



Community & Economic Development Department

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


Planning Division

RiversideCA.gov

PLANNING COMMISSION HEARING DATE: FEBRUARY 18, 2016

AGENDA ITEM NO.: 2

PROPOSED PROJECT

<i>Case Numbers</i>	P15-1030 (Conditional Use Permit)	
<i>Request</i>	A Conditional Use Permit to establish a veterinary clinic in an existing 6,058 square foot commercial building.	
<i>Applicant</i>	Andrew Lemmer, TerWisscha Construction, Inc.	
<i>Project Location</i>	4375 Van Buren Boulevard	
<i>APN</i>	191-240-042	
<i>Project area</i>	0.81-acre	
<i>Ward</i>	5	
<i>Neighborhood</i>	Arlington	
<i>Specific Plan</i>	None	
<i>General Plan Designation</i>	C - Commercial	
<i>Zoning Designation</i>	CR-S-1-X – Commercial Retail, 1 story maximum building height, and six foot (6') building setback along the southern property line.	
<i>Staff Planner</i>	Sean P. Kelleher, Associate Planner; 951-826-5712; SKelleher@riversideca.gov	

RECOMMENDATIONS

Staff Recommends that the City Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that Planning Case P15-1030 (Conditional Use Permit) is categorically exempt from the provisions of the California Environmental Quality Act per Section 15301 (Existing Facilities) of the CEQA Guidelines.
2. **RECOMMEND APPROVAL** of Planning Case Number: P15-1030 (Conditional Use Permit), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

SITE BACKGROUND

The 0.81-acre property, property is currently developed with a 6,058 square foot commercial building and associated parking and landscaping improvements. The site was most recent utilized as a pool sales and supply store.

PROPOSAL

The applicant is requesting approval of a Conditional Use Permit to establish a veterinary clinic. The veterinary clinic will be the only use on-site and will provide the following services: general care, vaccinations, check-ups, and reproduction services, grooming, and incidental retail. The business hours of operation are Monday through Friday from 8:00 AM to 7:00 PM and Saturday and Sunday from 8:00 AM to 5:00 PM. No modifications to the property are proposed as part of this request, aside from new landscaping is adjacent to Van Buren Boulevard frontage.

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 C-Commercial, which will further the intent of the General Plan by facilitating continued commercial use and upgrading of a developed commercial property within the City.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Specific Plan</i> The project site is not located within a Specific Plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Zoning Code Land Use Consistency (Title 19)</i> The underlying CR-Commercial Retail Zone is consistent with the C-Commercial General Plan land use designation. Proposed Veterinary Services are subject to a 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 recommended conditions of approval detailed below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Compliance with Development Standards</i> The underlying base zone CR-Commercial Retail allows for Veterinary Services. Chapter 19.430 established development standards for Veterinary Services. As is demonstrated in the table below, the project is consistent with all applicable development standards.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Standard			Proposed/Existing	Consistent	Inconsistent
<i>Min. Parking</i>	Veterinary Services (clinic and hospital, may include accessory grooming and boarding) 1 space/180 square feet of floor area	34	49	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.430 Veterinary Services, requires that the building space be adequately soundproofed that no noise carry beyond the space the use occupies and that the facility is designed to meet the standards of Title 7 "Noise Control". An Acoustical Analysis was prepared for the project by Eilar Associates, Inc. The findings of the analysis indicated that 40.2 dBA is the highest decibel level that will be received by an adjacent property. The receiving property is zoned Single-family Residential (R-1-7,000) which has a maximum night time noise level of 45 dBA and a maximum day time noise level of 55 dBA. Therefore, the project has been designed to meet the standards of Title 7 "Noise Control".

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301, as the project constitutes an existing facility.

NEIGHBORHOOD COMPATIBILITY

The project site is located within the Arlington Neighborhood along Van Buren Boulevard. The property was rezoned from R-1 65 to C-2-S-1-X (now designated as CR-S-1-X – Commercial Retail in January 1984. The site has both a single story building height zoning overlay and a setback overlay of 6' from the southerly property line. These overlays were implemented to maintain compatibility of a commercial use with the adjacent residential uses. The residential uses to the south and east have existed since the site was developed. Furthermore, the proposed use is consistent with noise standards in the municipal code.

PUBLIC NOTICE AND COMMENTS

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

APPEAL INFORMATION

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

EXHIBITS LIST

1. Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Zoning Map
6. Project Plans

Report and Recommendations Prepared by:	Sean P. Kelleher, Associate Planner
Report and Recommendations Reviewed by:	Ted White, City Planner
Report and Recommendations Approved by:	Rafael Guzman, Community Development Director



EXHIBIT 1 – FINDINGS

PLANNING CASES: P15-1030 (Conditional Use Permit)

Conditional Use Permit Findings pursuant to Chapter 19.760.040

- A. The proposed Veterinary Clinic 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;
- B. The proposed Veterinary Clinic 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;
- C. The proposed Veterinary Clinic 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.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASES: P15-1030 (Conditional Use Permit)

Case Specific

• **Planning**

1. The Veterinary Clinic shall be developed and operated substantially as described in the text of this staff 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.
2. 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.

