



APPLICATION CHECKLIST

ADMINISTRATIVE CASES

- | | |
|--|--|
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Design Review – _____ | <input checked="" type="checkbox"/> Minor Conditional Use Permit |
| <input type="checkbox"/> Design Review – Landscape & Irrigation | <input type="checkbox"/> Parcel Map |
| <input type="checkbox"/> Design Review – Sign Review | <input type="checkbox"/> Summary Vacation |
| <input type="checkbox"/> Design Review – Single Family Residential | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Environmental Initial Study | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Lot Merger/Unmerger |
| <input type="checkbox"/> Day Care | <input type="checkbox"/> Parcel Map Waivers |
| <input type="checkbox"/> Interpretation of the Zoning Code (text) | <input type="checkbox"/> Recycling Center Permit |
| <input type="checkbox"/> Lot Consolidations | <input type="checkbox"/> Reasonable Accommodations |

BOARD CASES – CITY PLANNING COMMISSION/CITY COUNCIL/CHB

- | | |
|--|---|
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Specific Plan Amendments |
| <input type="checkbox"/> Condominium Conversion | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Condominium Map | <input type="checkbox"/> Street Vacations |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Tract Map |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Traffic Pattern Modification |
| <input type="checkbox"/> Environmental Initial Study | <input type="checkbox"/> Variance |
| <input type="checkbox"/> General Plan Text/Map Amendment | <input type="checkbox"/> Vesting Map |
| <input type="checkbox"/> Planned Residential Development (PRD) | <input type="checkbox"/> Zoning Code Text/Map Amendment |

- | |
|---|
| <input type="checkbox"/> Completed and Signed Application
<input type="checkbox"/> Environmental Information Form (CEQA)
<input type="checkbox"/> Payment of Required Fees
<input type="checkbox"/> Required Sets of Plans (Clear, Legible, and Drawn to Scale)
<input type="checkbox"/> Title Report |
|---|

- | |
|--|
| <input type="checkbox"/> PROJECT MANAGEMENT
<input type="checkbox"/> STRATEGIC INITIATIVES
<input type="checkbox"/> NEIGHBORHOODS AND HISTORIC |
|--|

WARD _____

FILING DEADLINE _____

HEARING DATE _____

FILING FEE _____

Y N

- | |
|---|
| <input type="checkbox"/> Adjacent Property Owner Signatures (if applicable)
<input type="checkbox"/> ALUC Review (if applicable)
<input type="checkbox"/> Environmental Information Form
<input type="checkbox"/> FAA Part 77 Review (if applicable)
<input type="checkbox"/> Grading Plan/Exception Form (if applicable)
<input type="checkbox"/> Lane and Striping Study (if applicable)
<input type="checkbox"/> Military Notification – SB 1462 (if applicable)
<input type="checkbox"/> Tribal Consultation – SB 18 (GPA/SPA only)
<input type="checkbox"/> Variance Justification Form (if applicable)
<input type="checkbox"/> WQMP (if applicable) |
|---|

CASE NUMBER

COUNTER PLANNER'S INITIALS

SUBMITTAL DATE

P10-0572
DHS
8/28/10



GENERAL APPLICATION FORM

Completing this application in full is important in order to communicate the information necessary for determining completeness consistent with the Permit Streamlining Act and to ensure efficient processing (i.e., without delay). All applications are considered submitted on the "submittal deadline" listed on the Planning Case Review Schedule (See counter staff for a copy). Thank you for your investment in the City of Riverside.

Site Address: 3700 Main St. Riverside, (A. 92501)

Cross Streets: Mission Inn / Orange

Assessor's Parcel Number(s): 213-271-001

PROJECT DESCRIPTION

Your project description should include the maximum amount of detail regarding the scope of your proposal, including but not limited to: intended use(s); site size; building square footage(s); parking provided; total landscape area; hours of operation; anticipated number of employees, patrons or residents; number of dwelling or commercial units; etc. Attach additional sheets as necessary. Refer to Page 7 for examples:

~~We are looking to~~ Modify Modification of current MCUP to
provide for a type 47 ABC License / on sale general / eating place from
a type 41 ABC License / on sale Beer & wine.

