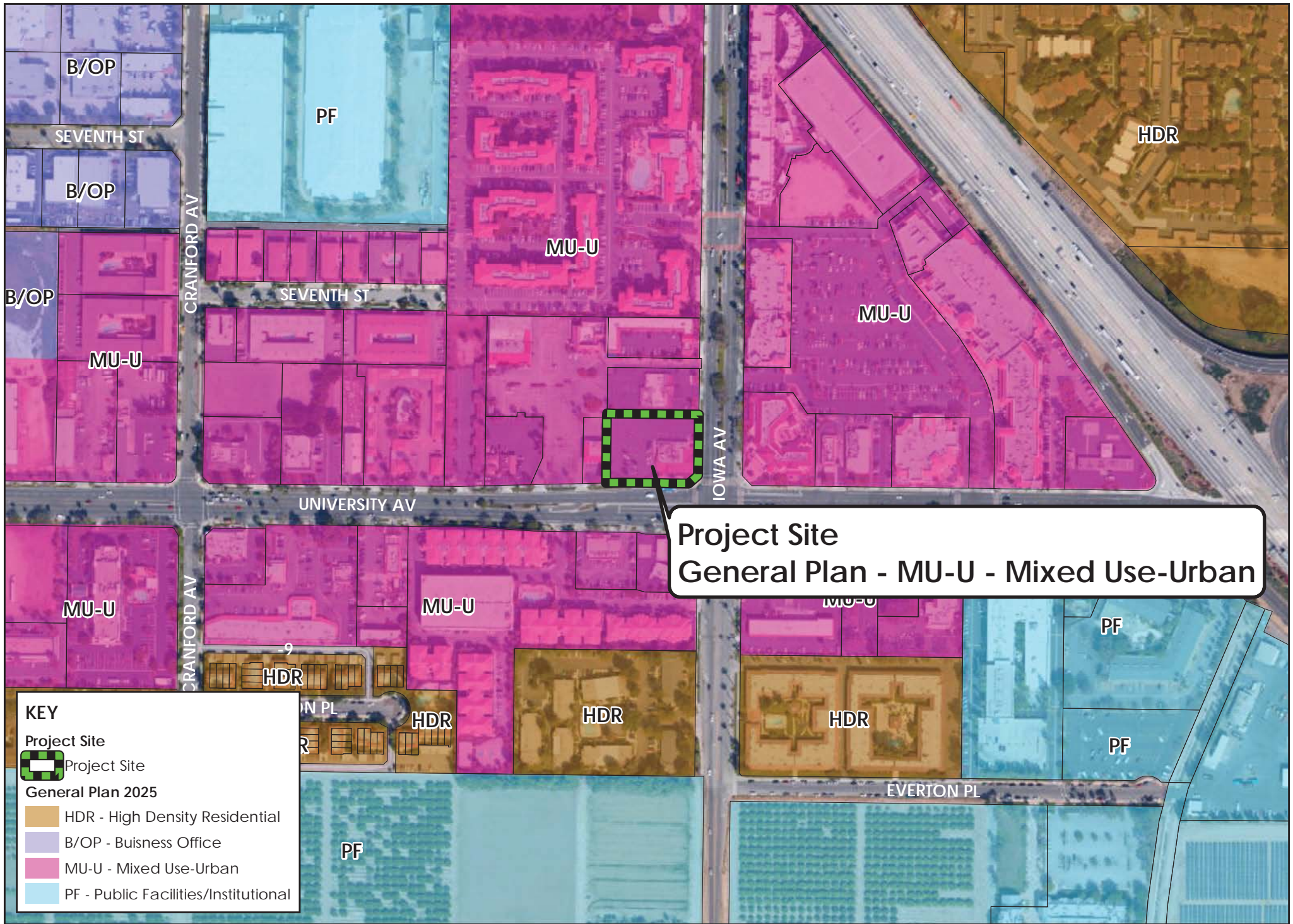



P17-0420 and P17-0421, Exhibit 3 - Location Map





KEY


Project Site


 Project Site

General Plan 2025

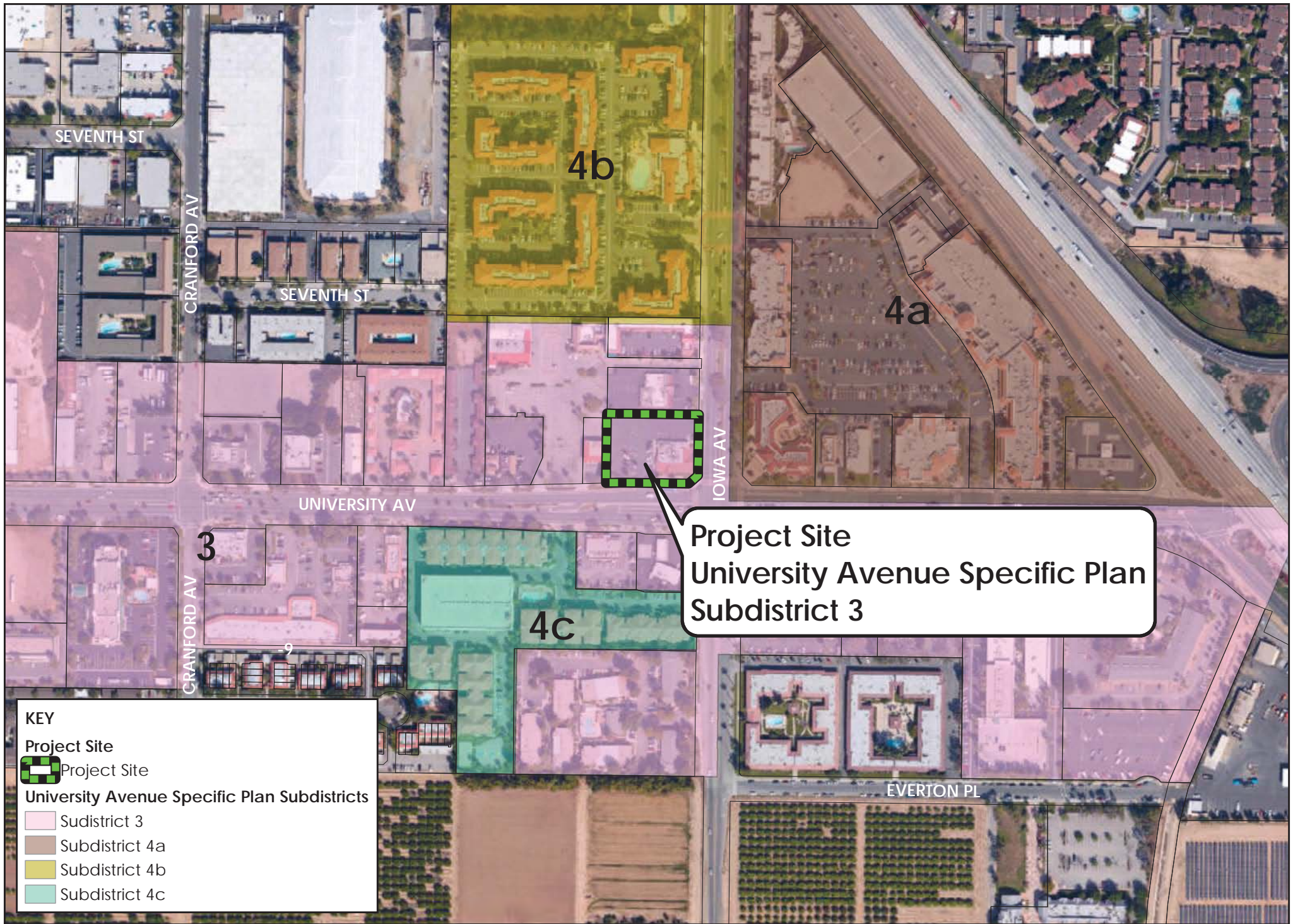
 HDR - High Density Residential

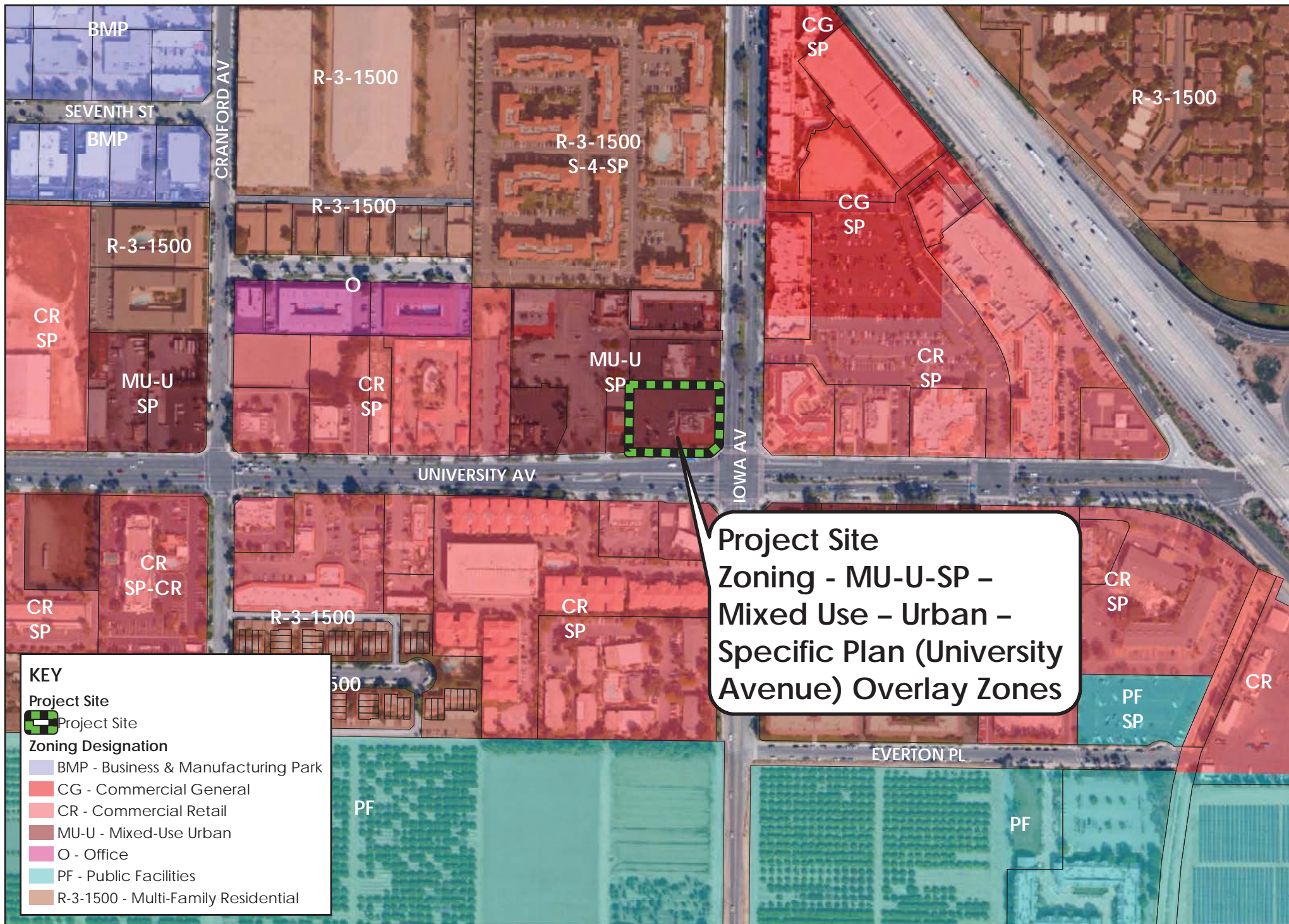
 B/OP - Buisness Office

 MU-U - Mixed Use-Urban

 PF - Public Facilities/Institutional

P17-0420 and P17-0421, Exhibit 4 - General Plan Map







