

CITY OF
RIVERSIDE

**Planning Commission
Memorandum**

Community & Economic Development Department

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

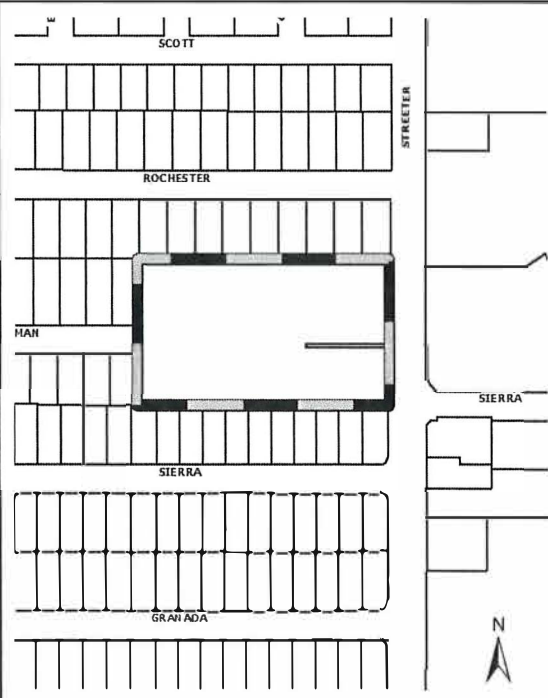
Planning Division

RiversideCA.gov

PLANNING COMMISSION HEARING DATE: AUGUST 22, 2019

AGENDA ITEM NO.: 3

PROPOSED PROJECT

Case Numbers	P18-0881 (Planned Residential Development Permit) P18-0882 (Tentative Tract Map No. 37632) P18-0883 (Design Review) P18-0884 (Variance)		
Request	To consider the following entitlements for a residential subdivision: 1) Planned Residential Development Permit for the establishment of detached single-family residential dwellings, private streets, and common open space amenities; 2) Tentative Tract Map (No. 37632) to subdivide 4.79 acres into 34 single-family residential lots, six open space lots, five lettered lots for private street purposes and to vacate excess right-of-way; 3) Design Review of project plans; and 4) Variance to allow fences and walls higher than three feet within the required landscaped perimeter setback along a public street.		
Applicant	Roger Hobbs Companies		
Project Location	6789 Streeter Avenue, situated on the west side of Streeter Avenue between Sierra Street and Rochester Street		
APN	190-263-030		
Project area	4.79-acres		
Ward	3		
Neighborhood	Airport		
General Plan Designation	MDR – Medium Density Residential		
Zoning Designation	R-1-7000 – Single Family Residential Zone		
Staff Planner	Danielle Harper-Scott, Planning Technician; 951-826-5933 dharper-scott@riversideca.gov		

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Cases P18-0881 (Planned Residential Development Permit), P18-0882 (Tentative Tract Map), P18-0883 (Design Review), and P18-0884 (Variance), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions (Exhibits 1 and 2).

SITE BACKGROUND

The 4.79-acre project site is developed with a 2,604 square foot single-family residence, constructed in 1967 and multiple accessory structures. The residence and the structures are currently vacant. The site has an average slope of 1.34 percent. Surrounding land uses include a community center (Janet Goeske Foundation & Senior Center) to the east, across Streeter Avenue, and single-family residences to the west, south, and north (Exhibit 3).

PROPOSAL

The Applicant requests approval of a Planned Residential Development Permit and Tract Map to develop the site with a 34 lot planned residential development (PRD), consisting of detached single-family residences, common and private open spaces and private streets. Design Review approval is also requested for site design and building elevations and a Variance to allow walls within a reduced project perimeter landscape setback along Streeter Avenue. To facilitate construction of the new 34 lot Planned Residential Development, the existing 2,604 square foot residence and accessory structures will be demolished.

Individual lots range in size from 2,618 to 5,623 square feet with dwelling units ranging from 2,281 to 2,904 square feet. Three architectural styles (French, Spanish, and Cottage) are proposed with varying building designs and rooflines for each of the three floor plans. The proposed dwelling units are two stories with a maximum building height of 29 feet-8 inches and include up to five bedrooms, kitchen, great/dining room, laundry room, front entry porch, and a two-car garage.

