



Community Development Department

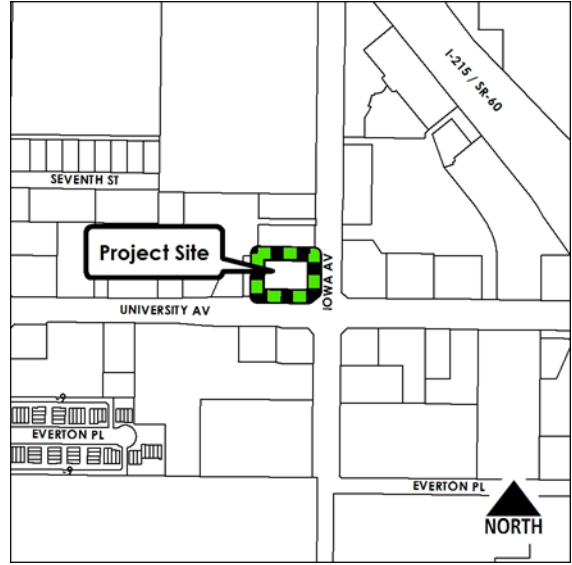
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Planning Division

PLANNING COMMISSION HEARING DATE: MARCH 08, 2018

AGENDA ITEM NO.:3

PROPOSED PROJECT

Case Numbers	P17-0420 (Conditional Use Permit), P17-0421 (Design Review)	
Request	The following entitlements are requested to facilitate construction of a 2,819-square-foot drive-thru restaurant (Starbucks): 1) a Conditional Use Permit to permit a drive-thru restaurant; 2) a Design Review of project plans and building elevations.	
Applicant	Katie Rounds, Kaidence Group	
Project Location	1301 University Avenue, situated on the northwest corner of the intersection of University and Iowa Avenues.	
Project Area	0.88 acres	
Ward	2	
Neighborhood	University	
APN	250-190-040	
Specific Plan	University Avenue Specific Plan – Subdistrict 3	
General Plan Designation	MU-U – Mixed Use - Urban	
Zoning Designation	MU-U-SP – Mixed Use – Urban – Specific Plan (University Avenue) Overlay Zones	
Staff Planner	Brian Norton, Senior Planner; 951-826-2308; bnorton@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) subject to Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (Infill Development Projects), as this project will not have a significant effect on the environment; and
2. **APPROVE** Planning Cases P17-0420 (Conditional Use Permit) and P17-0421 (Design Review), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

SITE BACKGROUND

The subject 0.88 acre site is a stand-alone parcel currently developed with a 5,500 square foot, full service, restaurant (Coco's Bakery Restaurant) and surface parking lot, constructed in 1971.

Surrounding land uses include, a restaurant to the north, commercial/retail center to the east across Iowa Avenue, vehicle fueling station to the south across University Avenue and commercial/office uses west of the subject site.

PROPOSAL

The applicant is requesting approval of a Conditional Use Permit and Design Review to construct a 2,819 square foot drive-thru restaurant building on the eastern portion of the project site, and a 37 stall surface parking lot on the western portion of the site.

The restaurant includes an approximately 1,001-square foot outdoor dining patio on the southern and eastern sides of the building. A single drive-thru lane is proposed on the north side of the restaurant. The drive-thru lane is proposed to be 204 feet in length and 12 feet in width to accommodate stacking for 10 vehicles. The applicant has indicated the proposed restaurant and drive-thru lane will operate seven days a week from 4:00a.m. to 12:00a.m. The restaurant expects to employ 30 employees.

Building elevations depict a modernism architectural design with horizontal massing and a variety of proposed finish materials. Design elements include: smooth cement plaster, glazing, metal and wood. Large overhangs are proposed along the south and east sides of the restaurant building and over a portion of the drive-thru lane.

A 37 stall surface parking lot is proposed to serve this site. Access will be provided primarily from a right-in-right-out driveway on University Avenue. The secondary driveway on Iowa Avenue will allow egress of vehicles and restrict them to right-out turning movements only.

