

PLANNING COMMISSION
RECOMMENDED CONDITIONS

PLANNING COMMISSION HEARING DATE: SEPTEMBER 6, 2018

Planning Cases: **P17-0853** (General Plan Amendment)
 P17-0854 (Rezoning)

Case Specific

- **Planning**

1. The Applicant shall comply with conditions of approval of the Riverside County Airport Land Use Commission Development Review Number ZAP1289MA17.
2. *Advisory:* Plans for future development of the site shall be subject to Administrative Design Review approval as well as any additional entitlement required by the specific development proposal.

- **Public Works**

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

Conditions to be fulfilled prior to occupancy unless otherwise noted:

3. **MM 16-1:** The project is anticipated to result in a significant impact at the intersections Project North Access/Seventh Street (EW), Project South Access (EW) and Seventh Street (EW). The study recommends construction of a two-way left turn lane along the project frontage. The project will be required to construct the improvements in full.
4. A deed for widening Seventh Street to 33 feet from monument centerline shall be provided.

Standard Conditions

Planning

5. There shall be a two-year time limit in which to satisfy the conditions and finalize this action beginning the day following City Council approval.

Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim; action or proceeding and the City will cooperate in the defense of the proceeding.

6. 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 may 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.
7. 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.