Operational Conditions

3. The applicant shall be responsible for maintaining free of litter, the area adjacent to the premises over which they have control.
4. 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.
5. Provisions shall be made for regular on-site maintenance and clean-up of the property.

Prior to Building Permit Issuance

6. 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. 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;
 - b. Provision for handicap accessible parking as deemed necessary by Building and Safety Division;
 - c. Provision for screening any ground-mounted equipment to the satisfaction of Planning Staff;

- d. Provision for wheel stops where parking spaces are adjacent to pedestrian walkways, screen walls or building walls;

Prior to Release of Utilities and/or Occupancy:

7. 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 the Planning Division 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

8. There is a 24-month time limit on this approval, which begins following City Council approval of this case.
9. 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.
10. The Project must be completed per the Conditional Use Permit 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.
11. 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.
12. 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.
13. 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.
14. 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.

15. 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.
16. 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.
17. 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.
18. Failure to abide by all conditions of this permit shall be cause for revocation.
19. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
20. 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.
21. 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 - Forestry and Landscape**

Contact Guy Tanaka at gtanaka@riversideca.gov or 951-351-6313 for questions regarding street tree conditions or corrections.

22. Street Trees required: 24" box size; species and quantity to be determined prior to installation of new landscaping. Deep root irrigation required.

- **Fire Department**

Contact Margaret Albanese at 951-826-5455 for questions regarding fire conditions or corrections.

The following to be met prior to construction permit issuance:

23. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
24. Construction plans shall be submitted and permitted prior to construction.



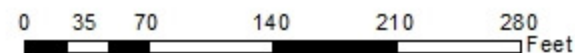
Exhibit 3 — P15-1030, 2012 Aerial Photo



Exhibit 4 — P15-1030, Zoning Map



Exhibit 5 — P15-1030, General Plan Map



Legal Description:

POSTAL ADDRESS:

4375 Van Buren Boulevard
Riverside California, 92503

Legal Description; Long Version can found within the "Grant Deed"

Authority Having Jurisdiction:

City of Riverside California:

Community Development Department and
Planning and Zoning Department:
3900 Main Street
Riverside, CA 92522
(951) 826-5311

County of Riverside California:

Community Development Department
and
Planning and Zoning Department:
3900 Main Street
Riverside, CA 92522
(951) 826-5311

Zoning Information:

Current Zoning:

Commercial Retail Zone (CR); intended for a broad range of indoor oriented retail sales and services, and officeuse as either stand-alone or as part of commercial centers or office developments.

Occupancy & Parking Information:

Per Division 1, Veterinary Services: Chapter 19.430

One (1) Parking Space Required per every 180 Square Feet of Occupied Area

6,058 Gross SF Total / 180 SF per Parking Space = 33.6 or 34 TOTAL Parking Spaces Required

34 Parking Spaces Required

47 Parking Spaces (9'-0" x 18'-0") Provided

2 H.C. Spaces (Van Accessable) Provided

2 Non-Conforming Spaces, not included in total

PHASE I AREA:	= 3,008 SQUARE FEET	/ 100 Gross SF = 30 Occupants
PHASE II AREA:	= 3,050 SQUARE FEET	/ 100 Gross SF = 31 Occupants (to be "Built-Out" in the future)
TOTAL AREA:	= 6,058 SQUARE FEET	

OCCUPANCY LOAD CALCULATION FOR OCCUPANCY

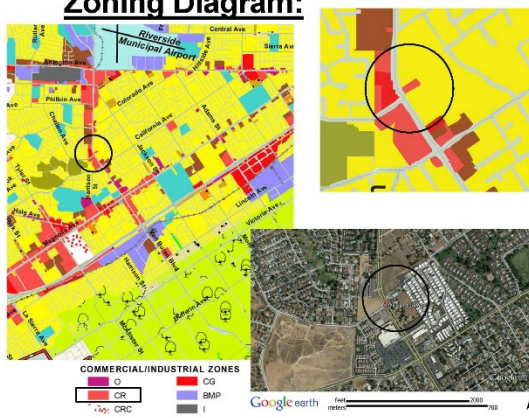
'B' Occupancy: Business Area

Utility / Storage: Accessory Storage & Mechanical Equipment Room

100 Gross Square Feet of Floor Area

300 Gross Square Feet of Floor Area

Zoning Diagram:



Aerial / Vicinity Map:

1" = 3 miles



Aerial / Vicinity Map:

1" = 1000'

Conditional Use Permit Submittal Veterinary Specialist of Riverside

4375 Van Buren Blvd. Riverside, CA 92503

Project Description:

The project we propose before you is an 'adaptive reuse' as it would relate to the change of use, of an existing building, approximately 6,000 SF in size and is currently a retail business providing pools and pools accessories. We are proposing this existing property be cleaned of all debris, the removal of previous tenants remaining merchandise and barriers that are no longer applicable or needed to support the proposed business daily operations. The site will meet or exceed all City standards, as currently described within the City's Code of Ordinances. The site is currently zoned Commercial Retail (CR), the intended use is to be a "Veterinary Services" business and will conform to the specific use of Veterinary Services, Chapter 19.430.

