



Community & Economic Development Department


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Planning Division

PLANNING COMMISSION HEARING DATE: APRIL 19, 2018

AGENDA ITEM NO.: 4

PROPOSED PROJECT

<i>Case Numbers</i>	P18-0104 (Conditional Use Permit), P18-0105 (Design Review), P18-0106 (Variance), and P18-0206 (Variance)	
<i>Request</i>	To consider the following entitlements: 1) Conditional Use Permit to permit the conversion of an existing 32-unit apartment complex (College Park Apartments) into a 116 bed student housing facility; 2) Design Review of project plans; and 3) Variances to allow a reduction in the number of required parking spaces, and reduction in width of 26 parking spaces.	
<i>Applicant</i>	Steve Smith of California Baptist University (CBU)	
<i>Project Location</i>	8230 Magnolia Avenue, situated on the south side of Magnolia Avenue, between Adams Street and Crowell Avenue	
<i>APNs</i>	231-090-069	
<i>Project area</i>	1.66 acres	
<i>Ward</i>	5	
<i>Neighborhood</i>	Ramona	
<i>Specific Plan</i>	Magnolia Avenue Specific Plan – Magnolia Heritage District	
<i>General Plan Designation</i>	VHDR – Very High Density Residential	
<i>Zoning Designation</i>	R-3-1500-SP – Multi-Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones	
<i>Staff Planner</i>	Candice Assadzadeh, Senior Planner; 951-826-5667; cassadzadeh@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** the proposed project is exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities), as this project will not have a significant effect on the environment; and
2. **APPROVE** Planning Cases P18-0104 (Conditional Use Permit), P18-0105 (Design Review), P18-0106 (Variance), and P18-0206 (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 subject site is approximately 1.66 acres and is developed with the College Park Apartments, approved in 2001 and 2003 under Planning Cases GP-006-001 (General Plan Amendment), RZ-017-001 (Rezone), and DR-077-023 (Design Review). The College Park Apartments complex consists of four, two-story apartment buildings totaling 32 units, a central courtyard, carports, garages, and surface parking. Access to the site is provided via an existing frontage road along Magnolia Avenue. Surrounding uses include single-family residences to the north (across Magnolia Avenue) and south, multi-family residences to the east, and a commercial use (CVS Pharmacy) to the west.

As a matter of information, three Variances related to open space were approved under Planning Case RZ-017-001 (Rezone) for the following: 1) To allow the largest pooled common usable open space area to have a width dimension of 69-feet, where a minimum of 100-feet was required; 2) To allow each ground floor unit within the project to have a private usable open space area with a dimension of less than 10-feet; and 3) To allow 3 to 4-foot high garden walls in lieu of 6-foot high privacy walls or fences to separate the private usable open space areas for ground floor units from common open space areas.

Additionally, a separate application to vacate a portion of an unaccepted offer of dedication of Magnolia Avenue, consisting of approximately 42 feet in width and 153 feet in length and totaling approximately 0.154 acres, is being processed under Planning Case P18-0179 (Summary Vacation). A separate application for the expansion of a parking lot and perimeter fence was approved by the Development Review Committee on March 21, 2018 under Planning Cases P18-0042 (Design Review), P18-0043 (Variance), and P18-0044 (Variance).

PROPOSAL

The applicant is requesting approval of a Conditional Use Permit to permit the conversion of an existing 32-unit apartment complex (College Park Apartments) into a 116 bed student housing facility that will primarily house students that are enrolled in California Baptist University's (CBU) College of Nursing. The applicant also requested Design Review of project plans for the demolition of the existing garages and carports, and restriping of the parking spaces located along the east property line. Two Variances are requested to allow a reduction in the number of required parking spaces, and reduction in width of 26 parking spaces.

The project site consists of four identical buildings, with four 850 square foot, two bedroom, two bathroom units located on the ground floor of each building and four 850 square foot, two bedroom, two bathroom units located on the second floor. CBU proposes to provide two beds per bedroom for a total of four students per unit, with the exception of the Resident Advisor, who will have their own bedroom. There will be one Resident Advisor assigned to each building. In addition, the facility will be managed by a Resident Director, a full-time CBU staff member, which will be assigned to their own unit. One unit will be designated as the Resident Director/Resident Advisor office and meeting space, and will not be occupied by students. As part of CBU's student housing security plan, the Department of Safety Services will be scheduled to patrol the perimeter and interior of the student housing property every other hour, 24 hours per day.

