



Community & Economic Development Department

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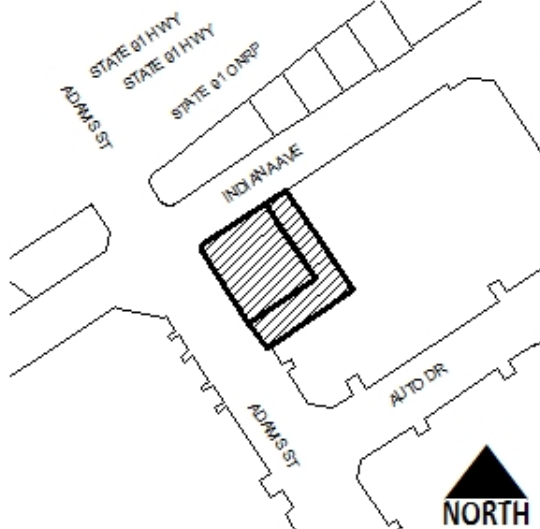
Planning Division

RiversideCA.gov

PLANNING COMMISSION HEARING DATE: OCTOBER 22, 2015

AGENDA ITEM NO.: 9

PROPOSED PROJECT

Case Numbers	P15-0404 (Conditional Use Permit), P15-0405 (Design Review), P15-0568 (Variance), and P15-0631 (Variance)	
Request	Consideration of a Conditional Use Permit, Design Review, and Two Variances for the demolition and construction of a 3,040 square foot gas station (Mobil), and associated 4,159 square foot convenience store and 2,080 square foot drive-thru car wash.	
Applicant	Joseph Karaki of Western Engineering States, Inc.	
Project Location	3399 Adams Street	
APN	231-221-001 and 231-221-002	
Project area	0.9 Acres	
Ward	4	
Neighborhood	Presidential Park	
Specific Plan	Riverside Auto Center Specific Plan	
General Plan Designation	Commercial Regional Center	
Zoning Designation	Commercial General Zone	
Staff Planner	Gaby Adame, Assistant Planner; 951-826-5933; gadame@riversideca.gov	

RECOMMENDATIONS

Pursuant to Chapters 2.40 and 19.050.030 of the Riverside Municipal Code, the Planning Commission shall review the proposed project subject to its consistency with the Zoning Code

(Title 19), which includes the Conditional Use Permit, Design Review, and two Variances. Specifically, Staff Recommends that the City Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that Planning Cases P15-0404 (CUP), P15-0405 (DR), P15-0568 (VR), and P15-0631 (VR) constitute CEQA Exemption therefore is categorically exempt from the provisions of the California Environmental Quality Act per Section 15332 of the CEQA Guidelines.
2. **RECOMMEND APPROVAL** of Planning Cases Numbers: P15-0404 (CUP), P15-0405 (DR), P15-0568 (VR), and P15-0631 (VR) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions;
3. **RECOMMEND ADOPTION** of attached exhibits 6-13 as approved project plans, subject to recommended conditions of approval.

SITE BACKGROUND

The subject site consists of two parcels, APN 231-221-001 and APN 231-221-002, which cumulatively adds up to 0.9 acres. The parcels are currently developed with a Mobil Gas Station and non-operational family restaurant (Food Connection Restaurant). The existing (Mobil) vehicle fuel station and a 2,959 square-foot convenience store and vehicle service facility, were constructed in 1968. When the existing vehicle fuel/service station was established, a Conditional Use Permit was not required for service stations. Over the years, the existing fuel island canopies and convenience store/service station building have been updated with various corporate color schemes and modernized signage.

In 2014 the applicant requested an approval of a Conditional Use Permit to formally legalize the use of the site as a vehicle fuel station, as the use was considered a legal nonconforming use, and to physically upgrade the existing vehicle fuel station. The upgrades included the removal of the northerly gasoline canopy and two dispensers under the canopy and to expand the westerly overhead canopy by adding two additional pump dispensers. The request also included the removal of the vehicle repair bays in the main building and enlarging the convenience store to include the former service bay area, for a total sales area of 1,942 square feet, a 999 square-foot second story addition for storage purposes, and a 864 square foot self-service automated single bay car wash.

While the Conditional Use Permit was approved, these changes never commenced due to the purchase of the adjacent restaurant property. This prompted the owners to change the overall design of the proposed gas station.

PROPOSAL

The following applications have been submitted:

- Conditional Use Permit
- Design Review
- Two (2) Variances

The applicant has requested the approval of a Conditional Use Permit (CUP), Design Review, and two (2) Variances, for the construction of a new gas station with a convenience store and

car wash. The project also involves the demolition of the existing gas station with mini-mart and garage bays and the adjacent restaurant buildings to the east of the gas stations.

The proposed gas station will have a 3,040 square foot canopy with six pump dispensers. The dispenser will be generally situated in the center of the proposed site. A 4,159 square foot convenience store will also be constructed with the gas station. A second story, approximately 2,600 square feet, will be added to the convenience store specifically for storage along with a smaller 629 square foot storage section northerly of the convenience store. The applicant is also proposing to install a 2,080 square foot self-service automated single bay car wash.

The convenience store will be open from 6:00 a.m. to 12:00 a.m. midnight, seven (7) days a week, along with the gasoline fueling stations. The car wash will be open for business at the same time the convenience store and fueling stations are open. At closing time the car wash will be closed with sliding gates at the entrance and exist.

As a matter of information, it should be noted that the applicant is NOT requesting the approval of an alcohol license to allow for the off-sale of beer and wine.

Implementation of this request will require the granting of two variances which are described and analyzed later in this report.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>			
	N/A	Consistent	Inconsistent
<i>General Plan 2025</i> The proposed project is consistent with the underlying General Plan 2025 land use designation of CRC—Commercial Regional Center, which will further the intent of the General Plan by facilitating in-fill development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Specific Plan</i> The project site is located within the Riverside Auto Center Specific Plan and complies with the requirements of the Specific Plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Zoning Code Land Use Consistency (Title 19)</i> The underlying CG—Commercial General Zone is consistent with the CRC—Commercial Regional Center General Plan land use designation. Proposed Vehicle Fuel Stations are subject to Conditional Use Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Compliance with Citywide Design & Sign Guidelines</i> The proposed project substantially meets the objectives of the City's design guidance document, subject to the	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

recommended conditions of approval detailed below.

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Standard			Proposed	Consistent	Inconsistent
Max. Floor Area Ratio	50%		30.3%	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Min. Setbacks	Front	15 feet	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side	30 feet	0 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Street Side	15 feet	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear	30 feet	0 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Min. Parking ¹	Vehicle Fuel Station: 1 space/250 square feet of retail area 1 space/1000 square feet of storage area 1 space/washing bay	23	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DESIGN REVIEW

Site Access

Vehicular access to the project site is proposed from a 38 foot 9 inch driveway off Adams Street going northwesterly and a 35 foot wide driveway off of Indiana Avenue.

Architecture

The proposed gas station will be utilizing contemporary design features and materials. These elements include, but are not limited to, a panel fiber board system, metal awnings, corrugated metal siding, ACM (Aluminum Composite Material) paneling and large glass storefront windows. Other plaster clad walls and decorative metal awnings that project over the main entry and wrap around the upper portion of the tower. Secondary accent materials in the form of corrugated metal are also proposed. The contemporary design concept has also been incorporated into the design of the vehicle fueling overhead canopy structure and the car wash.

Conceptual Landscaping

The conceptual landscape plan (Exhibit 9) has been designed to provide a variety of landscape materials throughout the project site, including trees, shrubs, and groundcovers. The proposed landscaping will serve to enhance the streetscape, the project, and the existing shopping center. Staff supports the conceptual landscape plan.

Variances

While the proposed project complies or has been conditioned to comply with a majority of the applicable site location, development and operation criteria, the following variances are proposed by the applicant to fully implement the project as proposed:

- To allow a zero (0) foot setback along the northeasterly property line where the car wash will be located when a 30 foot setback is required.
- To allow a zero (0) foot setback along the southeasterly property line where the convenience store will be located when a 30 foot setback is required.

The applicant has applied for variances to these standards (Exhibit 13). The applicant prepared justifications for these variances and are attached to this report. The requested variances can be supported in this instance due to limited size of the proposed site. Proposed changes to the site will improve site circulation and the aesthetic quality of the site in compliance with the Zoning Code. Additionally, the expansion and enlargement of the proposed gas station will occur in a manner that will not be detrimental to surrounding uses.

ENVIRONMENTAL REVIEW

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

NEIGHBORHOOD COMPATIBILITY

A majority of the subject site has existed as a service station since 1968, such that the presence of a service station in the neighborhood is well-recognized and not known for significant neighborhood compatibility problems. Thus, it is not anticipated that the proposal to renovate and expand the use to serve the community will be detrimental to the surrounding uses or future commercial development in the vicinity of the fueling station with implementation of the recommended conditions of approval. Additionally, the design of the convenience store and car wash facility is consistent in design aesthetics, style and massing to the existing in the

surrounding neighborhood. Although there are no sensitive receptors in the area, information provided by the applicant shows that the decibel levels are acceptable at the southerly property line across from the apartment complex along Russell Street will be less than the maximum permitted (65 dBA) by the Noise Code for commercial uses (Exhibit 12).

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 1,000 feet of the site. As of the writing of this report, no responses have been received by Planning Staff.

APPEAL INFORMATION

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

EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Zoning Map
6. Color Building Elevations
7. Site Plan and Elevations
8. Floor Plan
9. Conceptual Landscape Plan
10. Preliminary Grading Plan
11. Existing Site Photos
12. Noise Study
13. Variance Justifications
14. Perspective View
(Color / Material Board to be available at the City Planning Commission Meeting)

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

Gaby Adame, Assistant Planner
Jay Eastman, Interim City Planner
Rafael Guzman, Community & Economic
Development Director



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: **P15-0404** (CUP), **P15-0405** (Design Review), **P15-0568** (Variance), **P15-0631** (Variance)

Conditional Use Permit Findings pursuant to Chapter 19.410 (Vehicle Fuel Stations)

- a. The proposed project is consistent with the General Plan 2025 and the intent and purpose of the CRC—Commercial Regional Center land use designation;
- b. The proposed development will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area;
- c. The proposed vehicle fuel station use 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;
- d. The proposed vehicle fuel station use 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, with implementation of the recommended conditions of approval;
- e. The proposed vehicle fuel station use 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.
- f. The proposed development is compliance with the majority of the standards applicable to the proposed development.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASES: P15-0404 (CUP), P15-0568 (Variance), P15-0631 (Variance)

Case Specific

• **Planning**

1. All conditions of Planning Case P15-0405 (Design Review) shall apply to this Project.
2. The Planning Commission makes the necessary findings in the applicant's favor to grant the following variances. As justification, the applicant's written justifications are referenced:
 - a. To allow a zero (0) foot setback along the northeasterly property line where the car wash will be located when a 30 foot setback is required.
 - b. To allow a zero (0) foot setback along the southeasterly property line where the convenience store will be located when a 30 foot setback is required.
3. A separate Conditional Use Permit will need to be submitted and reviewed by Planning if the off-sale of alcohol should be considered.
4. The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the satisfaction of the Planning Division.
5. 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.
6. 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.
7. Plans submitted for staff review should specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to the Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Department review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.

8. 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.
9. In approving this case, it has been determined that there is no evidence before the City that the proposed project will have any potential for adverse effect on wildlife resources and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game Code.

Operational Conditions

10. Any tank or display provided for the incidental sale of propane or similar material shall be fully screened from view from any public right-of-way.
11. All equipment, supplies and activities associated with the vehicle wash facility shall be contained within an enclosed building with only sufficient openings for ingress and egress of vehicles. This includes the washing, machine drying and any other procedure incidental to vehicle washing and cleaning;
12. Any water flow resulting from the use of the washing facilities shall be confined to the vehicle wash facility site and disposed of through an on-site drainage system in accordance with applicable laws.
13. Provisions shall be made for regular on-site maintenance and clean-up of the property.
14. Notwithstanding approval for the operation of the vehicle wash facility, all other operations outside of the vehicle fuel station shall be limited to the dispensing of gasoline, oil, air and water.
15. All storage and display of merchandise and supplies must be conducted within the service station building.
16. No vehicles shall be parked on the premises other than those of persons attending to business on the site, vehicles being serviced for customers, vehicles of employees, and other service vehicles used in the operation of the station. No vehicle shall be parked on the premises and offered for sale.
17. The site shall be fully landscaped and maintained and kept in clean, weed and graffiti free condition at all times.
18. Signage shall be limited to that permitted under Chapter 19.620 of the Zoning Code. Any non-permitted signage shall be removed within 30 days of approval.
19. The business for which this Conditional Use Permit is granted shall be continually operated in compliance with the definition for Vehicle Fuel Station and Vehicle Wash Facility, contained in Definitions Section 19.910.020 of the Zoning Code, and all site location, operation and development standards contained in Sections 19.410.040 and 19.425.030 of the Zoning Code. Failure to comply with these requirements will be grounds for Code Enforcement action, revocation or further legal action.
20. Should there be three or more verified complaints within any 12-month period received by the Riverside Police Department regarding disturbances caused at the site by vehicle wash operations or the hours of operation of the vehicle fueling station, this shall

automatically be grounds for consideration of modifications to conditions relative to site operations or to commence revocation proceedings before the City Council.

