



Community Development  
Department  
Planning Division

*City of Arts & Innovation*

June 29, 2017

Shakil Patel & Associates  
25892 Hinckley St.  
Loma Linda, CA 92354

SUBJECT: PLANNING CASES: P16-0672, P16-0671, P16-0673 and P17-0430 – Medical Office Building, 18876 and 18890 Van Buren Blvd.

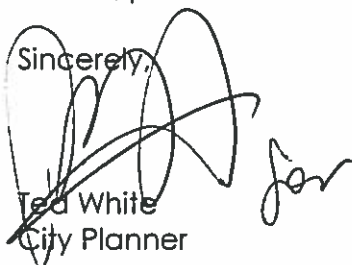
Dear Mr. Patel:

The Riverside City Planning Commission, at its meeting of June 29, 2017, approved your development related application which is referenced by the above-noted case number. Attached are the final conditions of approval. In conjunction with this approval, the City Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determined that this project is exempt from the provisions of CEQA pursuant to Section 15332 (In-fill Development Projects) of the CEQA Guidelines. A Notice of Exemption will be filed with the Riverside County Clerk's Office.

The conditions of approval require the applicant to execute an indemnification agreement within 30 days of approval. Please complete the attached agreement and return an original signed copy with the appropriate organizational documents to indicate proper signature authority and a current legal description of the project site to your case planner within 30 days.

There is now a ten-day appeal period ending at 5:00 p.m. on July 5, 2017. If appealed, you will be notified that the case has been scheduled for review by the City Council. If not appealed, the decision of the Planning Commission is final. Should you have any questions regarding this matter, please contact Sean Kelleher, Associate Planner, at (951) 826-5712.

Sincerely,



Ted White  
City Planner

c: Public Works, Jeff Hart

SS Commercial Prop. LLC  
8502 E. Chapman Av., #412  
Orange, CA 92869

**PLANNING COMMISSION  
APPROVED CONDITIONS**

Planning Commission Meeting Date: June 29, 2017

**Case Numbers:**     **P16-0671** (Design Review  
                          **P16-0672** (Tentative Parcel Map)  
                          **P16-0673** (Variance)  
                          **P17-0430** (Grading Exception)

**CONDITIONS**

**Case Specific**

**Planning**

1.     The applicant is advised that the business or use for which this parcel map, design review, variance, and grading exception 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.
2.     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.
3.     The applicant shall comply with conditions of approval of the County of Riverside Airport Land Use Commission Development Review Number ZAP1227MA16.
4.     A Master Property Association (MPA) shall be established for the project site including the airspace condominium units to the approval of the Planning Division and the City Attorney, for the purpose of establishing maintenance and use standards for the project.
5.     The applicant shall prepare and record Covenants, Conditions, and Restrictions (CC&Rs) subject to approval of the Planning Division and City Attorney's Office. The CC&Rs shall contain the following conditions and restrictions:
  - a.     The MPA shall be responsible for the maintenance of all landscaped areas, manufactured slopes, parking areas, and retaining walls.

*Prior to Issuance of Grading Permit:*

6.     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:*

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. **Site Plan:** Revise the submitted Site Plan such that the plan provided for building permit plan check incorporates the following changes:
  - a. The 6 foot high retaining wall, proposed approximately 2 feet from the north property line, shall be constructed on the north property line.
14. **Building Elevations:** Revise the submitted Building Elevations such that the plan provided for building permit plan check incorporates the following changes:
  - a. The proposed CMU block shall consist of a decorative split face block similar in color to the primary color of the building.
15. **Conceptual Grading Plan:** Revise the submitted Conceptual Grading Plan such that the plan provided for building permit plan check incorporates the following changes:
  - a. The proposed retaining walls and trash enclosure shall be constructed of the same split face block as specified for the proposed building and shall include a decorative cap.

- b. The 6 foot high retaining wall, proposed approximately 2 feet from the north property line, shall be constructed on the north property line.
- 16. 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.
- 17. 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.
- 18. 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.
- 19. Ground mounted equipment shall be fully screened from the public right-of-way.

*Prior to Release of Utilities and/or Occupancy:*

- 20. 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. Contact Sean P. Kelleher, Associate Planner, at (951) 826-5712 or [skelleher@riversideca.gov](mailto:skelleher@riversideca.gov) to schedule the final inspection at least one week prior to needing the release of utilities.

*Site Operation Standards:*

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

*Standard Conditions:*

- 22. There shall be a 36-month time limit in which to commence construction of the project beginning the day following approval by the Planning Commission.
- 23. 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.

24. 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.
25. The Project must be completed per the Parcel Map, Design Review, Variance, and Grading Exception 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.
26. The applicant herein of the business subject to this design review 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.
27. Failure to abide by all conditions of this permit shall be cause for revocation.
28. 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**

29. A Wastewater Discharge Survey will need to be filled out for the building to see if there are any dental or x-ray facilities. Plumbing plans will need submitting to Environmental Compliance.
30. Other items for correction may need to be completed after actual plans are submitted for a formal review.

#### **Fire Department**

31. 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.

32. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
33. Construction plans shall be submitted and permitted prior to construction.
34. Fire Department access shall be maintained during all phases of construction.

35. Buildings greater than 150 feet from the fire access roadway shall meet the fire access turning radius requirements.

#### **Parks, Recreation & Community Services – Park Planning**

36. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) per RMC Chapters 16.60, 16.44 and 16.76.

#### **Public Works**

37. Deed for widening Van Buren Boulevard to 60 feet from monument centerline to Public Works specifications.
38. Installation of curb and gutter at 50 feet from monument centerline, sidewalk and matching paving on Van Buren Boulevard to Public Works specifications. Alternatively, cash payment for the cost of future Van Buren Boulevard street widening improvements along project frontage prior to case finalization may be accepted in lieu.
39. Off-site improvement plans to be approved by Public Works prior to permit issuance.
40. Hydraulic & Hydrology Report to Public Works Specifications required prior to issuance of grading permit. Project shall be required to contain incremental storm water flow. Project shall not concentrate, nor intensify drainage onto adjacent properties.
41. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to building permit issuance.
42. Closure of unused driveways to Public Works specifications.
43. Installation of approximately 550± lineal feet of sewer main to serve this project to Public Works specifications. Construction of sewer main will require a 20' non-buildable Public Sewer Easement along northerly property line. Applicant to verify constructability throughout subject property as well as through existing sewer easement(s) to the east of subject parcel.
44. Size, number and location of driveways to Public Works specifications.
45. 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.

46. 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.

47. 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.
48. 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.
49. 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.
50. Any surface restoration for Water Quality/Detention Basin located along northerly property line within future sewer easement shall be the responsibility of the property owner. A covenant and agreement, subject to the City Attorney's approval, shall be recorded to specify surface restoration responsibilities prior to occupancy release.

#### **Public Works - Street Trees**

51. Planting of 24" Box Size Street Trees required along public street frontage.
52. Installation of automatic irrigation system to provide deep-root watering to trees is required.

#### **Public Utilities - Electric**

53. A Blanket PUE is required on all parcels.

54. 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.
55. 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.
56. 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.
57. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.
58. Plot existing electrical distribution facilities on the original site plan.