CONCEPTUAL SITE PLAN
SCALE: N.T.S.

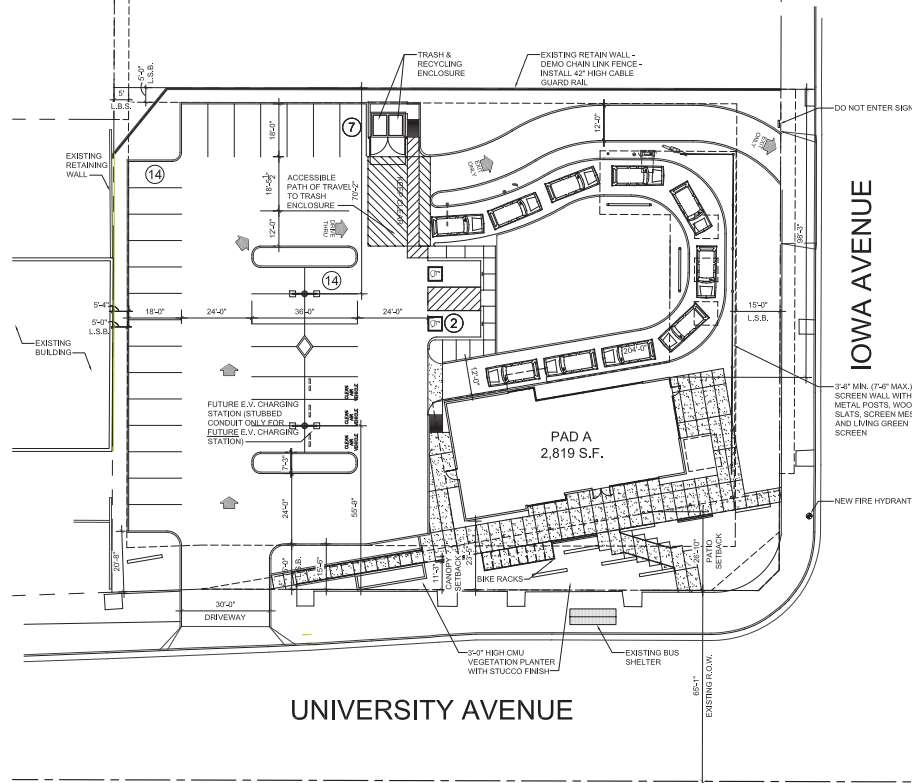


STARBUCKS - RIVERSIDE, CA RIVERSIDE, CALIFORNIA

02.08.18
PROJECT 16045.00



4650 E. Cotton Center Boulevard Phoenix, AZ 85040
602.395.1000 www.verticaldesignstudios.com



SITE DATA:

SITE AREA:	38,856 S.F / .89 ACRES
REQUIRED QUEUING DISTANCE:	180'-0"
PROVIDED QUEUING DISTANCE:	204'-0"
VEHICLE IN QUEUE REQUIRED:	10
VEHICLES IN QUEUE:	10
BUILDING AREA:	2,819 S.F.
PAD A	
PARKING REQUIRED: (10/1,000 S.F. - RESTAURANT)	29 SPACES
PARKING PROVIDED:	37 SPACES
PAD A	(13.1 SPACES / 1,000 S.F.)
BIKE PARKING (SHORT TERM) REQUIRED (5%):	2 SPACES
BIKE PARKING (SHORT TERM) PROVIDED:	8 SPACES
BIKE PARKING (LONG TERM) REQUIRED: (LESS THAN 10% TENANT OCCUPANTS)	NONE REQUIRED
BIKE PARKING (LONG TERM) PROVIDED:	0 SPACES

CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"