CONTACT INFORMATION

APPLICANT INFORMATION (PRIMARY CONTACT)

Firm/Company Name: Hidewany cube / Mission Collection
Contact Name: Cory Johnston
Address: 3700 Ave St.
City: Riviera State: CA Zip: 92501
Daytime Telephone: (951) 347-1732 Facsimile: ()
E-Mail Address: mission3700@Yahoo.com

PROJECT ENGINEER/PLANNER/ARCHITECT (SECONDARY CONTACT)

Firm/Company Name: Raychele Sterling
Contact Name: Raychele Sterling
Address: _____
City: _____ State: _____ Zip: _____
Daytime Telephone: (951) 316-8772 Facsimile: ()
E-Mail Address: RBsterlinglaw@gmail.com

OTHER (ADDITIONAL CONTACT)

Firm/Company Name: _____
Contact Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Daytime Telephone: () Facsimile: ()
E-Mail Address: _____

☐ If any other person should be notified regarding this processing of this request, attach the name, address, and telephone number on an additional sheet and check this box.

PROJECT QUESTIONNAIRE

1. Site Size (sq. ft. and acres): SAME
2. Existing and proposed building square footage: SAME
3. Existing and proposed building height: SAME
4. Number of existing or proposed residential or commercial units (for maps, number of lots): _____
5. Number of existing and proposed parking spaces: _____
6. Indicate whether and what type of Federal funding will be used:

7. Describe in general the existing land uses to the:
North: _____
South: _____
East: _____
West: _____
8. Number of new Full Time Employees: _____ Part Time: _____
9. Number of retained Full Time Employees: _____ Part Time: _____
10. Number of Construction Related Jobs: _____
11. Target Opening Date: _____
12. List the primary land use(s) envisioned for the project, using the Permitted Use Table (Table A) A in Section 19.150 of the Zoning Code:
<http://www.riversideca.gov/municode/pdf/19/article-5/19-150.pdf>

13. List any incidental or accessory land uses envisioned for the project, using the Incidental Uses Table (Table B) in Section 19.150 of the Zoning Code:
<http://www.riversideca.gov/municode/pdf/19/article-5/19-150.pdf>

ADDITIONAL REQUIREMENTS

Contact the following departments prior to submittal to verify additional requirements specific to your proposal. Preliminary project plans will be expected. An appointment may be required.

PUBLIC WORKS (951) 826-5341

☐ Right-of-Way Dedication:

☐ Water Quality Management Plan:

☐ Grading Permit:

☐ Traffic Impact Analysis:

☐ Driveway Location(s):

☐ Sewer Service:

☐ Stormwater Management:

BUILDING AND SAFETY (951-826-5697)

☐ ADA Accessibility:

☐ Change of Occupancy:

PUBLIC UTILITIES WATER (951-826-5285)

☐ Water Service:

☐ Equipment Location:

☐ Easements:

PUBLIC UTILITIES ELECTRIC (951-826-5421)

☐ Electric Service:

☐ Equipment Location:

☐ Easements:

FIRE PREVENTION (951-826-5737)

☐ Fire Access:

☐ Turnaround Design:

INDEMNIFICATION AGREEMENT (PROPERTY OWNER & APPLICANT)

Applicant and legal owner of the property, hereby agree to defend, indemnify and hold harmless the City and its agents, officers, attorneys and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City or its agents, officers, attorneys or employees to attack, set aside, void, or annul the City's decision to approve any tentative map (tract or parcel) development, land use permit, license, master plans, precise plans, preliminary plans, design review, variances, use permits, general and specific plan amendments, zoning amendments, and approvals and certifications under CEQA. This indemnification shall include, but not limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, the City, and/or the parties initiating or bringing such proceeding.

Heather C. Jones 8/20/18
Property Owner Signature Date

Heather C. Jones 8-20-18
Applicant Signature Date

HAZARDOUS SITE REVIEW CERTIFICATION

Subsection 65962.5(e) of the California Government Code requires that no application for a development project be accepted as complete unless accompanied by a signed statement by the applicant that the Hazardous Waste and Substances Sites List has been consulted to determine whether or not the proposed development site is on the list. The sites list is prepared and annually updated by the Governor's Office of Planning and Research. A copy of the current list for the City of Riverside may be viewed or obtained at the Riverside Community Development Department, Planning Division, 3900 Main Street, Riverside, California, 92522.

CERTIFICATION – The Hazardous Waste and Substances Sites List on file with the City of Riverside Planning Division has been consulted and the above identified development project site has been found (check appropriate box below)

☐ to fall within an identified hazardous site.

☐ not to fall within an identified hazardous site.

