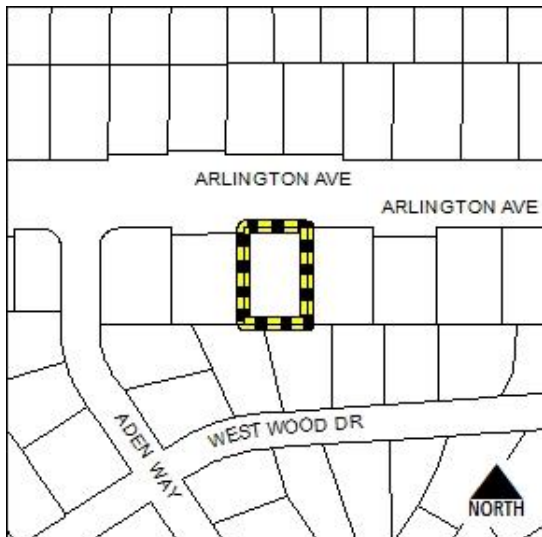




PLANNING COMMISSION HEARING DATE: JANUARY 25, 2018

AGENDA ITEM NO.:3

PROPOSED PROJECT

Case Numbers	P17-0478 (Rezone) P17-0630 (Design Review) P17-0937 (Variance), P17-0938 (Variance), P17-0939 (Variance)	
Request	To consider the following entitlements to convert a single-family residence to an office : 1) a Rezone to change the zone of a 0.27 acre parcel from R-1-7000 Single-Family Residential Zone to O-S-1- Office and Building Stories Overlay Zones; 2) a Design Review of project plans for the conversion of an existing residence to an office, demolition of a 460 square foot garage, and addition of nine parking spaces; 3) Variances to allow fewer parking spaces than required by Code, a reduced driveway width, and a reduced parking drive aisle width.	
Applicant	Mark Durbin of Inland Memorial , Inc.	
Project Location	4838 Arlington Avenue, situated on the south side of Arlington Avenue, east of Aden Way.	
APN	227-263-010	
Project area	0.27 acre	
Ward	3	
Neighborhood	Magnolia Center	
General Plan Designation	O-Office	
Zoning Designation	R-1-7000 – Single Family Residential Zone	
Staff Planner	Judy Egüez, Associate Planner; 951-826-3969; jeguez@riversideca.gov	

RECOMMENDATIONS

Staff Recommends that the City Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that this proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), 15301 (Existing Facilities), and 15311 (Accessory Structures), as it can be seen with certainty that there is no possibility the proposed project will have a significant effect on the environment; and
2. **RECOMMEND APPROVAL** of Planning Cases P17-0478 (Rezone) P17-0630 (Design Review) P17-0937 (Variance), P17-0938 (Variance), and P17-0939 (Variance) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

SITE BACKGROUND

The 0.27-acre site is currently developed with a single-family residence and a detached garage, constructed in 1948. A 715 square foot family room was added to the structure in 1964. Surrounding land uses include single family residences to the south and east, and office uses to the north and west.

PROPOSAL

The applicant proposes to rezone the parcel from R-1-7000 – Single Family Residential Zone to O-S-1-Office and Building Stories Overlay Zones and a Design Review for the conversion of an existing residence to an office, demolition of a 460 square foot garage, and addition of nine parking spaces. Three Variances have been requested to allow fewer parking spaces than required by Code, a reduced driveway width, and a reduced parking drive aisle width.

The proposed office will be occupied by Inland Memorial, a mortuary that currently operates six facilities in the Inland Empire, one of which is located at 4922 Arlington Avenue, approximately 500 feet to the west of this property. This office will mainly be used for administrative purposes. The applicant has indicated that no more than one customer is anticipated to visit the office in a week. Customers' visits will be brief and consist of picking up and dropping off documents. No mortuary services are proposed. The office will have two full-time employees and one part-time employee.

No modifications to the existing building are proposed. The existing garage and a portion of the family room located in the rear of the structure will be demolished to accommodate a driveway and a parking lot for nine vehicles. Primary access will remain from an existing driveway on Arlington Avenue.