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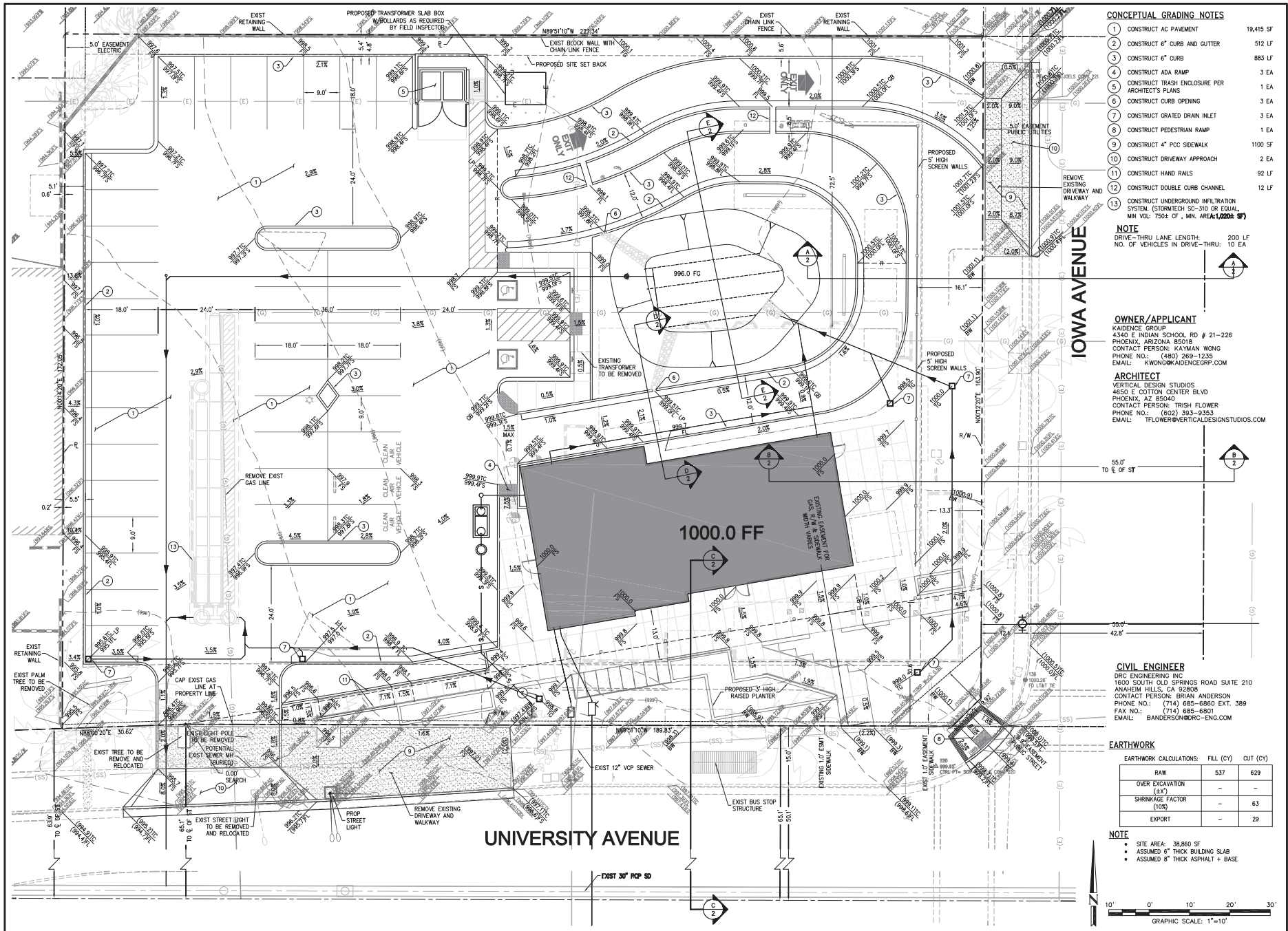
RIVERSIDE, CALIFORNIA

02.08.18

PROJECT 16045.00



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602.395.1000 www.verticaldesignstudios.com



STARBUCKS - RIVERSIDE
1301 UNIVERSITY AVENUE
RIVERSIDE, CALIFORNIA

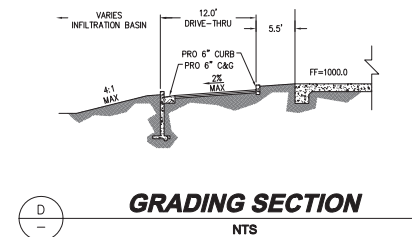
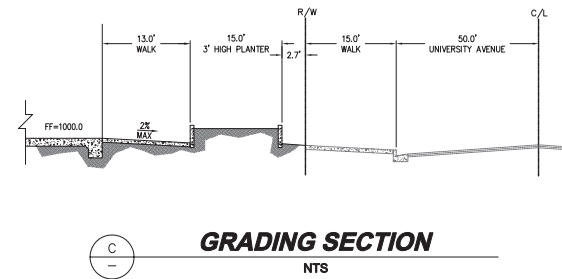
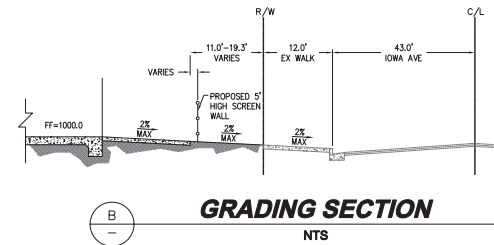
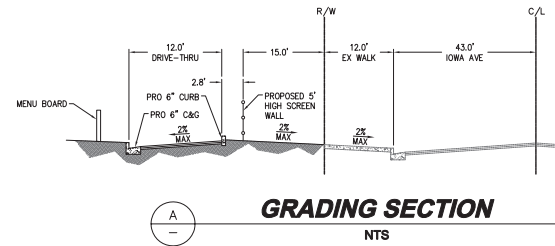
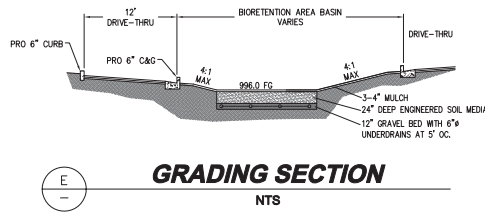
PROJECT: 1614800
 DRAWING NAME: CONCEPTUAL GRADING PLAN
 SHEET NUMBER: 1
 OF 3 SHEETS
 SCALE: AS SHOWN