The proposed project includes 17,347 square feet of common open space located in a central recreation area. Amenities include a walking trail, outdoor gathering area with a BBQ grill and picnic tables, and outdoor exercise equipment. A total of 28,720 square feet of private open space is proposed for the development, with each lot having a minimum of 453 square feet of private back yard space.

Vehicular access to the project is provided from Streeter Avenue. The internal private street system provides 14 on-street guest parking spaces and a minimum 20 foot wide access for emergency vehicles. As part of this project, a 20-foot wide emergency access easement will be provided from the terminus of Wayman Street to the project. A gated entry is not proposed with this project.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The General Plan Land Use designation for the site is MDR – Medium Density Residential, which intends to provide for the development of single-family residences, town houses and row houses (Exhibit 4). The proposed Planned Residential Development (PRD) has a density of 7.09 dwelling units per acre where the General Plan allows up to 8.00 dwelling units per acre in this land use designation. The proposed project is consistent with the Objectives and Policies of the General Plan 2025 Land Use and Urban Design Element by furthering the following policies and objectives:</p> <ul style="list-style-type: none"> • <u>Objective H-1:</u> Provide livable neighborhoods evidenced by well-maintained housing, ample public services, and open space that provide a high quality living environment and instill community pride; and • <u>Objective H-2:</u> Provide adequate diversity in housing types and affordability levels to accommodate housing needs of Riverside residents, encourage economic development and sustainability, and promote an inclusive community. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Zoning Code Land Use Consistency (Title 19)</p> <p>The proposed project site is zoned R-1-7000 – Single Family Residential, which is consistent with the General Plan Land Use designation (Exhibit 5). Under a PRD permit, the allowable density for the R-1-7000 Zone allows for a benchmark density of 7.3 dwelling units per acre. The project proposes a density of 7.09 dwelling units per acre, which is consistent with the maximum PRD density allowed in this zone.</p> <p>The proposed project meets the standards for a PRD and the R-1-7000 Zone, with the exception of fences and walls within a reduced project perimeter landscape setback along Streeter Avenue. The Zoning Code allows for consideration of Variances to deviate from the development standards. The Applicant is requesting a Variance to facilitate implementation of this project.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Subdivision Code (Title 18)</p> <p>The proposed project meets the development standards outlined in Chapter 18.210 of the Subdivision Code including private streets standards. Lot dimensions within a PRD are flexible and established on a case-by-case basis. Staff have determined the proposed lot dimensions of each residential lot are appropriate for this PRD.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
As part of this map, the applicant is proposing to vacate a planned but not constructed right-of-way, located perpendicular to Streeter Avenue, approximately 7 feet in width by 210 feet in depth, totaling 1,470 square feet in area. Staff is supportive of the proposed Vacation as it constitutes excess right-of-way and will not conflict with the General Plan.		
Grading Code (Title 17) <p>The conceptual grading plan collects and drains stormwater and runoff to an on-site treatment area as required by the Santa Ana Regional Water Quality Control Board. Retaining walls, proposed along the perimeter of the project, help in facilitating the creation of level building pads and yard areas. Retaining walls visible from Waymen Street are 3 feet in height, consistent with the development standards in the Grading Code (Title 17) and Zoning Code (Title 19).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Compliance with Citywide Design & Sign Guidelines <p>The proposed PRD provides a variety of floor plans in three distinct architectural styles (French, Spanish, and Cottage) and reflect articulated facades, varied rooflines, and multiple architectural materials and finishes. A condition of approval has been added requiring residential units that front or side onto the public right-of-way to include enhanced elevations, including siding, shutters and trim.</p> <p>Landscaping, walls and fences are utilized throughout the project site to buffer and soften hard lines and provide an attractive and welcoming environment. The proposed project design demonstrates sensitivity and compatibility with the surrounding single-family residential development through building siting and orientation, mass and scale.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Riverside County Airport Land Use Compatibility Plan (ALUC) <p>The proposed project is located within Zones D and B1 of the Riverside Municipal Airport Land Use Compatibility Plan. A total of 4.32 acres of land is located in Zone D and 0.47 acres of land is located within Zone B1. Zone D requires parcels with an average size less than 0.2 gross acres to provide a minimum density of 5.0 dwelling units per acre. The proposed Planned Residential Development will provide 7.87 dwelling units per acre located in Zone D. No residential development is proposed within Zone B1. As such, the proposal complies with Zones B1 and D criteria for residential densities.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Standard		Proposed	Consistent	Inconsistent
Maximum Density	7.3 dwelling units/ acre	7.09 dwelling units/ acre	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum Lot Coverage	Established by the Approving Authority	55 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Setbacks	Front Yard - 10 feet	10-15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side Yard - 5 feet	5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard - 10 feet	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Project Building Setbacks	20 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Project Perimeter Landscape Setback	Streeter Avenue - 20 feet	10 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	No fences or walls	No fences or walls		
Minimum Parking	2 garage spaces/ dwelling unit	2 garage spaces/ dwelling unit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Guest Parking Spaces	1 guest space/3 units	14 guest spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Total Required: 12 guest spaces			
Open Space	Common: 500 square feet / unit	17,347 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Total Required: 17,000 square feet			
	Private: 200 square feet / unit	453 to 1,405 square feet / unit	<input checked="" type="checkbox"/>	<input type="checkbox"/>