The parking lot will be screened from the adjacent residential use to the east with a six foot high masonry wall and a five foot wide landscape setback. A six foot high masonry wall already exists along the south and west property lines. An additional five foot wide landscape setback will be provided along the south and west property lines to allow for the planting of trees and shrubs. The existing 15 foot front yard landscape setback will remain.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>			
	N/A	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The proposed O-Office Zone is consistent with the existing General Plan land use designation of O-Office, which provides for the development of a variety of office uses. The S-1-Building Stories Overlay Zone is being applied in order to be consistent with properties that have been rezoned to office uses and to maintain the single-story character of the neighborhood. The current R-1-7000 – Single Family Residential Zone is not consistent with the General Plan land use designation of O - Office.</p> <p>The proposed Rezone also furthers the intent General Plan by implementing the following objective and policy:</p> <ul style="list-style-type: none"> Objective LU-67: Revitalize Magnolia Center in its role as a subregional and business center, while maintaining and preserving the low-scale character of surrounding residential areas. Policy LU-67.3: Allow for sensitive conversion of residential uses to commercial uses at appropriate locations. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Zoning Code Land Use Consistency (Title 19)</p> <p>The proposal to rezone the 0.27 acre parcel from R-1-7000 Zone to O-S-1-Office and Building Stories Overlay Zones is consistent with the O-Office General Plan Land Use Designation. The site is one of several parcels along Arlington Avenue that have requested to convert to non-residential uses in existing residential structures. Two parcels on the same block and four parcels across Arlington Avenue have been rezoned to O-S-1 – Office and Building Stories Overlay Zones.</p> <p>The subject parcel is compatible with the surrounding uses and is consistent with the development standards of the O-S-1-Office and Building Stories Overlay Zones, with the exception of the requested variances.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with Citywide Design & Sign Guidelines</p> <p>The proposed project involves no modifications to the façade of the existing structure or to the existing landscaped</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

street frontage on Arlington Avenue. The proposed parking lot and landscaping meets Citywide Design & Sign Guidelines. The parking lot will be located in the rear of the site and will not be visible from the street. The parking lot will be landscaped and proposed lighting will be shielded away from the adjacent residential uses to the south and east.			
<i>Riverside County Airport Land Use Compatibility Plan</i> On September 14, 2017 the Riverside County Airport Land Use Commission (ALUC) determined the proposed rezoning to be consistent with the 2005 Riverside Municipal Airport Land Use Compatibility Plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Chapter 19.100.030 – Development Standards for the Proposed O-S-1 Zone</i>				
Standard		Proposed	Consistent	Inconsistent
<i>Lot Area Minimum</i>	20,000 square feet. Smaller minimum lot areas may be established for existing infill lots.	11,910 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Lot Width Minimum</i>	60 feet	90 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Lot Depth Minimum</i>	100 feet	133 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Building Height</i>	1 story (20 feet)	1 story	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.580 – Parking and Loading					
Standard			Proposed	Consistent	Inconsistent
Driveway Width	20 feet		15 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking Aisle Width	24 feet		21 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking Spaces	1/250 square feet of office area	11 spaces required	9 spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VARIANCES

Parking and Loading Standards

Converting a developed single-family residential lot to an office use in compliance with the Office Zone is a challenge in itself due to the existing conditions of the site. This particular project meets the majority of the development standards to allow for the conversion of this site from single-family residence to an office use, except for the required number of parking spaces, the driveway width, and the drive aisle width.

The applicant has provided Variance justification findings in support of the variance requests. Staff has also prepared supplemental justification findings in support of the variances requested for substandard driveway width, parking aisle width, and number of parking spaces given the existing condition of the site and the low volume of anticipated traffic associated with the proposed office use.

DESIGN REVIEW

Site Access

Vehicular access to the site will be provided from an existing driveway on Arlington Avenue. With the demolition of the existing garage, the driveway will be extended along the east side of the site and lead to a parking lot. Staff supports the proposed site access as it is the most logical location for the driveway to access the parking in the rear of the site. Additionally, given the operational characteristics of the proposed office use, it is anticipated that traffic generated by this use will be minimal.

Landscaping

The site will maintain the existing 15 foot landscape setback along the front, consistent with other properties along Arlington Avenue. A five foot landscape setback will be provided along the south, east and west. The south and west side contains mature landscaping and trees, however, it will be enhanced with additional trees and shrubs to soften the proposed masonry wall and provide adequate parking lot shading.

NEIGHBORHOOD COMPATIBILITY

The proposed O-S-1- Office and Building Stories Overlay Zones will allow this site to be converted to an office use, consistent with the surrounding development pattern along Arlington Avenue. Additionally, the proposed zoning will serve to implement Objectives and Policies of the General Plan for the Magnolia Center Neighborhood, aimed at converting residential uses to commercial at appropriate locations. Staff believes that the site is an appropriate location as the low intensity office use serves as a noise buffer from the heavily traveled Arlington Avenue to the residences to the south. For these reasons, staff supports the proposed project.