21. A copy of the Conditional Use Permit and the final Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation.
22. The applicant is responsible for maintaining on site at all times a 5-gallon supply of paint to assist the City's graffiti crew when necessary.

Standard Conditions

23. There shall be a two-year time limit in which to commence 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.
24. 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.
25. The Project must be completed per the Conditional Use Permit and Design Review approved by the Planning Commission, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Planning Commission or minor modifications by Design Review Staff. Upon completion of the Project, a Design Review 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. The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the satisfaction of the Planning Division.
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.
29. This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.

30. The applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
31. This permit is issued based upon the business operations plan and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. Permittee shall notify Community Development Department, Planning Division, of any change in operations and such change may require a revision to this permit. Failure to notify the city of any change in operations is material grounds for revocation of this conditional use permit.
32. The applicant herein of the business subject to this conditional use permit acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with the full awareness of the provisions of Title 19 of the Riverside Municipal Code. The applicant shall inform all its employees and future operators of the business subject to this permit of the restrictions and conditions of this permit as they apply to the business operations.
33. Failure to abide by all conditions of this permit shall be cause for revocation.
34. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
35. 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.
36. 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**

THE FOLLOWING PUBLIC WORKS "ENGINEERING" CONDITIONS TO BE MET PRIOR TO CASE FINALIZATION UNLESS OTHERWISE NOTED:

37. Prior to Building Permit Issuance, the Developer shall complete a lot line adjustment to consolidate the project site parcels to the satisfaction of the Planning Division and Public Works Department.
38. Standard right-of-way corner cutback at southeast corner of Adams Street and Indiana Avenue per Public Works Standards.
39. Size, number and location of driveways to Public Works specifications.
40. Closure of unused driveways to Public Works specifications.
41. 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.

42. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP that:
 - a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
 - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
43. 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.
44. 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.
45. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:

- a. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
- b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
- c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

- **Fire Department**

CONTACT MARGARET ALBANESE AT 951-826-5455 FOR QUESTIONS REGARDING FIRE CONDITIONS OR CORRECTIONS.

46. THE FOLLOWING FIRE CONDITIONS ARE PROVIDED FOR YOUR INFORMATION AND MUST BE COMPLETED PRIOR TO SCHEDULING YOUR FINAL FIRE INSPECTION. NO REVISIONS TO YOUR PLANS ARE REQUIRED.
47. An automatic fire sprinkler system is required by City Ordinance 16.32.076. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by an approved facility. Post Indicator valves, Detector Check control valves and water flow switches are required to be central station monitored. Have alarm contractor submit plans and obtain approvals prior to installation. Alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.
48. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
49. Construction plans shall be submitted and permitted prior to construction.

- **Public Utilities – Water**

50. Please refer to the Design Review Conditions in this staff report for Water Conditions.

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Number: **P15-0405** (Design Review),

CONDITIONS

Case Specific

- **Planning**

1. All conditions of Planning Case P15-404 (Conditional Use Permit) shall apply to this Project.
2. **Advisory:** Signs and murals shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any signs shall be subject to separate review and assessment, including any required variances. A separate sign application, including fees and additional sets of plans, is necessary prior to any sign permit issuance.
3. **Advisory:** Any outdoor dining shall be in compliance with Chapter 19.495 (Outdoor Dining and Food Preparation (Permanent)) of the Zoning Code.

Prior to Grading Permit Issuance

4. 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;
 - e. 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. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - iii. Wash off trucks and other equipment leaving the site;

- iv. Replace ground cover in disturbed areas immediately after construction;
- v. Keep disturbed/loose soil moist at all times;
- vi. Suspend all grading activities when wind speeds exceed 25 miles per hour;
- vii. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.

During grading and construction activities:

- 5. 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.
- 6. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. the generation of dust shall be controlled as required by the AQMD;
 - b. grading activities shall cease during periods of high winds (greater than 25 mph);
 - c. 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; and
 - d. the contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.
- 7. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
- 8. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- 9. 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.
- 10. The Contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or federal holidays.
- 11. Noise-reducing design features shall be utilized consistent with standards in Title 24 California Code of Regulations and Title 7 of the Municipal Code.

12. Should cultural, historical resources or archaeological items be found during grading and construction activity, the construction and grading of this project shall be halted in the vicinity of the find and a qualified archaeologist, meeting Secretary of Interior Standards, shall be hired at the applicant's expense to work with the Planning Division to determine the finds' significance and possible mitigation measures. If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archeologist shall contact the Morongo Band of Mission Indians ("Tribe"). If requested by the Tribe, the developer or the project archeologist shall in good faith, consult on the discovery and its disposition (e.g., avoidance, preservation, return or artifacts to tribe, etc.)
13. If human remains are found during the excavation, the Native American Graves Protection Act Guidelines and State law require that construction personnel halt work in the immediate area; leave the remains in place; contact the City Manager, the City Historic Preservation Officer, and the Riverside County Coroner. Until a representative from the Coroner's office reviews the remains in the field, they must not be removed. If the Coroner determines that the remains are prehistoric, the Coroner contacts the Native American Heritage Commission and the most likely descendent from the Native American community is informed. The final disposition of remains is coordinated by representatives of the property owner and the most likely descendent and perhaps assisted by the City's Historic Preservation Officer and/or the project archaeologist.

Prior to Building Permit Issuance

14. The landscaping, irrigation and sign plans shall be submitted for Design Review approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required. The landscaping and irrigation plans must be submitted prior to building permit issuance.
15. Plans submitted for Design Review staff review should specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Department review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.
16. Submit three sets of plans depicting the preferred location for above ground utility transformers of capacity to accommodate the planned or speculative uses within the building(s). 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. If landscape screening is the preferred screening method, no landscaping except ground cover shall be allowed within 10 feet of the transformer. The applicant is advised to consult with the City of Riverside Public Utilities, Electrical Engineering Division, at (951)826-5489 prior to preparing these plans.
17. An exterior lighting plan shall be submitted to Design Review 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.

18. Staff Required Plot Plan Conditions: Revise the submitted plot plan such that the plan provided for building permit plan check incorporates the following changes:
 - a. Verify that all internal drive aisles have a minimum width of 24 feet and all parking stalls are a minimum 9 feet in width by 18 feet in depth;
 - b. A minimum 12-inch concrete walkway, including curb width, shall be provided along the sides of landscape planters whenever the side of a parking stall is adjacent to it;
 - c. Provision for handicap accessible parking as deemed necessary by Building and Safety Division;
 - d. Provision for screening any ground mounted equipment to the satisfaction of Design Review Staff;
 - e. Provision for wheel stops where parking spaces are adjacent to pedestrian walkways, screen walls or building walls;
19. Staff Required Building Elevations Conditions: Revise the submitted building elevations such that the plans provided for building permit plan check incorporate the following changes:
 - a. The building elevations submitted for building permits shall clearly specify all building materials and colors to match the materials and colors as approved by the City Planning Commission as applicable.
20. Add details for the enhancement of the existing trash enclosure to include colors and materials as those proposed for the vehicle wash facility and convenience store and a decorative overhead trellis subject to Planning Division staff approval and in accordance with the City's trash enclosure policies and standard drawings (available at the Planning Division) as follows:

REQUIRED ENCLOSURE MATERIALS:

- a. Block color: Precision block stuccoed and painted to match building or decorative block.
- b. Cap color: To match exterior of enclosure walls;
- c. Gate/Gauge Material: 16/ga ribbed metal to match color of building;
- d. Pedestrian access requirement: Yes;
- e. Decorative overhead trellis requirement: Yes; and

- f. Overhead cover to prevent contact with storm water: Yes.
21. Staff Required Landscape and Irrigation Plans Conditions: The required detailed landscape and irrigation plans shall include the following elements:
- a. Catalog cuts of the proposed free-standing landscaped arbors and green screens shall be submitted for review and approval of Design Review staff;
 - b. Catalog cuts of the proposed outdoor furniture shall be submitted for review and approval of Design Review staff;
 - c. Landscaping sufficiently screen the service doors located on the street facing side of the building to the satisfaction of Staff.

Prior to Release of Utilities and/or Occupancy:

22. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Call Gaby Adame at (951) 826-5933 to schedule the final inspection at least one week prior to needing the release of utilities. Additional plant material may be required upon final inspection if better coverage is needed.

Standard Conditions

- **Planning**

23. 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.
24. The project must be completed per the Design Review by the Planning Commission, including all conditions listed in this report. Any substantial changes to the project must be approved by the Planning Commission or minor changes by Design Review staff. Upon completion of the project, a Design Review 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.
25. There is a 24-month time limit on this approval, which begins following City Council approval of this case.
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 modification that may be required by these conditions of approval.

- **Public Works**

The following Public Works "Engineering" conditions to be met prior to case finalization:

27. Please refer to the Conditional Use Permit Conditions in this staff report for Public Works conditions.

- **Fire Department**

28. THE FOLLOWING FIRE CONDITIONS ARE PROVIDED FOR YOUR INFORMATION AND MUST BE COMPLETED PRIOR TO SCHEDULING YOUR FINAL FIRE INSPECTION. NO REVISIONS TO YOUR PLANS ARE REQUIRED.
29. An automatic fire sprinkler system is required by City Ordinance 16.32.076. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by an approved facility. Post Indicator valves, Detector Check control valves and water flow switches are required to be central station monitored. Have alarm contractor submit plans and obtain approvals prior to installation. Alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.
30. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
31. Construction plans shall be submitted and permitted prior to construction.

- **Public Utilities – Water**

32. Advisory: All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies.
33. Advisory: The provision of water facilities in accordance with the City of Riverside Public Utilities Water Rules.
34. Advisory: The provision of utility fees and charges in accordance with the City of Riverside Public Utilities Water Rules.

- **Public Utilities – Electric**

CONTACT SUMMER AYALA AT 951-826-2129 FOR QUESTIONS REGARDING PUBLIC UTILITIES (ELECTRIC) CONDITIONS/CORRECTIONS LISTED BELOW.

35. 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.
36. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.