The student housing facility will continue to provide common and private open spaces, as approved under the original College Park Apartments development. An existing 400 square foot gazebo, two barbeques, and an open lawn area are provided within the common open space

areas. Additionally, the students will have access to the open space provided on the main campus, as well as the Recreation Center located within Lancer Plaza.

A total of 84 parking spaces are proposed to be provided on site, all secured by perimeter fencing. Access to the site will continue to be provided via the existing frontage road along Magnolia Avenue. Sixteen parking spaces will be provided in a secured parking lot located at the north of the project site, adjacent to Magnolia Avenue. The remaining 68 parking spaces will be provided in the existing surface parking lot. The applicant is proposing to demolish the existing garages and carports, and restripe the parking spaces located along the east property line. No exterior modifications to the buildings are proposed as part of this proposal.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>		
	Consistent	Inconsistent
<p><i>General Plan 2025</i></p> <p>The proposed project is consistent with the underlying General Plan 2025 land use designation of VHDR – Very High Density Residential, which will further the intent of the General Plan by facilitating student housing.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Magnolia Avenue Specific Plan – Magnolia Heritage District</i></p> <p>The project is consistent with the purpose of the Magnolia Heritage District of the Magnolia Avenue Specific Plan which, per Policy 1.1: encourages improving the housing stock to support and complement the major educational institutions.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code Land Use Consistency (Title 19)</i></p> <p>The R-3-1500-SP – Multi-Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones is consistent with the VHDR – Very High Density Residential General Plan land use designation. Student housing is permitted in the R-3-1500 Zone subject to the granting of a Conditional Use Permit. With the exception of Variances to reduce the number of required parking spaces, and reduce the width of 26 parking spaces, the project is consistent with development standards established in the Zoning Code.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Compliance with Citywide Design & Sign Guidelines</i></p> <p>The proposed project does not involve any exterior modifications to the buildings. The proposed modifications to the existing parking lot and landscaping meet the Citywide Design & Sign Guidelines. The existing garages and carports will be demolished and the parking spaces along the east property line will be restriped. The landscaping within the existing parking lot will be replanted to</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Authorization and Compliance Summary</i>		
	Consistent	Inconsistent
include additional shade trees and accent plantings. The proposed parking lot lighting will be shielded away from the adjacent residential uses to the south and east.		
<i>Riverside County Airport Land Use Compatibility Plan</i> The project site is located within Zone D of the 2005 Riverside Municipal Airport Land Use Compatibility Plan. Staff has determined the proposed project to be consistent with the 2005 Riverside Municipal Airport Land Use Compatibility Plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Chapter 19.580 – Parking and Loading Development Standards</i>				
	Standard	Proposed	Consistent	Inconsistent
<i>Secured Parking</i>	All student housing projects shall provide a locked storage area or garage for each unit or a fenced, secured complex with coded gates for entry.	The proposed student housing project will be secured by a perimeter wall and fence. Access to the parking area will be accessible only to CBU students, via an access card.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Parking Space Width</i>	9 feet	8 feet 10 inches (26 parking stalls located along the east property line; the remaining parking stalls meet the development standard of 9 feet in width)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Parking Space Depth</i>	18 feet	18 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Chapter 19.580 – Parking and Loading Minimum Parking Requirements</i>						
Use	Standard	Number of Beds	Parking Required	Parking Provided	Consistent	Inconsistent
<i>Student Housing</i>	1.1 spaces/bed	116	128 spaces	84 spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VARIANCES

Variances are requested by the applicant to allow a reduction in the number of required parking spaces, where the Zoning Code requires 1.1 spaces/bed; and reduction in width of 26 parking spaces, where the Zoning Code requires a minimum of 9-feet in width. Overall, staff can support the proposed variances as the reduction in the number of required parking spaces is validated by the Parking Study that was prepared for CBU which indicates that a parking rate of 0.70 parking spaces per residential student is appropriate. At full capacity, the College Park Apartment student housing facility will accommodate 116 students, and therefore require 82 parking spaces. A total of 84 parking spaces are proposed to be provided on site, providing a surplus of two parking spaces. In addition, the reduction of width of the 26 parking spaces, by two inches, along the east property line yields an additional two parking spaces; reducing the width of these parking spaces helps to maximize the number of provided parking spaces. 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.