Applicant Signature Heather C. Jones Date 8/28/18

PROPERTY OWNER CERTIFICATION

I hereby certify that I am (we are) the record owner(s) [for property tax assessment purposes] of the property encompassed by this application. I further acknowledge and understand on behalf of myself and my representatives and agents that if the project is subject to an Environmental Impact Report, ALUC Review and approval, Military Consultation or Tribal Consultation, the time lines prescribed in the Riverside Municipal Code are stayed until such time as said review and/or consultation is complete. I also understand and agree that the submittal date of my application will be the filing deadline following receipt of my request.

Signature: [Signature] Date: June 1, 2016

Property Owner of Record (PRINT NAME): Craig Johnston

Site Address: 3700 Main St. Riverside, CA, 92501

Mailing Address: "

City: Riverside State: CA Zip: 92501

Daytime Telephone: (951) 347-1732 Facsimile: ()

E-Mail Address: Mission3700@yahoo.com

I have provided one of the following items:

- ☐ Notarized Property Owner Certification.
- ☐ Grant Deed indicating that I am the property owner.
- ☐ Title Report indicating that I am the property owner.

PROJECT DESCRIPTION EXAMPLES:

Conditional Use Permit for Alcohol Sales:

A Conditional Use permit to allow _____ (on-sale or off-sale) of alcoholic beverages in conjunction with a _____ square foot (size of establishment) _____ (restaurant, convenience store, grocery store, etc.) which requires a type _____ (20, 21, 40, 41, etc.) ABC license. A variance is being requested to allow alcohol sales within _____ (100 feet, 600 feet, 1000 feet, etc.) of _____ (residential, school, park, etc.).

Conditional Use Permit for Entertainment:

A Conditional Use Permit to allow Entertainment in conjunction with a _____ square foot (size of establishment) _____ (restaurant, night club, bar, etc.) between the hours of _____ and _____, _____ (day of week) through _____ (day of week).

Design Review:

Design Review of plot plan and elevations for the construction of a _____ (size of building) square foot, _____ (single tenant, multiple tenant, etc.) _____ (type of building: commercial retail, restaurant, industrial wireless telecommunication facility, etc.) building and associated _____ (area of landscaping) square feet of landscaping and _____ (number of parking spaces) parking spaces.

Hideaway Security Plan

This security plan conforms to the City of Riverside (“City”) Minor Conditional Use Permit (hereinafter “MCUP”) requirements for Planning Case No. P16-0251. This security plan does not address all matters covered by the MCUP, but rather addresses the most prominent security points discussed with the City and law enforcement personnel. Furthermore, this security plan provides the basic general security operational guidelines for the Hideaway and should not be considered a complete security policy and procedures manual.

Security Staffing

Per the MCUP, the Hideaway will supply a minimum security guard ratio of one (1) guard per forty (40) patrons for the listed capacity of the licensed premises. Additionally, on nights when entertainment is provided, the Hideaway will supply a minimum of two (2) security guards for each listed entrance and exit after 9 p.m.

All security guards will be currently licensed through the State of California Department of Consumer Affairs Bureau of Investigative Services (“Bureau”). The Hideaway will only employ security guards that provide proof of either (1) a valid Security Guard registration or (2) a hard copy printout of the Bureau's approval obtained from the Bureau's website. The Hideaway will maintain copies of all security guard cards or Board approvals and upon request will make them immediately available for inspection by authorized law enforcement personnel.

Security Guard Duties

While on duty, all security personnel are required to wear security uniforms clearly identifying them as Hideaway security and have their state issued registration card on their person. An internet printout evidencing approval from the Bureau shall be sufficient to satisfy this requirement for any security personnel awaiting receipt of their registration card (See Business & Professions Code §7583.17).

Security guards are responsible for the following duties:

1. Monitor guests for legal age and screen identification to ensure guests are over the age of 21.

2. Monitor guests to prevent entry of any individual who is obviously intoxicated.
3. Monitor guests for dress code in accordance with posted requirements at Hideaway entrance (See Exh. A). Security guards may exercise discretion in the enforcement of the dress code and make limited exceptions when deemed appropriate. Any such exceptions shall be applied in a non-discriminate manner.
4. Monitor guests who might attempt to enter or leave with alcohol.
5. Monitor guests who are in the patio area, standing on the sidewalk adjacent to Hideaway or in the entrance line.
6. Maintain a clean environment in front of the licensed premises.
7. Monitor capacity using handheld electronic or manual “clickers”.
8. Maintain radio communication with other security guards and management.

