

Planning Commission
Recommended Conditions

Case No.: P15-1098

PLANNING COMMISSION HEARING DATE: APRIL 7, 2016

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.
3. **The applicant shall comply with conditions of approval of the County of Riverside Airport Land Use Commission Development Review Number ZAP1198MA16.**

Operational Conditions

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

Prior to Building Permit Issuance:

7. Plans submitted for building permits shall incorporate the following:
 - a. Installation of two additional layer of gypsum board along the easterly wall of the lease space, for a total of four layers including the two existing layers;
 - b. All wall penetrations, gaps between the gypsum board, and gaps between the gypsum board and the ceiling joist shall be sealed with acoustical sealant; and
 - c. All electrical outlets along the easterly wall of the suite shall be fitted with an STC Box Seal or similar product.

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 the permit is approved and exercised and which may become effective and applicable thereafter.