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Sections 15061(b)(3), 15301 (Existing Facilities), and 15311 (Accessory Structures), as it can be seen with certainty that there is no possibility the proposed rezone will have a significant effect on the environment.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, 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 Community & Economic Development 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. Existing/Proposed Zoning Maps
6. Project Plans (Site Plan, Floor Plan, Lighting Plan)
7. Airport Land Use Commission (ALUC) Development Review – File No. ZAP1087RI17
8. Existing Site Photos
9. Applicant Prepared Variance Justifications

Prepared by: Judy Egüez, Associate Planner

Reviewed by: Patricia Brenes, Principal Planner

Approved by: Rafael Guzman, Community & Economic Development Director



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: **P17-0478** (Rezone)
 P17-0630 (Design Review)
 P17-0937 (Variance)
 P17-0938 (Variance)
 P17-0939 (Variance)

FINDINGS

Rezone pursuant to Chapter 19.810.040

- a. The proposed Zoning Map Amendment is consistent with the goals, policies, and objectives of the General Plan; and
- b. The proposed Zoning Map Amendment will not adversely affect surrounding properties; and
- c. The proposed Zoning Map Amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.

Variances pursuant to Chapter 19.720.040

- A. To allow nine parking spaces where 11 parking spaces would be required.
 - B. To allow a driveway width of 15 feet where 20 feet would be required.
 - C. To allow a parking drive aisle width of 21 feet where 24 feet would be required.
1. *The strict application of the provisions of the Zoning Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code;*

Variances A and C: The proposal complies with this finding. The Zoning Code requires one parking space for every 250 square feet of office. Based on the parking ratio, the proposed 2,542 square-foot office building would require 11 parking spaces. Additionally, the Zoning Code requires a 24-foot wide parking drive aisle for maneuvering. An unnecessary hardship would result from compliance with these provisions because the site is currently developed with a single-family residence. The applicant is utilizing the entire site to convert this property to office use in compliance with the General Plan but is restricted by the existing condition of the site. In addition, the applicant is proposing to demolish 275 square feet of the rear portion of the residence to accommodate 9 parking spaces and a parking drive aisle. Further, the applicant has shown that vehicles will be able to maneuver within a 21-foot wide drive aisle. The nine parking spaces provided are more than sufficient for the proposed office use based on the operational characteristics. Parking will only be occupied by two-

full time employees and one part-time. The nature of the office use does not warrant the need for frequent customer visits, therefore the parking requested is adequate.

Variance B: The proposal complies with this finding. The Zoning Code requires 20-foot wide driveways for two-way traffic. Due to the fact that the property is already developed with a single-family residence and an 18 foot wide driveway, the provision of a 20-foot driveway will not be able to be accommodated on the site. Thus, the applicant is proposing a 15 foot wide driveway, a four foot wide pedestrian walkway painted and flush with the driveway, and a five foot landscape setback between the easternmost wall of the building and the east property line. When combined, the pedestrian walkway and driveway can accommodate an area of up to 19 feet for two-way traffic, if needed and the pedestrian path is not in use. Strict application of the Zoning Code would result in practical difficulties as additional portions of the structure that contain plumbing would need to be demolished. The proposed 15-foot to 18-foot wide driveway meets the intent of the Zoning Code as vehicle conflicts are not anticipated from the low volume of customers entering and leaving the site.

2. *There are special circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the vicinity and under the identical zoning classification;*

Variances A, B, and C: The proposal complies with this finding. The constraint of the project site and its location in a predominantly residential neighborhood that is slated for future office use, pursuant to the General Plan, presents a special circumstance or condition applicable to the property involved or to the intended use of the property that does not generally apply to other property under the identical zoning classification. The site was originally developed with a single-family residence and is encumbered by the existing single-family structure. As a result of the existing condition, the applicant is only able to accommodate nine parking spaces, a 15-foot to 18-foot driveway, and a 21-foot wide parking drive aisle even with demolishing portions of the existing structure.

3. *The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located; and*

Variances A, B, and C: The proposal complies with this finding. The proposed office has been designed in a manner that will not be detrimental to the surrounding land uses as the applicant is proposing to establish a non-residential use in a traditionally residential neighborhood. As more of the residences in the vicinity convert to office uses to be consistent with the General Plan, sensitivity to existing residential uses are carefully considered. To minimize impacts of the driveway and parking area to residences to the south and east, the applicant is proposing a six-foot high masonry wall with a five-foot landscape setback. Proposed parking lot lighting is limited to 14 feet in height to avoid any light spilling over to the adjacent residential properties. With the proposed variances in place, the site is able to be used as an office and improve the neighborhood by serving as a noise buffer from Arlington Avenue to the residential uses to the south. As a result, granting the variances will not be materially detrimental to the public welfare.

4. *The granting of the variance will not be contrary to the objectives of any part of the General Plan.*

Variances A, B, and C: The proposal **complies** with this finding. Staff has reviewed the Project and the General Plan, and determined that the variances will not be contrary to the objectives of any part of the General Plan.