MANAGEMENT AND OPERATIONS PLAN

A Management and Operations Plan, as well as a parking management and security plan, will be required for this project to ensure the use will operate in a manner compatible with the surrounding uses and as outlined in this staff report. It shall include, but not be limited to the following:

- All residents of this facility must be enrolled, full-time college students. Enrollment verification must be obtained at the beginning of each school year for any pre-leased units; if enrollment verification is not provided at the start of the school year, such leasing agreement shall be void. School verification shall be required for new leases that commence throughout the school year. These records shall be available upon request by the City;
- Include on site Resident Directors/Resident Advisors that live in each of the buildings that are responsible for security/safety, lights, alarms (smoke detectors), CPTED issues;
- All security, Resident Directors/Resident Advisors shall be required to go through a Crime Free Multi Housing Class and get certified within 90 days of employment/assignment;
- Rules regarding student and guest "Code of Ethics and Behavior";
- Include a parking control plan to ensure that non-residents are not parking within this complex; and

- Balconies must be maintained free of clutter at all times.

SAFETY AND SECURITY

As with any residential project the safety and security of the residents is very important. The City's Police Department reviewed the site plan and made recommendations to submit a security plan, which may include, but not be limited, to the following: 1) Managers/resident assistants shall go through a Crime Free Multi-Housing Class and obtain certification; 2) Campus security shall be available 24-hours to respond to problems; 3) Video surveillance security camera system shall be implemented; and 4) a Police Department representative shall perform a Crime Prevention Through Environmental Design (CPTED) inspection and make any recommendations. The recommendations of the Police Department have been added as conditions of approval.

NEIGHBORHOOD COMPATIBILITY

The proposed project is consistent with the goals and policies of the Magnolia Avenue Specific Plan and Zoning Code. The proposed project is unique in that it will be a privately operated student housing facility serving only CBU students. The student housing facility will be managed by a Resident Director, a full-time CBU staff member and a Resident Advisor who will live on-site to ensure the use will operate in a manner compatible with the surrounding uses. In addition, the surface parking lots will be secured by 7-foot 6-inch high tubular steel rolling gates, accessible only to CBU students, via an access card; and individual spaces will be assigned to students, which will help ensure that overflow parking into neighboring parking lots will not occur. If there is a need for additional parking, it can be provided on the University campus, within walking distance from the project site. For all these reasons, the project, as conditioned, will not prove detrimental to the surrounding neighborhood or the general public.

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities).

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, Staff has received one phone call from a nearby property owner who opposes the project citing concerns regarding insufficient parking for students and visitors, the potential for increased crime rates, and the potential for decreased home values. While Staff is sensitive to the property owner's concerns, a Parking Study was prepared for CBU which indicates that a parking rate of 0.70 parking spaces per residential student is appropriate. At full capacity, the College Park Apartment student housing facility will accommodate 116 students, and therefore require 82 parking spaces. A total of 84 parking spaces are proposed to be provided on site. Furthermore, the student housing facility will be managed by a Residence Director residing on site, will provide additional on-site lighting, and will be routinely patrolled by CBU's Department of Safety Services. As such, Staff supports the project as proposed.

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. Findings
2. Staff Recommended Conditions of Approval
3. Location Map
4. General Plan Map
5. Magnolia Avenue Specific Plan/Zoning Map
6. Project Plans (Plot Plan, Floor Plans, Demolition Plan, Preliminary Grading Plan, Conceptual Landscape Plan, Photometric Plan)
7. Applicant Provided Variance Justifications
8. Existing Site Photos

Prepared by: Candice Assadzadeh, Senior Planner

Reviewed by: Patricia Brenes, Principal Planner

Approved by: Rafael Guzman, Community & Economic Development Director



EXHIBIT 1 – FINDINGS

PLANNING CASES: **P18-0104** (Conditional Use Permit)
 P18-0105 (Design Review)
 P18-0106 (Variance)
 P18-0206 (Variance)

Conditional Use Permit Findings pursuant to Chapter 19.760.040

- a. The proposed student housing is 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;
- b. The proposed student housing 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; and
- c. The proposed student housing 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.