It is our intentions to provide a well maintained, attractive commercial business providing its services to its community, hence providing additional revenues to the City. While improving the overall commercial nature of this area, additional jobs are created, helping to promote cultural and financial stimulation to the local economy and can become a financially successful commercial business, providing general and specialized veterinary services. We ask the Planning Commission and ultimately the City Council to review and consider this submittal for approval.

Regarding the existing building and sounding site, we are to clean, repair and repaint the existing building trim the same color, improving the exterior appearance as well the entire site. We will be re-surfacing & re-stripping the existing parking lot, including removing and in-filling any below grade pools, replacing and repairing the existing asphalt parking lot and drive access, re-coating of the entire parking lot. The landscaping materials, including all existing rock mulch ground cover, along with the existing landscape planting areas will be maintained, pruned / trimmed will be maintained and irrigated per City approved schedules.

The interior of the existing building is to be renovated with the intended use being a veterinary clinic, providing small animal care and specialty services. The primary intended services of the business are to provide general medical care, vaccinations, check-ups, reproduction of selective 'Show', 'Field' & 'Police / Military' trained dogs, small item retail, as well as grooming services.

The Proposed Tenant Finish work for the veterinary services will be completed in Two (2) Phases. Phase One (1) will be the Tenant Improvements or "Build-Out" of approximately one-half of the total leasable square feet for the proposed clinic space to open for business. If the business does find the need to expand the current clinic size, the remaining leasable space will be completed or "Built-Out" at that time. It is our intentions to have the veterinary facility as a single tenant with the ability to expand without ever increasing the existing buildings size.

The proposed veterinary use is substantially compatible with the other existing uses in the area, specifically regarding the nature of its location, hours of operation, and the existing traffic patterns and volume. The proposed project location is intended to re-occupy an existing building that has been under-utilized for some time. The hours of operation are intended to be consistent with neighboring businesses and convenient for its potential customers, that being Monday through Friday between 8:00am and 7:00pm with Saturday hours anticipated to be between 8:00am and 5:00pm. Hours of operation for Sundays will be early morning and late afternoon, between the hours of 8:00 am and 5:00 pm, by appointment or for emergencies only.



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Project Team:

Design/Builder:

Terwisscha Construction, Inc.
1550 Willmar Avenue S.E.
Willmar, MN 56201
Ph: (320) 235-1664
Fx: (320) 235-3137
Design Contact: Andrew Lemmer
Email: alemmer@twcinc.com

Acoustical Consultant:

Eilar Associates, Inc.
Acoustical & Environmental Consulting
2120 South Juniper Street, Suite 100
Escondido, CA 92025
Ph: (760) 738-5570
Fx: (760) 738-5227

Landscape Architect:

Phil May Landscape Architect
1937 West 9th Street
Upland, CA 91786
Ph: (909) 373-1959
Fx: (909) 373-1958

Owner:

Secard Trust and Kidder Trust
9292 Ninth Street
Rancho Cucamonga, CA 91730

Tenant:

Animal Specialist of Riverside
4655 Ridge Point Way
Riverside, CA 92509

Vet Specialist of Riverside

4375 Van Buren Blvd.
Riverside, CA 92503

Issue Date:

2016-01-21

Project Number:

16209

Sheet Name:

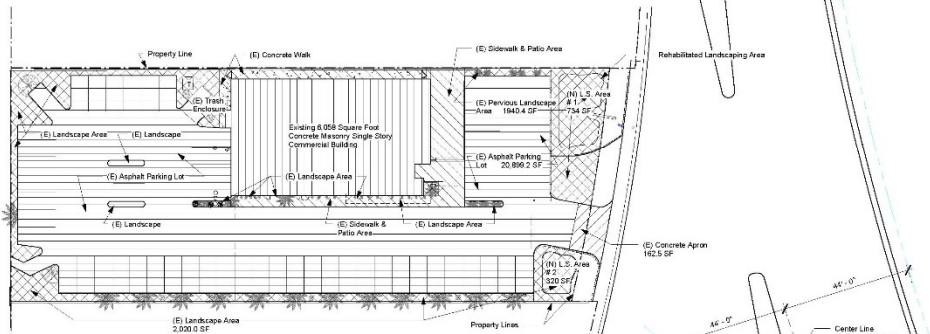
Cover Sheet

1 of 5

Conditional Use Permit Submittal

Veterinary Specialist of Riverside

4375 Van Buren Blvd. Riverside, CA 92503



ADDRESS:
4375 VAN BUREN BLVD.
SITE ZONED:
COMMERCIAL RETAIL (CR)
TOTAL SITE AREA:
0.82 ACRES
35,719.2 SF

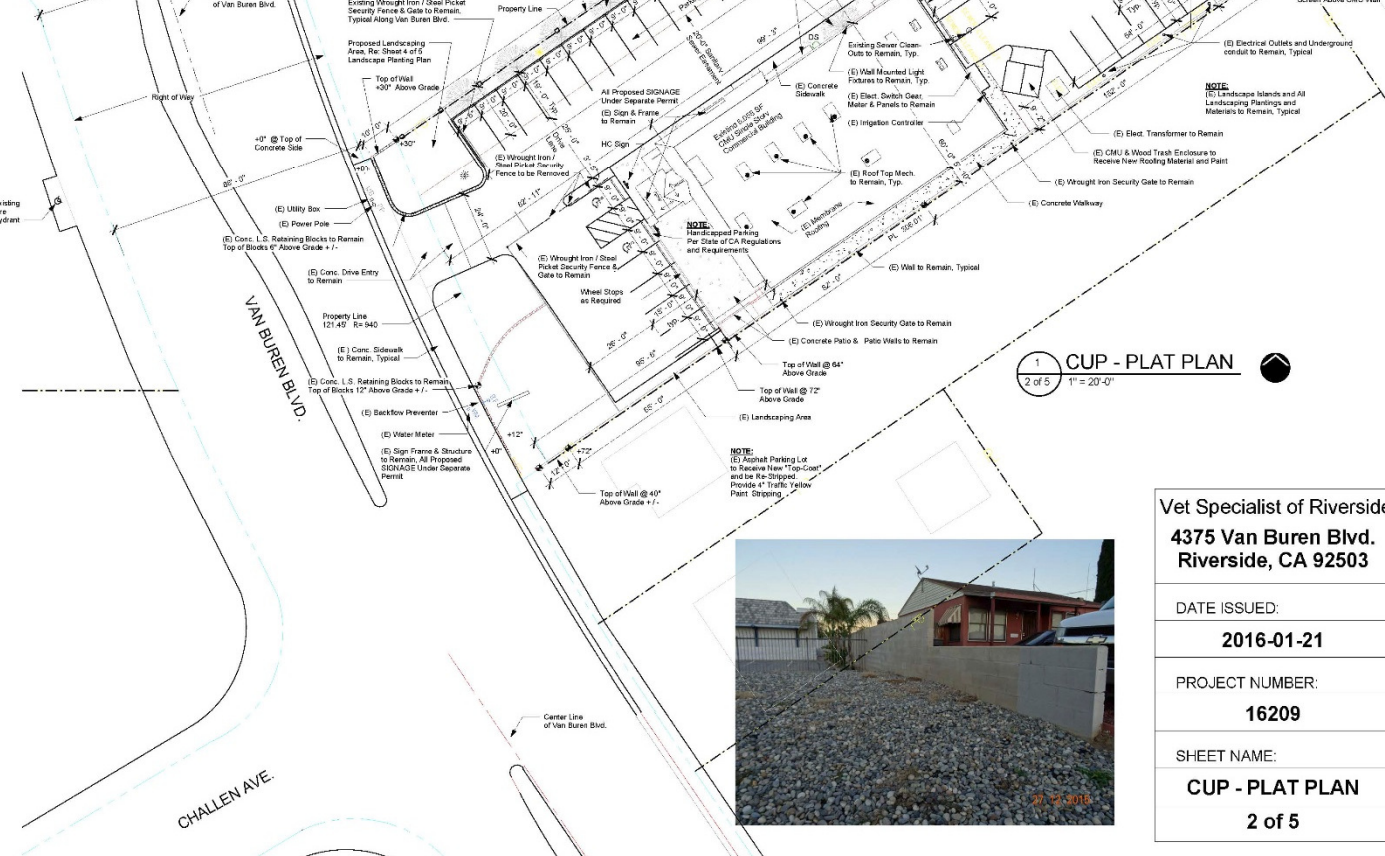
2 SITE COVERAGE DIAGRAM

2 of 5 1" = 30'-0"

SITE AREA & PERCENT COVERAGE:

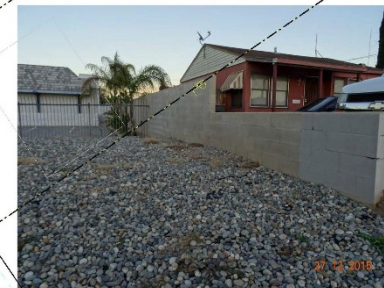
Category	# of S.F.	% of Total	Notes:
Building Coverage	6,068.0	17.0%	Existing Bldg & 120 SF Trash Enclosure
Parking Lot & Drive Access (Non-Pavement Area)	20,299.2	56.8%	
Hard Scrape / Walkway & Patio Area	4,011.8	11.3%	
Landscape & Pervious Area	5,360.2	14.9%	
TOTALS:	35,719.2	100%	

TOTAL SITE AREA
0.82 ACRES
35,719.2 SQUARE FEET



1 CUP - PLAT PLAN

2 of 5 1" = 20'-0"