Deck Area / Patio

Monitor and address guest behavior related to the following:

- A. Accidents
- B. Injuries
- C. Intoxication
- D. Passing or receiving of objects from non-screened guests
- E. Arguments
- F. Altercations
- G. Narcotics

Downstairs

Monitor and address guest behavior related to the following:

- A. Accidents
- B. Injuries
- C. Intoxications
- D. Arguments
- E. Altercations
- F. Narcotics

Admittance to the Hideaway

The liquor license of the Hideaway provides that patrons of all ages may enter the licensed premises during normal operating hours. However per the MCUP, after 10 p.m. all entering guests must be over 21 years of age. Security guards working the doors will make every attempt to identify and refuse entry to any guest who is obviously intoxicated or under age. On nights with heavy activity or special events, the Hideaway will utilize an ID scanner, if available.

Hideaway Ejections

There are many reasons that a guest may be asked to leave or be forcibly removed, including:

1. Over-intoxication
2. Vandalizing or destroying property*
3. Being physically assaultive or fighting*
4. Narcotics Usage and/or sales*
5. Weapons*
6. Gambling*

(* May require law enforcement contact)

In nearly all cases when a guest is being asked to leave or forcibly removed, security guards are required to advise management and obtain their assistance.

Under certain circumstances, a guest may first receive a warning prior to being asked to leave or forcibly removed. Examples include:

1. Taking alcoholic drinks into the restroom or attempting to take them outside the licensed premises.
2. Being verbally assaultive or argumentative
3. Loud, rude or vulgar language and/or actions

Ejection of a Guest

For the safety of its staff and guests, the Hideaway cannot employ a “no-hands-on policy”, however the use of force to remove a guest should be exercised only when reasonably necessary. First, diffusion and discussion should be attempted, however if that fails or the incident involves an active altercation or other dangerous situation, security guards should be ready to go “hands on” immediately.

When it is determined a guest requires removal, Hideaway staff shall utilize only the reasonable amount of force necessary to safely remove the guest and prevent injury to Hideaway personnel or other guests. If staff determines that the guest cannot be removed safely, they shall immediately alert management, who will determine whether a 911 call is appropriate under the circumstances.

When possible, security guard(s) should first try to notify other security guards and managers before undertaking the removal of a guest. However, there may be certain dangerous or fast-moving situations which will require security guard(s) to exercise the discretion to act first and notify other security guards and managers thereafter.

If the incident giving rise to the removal of guest(s) involved two or more separate parties, every attempt should be made to remove them from opposite doors and at different times. This helps to ensure the problem does not continue outside.

Occasionally, the ejection of a guest may be based on the commission of a minor and/or serious criminal offense. Depending on the nature of the offense, a private person detention (“PPD”) may be required until law enforcement can be summoned. In cases where a PPD is employed, management shall be immediately notified and shall serve as the contact person for all communications with law enforcement.

Video Surveillance

The Hideaway maintains a comprehensive video surveillance system which is depicted in the schematic attached hereto (See Exh. B). A Hideaway employee trained in the operation of the surveillance system will be available on site during the Hideaway’s hours of operation.

Miscellaneous

For purposes of this Security Plan and licensure with the California Department of Alcoholic Beverage Control, the Hideaway’s physical address shall be advertised as 3700 Main Street, Riverside, California 92501.

EXHIBIT A

DRESS CODE **STRICTLY** **ENFORCED**

ZERO TOLERANCE **FOR BAD ATTITUDES**

We reserve the right to refuse service / entry to ANYONE and EVERYONE if desired.
Dress Code & Entry is on a individual basis and up to THE STAFFS discretion.
Below is a list of standard rules for dress codes that we can enforce.

NO BAGGY OR OVERSIZED CLOTHING
NO BEANIES, BANDANAS
NO WAVE CAPS OR DU RAGS
NO JERSEYS, OR SPORTS ATTIRE
NO SOLID COLOR T-SHIRTS
NO PREDOMINANTLY COLORED SHOES
NO EXPOSED GOLD CHAINS / NO TANK TOPS
NO SAGGING PANTS

*There will be no warnings. If you approach our facility and have your pants sagging at a offensive level or have to physically hold up your pants from falling off, you will not be let in.

OUR DRESS CODE APPLIES TO EVERYONE REGARDLESS OF RACE, ETHNICITY, CULTURE, SEXUAL ORIENTATION, RELIGION OR ANYTHING ELSE THAT SOMEONE COULD ATTEMPT TO MISCONSTRUE AS "DISCRIMINATION".

* NO KNIVES, WEAPONS, MACE, PEPPER SPRAY, OR ANY OTHER OBJECTS DEEMED AS POSSIBLY HARMFUL OR INAPPROPRIATE

EXHIBIT B

