

PLANNING COMMISSION
RECOMMENDED CONDITIONS

PLANNING COMMISSION HEARING DATE: November 2, 2017

Case Numbers: **P17-0513** (Rezone)
 P17-0512 (Revised Conditional Use Permit)

CONDITIONS

Case Specific

- **Planning**
- 1. Conditions of approval 2(d), 2(e) and 3 of previously approved Conditional Use Permit (C-29-701) shall be deleted in their entirety. All remaining conditions of approval shall remain in effect, except as modified by this project.
- 2. The mobile home park expansion 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.
- 3. Prior to adoption of the rezoning ordinance, the necessary parcel description describing the exact area to be rezoned shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California for the area of the property to be rezoned. Descriptions are required on 8 1/2 inch by 11 inch paper with the title "Attachment A" at the top.

Standard Conditions

- 4. There shall be a two-year time limit in which to satisfy the conditions and secure the necessary permits to commence the project.
- 5. 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.
- 6. 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.
- 7. 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 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.

8. 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.
9. 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.
10. 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 Staff. Upon completion of the Project, a Staff inspection must be requested, and UTILITIES will not be released until it is confirmed that the approved plans and all conditions have been implemented.
11. 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.
12. Failure to abide by all conditions of this permit shall be cause for revocation.
13. 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.

Prior to Building Permit Issuance

14. The R-1-7000-MH – Single-Family Residential and Mobile Home Park Overlay Zones shall be adopted.

Site Operation Standards:

15. All operations shall be in compliance with Title 7 (Noise Control) of the Riverside Municipal Code.

• **Public Works**

Contact Jeff Hart at 951-826-5875 or jthart@riversideca.gov with questions regarding the following Public Works Department conditions:

16. Installation of sewer laterals to serve new construction.

17. Advisory – Should cumulative impervious area of future residences exceed 10,000 square feet a Water Quality Management Plan will be required prior to issuance of a building permit.

- **Parks, Recreation & Community Services Department**

Contact Randy McDaniel at 951-826-2000 or rmcdaniel@riversideca.gov with questions regarding the following Park Planning conditions:

18. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) per RMC Chapters 16.60, 16.44 and 16.76.