Vet Specialist of Riverside
4375 Van Buren Blvd.
Riverside, CA 92503

DATE ISSUED:

2016-01-21

PROJECT NUMBER:

16209

SHEET NAME:

CUP - PLAT PLAN

2 of 5

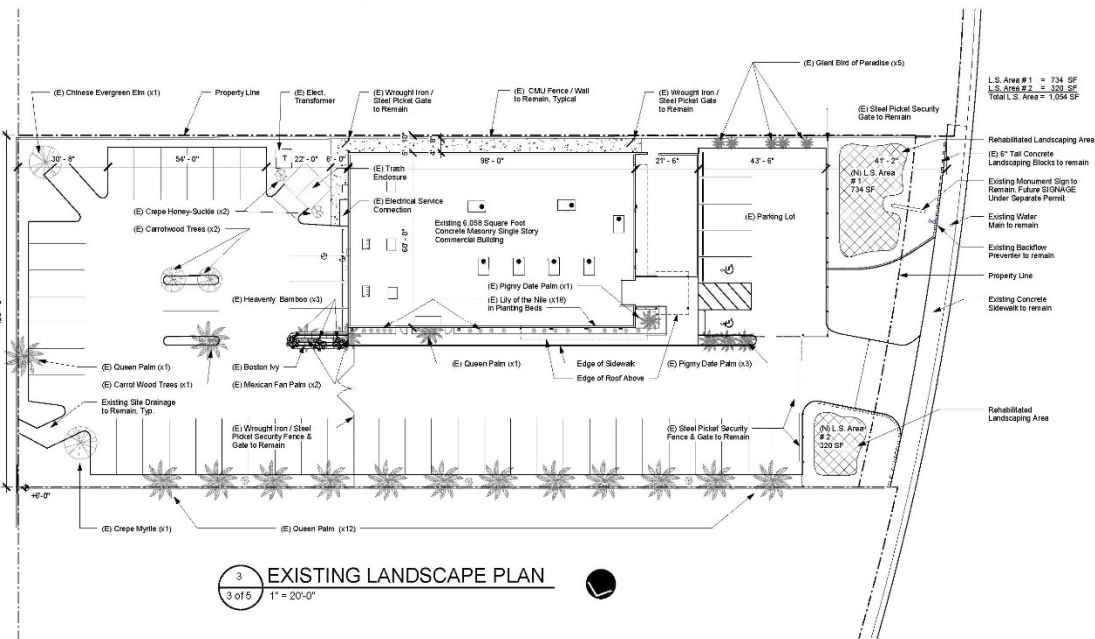
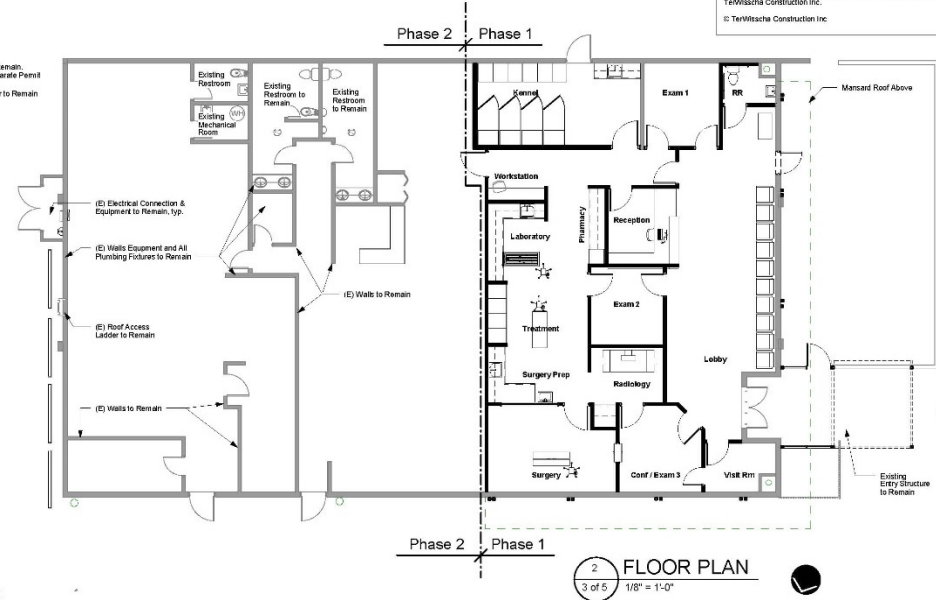
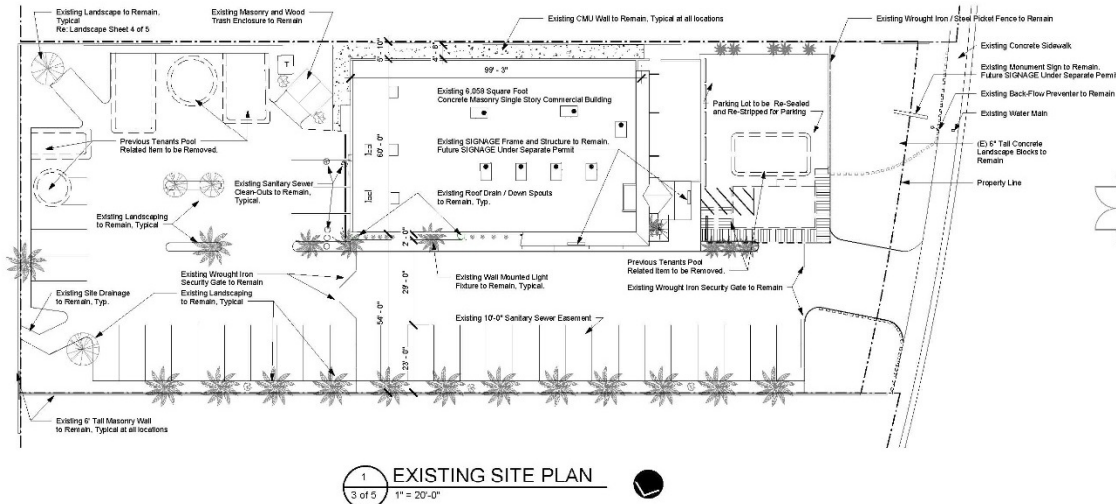
Conditional Use Permit Submittal

