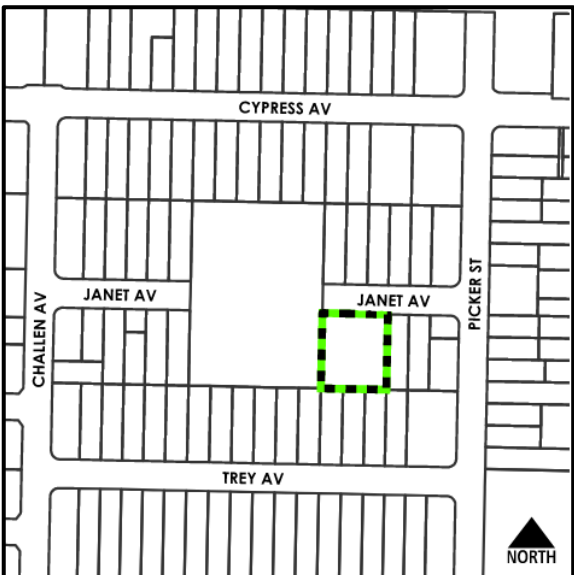




PLANNING COMMISSION HEARING DATE: NOVEMBER 10, 2022
AGENDA ITEM NO.: 6

PROPOSED PROJECT

Case Number	PR-2020-000190 (Tentative Tract Map, Design Review, Variance)		
Request	To consider the following entitlements to facilitate the construction of an 11-unit multi-family development: 1) A one-lot Tract Map for condominium purposes (TTM-38496); 2) Design Review of project plans; and 3) Variance to allow a reduced minimum dimension for required private open space patios.		
Applicant	Tony Vu of Master Construction		
Project Location	8390 Janet Avenue, situated on the south side of Janet Avenue, west of the intersection of Janet Avenue and Picker Street		
APN	151-111-046		
Project Area	0.58 Acres		
Ward	6		
Neighborhood	Arlanza		
General Plan Designation	HDR - High Density Residential		
Zoning Designation	R-3-1500 - Single Family Residential		
Staff Planner	Regine Osorio, Associate Planner 951-826-5712 rosorio@riversideca.gov		

RECOMMENDATION

Staff recommends that the Planning Commission:

1. **DETERMINE** that the proposed project is consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017 (SCH No. 2017041039) subject to compliance with the approved Mitigation Monitoring and Reporting Program and that the proposed Tentative Tract Map and Variance are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development) and Section 15061.b.3 (Common Sense Exemption) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2020-000190 (Tentative Tract Map, Design Review, Variance) based on the findings outlined in the staff report and subject to the recommended conditions (Exhibits 1 and 2).

SITE BACKGROUND

The 0.58-acre project site consists of a vacant and undeveloped parcel. Surrounding land uses include single family and multi-family residential to the north (across Janet Avenue), east and south, and a vacant parcel zoned for multi-family residential use to the west.

On December 12, 2017, the City Council adopted the 2014-2021 5th Cycle Housing Element Implementation Program that rezoned approximately 200 properties across the City to allow for multi-family and mixed-use residential 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 HDR – High Density Residential and the Zoning designation to R-3-1500 – Multi-Family Residential.

As a matter of information, the project site was also included in the 6th Cycle Housing Element Housing Opportunity Sites Inventory (Site 87), as it remained available for housing development following its rezoning as part of the 5th Cycle Housing Element Implementation Program.

PROPOSAL

The Applicant is requesting approval of a Tentative Tract Map, Design Review and Variance to facilitate the construction of a multi-family residential development.

The project consists of 11 two-story condominium units in two buildings. All units will be for sale and include three bedrooms and range in size from 1,449 to 2,114 square feet. Each unit contains a patio and balcony with a combined size ranging from 151 to 235 square feet for private open space.

Common useable open space totals 2,373 square feet and consists of open grass and gathering areas with picnic benches and enhanced landscaping.

Vehicle access to the site's 25 parking spaces is provided by a 24-foot wide, 2-way driveway along Janet Avenue. Pedestrian walkways are proposed throughout the complex and serve to connect the common areas, parking areas, and the public sidewalk.

A 6-foot-tall decorative perimeter block wall is proposed for the perimeter of the project site and will feature a pergola structure at the pedestrian entryways along Janet Avenue to provide a gateway to the condominium community. No vehicle gates are proposed as part of the project.

The applicant intends to construct the project to condominium standards and sell each unit with the approval of a one-lot Tract Map for condominium purposes.

The Applicant is requesting a Variance to allow a reduced dimension for private open space patios. The project proposes a patio depth of 4-feet 6-inches, where the Zoning Code requires a minimum depth of 8-feet.