- **Park and Recreation**

51. No conditions.

GENERAL INFORMATION NOTES

52. Appeal Information

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

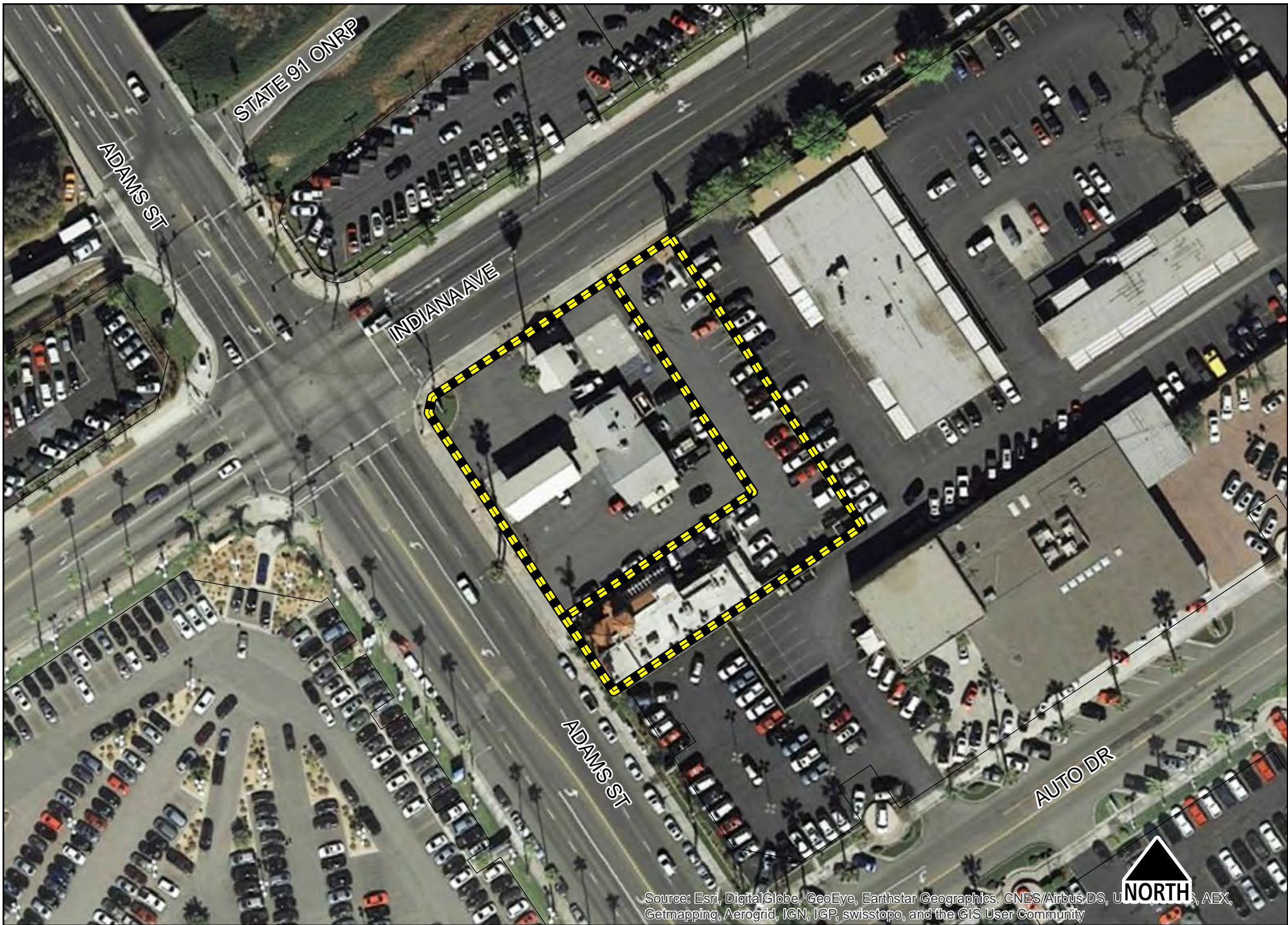


Exhibit 3 - P15-0404, -0405, -0568, -0631, Aerial Map

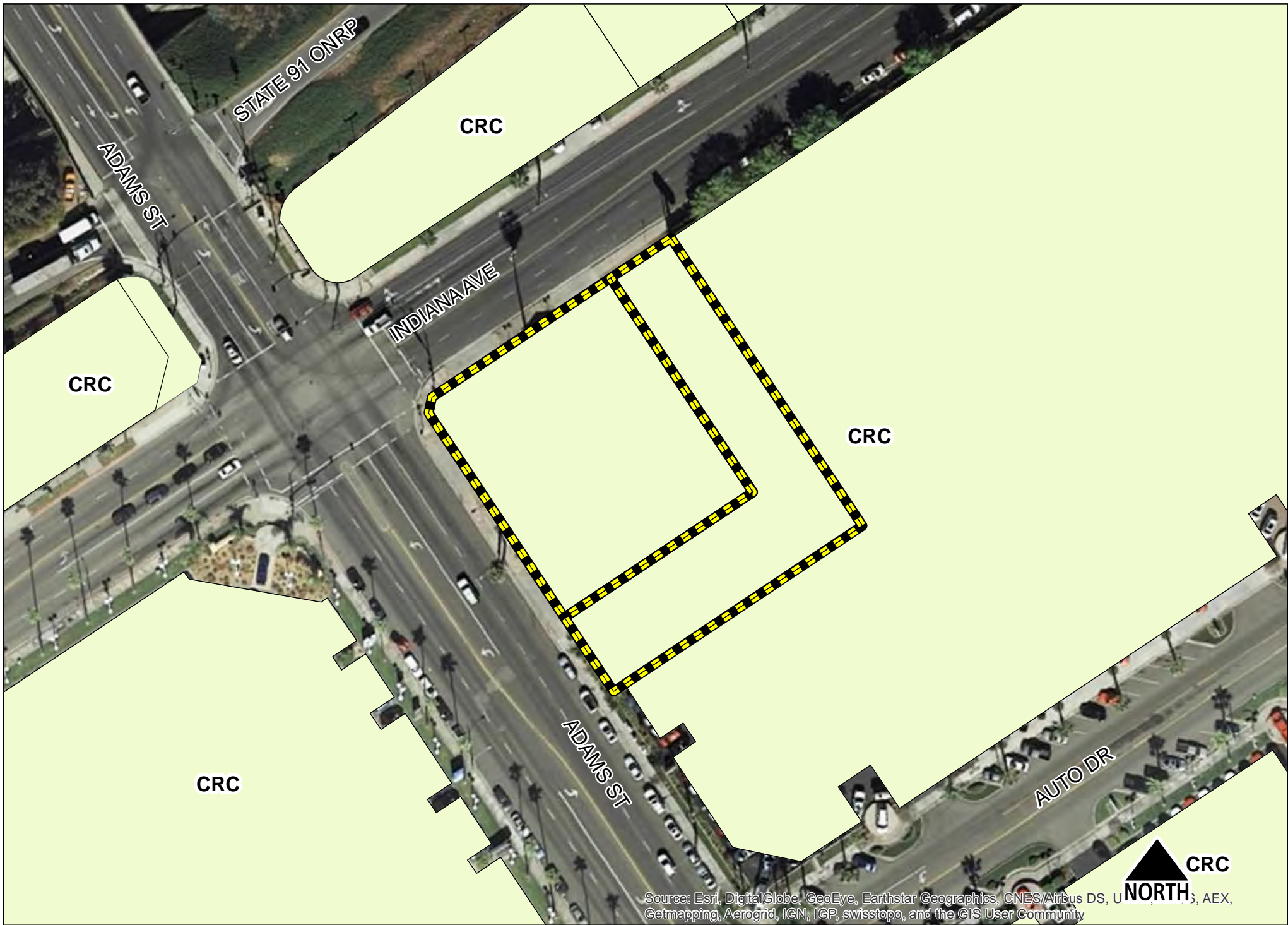


Exhibit 4 - P15-0404, -0405, -0568, -0631, General Plan Map



C-STORE FRONT NW ELEVATION

MOBIL GAS STATION
3399 ADAMS STREET RIVERSIDE CA 92504



Western States
Engineering Inc.

4887 E. La Palma Ave. Ste. 707
Anaheim CA 92807
P [714] 695.9300
F [714] 693.1002



C-STORE REAR SE ELEVATION

MOBIL GAS STATION
3399 ADAMS STREET RIVERSIDE CA 92504



Western States
Engineering Inc.

4887 E. La Palma Ave. Ste. 707
Anaheim CA 92807
P [714] 695.9300
F [714] 693.1002



MOBIL GAS STATION
 3399 ADAMS STREET RIVERSIDE CA 92504



Western States
 Engineering Inc.

4887 E. La Palma Ave. Ste. 707
 Anaheim CA 92807
 P [714] 695.9300
 F [714] 693.1002



CARWASH FRONT SW ELEVATION

MOBIL GAS STATION
3399 ADAMS STREET RIVERSIDE CA 92504



Western States
Engineering Inc.

4887 E. La Palma Ave. Ste. 707
Anaheim CA 92807
P [714] 695.9300
F [714] 693.1002



MOBIL GAS STATION
 3399 ADAMS STREET RIVERSIDE CA 92504



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MOBIL GAS STATION
 3399 ADAMS STREET RIVERSIDE CA 92504



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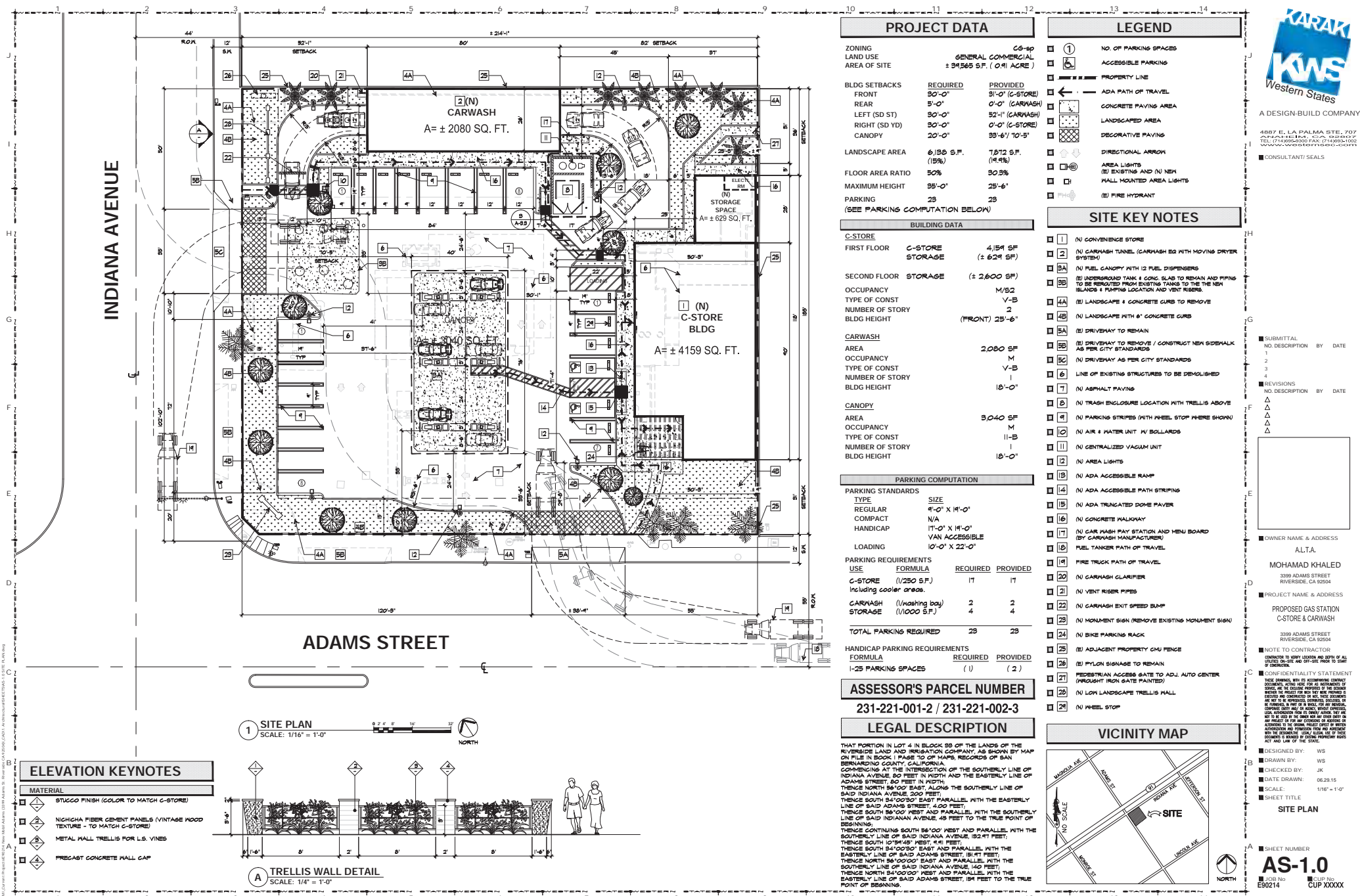


MOBIL GAS STATION
3399 ADAMS STREET RIVERSIDE CA 92504



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4887 E. La Palma Ave. Ste. 707
Anaheim CA 92807
P [714] 695.9300
F [714] 693.1002



KARAK KWS
Western States
A DESIGN-BUILD COMPANY
4887 E. LA PALMA STE. 707
P.O. BOX 1814, CUPERTINO, CA 95015
TEL: (714) 995-1100 FAX: (714) 995-1102
WWW.KARAK-KWS.COM