Veterinary Specialist of Riverside

4375 Van Buren Blvd. Riverside, CA 92503



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Landscape Legend

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	REMARKS
	Parthenocissus Incusculata	Boston Ivy	1	One location, back side of Bldg.
	Nandina domestica	Heavenly Bamboo	3	
	Tecoma capensis	Cape Honeysuckle	2	
	Urtica parvifolia	Chinese Evergreen Elm	1	
	Lagerstroemia indica	Crape Myrtle	1	
	Streptocarpus reclinatus	Glent Bird of Paradise	5	
	Phoenix roebelenii	Pigmy Date Palm	4	
	Washingtonia robusta	Mexican Fan Palm	2	
	Syagrus romanzoffianum	Queen Palm	14	
	Cupaniopsis anacardioides	Carrotwood Trees	3	

Vet Specialist of Riverside
4375 Van Buren Blvd.
Riverside, CA 92503

DATE ISSUED:

2016-01-21

PROJECT NUMBER:

16209

SHEET NAME:

PLANS

3 of 5

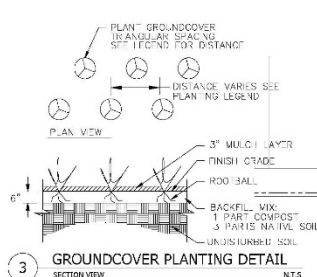
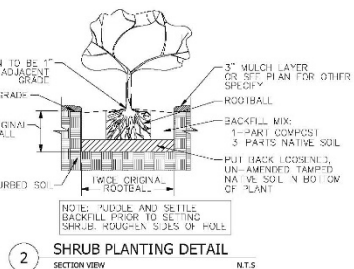
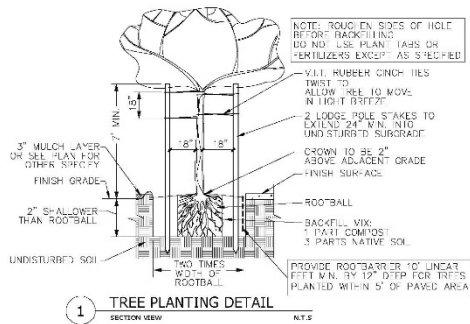
Veterinary Specialist of Riverside

4375 Van Buren Blvd. Riverside, CA 92503

PLANTING NOTES

- Contractor is to review plans, verify site conditions and plant quantities prior to installation. Contractor shall take sole responsibility for any cost incurred due to damage of existing utilities. Plant material quantities are listed for the convenience of the Contractor. Actual number of symbols and have priority over quantity designated. Conflicts between the Owner and these plans or within these plans shall be brought to the attention of the Landscape Architect prior to landscape installation. Any deviation(s) from the plans or specifications will require written approval from the Owner and/or Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- The Contractor shall maintain a qualified supervisor on the site at all times during construction through completion of pick-up work.
- The Contractor shall receive site graded within 0.10 foot of finish grade. Commencement of work indicates Contractor's acceptance of existing grades and conditions. Final grades shall be adjusted by Contractor as directed by Owner's representative. All grading shall be completed prior to commencement of planting operation.
- The Contractor shall furnish and pay for all container grown trees, shrubs, vines, seeded/seeded turf, hydromedusaes, and related groundcovers. The Contractor shall also be responsible for and pay for planting, staking, and quantity of all plant materials. See planting details for planting and staking/curing requirements.
- The Landscape Architect and/or Owner shall approve plant material placement by Contractor prior to installation.
- Fertilizer for all open areas shall be a slow-release, high-nitrogen fertilizer incorporated into the soil during planting.
- For areas to be landscaped and irrigated, the following amendments shall be uniformly broadcast and thoroughly incorporated 5" deep by means of a rototiller or equivalent:
 - Ammoniacal pot. 2000 (2000) pounds/acre
 - 4 cu. yds. nitrogen stabilized organic compost
 - 50 pounds organic gypsum
 Note: For areas with a slope condition >4:1 slope, a 1" thick layer of compost shall be uniformly broadcast over planting areas or slopes.
- The planting areas for trees shall be dug three times the diameter of the root ball and two inches shallower than the rootball. The planting pit to be dug in the center of the filled area, shall be no wider and two inches shallower than the rootball. Planting pits for shrubs and perennials shall be dug twice as wide and one-and-a-half times as deep as the rootball.
- The Landscape Contractor shall maintain all placed areas shown on the plans, including (but not limited to) watering, pruning, edging, and mowing, for a period of thirty (30) days after completion of project and acceptance by Owner.
- The Landscape Contractor shall warranty and replace any plant material that shows signs of lack of vigor or other unattractive appearance within ninety (90) days of completion of contract. Trees that have been topped or otherwise improperly pruned by the Contractor shall be removed and replaced by the Contractor at no cost to the Owner.