The conceptual landscape plan reflects multiple species of shade and accent trees, shrubs and ground covers to accent the proposed architecture. Plans include multiple raised planters, and decorative screen walls to screen the parking lot and drive-thru lane from the public right-of-way.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>		
	Consistent	Inconsistent
General Plan 2025 <p>The underlying General Plan 2025 Land Use Designation of MU-U – Mixed Use-Urban is consistent with the underlying MU-U – Mixed Use Urban Zone and the intent of Subarea 3 of the University Avenue Specific Plan. The University Avenue Specific Plan functions as a tool for interpreting and refining the General Plan to implement development standards for retail, commercial, and office uses along the University Avenue corridor.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
University Avenue Specific Plan/ Zoning Code (Title 19) Land Use Consistency <p>This property is within Subdistrict 3 of the University Avenue Specific Plan; thus, the proposed drive-thru restaurant has been analyzed for consistency with the policies and development standards contained in the Specific Plan. The underlying zone is considered only for those development standards which are not otherwise provided for by the Specific Plan, which in this instance consists of the parking standards.</p> <p>Subdistrict 3 of the University Avenue Specific Plan permits drive-thru restaurants, subject to the approval of a Conditional Use Permit and compliance with development standards for drive-thru restaurants. Thus, this project was analyzed for compliance with the applicable development standards and it complies.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Compliance with University Avenue Specific Plan Design Standards and Guidelines <p>Building elevations and site design, as proposed, are consistent with the University Avenue Specific Plan Design Standards and Guidelines, as the project incorporates articulated building planes, pedestrian scale architectural elements and canopies.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Riverside County Airport Land Use Compatibility Plan <p>On September 28, 2017 the Riverside County Airport Land Use Commission determined the proposed project to be consistent with the Riverside Municipal Airport Land Use Compatibility Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Housing Element <p>The project is located on a portion of a site identified within the City's adopted Housing Element that has the potential to provide 24 residential units. While the project is not proposing residential uses, it will not have a detrimental impact on the overall required number of units considered in the City's Housing Element as set forth by the California Department of Housing and Community Development (HCD). The City's Housing Element adopted 7,450 residential units, 1,684 over the required number set forth by HCD. Therefore, the Housing Element will remain consistent with HCD requirements.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>University Avenue Specific Plan Table 1 Development Standards</i>				
	Standard	Proposed	Consistent	Inconsistent
<i>Lot Area</i>	30,000 square feet	38,856 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Lot Width</i>	100 feet	169 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Floor Area Ratio</i>	0.35	0.09	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	75 feet	24 feet 8 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Building Setbacks</i>	Front 20 feet (University Avenue)	23 feet 4 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Side 10 feet (Iowa Avenue)	28 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear 15 feet	98 feet 2 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side 0 feet	111 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Outdoor Dining</i>	Within 5 feet of the street frontage property line (University Avenue)	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Within 5 feet of the street frontage property line (Iowa Avenue)	13 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Drive-Thru Lane Standards</i>	Minimum Length 180 feet	204 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Minimum Stacking 10 Vehicles	10 vehicles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Minimum Width 12 feet	12 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Chapter 19.580 – Parking and Loading Design Standards</i>				
	Standard	Proposed	Consistent	Inconsistent
<i>Parking</i>	1 space per 100 square feet 29 parking spaces	37 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.580 – Parking and Loading Design Standards				
Standard		Proposed	Consistent	Inconsistent
<i>Parking Space Width</i>	9 feet	9 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Parking Space Depth</i>	18 feet	18 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Drive Aisle Width</i>	Two Way – 24 feet	24 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Shade Trees</i>	1/ four spaces	1/four spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NEIGHBORHOOD COMPATIBILITY

The project is compatible with surrounding development patterns along University Avenue and has been designed to provide adequate access, circulation and on-site parking. The restaurant building and outdoor patio have been situated to encourage and accommodate pedestrian activity along the University Avenue corridor, consistent with the purpose of the University Avenue Specific Plan. The project, as proposed, 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.

ENVIRONMENTAL REVIEW

Planning Division Staff have determined that this project is categorically exempt from California Environmental Quality Act (CEQA) review pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (Infill Development Projects) of the CEQA Guidelines, as the project constitutes the new construction or conversion of small structures and an infill development project.

The project is consistent with the criteria set forth in Section 15303(c) for commercial structures in urbanized areas not exceeding 10,000 square feet in floor area, on sites zoned for such use, not involving the use of significant amounts of hazardous substances, where all necessary public services and facilities are available and in an area that is not environmentally sensitive.

The project is further consistent with the criteria set forth in Section 15332(a)-(e) as follows:

- a. The project is consistent with the applicable General Plan Designation of MU-U – Mixed-Use - Urban and all applicable General Plan policies as well as with the applicable development standards of the University Avenue Specific Plan and the parking standards of the Zoning Code;
- b. The project occurs within the City Limits on a project site of no more than five acres substantially surrounded by urban uses (the area of work for the proposed project being approximately 0.88 acres);

- c. The project site has no value as habitat for endangered, rare or threatened species;
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality, as evidenced by the CalEEMod Air Quality Simulation and Water Quality Management Plan exhibits; and
- e. The site can be adequately served by all required utilities and public services.