160 S. Old Springs Road
 Suite 210
 Anaheim Hills, CA 92808
 714-685-6860

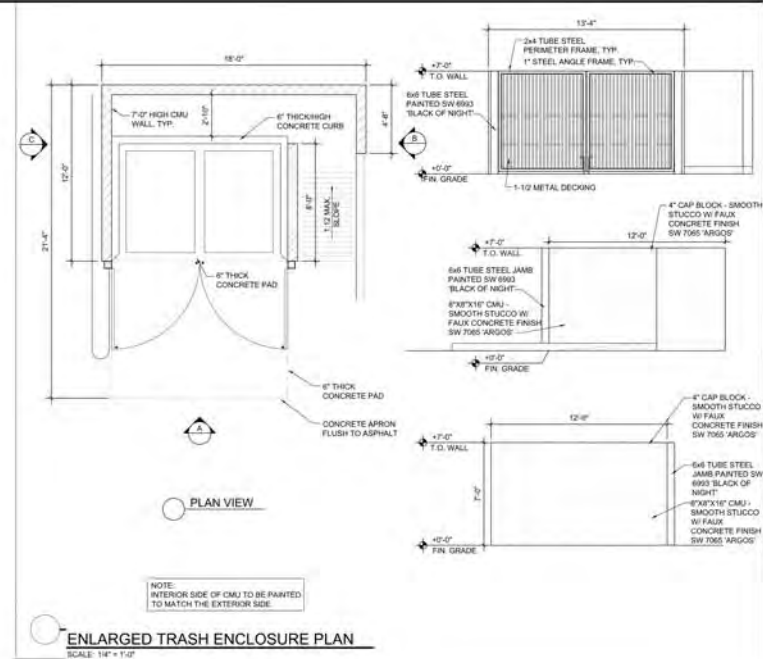
DRG ENGINEERING, INC.
 Civil Engineering/Land Surveying/Levelling
 Planning

DATE: 02/01/2018
 NOT FOR CONSTRUCTION

P17-0420 and P17-0421, Exhibit 7 - Project Plans



NO.	REVISION	DATE



MATERIAL/COLOR SCHEDULE

- MATERIALS**
1. BLACK ALUMINUM STOREFRONT WITH 1" INSULATED LOW E GLAZING
 2. SMOOTH STUCCO WITH FAUX CONCRETE FINISH
 3. METAL PANEL PAINTED
 4. PAINTED HOLLOW METAL DOOR (PAINTED TO MATCH ADJACENT WALLS)
 5. FUTURE TENANT SIGNAGE UNDER SEPARATE PERMIT AND SUBMITTAL
 6. PAINTED STEEL COLUMN
 7. WIRE MESH GREEN SCREEN
 8. WOOD SLATS
 9. METAL LOUVER SCREEN PAINTED
 10. MECHANICAL UNIT BEYOND PARAPET
 11. S.E.S. LOCATION
 12. 2X2 TUBE STEEL FENCE PAINTED

- COLORS**
- A. POWDERCOAT RAL7021 OR PAINT TO MATCH
 - B. STUCCO: OMEGA (COLORTEK) PRODUCT, SMOOTH COAT, COLOR 69 (CONCRETE LOOK), TEXTURE: SMOOTH, REF: 6967

MATERIAL #
FINISH X



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RIVERSIDE, CALIFORNIA

11.28.17
PROJECT 16045.00



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STARBUCKS - RIVERSIDE, CA

RIVERSIDE, CALIFORNIA

11.22.17

PROJECT 16045.00



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602.395.1000 www.verticaldesignstudios.com