PROJECT DATA

ZONING	CS-SP
LAND USE	GENERAL COMMERCIAL
AREA OF SITE	± 34,565 S.F. (0.41 ACRE)
BLDG SETBACKS	REQUIRED PROVIDED
FRONT	30'-0" 30'-0" (C-STORE)
REAR	5'-0" 5'-0" (CARWASH)
LEFT (SD ST)	30'-0" 32'-0" (CARWASH)
RIGHT (SD YD)	30'-0" 30'-0" (C-STORE)
CANOPY	20'-0" 33'-6" TO 5'
LANDSCAPE AREA	6,136 S.F. 7,872 S.F. (14.4%)
FLOOR AREA RATIO	50% 30.3%
MAXIMUM HEIGHT	35'-0" 25'-6"
PARKING	28 28
(SEE PARKING COMPUTATION BELOW)	

LEGEND

- 1 NO. OF PARKING SPACES
- 2 ACCESSIBLE PARKING
- 3 PROPERTY LINE
- 4 ADA PATH OF TRAVEL
- 5 CONCRETE PAVING AREA
- 6 LANDSCAPED AREA
- 7 DECORATIVE PAVING
- 8 DIRECTIONAL ARROW
- 9 AREA LIGHTS
- 10 (E) EXISTING AND (N) NEW WALL MOUNTED AREA LIGHTS
- 11 (E) FIRE HYDRANT

BUILDING DATA

C-STORE	
FIRST FLOOR	C-STORE 4,154 SF (± 629 SF)
STORAGE	
SECOND FLOOR	STORAGE (± 2,600 SF)
OCCUPANCY	M/S2
TYPE OF CONST	V-B
NUMBER OF STORY	2
BLDG HEIGHT	(FRONT) 25'-6"

CANOPY

AREA	2,080 SF
OCCUPANCY	M
TYPE OF CONST	V-B
NUMBER OF STORY	1
BLDG HEIGHT	18'-0"

CANOPY

AREA	3,040 SF
OCCUPANCY	M
TYPE OF CONST	I-B
NUMBER OF STORY	1
BLDG HEIGHT	18'-0"

PARKING COMPUTATION

PARKING STANDARDS	
TYPE	SIZE
REGULAR	9'-0" X 14'-0"
COMPACT	N/A
HANDICAP	17'-0" X 14'-0"
LOADING	VAN ACCESSIBLE 10'-0" X 22'-0"

PARKING REQUIREMENTS

USE	FORMULA	REQUIRED	PROVIDED
C-STORE	(1/250 S.F.)	17	17
Including cooler areas.			
CARWASH	(1/washing bay)	2	2
STORAGE	(1/1,000 S.F.)	4	4
TOTAL PARKING REQUIRED		23	23

HANDICAP PARKING REQUIREMENTS

FORMULA	REQUIRED	PROVIDED
1-25 PARKING SPACES	(1)	(2)

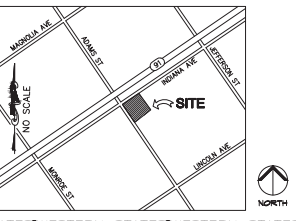
ASSESSOR'S PARCEL NUMBER

231-221-001-2 / 231-221-002-3

LEGAL DESCRIPTION

THAT PORTION IN LOT 4 IN BLOCK 98 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 2 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF INDIANA AVENUE 80 FEET IN WIDTH AND THE EASTERLY LINE OF ADAMS STREET 80 FEET IN WIDTH, THENCE NORTH 84°00'00" EAST, ALONG THE SOUTHERLY LINE OF SAID INDIANA AVENUE, 200 FEET; THENCE SOUTH 84°00'00" EAST PARALLEL, WITH THE EASTERLY LINE OF SAID ADAMS STREET, 4.00 FEET; THENCE SOUTH 84°00'00" WEST AND PARALLEL, WITH THE SOUTHERLY LINE OF SAID INDIANA AVENUE, 46 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 84°00'00" WEST AND PARALLEL, WITH THE SOUTHERLY LINE OF SAID INDIANA AVENUE, 52.41 FEET; THENCE SOUTH 10°54'45" WEST, 4.41 FEET; THENCE SOUTH 84°00'00" EAST AND PARALLEL, WITH THE EASTERLY LINE OF SAID ADAMS STREET, 18.41 FEET; THENCE NORTH 84°00'00" EAST AND PARALLEL, WITH THE SOUTHERLY LINE OF SAID INDIANA AVENUE, 140 FEET; THENCE NORTH 84°00'00" WEST AND PARALLEL, WITH THE EASTERLY LINE OF SAID ADAMS STREET, 18.41 FEET TO THE TRUE POINT OF BEGINNING.

VICINITY MAP



SUBMITTAL

NO. DESCRIPTION	BY	DATE
1		
2		
3		
4		

REVISIONS

NO. DESCRIPTION	BY	DATE
1		
2		
3		
4		

OWNER NAME & ADDRESS

ALTA.
MOHAMMAD KHALED
3399 ADAMS STREET
RIVERSIDE, CA 92504

PROJECT NAME & ADDRESS

PROPOSED GAS STATION
C-STORE & CARWASH
3399 ADAMS STREET
RIVERSIDE, CA 92504

NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES, ON-LOT AND OFF-LOT, PRIOR TO START OF CONSTRUCTION.
THESE SHOWN ARE FOR INFORMATION ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DESIGNED BY: WS

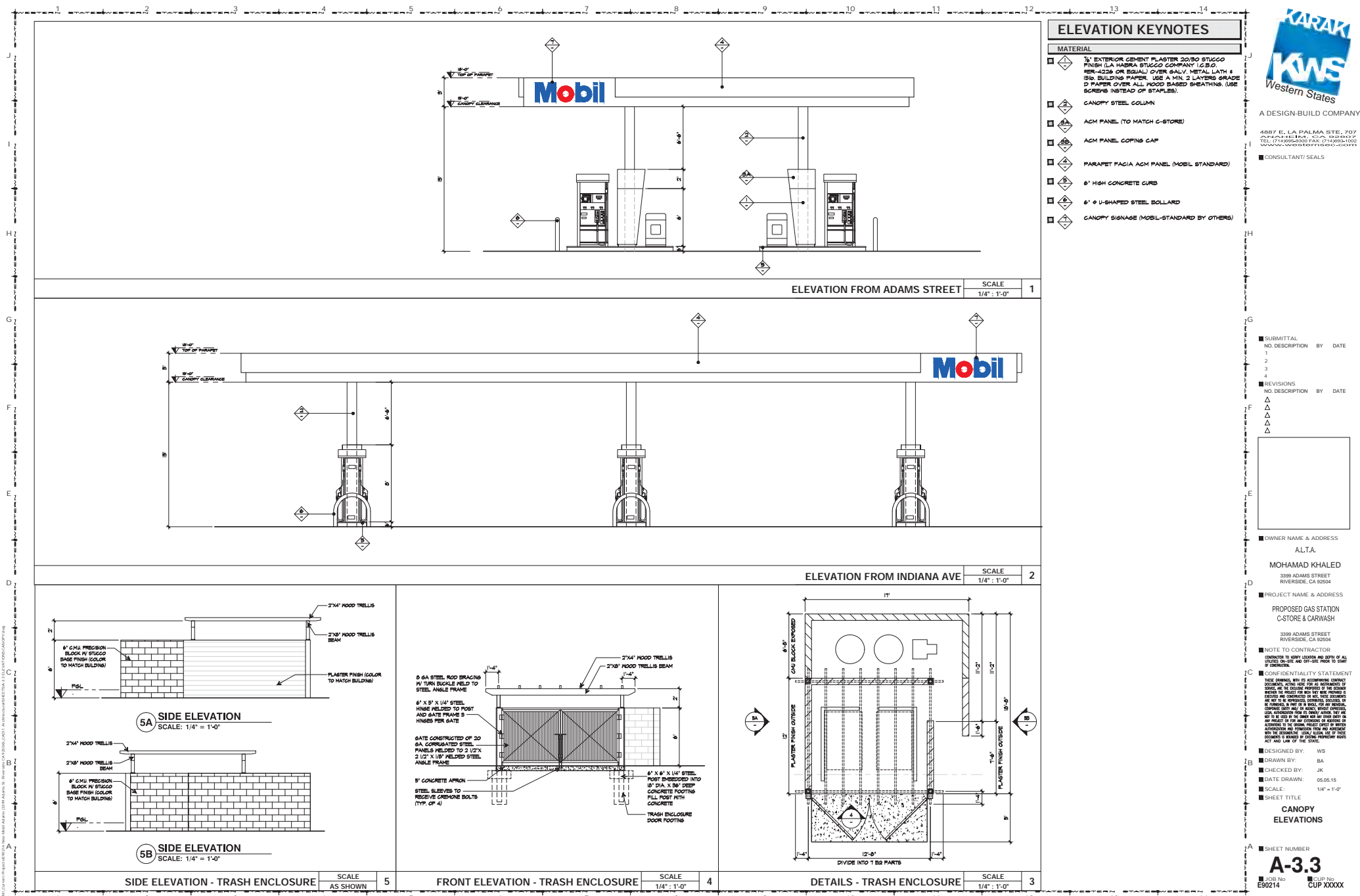
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CHECKED BY: JK
DATE DRAWN: 06.29.15
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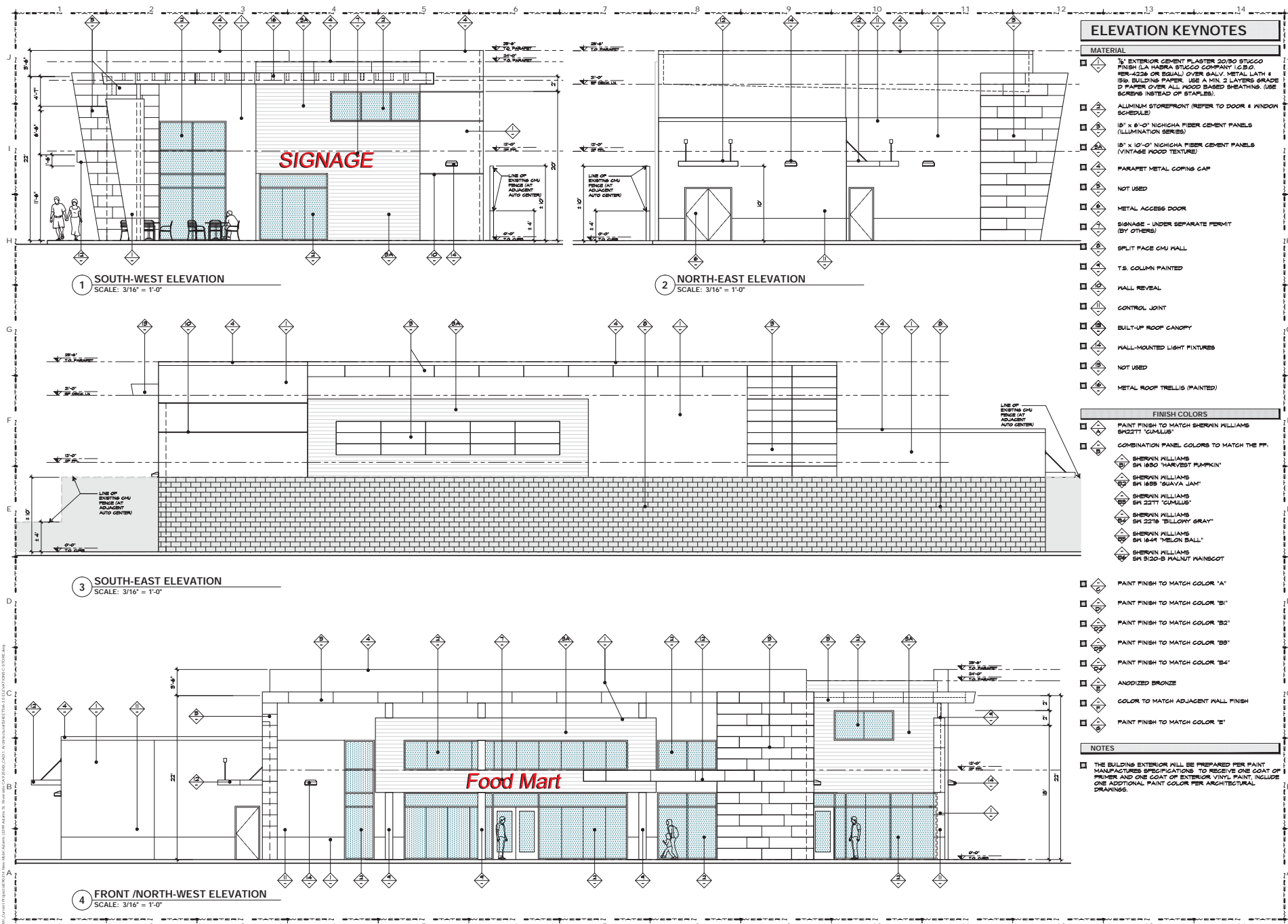
SHEET TITLE

