 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 the project Planner at (951) 826-5371 to schedule the final inspection at least one week prior to needing the release of utilities.
- 20. The applicant shall provide written evidence to the Planning Division and the Riverside Police Department that they will be participating in the City's Crime Free Multi-Housing Program.

Standard Conditions

- 21. There is a 24-month 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.

The Design Review and Variance may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of two 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.

- 22. 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.

- 23. 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.

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.

Public Works

28. PRIOR TO PERMIT ISSUANCE, add the following notes to the site/plot or landscape plans and email PDF to gtnaka@riversideca.gov for review and approval:
29. Plant 24" box size *Ligustrum lucidum* in parkway in Public Right-Of-Way along La Sierra Ave. Prior to any planting, Tree Inspector to determine precise locations (and quantities) at time of scheduled site inspection after fine grading and hardscape installation is complete. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications Protect In Place existing *Washingtonia filifera*; PLANT 24" box size *Chionanthus retusus* in public right of way along Iowa Avenue. Tree Inspector to determine precise locations and quantities at time of scheduled site inspection after fine grading and hardscape installation. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications.

Fire Department

30. Fire sprinkler, fire alarm, fixed extinguishing system, emergency radio systems, standpipes or any other type of fire protection systems that are required by the California Fire Code, California Building Code or City Ordinance, shall be submitted by a California Licensed contractor, under separate permit to Riverside Fire Department for approval and permit issuance prior to any work on such systems.
31. 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.
32. To comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition).
33. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
34. Construction plans shall be submitted and permitted prior to construction.
35. Fire Department access shall be maintained during all phases of construction.

Public Utilities – Water

36. Prior to issuance of building permit, applicant shall submit an application to the water department for the installation of a second water service and meter to serve the residential units.
37. Backflow prevention devices are required on all water services to this project.

Public Utilities – Electric

38. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site. In addition to installing spare conduits, streetlights, also stub & cap along property frontage.
39. Plot existing electrical distribution facilities on the original site plan.
40. Replace existing meters with one commercial rated switchgear. 3' clearance around existing power poles. Existing voltage is 600A Pull section 120/240V1Ph-4W

Park and Recreation

Prior to Building Permit Issuance:

41. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) for privately developed areas.