STARBUCKS - RIVERSIDE, CA

RIVERSIDE, CALIFORNIA

11.22.17
PROJECT 16045.00



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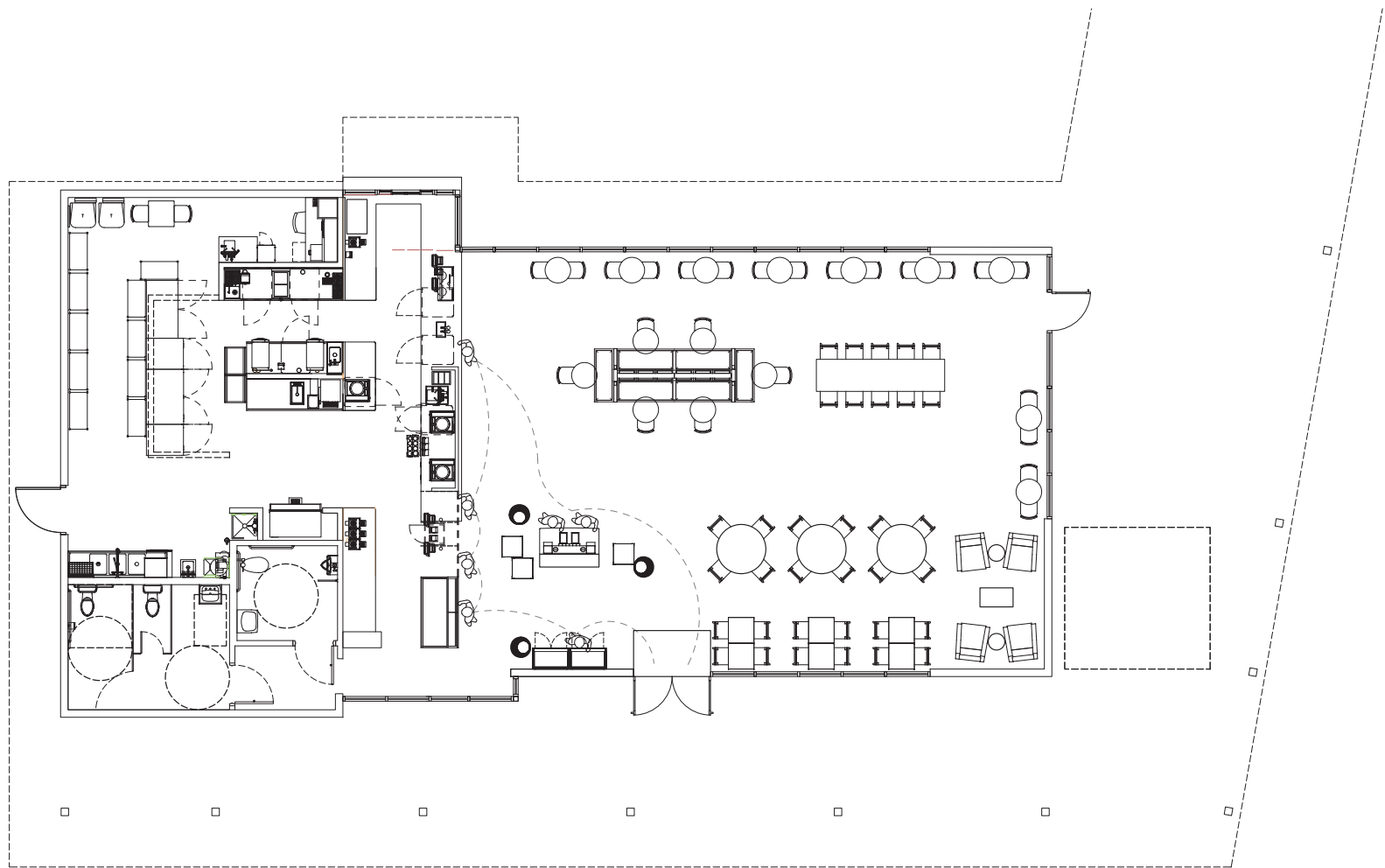
RIVERSIDE, CALIFORNIA

11.22.17

PROJECT 16045.00



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CONCEPTUAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

ARCHITECT
VERTICAL DESIGN STUDIOS, LLC
4650 EAST COTTON CENTER BLVD, SUITE 200
PHOENIX, ARIZONA 85040
PHONE: 602.395.1000
FAX: 602.395.1005
E-MAIL: lflores@verticaldesignstudios.com
CONTACT: 3rd Floor

OWNER
KADENCE
4340 E. INDIAN SCHOOL RD #21-266
PHOENIX, AZ 85018
PHONE: 480-269-1235
FAX: -
E-MAIL: krounds@kadencegrp.com
CONTACT: Katie Rounds



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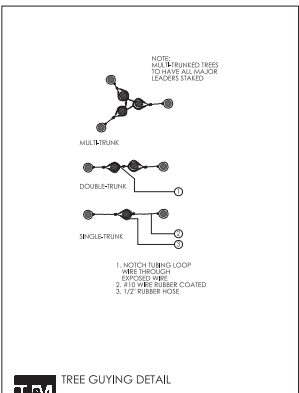
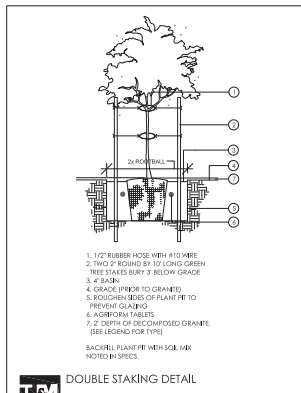
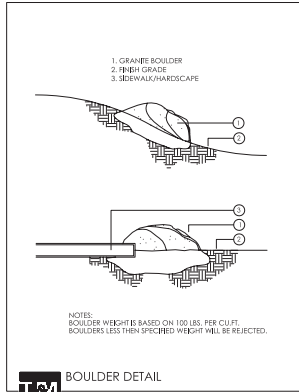
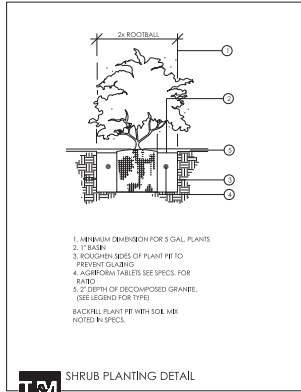
RIVERSIDE, CALIFORNIA