SITE PLAN

SHEET NUMBER

AS-1.0
JOB No. E90214 CUP XXXXX





ELEVATION KEYNOTES

MATERIAL

- 1/2" EXTERIOR CEMENT PLASTER 20/80 STUCCO FINISH (LA HABRA STUCCO COMPANY I.C.B.O. PER-LOCK OR EQUAL) OVER GALV. METAL LATH & 15# BUILDING PAPER. USE A MIN. 3 LAYERS GRADE 3 PAPER OVER ALL WOOD BASED SHEATHINGS. (USE SCREWS INSTEAD OF STAPLES).
- ALUMINUM STOREFRONT (REFER TO DOOR & WINDOW SCHEDULE)
- 18" x 6'-0" NICHICHA FIBER CEMENT PANELS (ILLUMINATION SERIES)
- 18" x 10'-0" NICHICHA FIBER CEMENT PANELS (VINTAGE WOOD TEXTURE)
- PARAPET METAL COPING CAP
- NOT USED
- METAL ACCESS DOOR
- SIGNAGE - UNDER SEPARATE PERMIT (BY OTHERS)
- SPLIT FACE CMU WALL
- T.S. COLUMN PAINTED
- WALL REVEAL
- CONTROL JOINT
- BUILT-UP ROOF CANOPY
- WALL-MOUNTED LIGHT FIXTURES
- NOT USED
- METAL ROOF TRELLIS (PAINTED)

FINISH COLORS

- PAINT FINISH TO MATCH SHERWIN WILLIAMS SHEETS "GUMMUS"
- COMBINATION PANEL COLORS TO MATCH THE FF:
- SHERWIN WILLIAMS SH 1650 "HARVEST PUMPKIN"
- SHERWIN WILLIAMS SH 1655 "GUAVA JAM"
- SHERWIN WILLIAMS SH 2217 "GUMMUS"
- SHERWIN WILLIAMS SH 2218 "BILLOWY GRAY"
- SHERWIN WILLIAMS SH 1644 "MELON BALL"
- SHERWIN WILLIAMS SH 3100-B "MALNUT MAINSCOT"

- PAINT FINISH TO MATCH COLOR "A"
- PAINT FINISH TO MATCH COLOR "B"
- PAINT FINISH TO MATCH COLOR "B2"
- PAINT FINISH TO MATCH COLOR "B3"
- PAINT FINISH TO MATCH COLOR "B4"
- ANODIZED BRONZE
- COLOR TO MATCH ADJACENT WALL FINISH
- PAINT FINISH TO MATCH COLOR "E"

NOTES

- THE BUILDING EXTERIOR WILL BE PREPARED PER PAINT MANUFACTURER SPECIFICATIONS TO RECEIVE ONE COAT OF PRIMER AND ONE COAT OF EXTERIOR VINYL PAINT. INCLUDE ONE ADDITIONAL PAINT COLOR PER ARCHITECTURAL DRAWINGS.



KARAKI | Western States
A DESIGN-BUILD COMPANY

4887 E. LA PALMA STE. 707
PALM BEACH, FL 33410
TEL: (774) 963-1102 FAX: (774) 963-1102
WWW.KARAKIWS.COM

CONSULTANTS: SEALS

SUBMITTAL

NO.	DESCRIPTION	BY	DATE
1			
2			
3			

REVISIONS

NO.	DESCRIPTION	BY	DATE
1			
2			
3			

OWNER NAME & ADDRESS

ALTA
MOHAMAD KHALED
3392 ADAMS STREET
RIVERSIDE, CA 92504

PROJECT NAME & ADDRESS

PROPOSED GAS STATION
C-STORE & CARWASH
3392 ADAMS STREET
RIVERSIDE, CA 92504

NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES ON-SITE AND SHOWN HEREIN TO AVOID DAMAGE TO EXISTING UTILITIES.
THESE DRAWINGS ARE THE PROPERTY OF KARAKI. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF KARAKI IS STRICTLY PROHIBITED. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF KARAKI IS STRICTLY PROHIBITED. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF KARAKI IS STRICTLY PROHIBITED.

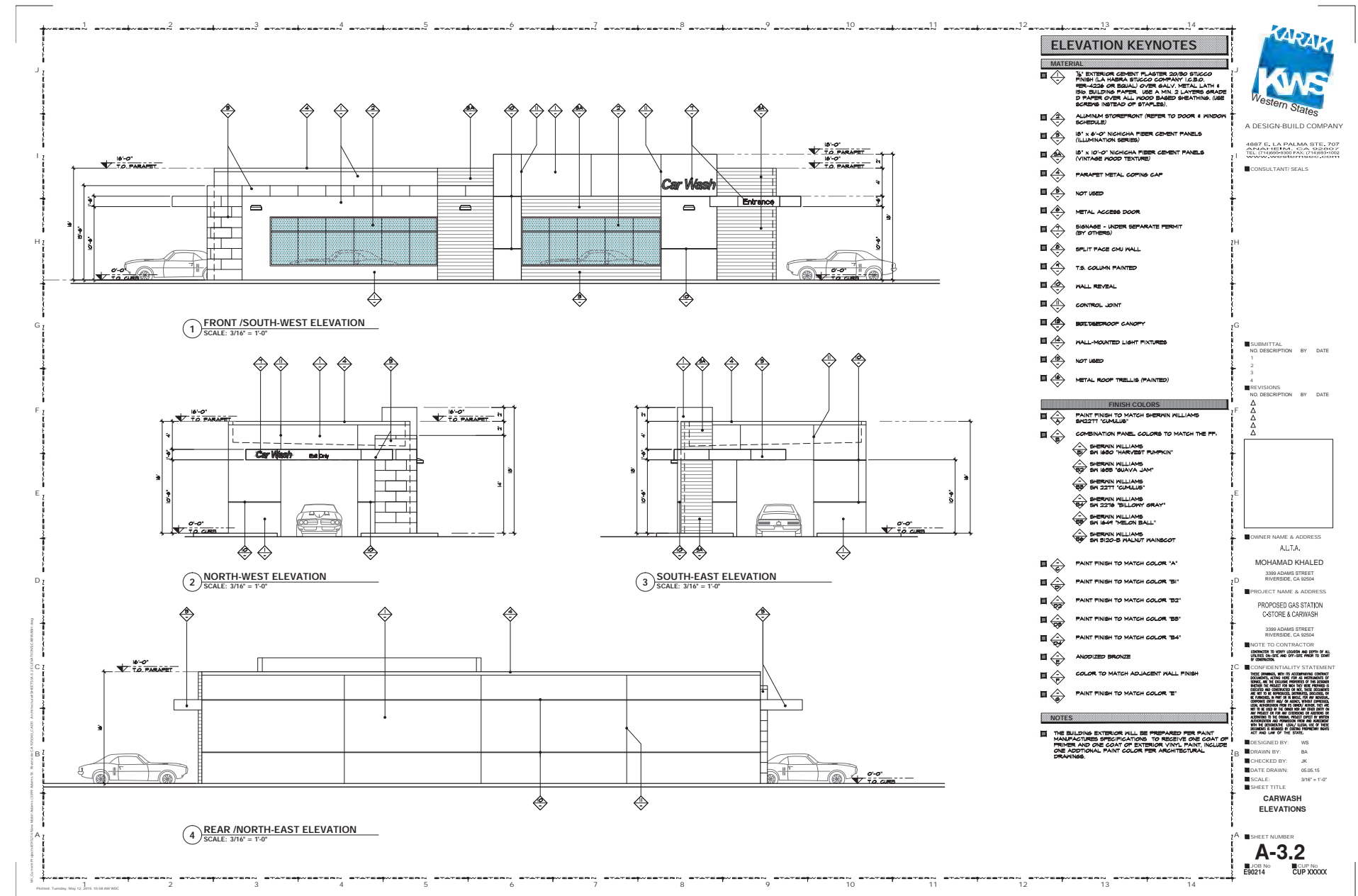
DESIGNED BY

WS
DRAWN BY: BA
CHECKED BY: JK
DATE DRAWN: 05.05.15
SCALE: 3/16" = 1'-0"
SHEET TITLE

C-STORE ELEVATIONS

SHEET NUMBER

A-3.0
JOB No E90214 CUP No XXXXX



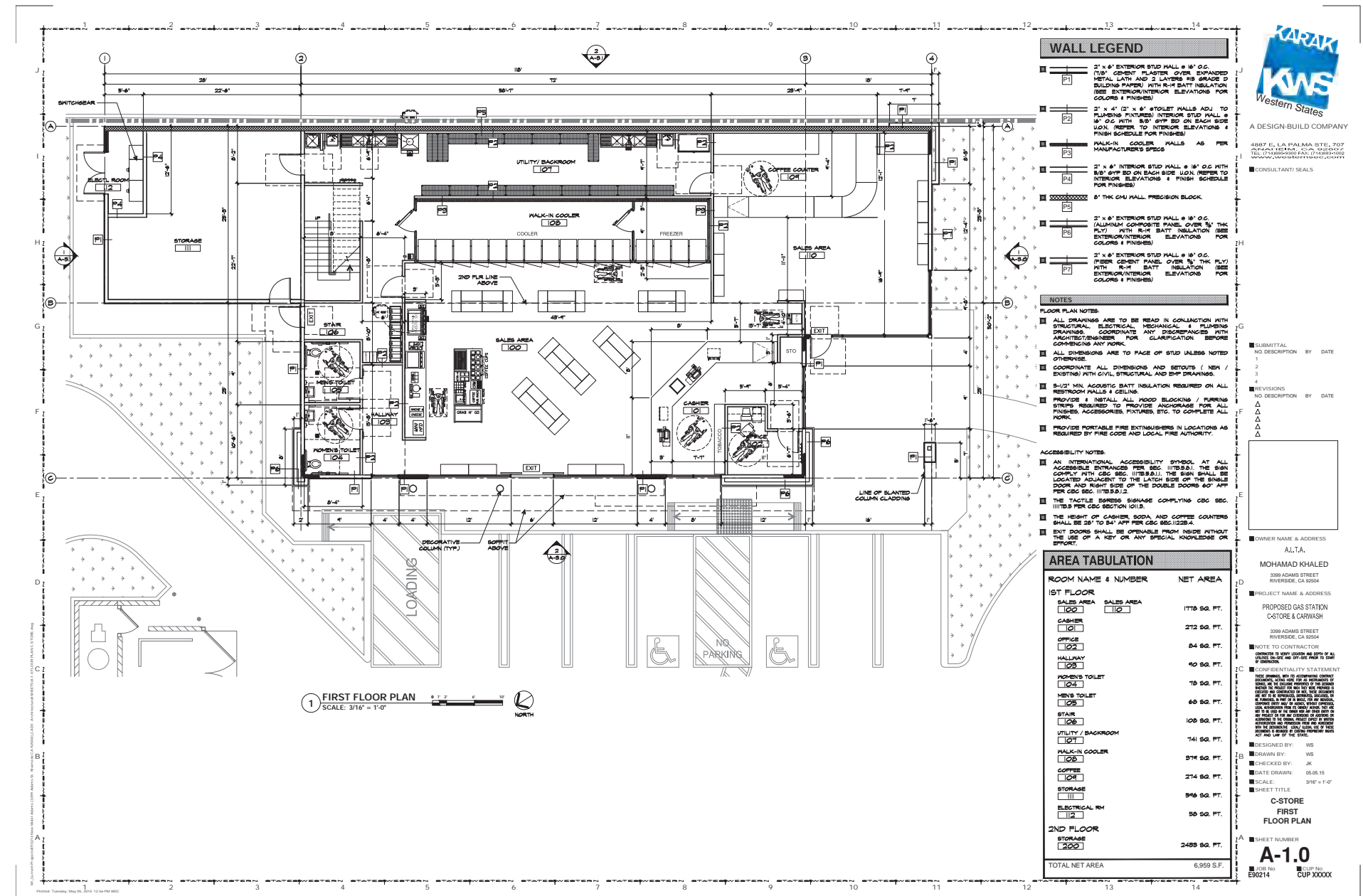
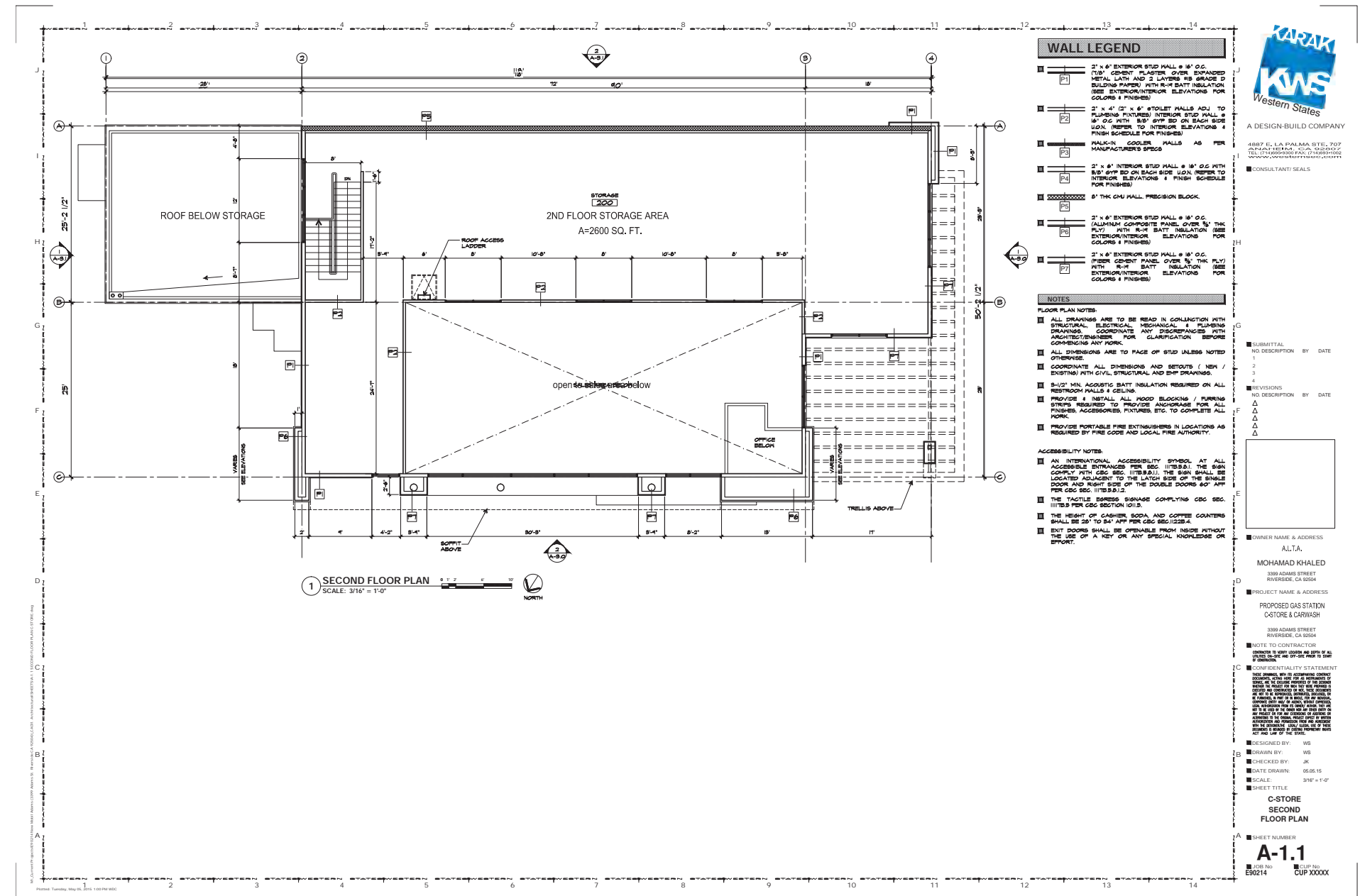