Staff have therefore determined that the proposed project requires no further environmental review, and that it will not 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 were received by staff, in opposition to the project.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental findings, 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. Location Map
4. General Plan Map
5. University Avenue Specific Plan Subdistrict Map
6. Zoning Map
7. Project Plans (Site Plan, Conceptual Grading Plan, Building Elevations, Renderings, Floor Plan, Conceptual Landscape Plan, Vehicle Queuing Exhibit, and Truck Turning Exhibit)
8. Riverside County Airport Land Use Commission Report and Conditions – ZAP1284MA17
9. Existing Site Photos

Prepared by: Brian Norton, Senior Planner

Reviewed by: Patricia Brenes, Principal Planner

Approved by: Rafael Guzman, Community and Economic Development Director



EXHIBIT 1 – Findings

PLANNING CASES: P17-0420 (Conditional Use Permit), P17-0421 (Design Review)

Conditional Use Permit Findings pursuant to Chapter 19.760.040:

- The proposed drive-thru restaurant 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;
- The proposed drive-thru restaurant 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;
- The proposed drive-thru restaurant 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.

Drive-Thru Business Findings pursuant to Chapter 19.475.050

- The proposed development will not substantially increase vehicular traffic on streets in a residential zone;
- The proposed development will not substantially lessen the usability of adjacent or nearby commercially zoned property or commercial use by interfering with pedestrian traffic;
- The proposed development will not create increased traffic hazards to pedestrians;
- The proposed project site will be adequate in size and shape to accommodate said use and to accommodate all yards, walls, parking, landscaping and other required improvements; and
- The proposed development will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Numbers: **P17-0420** (Conditional Use Permit)
 P17-0421 (Design Review)

CONDITIONS

Case Specific

• **Planning**

1. The applicant shall comply with conditions of approval of the County of Riverside Airport Land Use Commission Development Review Number ZAP1284MA17.
2. The drive-thru restaurant 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. 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.
4. Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs including; exterior building mounted, monument, and window signs shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

Prior to Issuance of Grading Permit:

5. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Compliance with City adopted interim erosion control measures;
 - b. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems; and
 - c. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement.
6. A Soils Management Plan (SMP) shall be prepared, submitted and accepted by the Planning Division and Public Works Department.

During Grading and Construction Activities

7. 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.
8. 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.
9. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
10. 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.
11. 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. 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;
 - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Wash off trucks and other equipment leaving the site;
 - f. Keep disturbed/loose soil moist at all times;
 - g. Suspend all grading activities when wind speeds exceed 25 miles per hour; and
 - h. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
12. 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.

Prior to Building Permit Issuance

13. Plans submitted for staff review shall 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

Division review and approval through means including but not limited to relocation, berms, landscaping, and/or installation of a screen wall.

14. An exterior lighting plan shall be submitted to 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 twenty (20) feet in height, including the height of any concrete or other base material. Freestanding light standards within 50 feet of residentially zoned property shall be no more than 14 feet in height.
15. Roof equipment shall be fully screened from the public right-of-way. Screening material shall be at least as high as the proposed roof mounted equipment and shall be architecturally integrated with the proposed structure.
16. Ground mounted equipment shall be fully screened from the public right-of-way.
17. **Trash Enclosure Conditions:** Submit trash enclosure elevations such that the plan provided for building permit plan check incorporates the following changes:
 - 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 restaurant building.
18. **Landscape and Irrigation Plans** shall be submitted for Design Review approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required. Landscape and irrigation plans must be submitted prior to building permit issuance.

Prior to Release of Utilities and/or Occupancy:

19. 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.

Site Operation Standards:

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

Standard Conditions

21. There shall be a 24-month time limit in which to commence construction of the project beginning the day following approval by the City Planning Commission.

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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. Failure to abide by all conditions of this permit shall be cause for revocation.
29. 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.
- **Environmental Compliance**
30. A Wastewater Discharge Survey for restaurants must be submitted to EC for approval along with a menu.

The Wastewater Survey and Menu will help to determine if you need an interceptor and what size. Plans must show the interceptor location.

Details regarding oil water interceptor for restaurant must be submitted to EC for review and approval. The City requires a minimum 750 gallon interceptor. Actual approved interceptor size depends on review of drainage fixture units and information written in submitted Wastewater survey. Approved interceptor must be installed prior to the restaurant opening for business.

Domestic waste shall not be allowed to pass through the interceptor.