02.08.18

PROJECT 16045.00

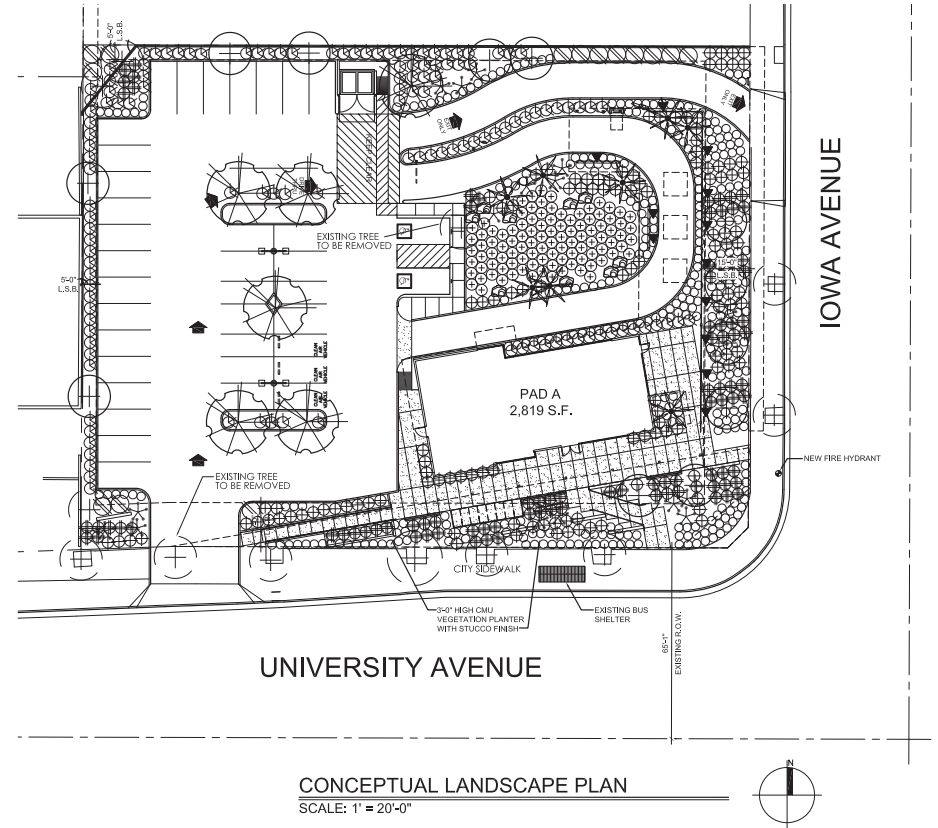


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LANDSCAPE LEGEND

- EXISTING TREE
PROTECT FROM CONSTRUCTION
- JACARANDA MIMOSIFOLIA
JACARANDA
36" BOX (MATCHING)
- LAGERSTROMIA INDICA
CRAPE MYRTLE
24" BOX
- ARECASTRUM ROMANOFFIANUM
QUEEN PALM
24" BOX
- PHOTINIA FRASERII
PHOTINIA
5 GALLON
- AGAPANTHUS 'PETER PAN'
AGAPANTHUS
5 GALLON
- RAPHIOLEPSIS INDICA
INDIAN HAWTHORNE
5 GALLON
- HESPERALOE PERPA 'BRAKE LIGHT'
BREAK LIGHT RED YUCCA
5 GALLON
- GAZANIA 'SUN GOLD'
SUN GOLD GAZANIA
1 GALLON
- CHAMAEROPS HUMILIS
MEDITERRANEAN FAN PALM
24" BOX (MULTI HEAD)
- MUHLENBERGIA CAPILARIS
DEER GRASS
5 GALLON
- HARDENBERGIA SP.
PINK TRUMPET VINE
5 GALLON
- MID-IRON
TURF
SOD
- 3/16"x6" STEEL HEADER
INSTALL 3" BELOW GRADE
AS REQUIRED
- 3"x3"x3" SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH
- 3" DEPTH OF
SHREDDED BARK MULCH
3" DEPTH IN ALL LANDSCAPE AREAS



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-4320 F. (602) 265-6619

EMAIL: tjmccqueen@tjma.net



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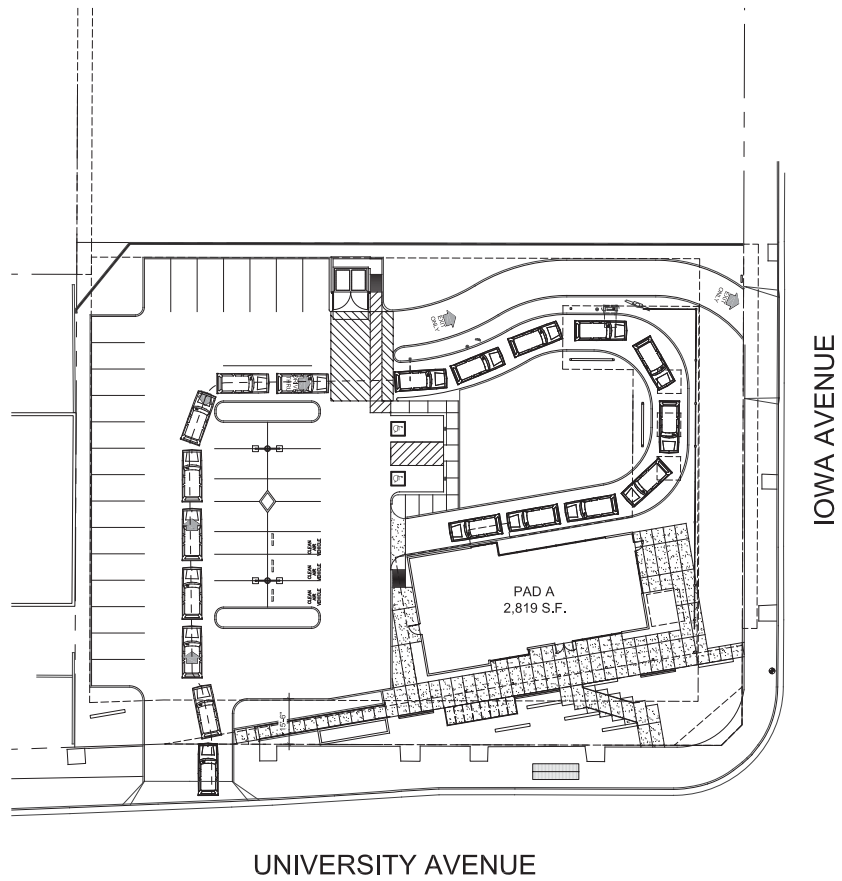
RIVERSIDE, CALIFORNIA