PROJECT ANALYSIS

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The project is consistent with the General Plan Land Use designation of HDR – High Density Residential (Exhibit 5). The project provides a well-designed multi-family development that contributes to the diverse housing options in the City. The proposed project is consistent with the Objectives and Policies of the General Plan 2025, specifically:</p> <p><u>Policy LU 1.1:</u> Provide for all housing types from single-family to multi-family residential development, in different settings.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6th Cycle Housing Element</p> <p>The project site was identified as a Housing Element Opportunity site (Site 87) in the 6th Cycle Housing Element adopted October 5, 2021 (Exhibit 7) to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation. 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>Zoning Code (Title 19)</p> <p>The site has a Zoning designation of R-3-1500 Multi-Family Residential (Exhibit 6), which is consistent with the General Plan 2025 Land Use designation. The Zoning Code allows for consideration of Variances to deviate from the development standards. The applicant is requesting a Variance to allow a reduced minimum dimension for private open space in the R-3-1500 zone. If the Variance is granted, the proposed project would meet the development standards set forth in the Zoning Code for an R-3-1500 – Multi-Family Residential Zone.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Subdivision Code (Title 18)</p> <p>The proposed Tract Map for condominium purposes complies with the development standards of the Subdivision Code (Title 18).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>Compliance with Citywide Design Guidelines</p> <p>The proposed project meets the objectives of the Citywide Design Guidelines for multi-family development related to building siting and orientation, massing, articulation and architectural treatment, parking layout, and landscaping.</p> <p>The proposed project has been designed in a contemporary architectural style with Spanish influences featuring tile roofing, stucco, wood shutters, iron railing and brick wall.</p> <p>The design provides common open space areas that can be used as gathering areas for dining, game use, lounge, and active play areas.</p> <p>The conceptual landscape plan provides an attractive and welcoming environment, with the inclusion of shade trees, decorative planters and high-quality landscaping throughout the site for a cohesive appearance.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.100 – Development Standards for R-3-1500 Multiple-Family Residential Zone				
Standard		Proposed	Consistent	Inconsistent
Density	29 du/ac	19 du/ac	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	30 feet	29 feet 4 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Setbacks	Front Yard – 15 feet (Janet Avenue)	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side Yard – 7 feet 6 inches	8 feet 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard – 15 feet	28 feet 1 inch	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Common Open Space	200 sq. ft./ unit – 2,200 sq. ft. (11 units x 200 square feet)	2,373 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Private Open Space	100 square feet/unit	120 square feet/unit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Minimum side dimension of 8 feet	4 feet 6 inches (Variance requested)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Chapter 19.580 – Parking and Loading Development Standards					
	Standard	Required	Proposed	Consistent	Inconsistent
Minimum Parking	2 spaces per unit	22 spaces	25 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Covered Parking	75 percent of the required spaces shall be in a garage or carport (22 spaces x 0.75 = 17 spaces)		22 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parking Space Dimension	9 feet x 18 feet		9 feet x 18 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drive Aisle Width	24 feet		24 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Variance

The proposed project is consistent with the objectives and policies of the Zoning Code and the General Plan. The requested Variance for the reduced dimension for private open space 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. While the minimum required dimension for the private patio does not meet the requirement, the development exceeds the total minimum square footage size requirement for each unit's private open space.

ENVIRONMENTAL REVIEW

The proposal for the multiple family residential project is consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017 (SCH No. 2017041039) subject to compliance with the approved Mitigation Monitoring and Reporting Program.

The Tentative Tract Map and Variance is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (Infill Development) and Section 15061(b)(3) (Common Sense) of the CEQA Guidelines, as the project 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. As of the writing of this report, one comment letter has been received by Planning Staff.

Concern: The project would have the potential to cause excessive vehicular traffic on Janet Avenue, create issues with street parking and is out of scale with the surrounding development.

Response: The proposed project provides adequate vehicular access to the site via a two-way 24-foot driveway for ingress and egress. The project is required to construct off-site street improvements to Janet Avenue per Public Works specifications. Furthermore, the project provides parking as required per the Zoning Code for multi-family residential development, including three additional visitor parking stalls.

The overall site design, placement of the buildings and architectural design reduces the massing of the buildings, making them compatible with surrounding development in the neighborhood.

STRATEGIC PLAN ALIGNMENT

This project contributes to the Envision Riverside 2025 City Council Strategic Plan 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 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 project provides housing opportunities that benefits all residences in the community and region.
3. *Fiscal Responsibility* – The applicant will be responsible for all fiscal aspects of the proposed project.
4. *Innovation* – The proposed project meets the growing community's needs for increased housing opportunities.
5. *Sustainability and Resiliency* – The proposed project is designed to meet the current and future needs of the community.