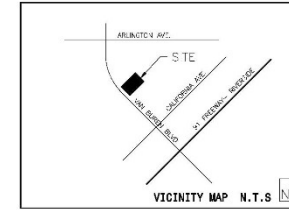
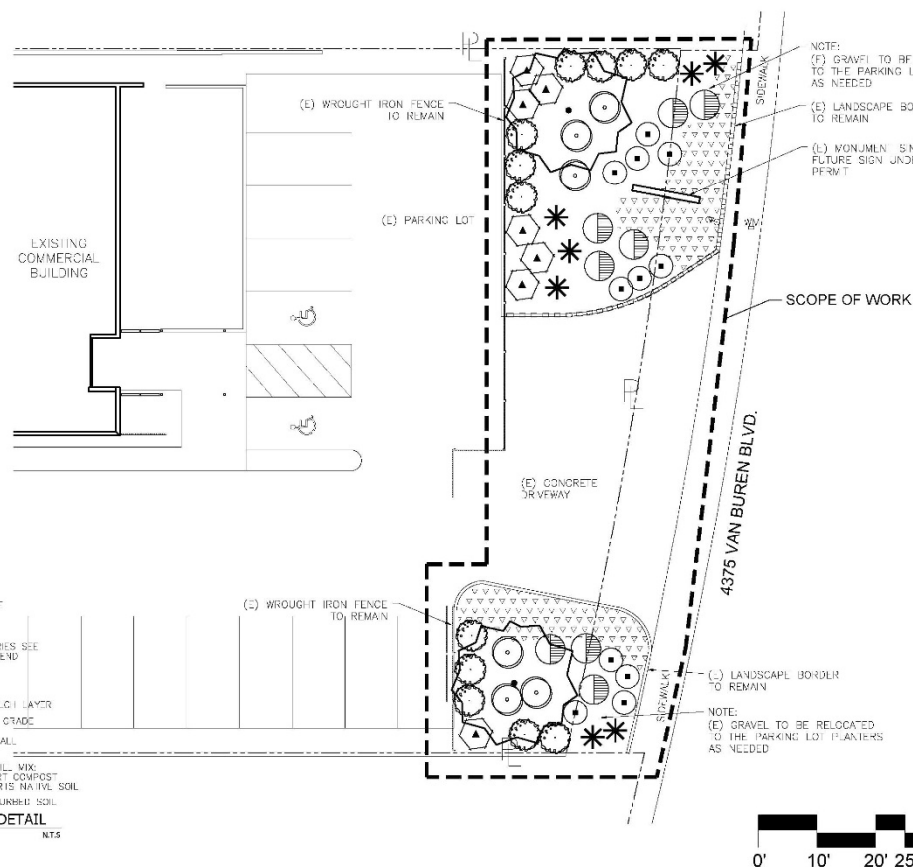
MULCH INSTALLATION
After all planting and irrigation operations are complete, cover all exposed landscape areas with 3" layer of 50% wood chip mulch or equal. Recycled Wood Products (877-476-9797), or equal.



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QTY.	WUCOLS FACTOR
	TREE					
	Cercidium x "Desert Museum"	Desert Museum Palo Verde	24" box	Multi-trunk	2	Low
	SHRUB					
	Agave attenuata	California Agave	5 ga	plant @ 60" o.c.	8	Low
	Leucophyllum s. "Compacta"	Compact Texas Ranger	5 ga	plant @ 54" o.c.	12	Low
	Salvia microphylla "Hot Lips"	Hot Lips Sage	5 ga	plant @ 60" o.c.	7	Low
	PERENNIALS					
	Hesperaloe parviflora	Red Yucca	5 ga	plant @ 36" o.c.	7	Low
	GROUNDCOVER					
	Lantana montevidensis	Purple Trailing Lantana	5 ga	plant @ 48" o.c.	6	Low
	Senecio l. ssp. mandroliscae	Blue Chalkduster	10 ga	plant @ 18" o.c.	18	Low
	Rosa "Veldland Red"	Red Groundcover Rose	5 ga	plant @ 48" o.c.	11	Low

NOTE:
ALL PROPOSED LANDSCAPE AREAS WILL BE IRRIGATED WITH AN WATER-EFFICIENT AUTOMATIC IRRIGATION CONTROLLER SYSTEM.