Exhibit 8 - P15-0404, -0405-, -0568, -0631, Floor Plans



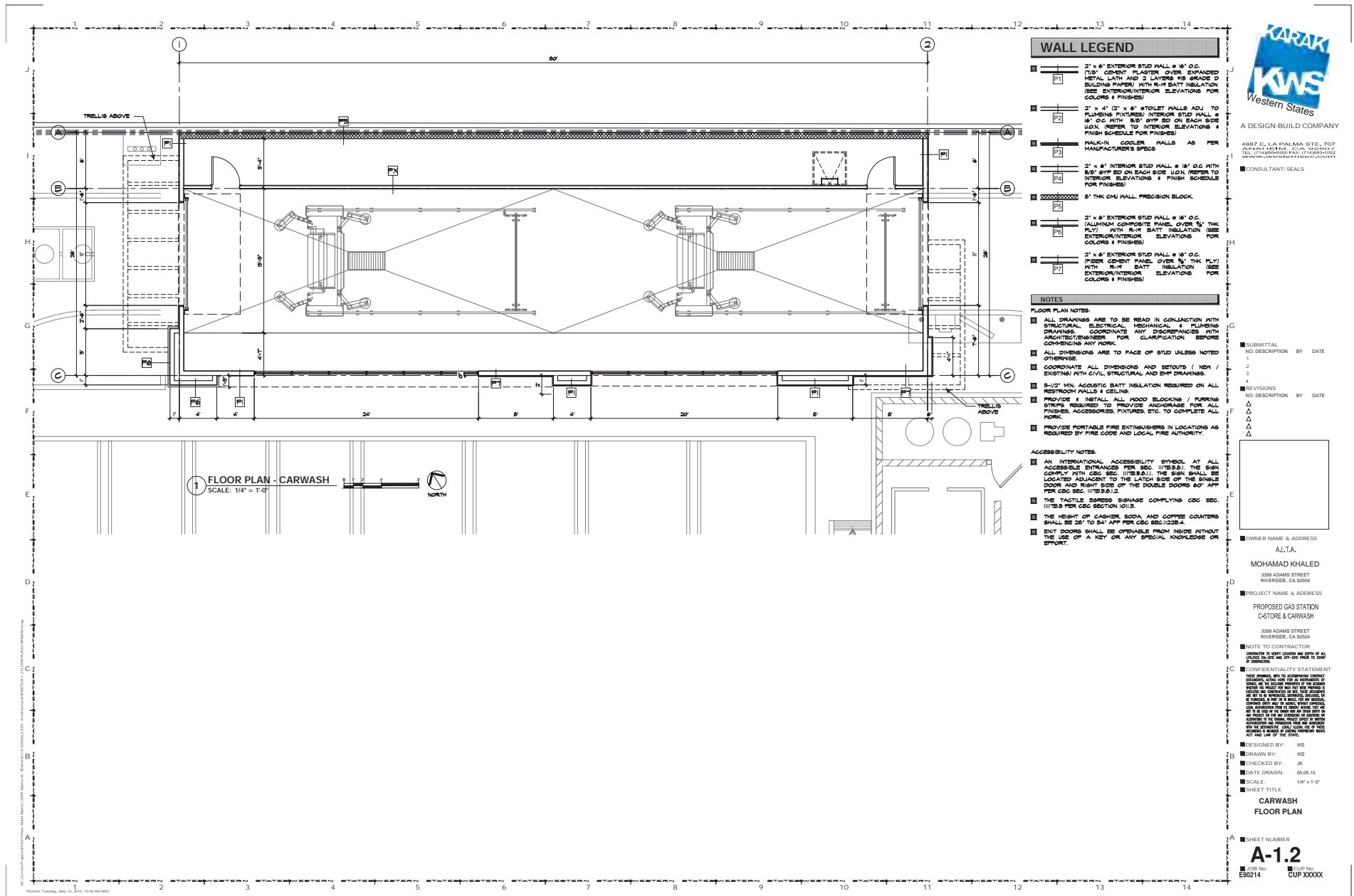


Exhibit 8 - P15-0404, -0405-, -0568, -0631, Floor Plans

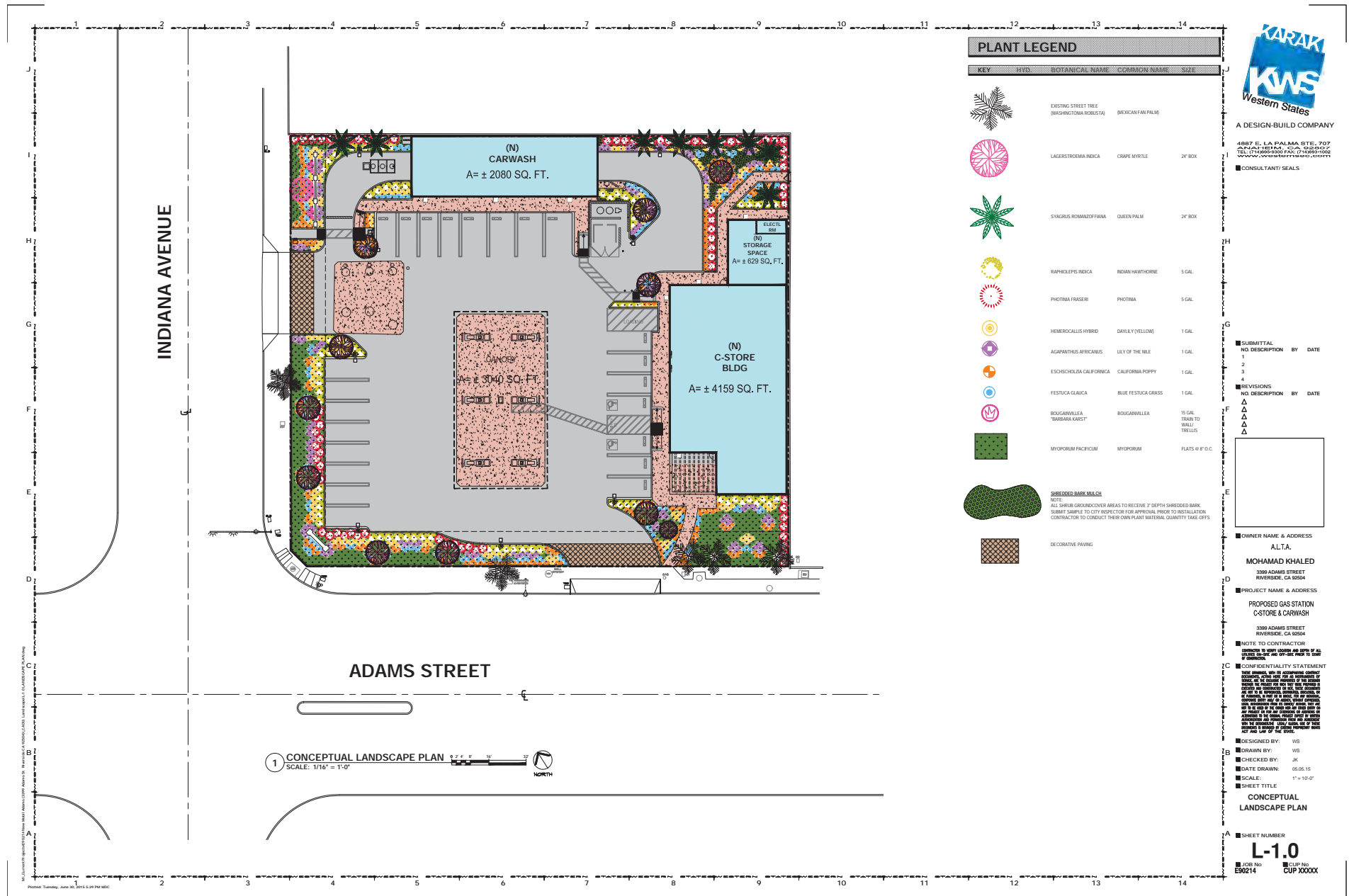
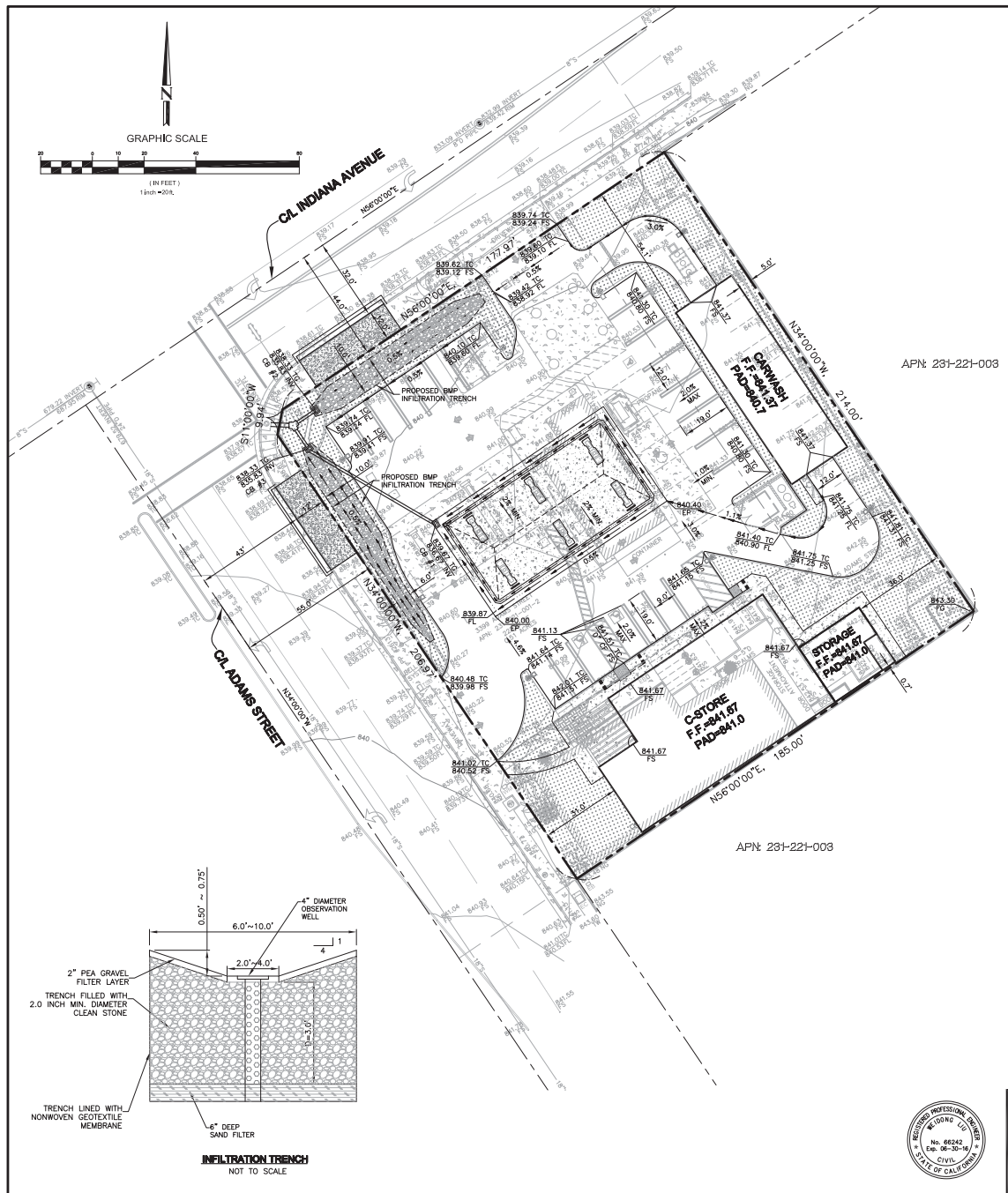