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Meeting Date: January 25, 2018

PLANNING CASES: **P17-0478** (Rezone)
 P17-0630 (Design Review)
 P17-0937 (Variance)
 P17-0938 (Variance)
 P17-0939 (Variance)

Case Specific

Planning

1. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the project plans on file with this case except for any specific modifications that may be required by these conditions of approval.
2. All conditions of the Riverside County Airport Land Use Commission case ZAP1088R117 shall apply.
3. Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment, including any required variances. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

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;

During Grading Activities

5. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:

- a. The generation of dust and fugitive dust shall be controlled as required by SCAQMD Rule 403;
 - b. Grading activities shall cease during period of high winds (greater than 25mph);
 - 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;
 - d. 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 to Public Works Department for review and approval. The Traffic Plan shall include, 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. Work shall not commence without an approval traffic control plan from the Public Works Department;
 - e. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - f. Wash off trucks and other equipment leaving the site;
 - g. Replace ground cover in disturbed areas immediately after construction;
 - h. Keep disturbed/loose soil moist at all times;
 - i. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
- 6. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
 - 7. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to eliminate the need for diesel powered generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

Prior to Building Permit Issuance

- 8. Plans submitted for Plan check review should specify the location, design and color of all domestic water meters, backflow preventers, and all on- and off-site utility cabinets subject to Planning Division and Public Utilities' review and approval. The visibility of such facilities shall be minimized and include use of the smallest preventer possible, be painted green, and consist of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.
- 9. **Photometric/lighting Plan:** An exterior lighting plan shall be submitted with building permit plans review and approval. Photometric plans shall include the following:
 - a. A photometric study and manufacturer's cut sheets of all exterior lighting on the new buildings and within the common open space areas shall be submitted with

the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum intensity 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 offsite glare, shall not direct light skyward and shall be directed away from adjacent properties and public right-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed 20 feet in height, including the height of any concrete or other base material. Light poles within 50 feet of residentially zoned property shall not exceed 14 feet in height.

10. **Trash Enclosure Conditions:** Submit trash enclosure elevations such that the plan provided for building permit plan check incorporates the following:
 - a. Trash enclosures shall be constructed with a decorative masonry block and decorative cap or be finished in stucco and painted to match on-site residential buildings.
11. **Fences and Walls:** Submit wall plans such that the plans provided for building permit plan check incorporates the following:
 - a. The perimeter wall along the east property shall consist of decorative masonry block and decorative cap.

During Construction:

12. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
13. 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 or urban pollutants, and flooding.
14. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
15. During all project site construction, the Construction Contractor shall limit all construction-related activities that would result in a noise disturbance 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.
16. The Construction Contractor shall time the construction activities so as to not interfere with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.
17. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage

Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendants shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described.

18. Should cultural, historical or archeological items be found during grading and construction activity, the construction and grading of this project all activity shall be halted in the vicinity of the find and diverted until a qualified archeologist meeting the Secretary of the Interior standards can evaluate the nature and significance of the find. If human remains are uncovered, the applicant shall contact the County Coroner's Office.

Standard Conditions:

19. There shall be a two-year time limit in which to satisfy the approved conditions and finalize this action. Subsequent one-year time extensions may be granted by the City Council upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.
20. The Zoning Code Amendment, Design Review, and Variances, may be granted time extensions by the Community & Economic Development Director or their designee up to a total of five years beyond the original approval expiration date prior to issuance of any building permits. Once a building permit has been issued the development will be considered vested and time extensions are no longer needed. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing), may grant one final permit extension of up to two years. A public hearing notification fee is required of the applicant in such case in addition to a time extension fee.
21. All 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 to be on 8 1/2 inch by 11 inch paper with the title "Attachment A" at the top.
22. 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.

Public Utilities – Electric

23. 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.
24. 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 surveyor.
25. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained and location of the equipment is approved by the Utility.
26. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.
27. Plot existing electrical distribution facilities on the original site plan.
28. Please show proposed location of transformers and electrical rooms.
29. Panel will need to be changed to a commercial rated panel with test blocks.

Public Utilities-Water

30. Advisory: The Property is served by an existing ¾" domestic water service and meter. If an upgrade is required, please contact the Water Department at 951-826-5285.
31. Advisory: The Project is requires to comply with Riverside Municipal Code Section 19.570 "Water Efficient Landscaping and Irrigation" and install a separate landscape water service if the landscape rehab area exceeds 2,500 square feet.

Fire Department Conditions

32. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
33. Construction plans shall be submitted and permitted prior to construction.
34. Fire Department access is required to be maintained during all phases of construction.
35. The existing exterior wall five feet from the property line shall be one-hour fire resistive construction.

Public Works

36. Deed for widening Arlington Avenue to 60 feet from monument centerline to Public Works specifications.
37. Double Trash Enclosure to Public Works Specifications, tandem enclosures not allowed.

38. *Advisory – Should development, or redevelopment exceed 5,000 sf of impervious area a Water Quality Management Plan will be required prior to issuance of any Grading and/or Building Permits.

GENERAL INFORMATION NOTES

39. 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.
40. 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 Planning staff. Upon completion of the project, a Planning 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.
41. 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.