31. If a sampling station is required—submit plans of proposed installation.
32. All corrections to plans must be completed in order for EC Section to issue a Will-Serve Letter. Will-Serve Letter shall be sent to County of Riverside DEH by EC inspector.
33. Applicant must request inspection to verify the required installation or construction via inspection by EC Section representative, with a report stating that conditions have been met, and the permit card (if applicable) signed off by EC Inspector.
34. Applicant must completely satisfy all Notice to Complete requirements, such as meeting all noted requirements on EC plan check review and inspection reports.
35. Proposed trash enclosures with drains to sanitary sewer must have cover to control rainwater intrusion.
36. Note: Other items for correction may need to be completed after actual plans are submitted for a formal review.

- **Fire Department**

37. An automatic fire sprinkler system is required by City Ordinance 16.32.080. 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 a UL Central Station (UUFX) and shall be UL, FM or ETL certificated for the life of the system. Post Indicator valves, Detector Check control valves and water flow switches are required to be supervised by an UL listed central station.

Have a UL, FM or ETL listed and licensed C10 fire 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.

Contact the Riverside Public Utilities Department at (951) 826-5285 for the requirements for the dedicated fire service and backflow requirements.

38. One new public fire hydrant is required at the corner of University and Iowa.
39. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
40. Construction plans shall be submitted and permitted prior to construction.

41. Fire Department access shall be maintained during all phases of construction.
- **Parks, Recreation & Community Services – Park Planning**
42. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) for privately developed areas.
- **Public Works**
43. Storm Drain construction will be contingent on engineer's drainage study.
44. Installation of sewer laterals to serve this project to Public Works specifications. If existing lateral to be utilized video inspection prior to connection required.
45. Installation of sewer laterals to serve new construction. If existing lateral to be utilized video inspection prior to connection required.
46. Size, number and location of driveways to Public Works specifications.
47. Closure of unused driveways to Public Works specifications.
48. Protect existing Street Trees in place on University and Iowa Avenues.
49. 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.

50. 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:

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;

Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;

Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;

Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and

Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.

51. 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.
52. 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.
53. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:

Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;

Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and

Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.
54. Removal and Replacement of 1,200± sf of existing sidewalk along project frontage.
55. Removal and Replacement of one (1) ADA ramp at northwest corner of Iowa Avenue and University Avenue. Approximately 30 lf of curb and gutter will need to be replaced as part of this effort.

- **Public Utilities – Electric**

56. 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.
57. Blanket Public Utility Easement required on all parcels.
58. 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.

59. 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.
60. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.
61. Plot existing electrical distribution facilities on the original site plan.
62. Please show proposed location of transformers and electrical rooms.

- **Public Utilities - Water**

63. Prior to Building Permit Approval, Applicant shall submit a composite water plan to install a dedicated landscape water service.

- **Building and Safety**

64. A copy of the City Conditions of Approval, signed by the applicant, shall be incorporated as the second sheet of the building plans and be present at the time of initial plan check submittal. Building plans must show in detail how they will conform to the required conditions as applicable.
65. Soil Report: A soil report with a study of liquefaction potential is required for this proposed project in accordance with the provisions set forth in the most recently adopted California Building Code and Riverside Municipal Code (RMC) Section 16.08.185.
66. **Project Scope of Work:** A detailed scope of work shall be provided on the title sheet of the building plans clearly indicating all proposed building and site improvements to be reviewed by the City under the proposed permit application.

Note: Not providing clear project information may delay the review and approval process and subsequent permit issuance.

67. **Title 24 Energy Standards Compliance:** Each set of building plans shall incorporate a copy of all required Title 24 California energy compliance reports, supporting documents, and mandatory measures based on the most recent version of the adopted Energy Standards; including but not limited to the building envelope, lighting systems (both internal and external), mechanical HVAC systems and water heaters, where applicable.

Advisory note: Assure that the required energy report(s) are generated using the latest version of the States approved energy software solution(s) and that each report is registered with an approved HERS provider prior to initial plan check submittal.

68. **Building Code Analysis:**

Specify the use and occupancy of each space within the building.

Justify the construction type, building height and area of the proposed building through an Area Analysis in accordance with Chapters 5 and 6 of the California Building Code.

Provide a complete exiting analysis in accordance with Chapter 10 of the California Building Code. Clarify and justify required exits versus provided.

Occupant load calculations per building/space shall be provided with the exiting analysis for the building in accordance with Chapter 10 of the CBC.

Required plumbing fixtures shall meet the minimum requirements set forth in Chapter 4 of the California Plumbing Code.

69. **Note:** Additional plan review comments may be forthcoming once construction drawings are completed and submitted for a comprehensive building plan check prior to permit issuance.