Variance Findings pursuant to Chapter 19.720.040

Requested Variances:

- A) To allow a reduced number of required parking spaces, where the Zoning Code requires 1.1 spaces/bed (128 spaces); and
 - B) To allow 26 parking spaces to be reduced in width, where the Zoning Code requires a minimum of 9-feet in width.
- a. The strict application of the provisions of the Zoning Code would result in practical difficulties or unnecessary hardships in the development of this property.

Variance A: The proposal **complies** with this finding. The strict application of the Zoning Code and Magnolia Avenue Specific Plan would require a minimum of 128 parking spaces for the proposed student housing, where 84 parking spaces are proposed. The College Park Apartments complex was originally approved in 2003 with a total of 64 parking spaces, which met the minimum parking requirements in effect at the time. The required parking for multi-family developments is based on the number dwelling units, where the parking for student housing is based on the bed count. A total of 84 parking spaces are proposed on-site, an addition of twenty parking spaces. Further expansion of the surface parking lot is restricted due to the existing development of the project site. In addition, the applicant has provided a parking study that concluded the proposed parking ratio of 0.70 would be more than adequate to serve the proposed use. Furthermore, providing additional parking within the apartment complex would reduce the existing open space

area creating the need for an additional variance. Thus, strict application of the Code would result in a practical difficulty or unnecessary hardship in the development of this property.

Variance B: The proposal **complies** with this finding. The strict application of the Zoning Code and Magnolia Avenue Specific Plan would require all parking spaces to be a minimum of 9-feet in width, where 26 parking spaces are proposed to be 8-feet 10-inches in width. In order to maximize the number of provided parking spaces on site, the applicant is proposing to reduce the width of 26 parking spaces by two inches, along the east property line, therefore yielding an additional two parking spaces. Additionally, the City has supported reduced stall width of 8 ½ feet in the past. Sterling Highlander and Grand Marc, student housing facilities in the City, are examples of facilities where compact parking spaces are widely used and have not had any problems. It is worth emphasizing that this is a unique project in that parking stalls will be used only by students. Individual spaces will be assigned to students such that the same vehicles will always be parked next to each other. For these reasons, strict application of the Code would result in a practical difficulty or unnecessary hardship in the development of this property.

- b. There are exceptional circumstances or conditions applicable to this property or to the intended use or development of this property which do not apply generally to other property in the same zone or neighborhood.

Variances A and B: The proposal **complies** with this finding. Compliance with the Zoning Code and Magnolia Avenue Specific Plan would prevent the conversion of the existing 32-unit apartment complex (College Park Apartments) into a 116 bed student housing facility. The Zoning Code development standards require a minimum of 128 parking spaces (1.1 space/bed) for the proposed student housing, where 84 parking spaces are proposed. Additionally, the Zoning Code development standards require all parking spaces to be a minimum of 9-feet in width, where 26 parking spaces are proposed to be 8-feet 10-inches in width. The majority of the project site is developed, therefore constraining the availability of providing additional on-site parking. Reducing the width of the 26 parking spaces along the east property line yields an additional two parking spaces; reducing the width of these parking spaces helps to maximize the number of provided parking spaces. Additionally, the project is unique in that it will be a privately operated student housing serving CBU, and the types of spaces proposed should be adequate to serve the student population of this facility. The site is within walking distance from the University campus; thus, it supports alternative modes of transportation. Further, a Parking Management Plan to the satisfaction of staff will be required to ensure parking does not become problematic. Lastly, the applicant has provided a Parking Study demonstrating that the actual parking need would be much less than the parking required by the Code. As well, it is worth noting that other student housing facilities in the City such as Grand Marc and Sterling Highlander have been operating with substandard parking stalls without any problems. Therefore, there are exceptional circumstances or conditions applicable to this property that do not generally apply to other property in the same zone or neighborhood.

- c. The granting of this request would not prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located.