08.24.14

PROJECT 16045.00

VERTICAL
DESIGN STUDIOS

4650 E. Cotton Center Boulevard Phoenix, AZ 85040



QUEUING DATA:

ULTIMATE QUEUING DISTANCE
VEHICLES IN ULTIMATE QUEUE

407'-0"
19

VEHICLE QUEUING EXHIBIT
SCALE: 1" = 20'-0"



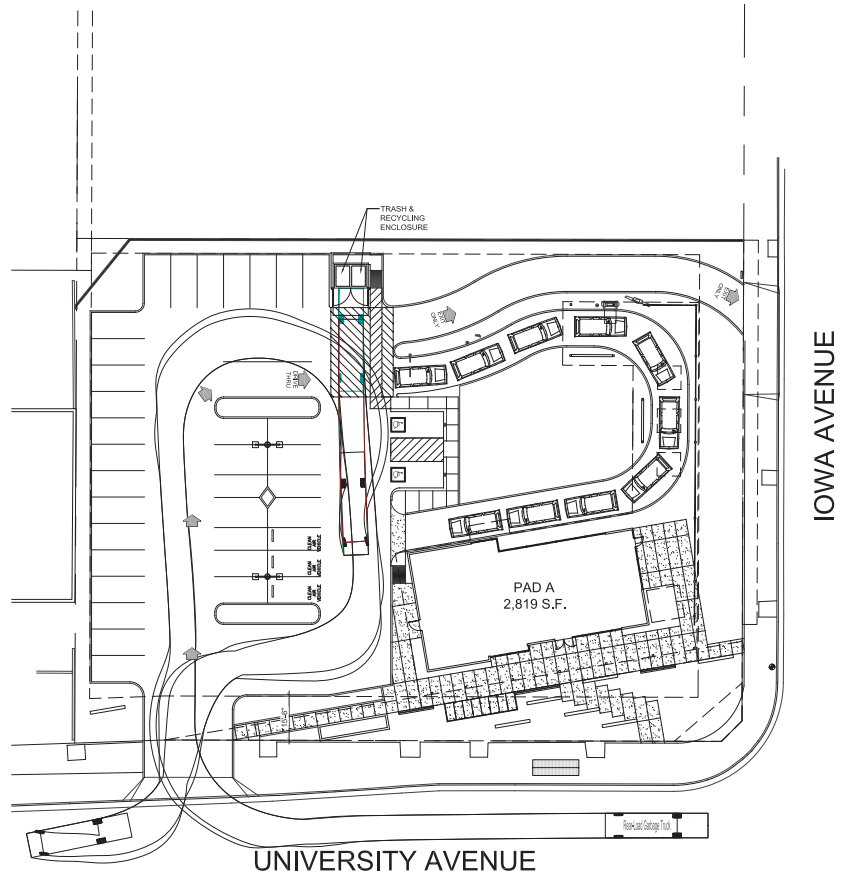
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RIVERSIDE, CALIFORNIA

02.08.18
PROJECT 16045.00



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TRUCK RUN EXHIBIT
SCALE: 1"= 20'-0"



STARBUCKS, RIVERSIDE, CA

RIVERSIDE, CALIFORNIA

02.08.18
PROJECT 16045.00



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AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



September 28, 2017

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steve Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Brian Norton, Project Planner

City of Riverside Community Development Department/Planning Division
3900 Main Street, Third Floor
Riverside, CA 92522

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.:	ZAP1284MA17
Related File No.:	P17-0420 (Conditional Use Permit), P17-0421 (Design Review)
APN:	250-190-040

Dear Mr. Norton:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed City of Riverside Case Nos. P17-0420 (Minor Conditional Use Permit) and P17-0421 (Design Review), a proposal to demolish an existing Coco's restaurant building and construct a new 2,819 square foot Starbucks building with drive-thru on a 0.89-acre parcel located at 1301 University Avenue on the northwest corner of University Avenue and Iowa Avenue.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

The elevation of the site is more than 500 feet lower than the elevation of March's Runway 14-32 at its northerly terminus (approximately 1,535 feet above mean sea level). The site is located more than 20,000 feet from the runways at Riverside Municipal Airport. The site is located 19,982 feet from the northeasterly terminus of the runway at Flabob Airport, but the notice radius for that airport is 10,000 feet, since the runway length does not exceed 3,200 feet. Therefore, Federal Aviation Administration Obstruction Evaluation Service review for height/elevation reasons was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the City of Riverside applies the following recommended conditions:

P17-0420 and P17-0421, Exhibit 8 - Riverside County Airport Land Use Commission Report and Conditions - ZAP1284MA17

AIRPORT LAND USE COMMISSION

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to tenants of the building(s) thereon.
4. No detention basins are depicted on the site plan. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

AIRPORT LAND USE COMMISSION

Attachments: Notice of Airport in Vicinity

cc: Richter Family Trust (applicant/listed co-landowner)
Kaidence Group (representative)
Jojos Calif. Family Restaurants (listed co-landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1284MA17\ZAP1284MA17.LTR.doc

SITE PHOTOS