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. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Existing Site Photos
4. Location Map
5. General Plan Map
6. Zoning Map
7. Housing Element Site Map
8. Project Plans (Site Plan, Renderings, Floor Plans, Building Elevations, Open Space Exhibit, Wall & Fence Plan, Conceptual Landscape Plans, Conceptual Grading Plan, Lighting Plan)
9. Public Comment Letter

Prepared by: Regine Osorio, Associate Planner

Reviewed by: Brian Norton, Acting Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner and Acting Deputy Director



EXHIBIT 1 – FINDINGS

A. Variance Justification Findings Pursuant to Chapter 19.720.040

Variance Request: To allow a reduced dimension of 4 feet-6 inches for private open space, where the Zoning Code requires a minimum dimension of 8 feet.

1. *The strict application of the provisions of the Zoning Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code.*

The proposed project **complies** with this finding. The strict application of the provisions of the Zoning Code requires that private usable open space in the R-3 zones have no dimension of less than eight feet. The project proposes a portion of the private patio area to have a dimension of 4 feet-6 inches. The project provides each unit with a private patio that is sized at 120 square feet and more, which surpasses the required minimum of 100 square feet of private open space per unit. Each unit includes a second-floor balcony that ranges in size from 32 square feet to 114 square feet. The project is consistent with all other development standards per the underlying zone and contributes to the housing diversity in the City.

Strict application of the Zoning Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Specific Plan.

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

The proposed project **complies** with this finding. The project site is a substandard lot with regards to lot width and size compared to nearby lots that have been rezoned to Multi-Family Residential. The multi-family residential developments within the vicinity of the project site do not include the same amount of private open space the proposed project offers. The project provides adequate building setback, landscaping, and pedestrian walkways to achieve a well-designed housing community that is compatible with adjacent uses.

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

3. *Granting 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.*

The proposed project **complies** with this finding. Granting the Variance will allow typical development of the property in accordance with the Objectives and Policies of the General Plan 2025 and the Zoning Code. The proposed project provides adequate private open space that is designed to provide a usable and secure area for the residents. Landscaping and a 6-foot-tall decorative perimeter block wall provides a buffer from the private patios and the surrounding properties.

Granting the variance 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.

4. *Granting the request will not be contrary to the objectives of the General Plan.*

The proposed project **complies** with this finding. Based on the scope of the requested Variance, granting the Variance will not be contrary to the objectives of the General Plan 2025.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASE: PR-2020-000190 (Tentative Tract Map, Design Review, Variance)

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 2014-2021 5th Cycle Housing Element (SCH# 2017041039).
4. *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 Map Recordation:

5. The applicant shall prepare and record Covenants, Conditions, and Restrictions (CC&Rs) and documents to create a Homeowners Association (HOA), subject to approval of the Planning Division and City Attorney's Office. The CC&Rs shall contain the following:
 - a. Establishment of a Homeowner's Association.
 - b. Each buyer shall sign an acknowledgement that he/she has read the Constitution and By-Laws of the HOA and the CC&Rs applying to the development, including any clause pertaining to private driveways.
 - c. Except as provided in California Code Section 66411.7 (otherwise known as Senate Bill 9) and as may be modified in the future, further subdivision of any lots within this map is prohibited.
 - d. The HOA shall maintain the stormwater basins, parkway and landscape along the street frontages, and open space areas;
 - e. Recorded map shall include the condition for maintenance by approved entity.

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 developer 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. 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.
- 8. 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.
- 9. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- 10. 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.
- 11. 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.
- 12. The applicant shall be responsible for erosion and dust control during construction phases of the project.
- 13. 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:

14. **Staff Required Landscape and Irrigation Condition:** Plans shall be submitted for Planning staff approval. Separate application and filing fee are required. Design modifications may be required as deemed necessary.
15. **Photometric/Lighting Plan:** 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 fourteen (14) feet in height, including the height of any concrete or other base material.
16. 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.
17. Ground mounted equipment shall be fully screened from the public right-of-way.
18. 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.
19. 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:

20. 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.
21. 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:

22. There is a thirty-six-month time limit in which to satisfy the conditions and record TTM 38496. Six subsequent one-year time extensions may be granted by the Community & Economic Development Director upon request by the applicant. Application for a one-year time extension must be made prior to the expiration date of the map. No time extension may be granted for applications received after the expiration date of the map.

23. 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 ENTITLEMENTS.