Variances A and B: The proposal **complies** with this finding. The granting of these variances will not affect the public or neighborhood as the proximity of the proposed student housing to the University campus will encourage students to walk. Only those students living on site would be allowed to park within the complex and use the reduce size parking stalls. A Parking Study was prepared for California Baptist University (CBU) which concludes that a

parking ratio of 0.70 parking spaces per residential student is appropriate. At full capacity, the College Park Apartment student housing facility will accommodate 116 students, and therefore require 82 parking spaces. A total of 84 parking spaces are proposed to be provided on site. The proposed number of parking stalls will help ensure that overflow parking into neighboring parking lots will not occur. In addition, the proposed reduction in width of 26 parking spaces along the east property line will provide an additional two parking spaces. The proposed reduction in the width of the parking spaces by 2 inches will not be perceptible. Furthermore, the surface parking lots will be secured by a perimeter fence and only accessible by CBU students only. Thus, the granting of the Variances will not have a detrimental impact on the neighborhood.

- d. The granting of this request will not be contrary to the objectives of the General Plan.

Variances A and B: The proposal **complies** with this finding. Based on the scope of the requested Variances, the granting of this request will not be contrary to the objectives of the General Plan 2025 and still achieve the walkable community and high quality design objectives of the Magnolia Avenue Specific Plan.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASES: **P18-0104** (Conditional Use Permit)
 P18-0105 (Design Review)
 P18-0106 (Variance)
 P18-0206 (Variance)

CONDITIONS

Planning

1. All applicable conditions of approval of Planning Cases P18-0042 (Design Review), P18-0043 (Variance), P18-0044 (Variance), and P18-0179 (Summary Vacation) shall apply.
2. A maximum of 116 student beds shall be permitted in conjunction with this conditional use permit.
3. The student housing facility 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.
4. 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.
5. *Advisory:* 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.

Site Operation Standards:

6. All operations shall comply with Title 7 (Noise Control) of the Riverside Municipal Code.

Prior to Issuance of Grading Permit:

7. 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.

During Grading and Construction Activities:

- 8. 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.
- 9. 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.
- 10. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- 11. 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.
- 12. 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.
- 13. 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:

14. Plans submitted for staff review should 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.
15. 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 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 (14) feet in height, including the height of any concrete or other base material.
16. 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.
17. Ground mounted utility and mechanical equipment shall be fully screened from the public right-of-way.

Prior to Occupancy:

18. The applicant shall submit a detailed Management and Operations Plan, as well as a Parking Management and Security Plan, for review and approval of the Planning Division to include, but not be limited to the following:
 - a. All residents of this facility must be enrolled, full-time college students. Enrollment verification must be obtained at the beginning of each school year for any pre-leased units; if enrollment verification is not provided at the start of the school year, such leasing agreement shall be void. School verification shall be required for new leases that commence throughout the school year. These records shall be available upon request by the City;
 - b. Include on Resident Directors/Resident Advisors that live in the buildings that are responsible for security/safety, lights, alarms (smoke detectors), Crime Prevention Through Environmental Design (CPTED) issues;
 - c. All security, Resident Directors/Resident Advisors shall be required to go through a Crime Free Multi Housing Class and get certified within 90 days of employment/assignment;
 - d. Rules regarding student and guest "Code of Ethics and Behavior";
 - e. Include a parking control plan to ensure that non-residents are not parking within this complex; and

- f. Balconies must be maintained free of clutter at all times.
19. The applicant shall submit a security plan to be reviewed and approved by Planning and Police Department staff, which may include, but not be limited to the following:
- a. All managers/Resident Directors/Resident Assistants shall be required to go through a Crime Free Multi-Housing Class and obtain certification or similar class as recommended by the Police Department. Verification shall be on file and available upon request by City staff;
 - b. Campus security shall be available 24-hours to respond to any problems;
 - c. Video surveillance security camera system shall be implemented for all common areas including the parking areas; and
 - d. The Riverside Police Department shall send a police representative to perform a Crime Prevention through Environmental Design (CPTED) inspection and make any further recommendations as necessary.
20. Contact Candice Assadzadeh, Senior Planner, at (951) 826-5667 to schedule the final inspection at least a week prior to needing the release of utilities.

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 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. Revisions to the approved design plans may require an additional application and filing fee.
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.

Public Utilities – Electric

30. 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.
31. 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.
32. 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.
33. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.

Building and Safety

No conditions

Fire Department

No conditions

Parks, Recreation, and Community Services

No conditions

Public Utilities – Water

No conditions

Public Works

No conditions