Exhibit 9 - P15-0404, -0405-, -0568, -0631, Conceptual Landscape Plan



LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 4 IN BLOCK 33 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF INDIANA AVENUE, 80 FEET IN WIDTH, WITH THE NORTHEASTERLY LINE OF SAID ADAMS STREET, 80 FEET IN WIDTH; THENCE NORTH 56 DEGREES 00' 00" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID INDIANA AVENUE, 200 FEET; THENCE SOUTH 34 DEGREES 00' 30" EAST, AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID ADAMS STREET, 4.00 FEET TO THE MOST NORTHWESTERLY CORNER OF LOT 2 OF TRACT NO. 2876, AS SHOWN BY MAP ON FILE IN BOOK 51 PAGES 74 THROUGH 76, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID MOST NORTHWESTERLY CORNER ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 56 DEGREES 00' 00" WEST, AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID INDIANA AVENUE, 177.97 FEET; THENCE SOUTH 10 DEGREES 59' 45" WEST, 9.91 FEET; THENCE SOUTH 34 DEGREES 00' 30" EAST, AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID ADAMS STREET, 206.97 FEET TO THE MOST WESTERLY CORNER OF LOT 2 OF SAID TRACT NO. 2876; THENCE NORTH 56 DEGREES 00' 00" EAST, ALONG THE SOUTHEASTERLY LINE OF LOT 2 OF SAID TRACT NO. 2876, A DISTANCE OF 185 FEET TO AN ANGLE POINT THEREIN, THENCE CONTINUING ALONG THE SOUTHEASTERLY LINE OF LOT 2 OF SAID TRACT NO. 2876, NORTH 34 DEGREES 00' 30" WEST, 214 FEET TO THE TRUE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PORTION THEREOF, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF INDIANA AVENUE, 80 FEET IN WIDTH, WITH THE NORTHEASTERLY LINE OF SAID ADAMS STREET, 80 FEET IN WIDTH, THENCE NORTH 56 DEGREES 00' 00" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID INDIANA AVENUE, 200 FEET; THENCE SOUTH 34 DEGREES 00' 30" EAST, AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID ADAMS STREET, 4.00 FEET; THENCE SOUTH 56 DEGREES 00' 00" WEST AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID INDIANA AVENUE, 132.97 FEET; THENCE SOUTH 10 DEGREES 59' 45" WEST, 9.91 FEET; THENCE SOUTH 34 DEGREES 00' 30" EAST AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID ADAMS STREET, 151.97 FEET; THENCE NORTH 56 DEGREES 00' 00" EAST, AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID INDIANA AVENUE, 140 FEET; THENCE NORTH 34 DEGREES 00' 30" WEST, AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID ADAMS STREET, 159 FEET TO THE TRUE POINT OF BEGINNING.

APN: 231-221-002-3

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, CITY OF RIVERSIDE AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF INDIANA AVENUE, 80 FEET IN WIDTH AND THE EASTERLY LINE OF ADAMS STREET, 80 FEET IN WIDTH; THENCE NORTH 56 DEGREES 00' 00" EAST ALONG THE SOUTHERLY LINE OF SAID INDIANA AVENUE, 200 FEET; THENCE SOUTH 34 DEGREES 00' 30" EAST AND PARALLEL WITH THE EASTERLY LINE OF SAID ADAMS STREET, 4.00 FEET; THENCE SOUTH 56 DEGREES 00' 00" WEST AND PARALLEL WITH THE SOUTHERLY LINE OF SAID INDIANA AVENUE, 45 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 56 DEGREES 00' 00" WEST AND PARALLEL WITH THE SOUTHERLY LINE OF SAID INDIANA AVENUE, 132.97 FEET; THENCE SOUTH 10 DEGREES 59' 45" WEST, 9.91 FEET; THENCE SOUTH 34 DEGREES 00' 30" EAST AND PARALLEL WITH THE EASTERLY LINE OF SAID ADAMS STREET, 151.97 FEET; THENCE NORTH 56 DEGREES 00' 00" EAST, AND PARALLEL WITH THE SOUTHERLY LINE OF SAID INDIANA AVENUE, 140 FEET; THENCE NORTH 34 DEGREES 00' 30" WEST AND PARALLEL WITH THE EASTERLY LINE OF SAID ADAMS STREET, 159 FEET TO THE TRUE POINT OF BEGINNING.

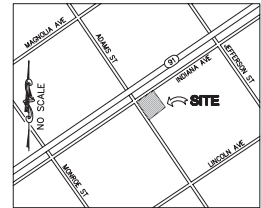
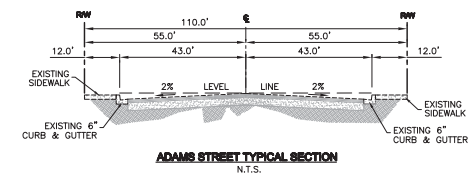
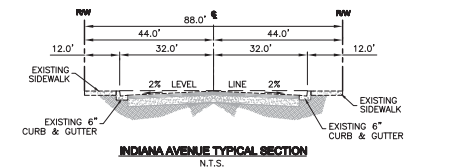
APN: 231-221-001-2

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF INDIANA AVENUE, BEING N 56° 13' 00" E AS SHOWN ON TRACT NO. 2876 IN BOOK 51, PAGES 74 TO 76, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

BENCH MARK:

CITY OF RIVERSIDE BENCHMARK NO. 601-19-68
ELEVATION = 840.090 FEET (NAVD 88 DATUM) 2009
BRASS DISK STAMPED "75"-IN IN A MONUMENT WELL AT THE INTERSECTION OF JEFFERSON STREET AND INDIANA AVENUE



LOCATION/VICINITY MAP

PROPERTY OWNER:

MOHAMMAD KHALIL, A.L.T.A.
3399 ADAMS STREET
RIVERSIDE, CA 92504
PHONE (951) 201-1954

EARTHWORK

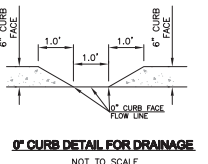
EXCAVATION (CUY)	-760 CUY
FILL	+500 CUY
SHRINKAGE (4-18%)	+90 CUY
NET EXPORT	-170 CUY

EARTHWORK QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE ESTIMATES SHOWN FOR AGENCY FEE PURPOSES ONLY, AND ARE BASED UPON THE PLAN ELEVATIONS SHOWN AND THE GROUND ELEVATIONS WHICH EXISTED AT THE TIME OF THE TOPOGRAPHIC SURVEY.

LEGEND:

---	PROPERTY BOUNDARY
---	LOT LINE
---	CENTERLINE
---	EXISTING RIGHT OF WAY
---	EASEMENT LINE
---	STORM DRAIN
---	SEWER LINE
---	WATER LINE

TC	TOP OF CURB
FL	FLOWLINE
HP	HIGH POINT
PE	PAD ELEVATION
FF	FINISH FLOOR
FS	FINISH SURFACE
FG	PROPOSED FINISH GROUND
NG	EX. NATURAL GROUND
INV	INVERT
EDF	EDGE OF DEEPEEN FOOTING
BTM	BOTTOM



W&W Land Design Consultants, Inc.
Civil Engineering • Subdivision • Land Planning
2335 W. FOOTBLVD., SUITE 1, UPLAND, CA 91786
TEL: (909) 608-7118 • FAX: (909) 946-1137

CITY OF RIVERSIDE
CONCEPTUAL GRADING & DRAINAGE PLAN
NEW GAS STATION, CARWASH & C-STORE
3325 & 3399 ADAMS STREET, RIVERSIDE, CA 92504