24. The Design Review and Variance related to implementing the subdivision may be granted time extensions by the Community & Economic Development Director or their designee up to a total of six years beyond the original approval expiration date prior to issuance of any building permits. Once a building permit has been issued, the project will be considered vested and time extensions are no longer needed.
25. The Project must be completed per the Plot Plan Review approved by the Community & Economic Development Director, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Development Review Committee or by Planning Staff. Upon completion of the Project, a Staff inspection must be requested, and **UTILITIES** will not be released until it is confirmed that the approved plans and all conditions have been implemented.
26. 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.
27. This approval is for design concept only and does not confirm the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
28. 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.

Public Works

Conditions to be Fulfilled Prior to Issuance of Occupancy, Unless Otherwise Noted:

29. Size, number and location of driveways to Public Works specifications.
30. Closure of unused driveways to Public Works Specifications.
31. Storm Drain construction will be contingent on engineer's drainage study.
32. Installation of sewers and sewer laterals to serve this project to Public Works specifications. Installation of sewer main in Janet Avenue required. Approximately 360 feet.
33. Deed for widening Janet Avenue to accommodate revised residential cul-de-sac to Public Works Specifications prior to issuance of any Grading or Building Permits.

34. Construction of modified residential Cul-de-sac at terminus of Janet Avenue to Public Works specifications.
35. Curb adjacent sidewalk required along Janet Avenue to Public Works specifications.
36. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works and Fire Department specifications.
37. 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.

38. 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.

39. 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.
40. 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.

41. 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.

42. A "FINAL MAP" shall be processed with the Public Works Department and recorded with the County Recorder. The "FINAL MAP" shall be prepared by a Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California and shall comply with the State Subdivision Map Act and Title 18 of the Riverside Municipal Code. All applicable checking and recording fees are the responsibility of the applicant.

Public Works – Solid Waste

43. Project will require side-by-side double trash enclosure per Public Works specifications.

Public Works – Street Trees

44. PRIOR TO PERMIT ISSUANCE, add the following notes to the site/plot or landscape plans and email PDF to gtanaka@riversideca.gov for review and approval:

REMOVE existing ash tree in PUBLIC RIGHT-OF-WAY; PLANT 24" box size Cercis canadensis 'Oklahoma' IN PUBLIC RIGHT-OF-WAY. Typical spacing 20' O.C. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications. Submit landscape plan to Tree Inspector with proposed Street Tree plantings for review and approval.

Public Works – Traffic

45. That prior to the issuance of a Certificate of Occupancy, the applicant shall remove and replace the existing street name sign and pole located at the southwest corner of the intersection of Janet Avenue and Picker Street. The applicant shall furnish and install the street name sign as per the current City of Riverside standards and specifications. The applicant shall hire a contractor to install the street name sign and pole. The contractor shall complete the construction work with an approved Public Works Permit. The installation of the street name sign and pole shall be completed to the satisfaction of the Director of Public Works.
46. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a stop sign (R1-1), stop bar, stop legend at all project driveways. All signage and striping improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) standards. The contractor shall complete the construction work with an approved Public Works Permit. The installation of the signage and striping 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.
47. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a stop bar, stop legend at the west leg of the intersection of Janet Avenue and Picker Street. All signage and striping improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) standards. The contractor shall complete the construction work with an approved Public Works Permit. The installation of the signage and striping 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.
48. Should installation of private gates be proposed in the future, a site plan, showing the proposed improvements, and an empirical Gate Stacking Analysis, consisting of a feasibility study illustrating adequate vehicle turn around area in front of the gates as well as emergency vehicle access, shall be submitted to the Public Works Department and Planning Division for review. Site plan changes shall be subject to consideration by the Development Review Committee (DRC) or Planning Commission, as applicable, and may require a revision to this Planning entitlement.

Fire Department

Prior to Issuance of Building Permits:

49. 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.
50. 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.

51. 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. (CFC, Sec. 503.5)
52. To comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition).
53. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
54. Construction plans shall be submitted and permitted prior to construction.
55. Fire Department access shall be maintained during all phases of construction.

Public Utilities – Water

Prior to Issuance of Building Permits:

56. 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.

Public Utilities – Electric

Prior to Issuance of Building Permits:

57. 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.
58. Plot existing electrical distribution facilities on the original site plan.
59. Provide transformer, & switchgear location. Per customer they will need single phase power 120/240V-1PH-3W.
60. Service from transformer to service panel needs to be 125' max. RPU must have access to transformer location & may require retaining wall around the structures.
61. Due to the fact you are asking for single phase this site will require multiple transformers and multiple points of connections.
62. Contact RPU to go over the site plan, single line diagram, & transformer locations.

Parks, Recreation and Community Services

Prior to Issuance of Building Permits:

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