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PHIL MAY
LANDSCAPE
ARCHITECT

1937 West 9th Street
Upland, CA 91786

Phone: 909 373 1959
Fax: 909 373 1958

pmay@philmaydesign.com
www.philmaydesign.com

A.S. of Riverside:
**4375 Van Buren Blvd.
Riverside, CA 92503**

DATE ISSUED:

2016-01-20

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SHEET NAME:

Landscape Plan

4 of 5



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Conditional Use Permit Submittal

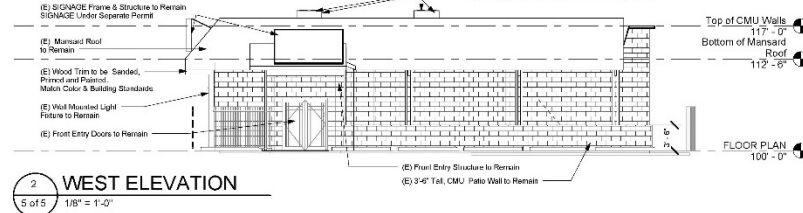
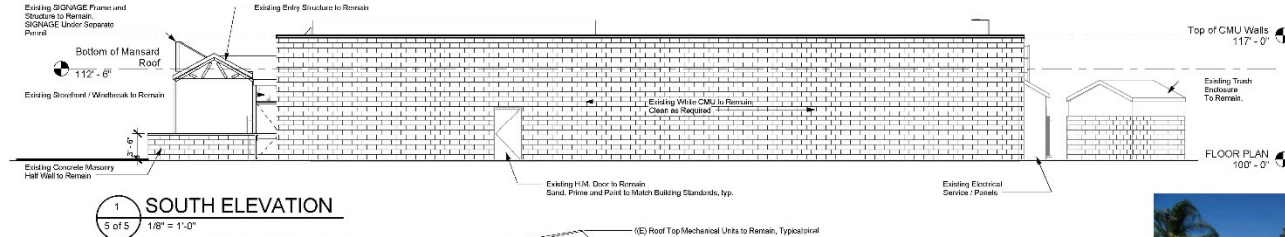
Veterinary Specialist of Riverside

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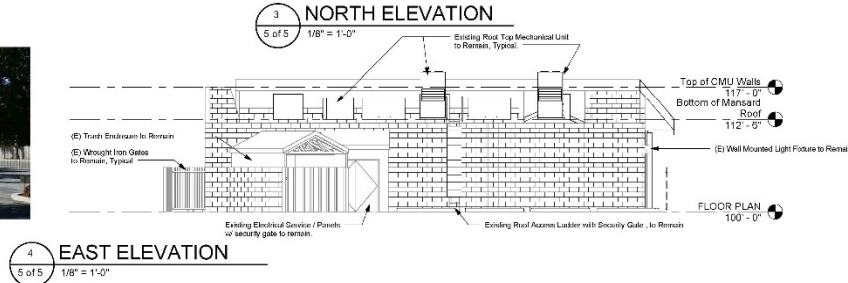
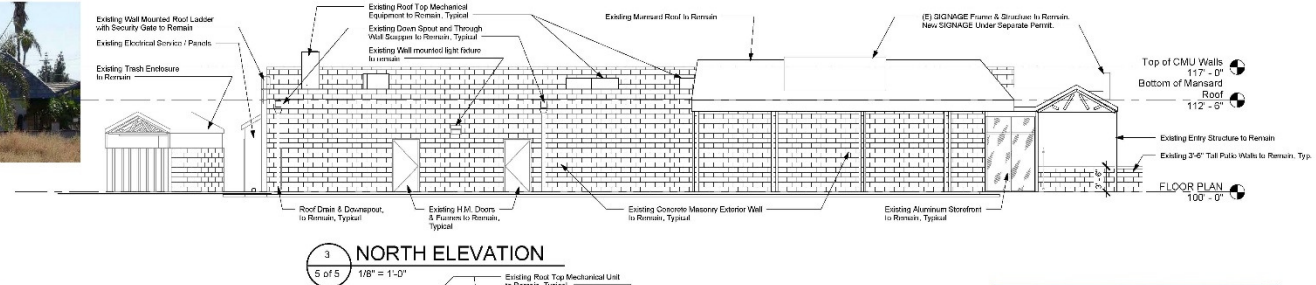


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WEST ELEVATION



TRASH ENCLOSURE - FRONT

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SHEET NAME:

ELEVATIONS

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