SHEET 1 OF 1



Exhibit 11 - P15-0404, -0405-, -0568, -0631, Site Photos









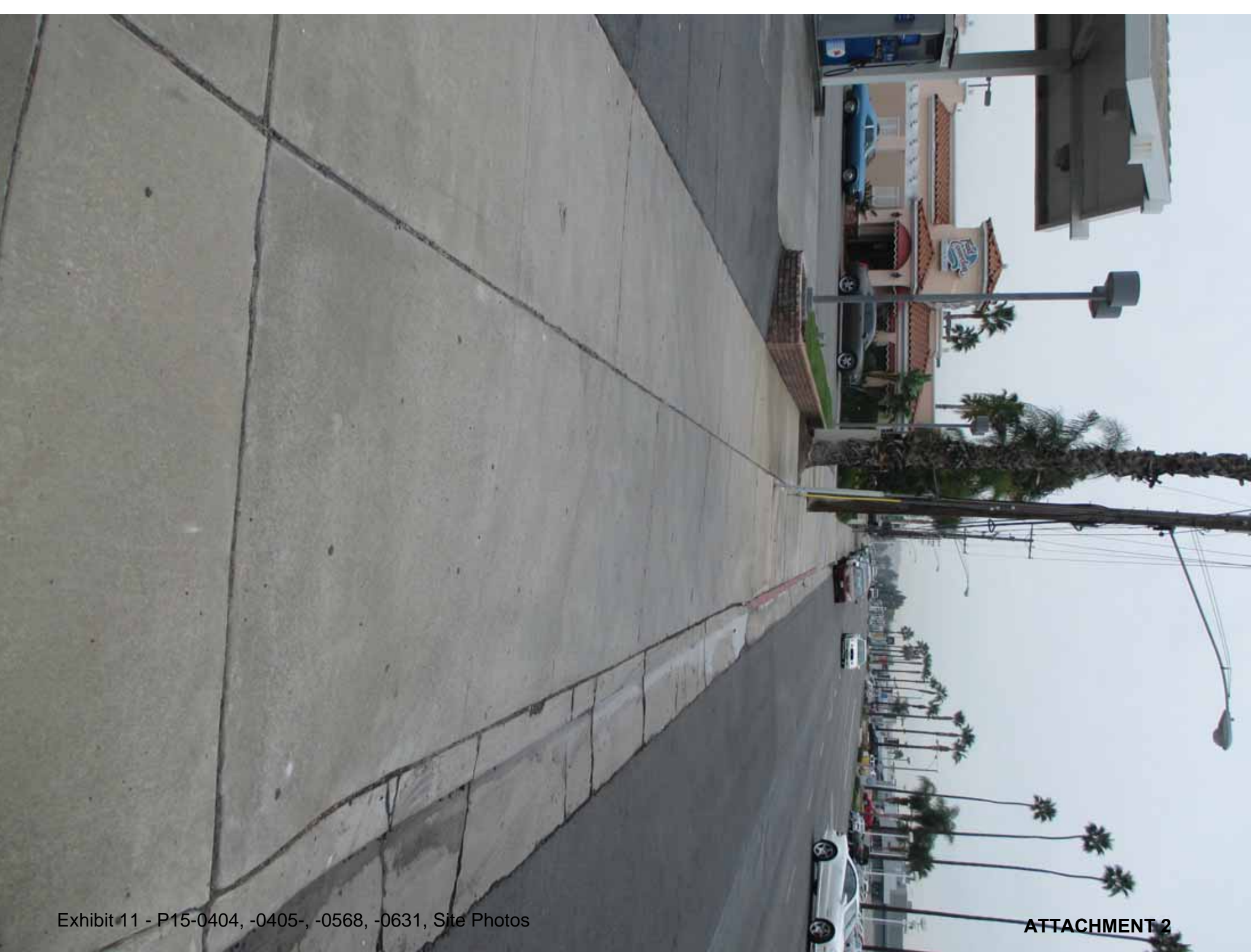








Exhibit 11 - P15-0404, -0405-, -0568, -0631, Site Photos

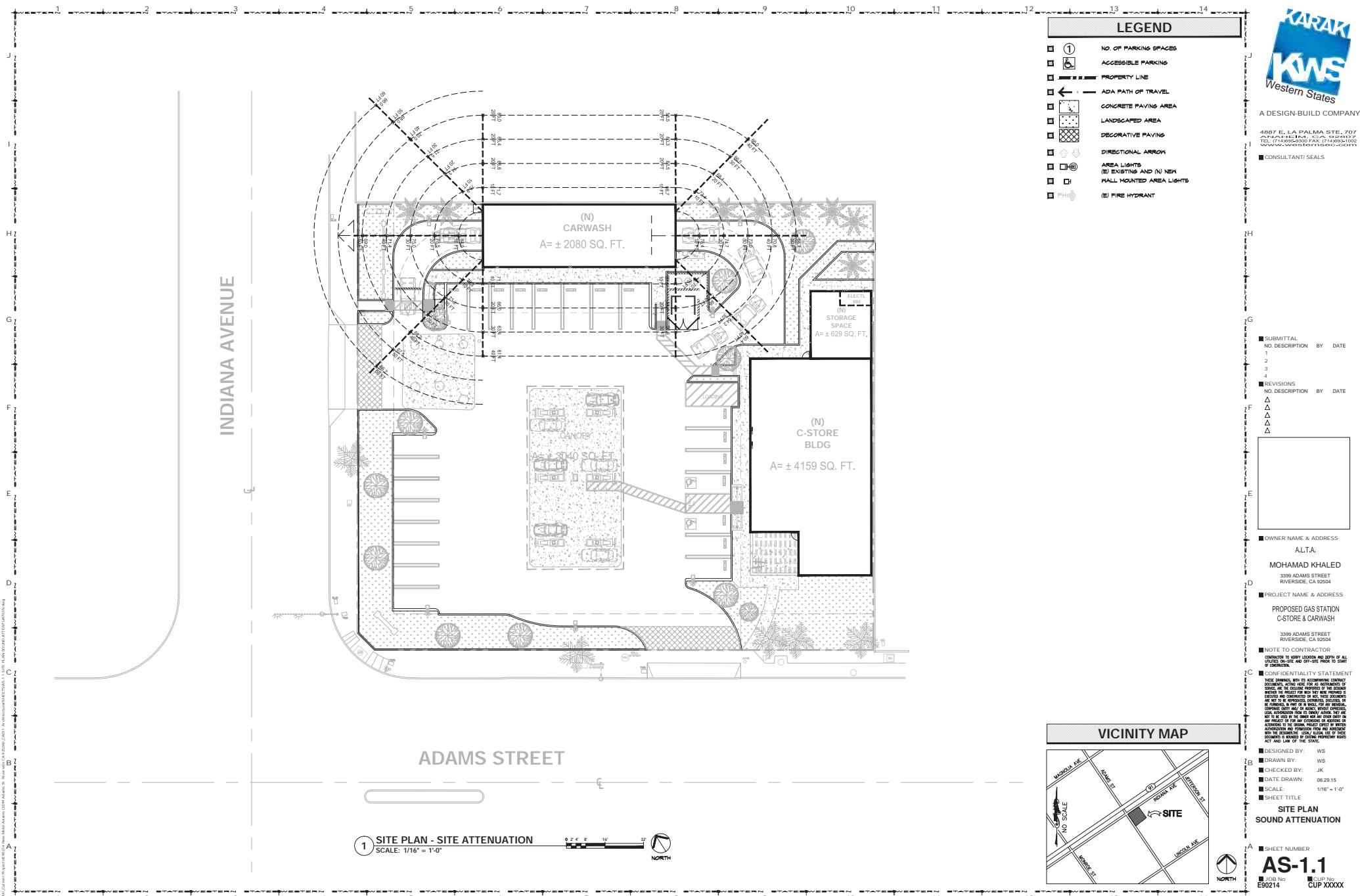


Exhibit 11 - P15-0404, -0405-, -0568, -0631, Site Photos











COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: Demolition of existing Service Station and Restaurant and build new Vehicle Fueling Station with a Convenience Store and a Self Service Car Wash Facility

Project Location: 3399 & 3325 Adams Street, Riverside CA 92504

Assessor's Parcel Number (APN): 231-221-001 & 231-221-002

VARIANCES REQUESTED – State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

Locate the proposed new Convenience Store building at the easterly property line at a 0-foot setback instead of the 30-foot building setback required by Section 19.410(B)(1) of the Zoning Code.

REQUIRED FINDINGS – Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered “yes” and 3 and 4 “no” to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code?
Explain in detail.

Yes. The purpose of the Zoning Code is to encourage the highest and best location and use of buildings in order to encourage the most appropriate use of land and to conserve the value of property and to provide safe pedestrians and vehicles circulation that will not be detrimental to the health and safety of the Public. Providing 30-foot setback from all property lines will not allow for a safe vehicular movements within the site. Setting the C-store building at 0-foot setback along the easterly property line will still provide a safe pedestrian access and will allow for the proper and safe turning and maneuvering of vehicles.

The proposed new building location still meet the setback requirements from Indiana Avenue on the west and from \Adams Street on the south.

2. Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification? Explain in detail.

Yes. The Building Setback is established to preserve and promote the health, safety, and general welfare of the community and to promote quality design consistent with General Plan policies by allowing for modifications to the setback standards established in a base zone a building setback standard may be increased.

or reduced for the purpose of achieving design or public safety goals, or for avoiding possible detrimental impacts of building height or mass on neighboring properties or public rights-of-way. Setting the building at 30-feet from the easterly property line and still provide a safe turning and maneuvering of vehicles will reduce the new convenience store building to a size of a shack that will not achieve the quality design and will be inconsistent with the General Plan Policies. In addition, the 30 feet setback on the easterly property line where a 8-foot high block wall fence will be constructed will create a public nuisance area for graffiti taggers, homeless shelter and hideout area for criminals as they will be shielded from Police and Law Enforcement visual reach by the front yard landscaping requirements along Adams Street.

3. Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located?
Explain in detail.

No. The proposed project is within the Riverside Auto Center and the existing adjacent properties to the north and to the east are established auto dealerships where the buildings are set toward the back of the property away from the proposed new convenience store building and the immediate areas adjacent to the proposed project are being used for vehicular parking lot. In addition, the current restaurant building is placed at 0-feet setback from the easterly property line. Placing the new convenience store building at 0-feet setback along the easterly property line will replace the existing restaurant building, will not be detrimental to the public welfare and it will be consistent with the various buildings placement within the Riverside Auto Center. The location of the convenience store has been moved as far back into the site as possible from Adams Street and Indiana Avenue in order to improve site circulation, parking and stacking for the vehicle car wash facility. Furthermore, no sensitive receptors, such as residential or schools are not located within close proximity of the vehicle fueling station.

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan?
Explain in detail.

No. Again, the Building Setback is established to to promote quality design consistent with General Plan policies by allowing for modifications to the setback standards established in a base zone a building setback standard may be increased or reduced for the purpose of achieving design or public safety goals, or for avoiding possible detrimental impacts of building height or mass on neighboring properties or public rights-of-way. The current service station building and the existing restaurant building are aging and are deficient in terms of current Zoning Code and design standards in many ways and they do not match the new modern and contemporary design of the recently remodeled BMW, Mercedes, Audi, Hyundai, and the Mazda dealership buildings. Their replacement with a modern facility that generally meets or exceeds current City standards will represent a significant improvement to this gateway location.



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: Demolition of existing Service Station and Restaurant and build new Vehicle Fueling Station with a Convenience Store and a Self Service Car Wash Facility

Project Location: 3399 & 3325 Adams Street, Riverside CA 92504

Assessor's Parcel Number (APN): 231-221-001 & 231-221-002

VARIANCES REQUESTED – State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

Locate the proposed new Carwash at northerly property line at a 0-foot setback instead of the 5-foot building setback required by Section 19.410(B)(1) of the Zoning Code.

REQUIRED FINDINGS – Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered “yes” and 3 and 4 “no” to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code?
Explain in detail.

Yes. The purpose of the Zoning Code is to encourage the highest and best location and use of buildings in order to encourage the most appropriate use of land and to conserve the value of property and to provide safe pedestrians and vehicles circulation that will not be detrimental to the health and safety of the Public. Providing a 0-setback for the Carwash at the northerly property line allows for proper and safe turning for carwash patrons. The proposed new building location still meet the setback requirements from Indiana Avenue on the west and from Adams Street on the south.

2. Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification? Explain in detail.

Yes. The Building Setback is established to preserve and promote the health, safety, and general welfare of the community and to promote quality design consistent with General Plan policies by allowing for modifications to the setback standards established in a base zone a building setback standard may be increased.

or reduced for the purpose of achieving design or public safety goals, or for avoiding possible detrimental impacts of building height or mass on neighboring properties or public rights-of-way. Setting the building at 5-feet from the northerly property line will not provide enough space for a safe turning and maneuvering of vehicles going in and out of the carwash tunnel and those going in and out of the fuel stations.

In addition, the 5 feet setback on the northerly property line will create a public nuisance area for graffiti taggers, homeless shelter and hideout area for criminals as they will be shielded from Police and Law Enforcement visual reach by the street side yard landscaping requirements along Indiana Avenue.

3. Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located?
Explain in detail.

No. The proposed project is within the Riverside Auto Center and the existing adjacent properties to the north and to the east are established auto dealerships where the buildings are set toward the back of the property away from the proposed new carwash building and the immediate areas adjacent to the proposed project are being used for vehicular parking lot. The placement of the carwash building at zero setback is necessary in order to improve site circulation, parking and stacking for the vehicle car wash facility. Furthermore, no sensitive receptors, such as residential or schools are not located within close proximity of the vehicle fueling station.

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan?
Explain in detail.

No. Again, the Building Setback is established to to promote quality design consistent with General Plan policies by allowing for modifications to the setback standards established in a base zone a building setback standard may be increased or reduced for the purpose of achieving design or public safety goals, or for avoiding possible detrimental impacts of building height or mass on neighboring properties or public rights-of-way. The current service station building and the existing restaurant building are aging and are deficient in terms of current Zoning Code and design standards in many ways and they do not match the new modern and contemporary design of the recently remodeled BMW, Mercedes, Audi, Hyundai, and the Mazda dealership buildings. Their replacement with a modern facility that generally meets or exceeds current City standards will represent a significant improvement to this gateway location.



PERSPECTIVE VIEW
SOUTH-WEST

MOBIL GAS STATION
3399 ADAMS STREET RIVERSIDE CA 92504



Western States
Engineering Inc.

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