R-1-7000 – Single-Family Residential Standards				
Chapter 19.100 – Residential Zones				
Standard		Proposed	Consistent	Inconsistent
Maximum Building Height	35 feet	29 feet, 8 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Number of Stories	2 stories	2 stories	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Planned Residential Development Permit (PRD)

The proposed PRD consisting of 34 units on 4.79 gross acres will yield a density of 7.09 units per gross acre. In the R-1-7000 Zone, a PRD qualifies for a Benchmark Density of 7.3 dwelling units per gross acre if the project meets all the requirements of Section 19.780.050(A) of the Zoning Code (*Benchmark Density and Findings for Approval*).

The proposed project meets the criteria required to qualify for the Benchmark Density of 7.3 dwelling units per gross acre based on the following:

1. The property is well served by public infrastructure;
2. The project enjoys good access to public services, including the Janet Goeske Foundation & Senior Center, Sears, Heritage Plaza, and Jefferson Elementary School;
3. The site is located on streets capable of accommodating the anticipated traffic.
4. The project complies with the PRD purpose and standards, demonstrates substantial compliance with the provisions of the Citywide Design and Sign Guidelines, and is in accordance with the Zoning Code, which may include deviations by variances when required findings are made. The project also complies with additional criteria used in evaluating the design of the project including, but limited to, the following:
 - a. Varied placement of buildings demonstrating sensitivity to the natural topographic features of the site;
 - b. Relatively level land is set aside for active recreational activities;
 - c. Open space is distributed on the site and accessible to all units;
 - d. An efficient circulation system consisting of both vehicular lanes and pedestrian walkways;
 - e. Sensitivity to surrounding community and attention to the edge conditions, creating areas of transition from surrounding existing development to the proposed development; and
 - f. All units provide front porches consistent with the style of the development.
5. The project proposes development in an environmentally and topographically sensitive manner in order to minimize the impacts of development on adjacent properties, and is designed in a manner that is compatible with the adjacent and existing development in the vicinity;
6. The project provides amenities in compliance with this chapter, and the amenities are consistent with the size and scale of the project, the project density, and neighborhood characteristics.

Overall, the proposed project is well designed with adequate common space amenities, pedestrian and vehicular circulation and landscaping. Sidewalks are proposed throughout the site to provide efficient pedestrian access to common open space and recreational amenities. All residential lots provide front porches and rear yards. Furthermore, the proposal meets the intent of the Planned Residential Development Permit and has designed to be consistent with and sensitive to the surrounding residential development pattern. Based on the above, staff can support the proposed PRD.

Variance

In the R-1-7000 Zone, the Zoning Code requires a project perimeter landscape setback of 20 feet adjacent to all public streets for PRDs. The same Code provision also does not allow any fences or walls within the project perimeter landscape setback. The Applicant requests a Variance to allow a reduced 10-foot project perimeter landscaped setback along Streeter Avenue. The Applicant has provided Variance Justification findings in support of this request (Exhibit 7).

The proposed reduced project perimeter landscape setback with walls is consistent with the existing residential development pattern. The conceptual landscaping plans show a variety of accent trees, screening and ornamental shrubs, and flowering accent plants proposed in the right-of-way to soften the perimeter walls. For these reasons, Staff supports the requested Variance and are able to make the required Variance Justification findings.

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332, as the project constitutes an in-fill development.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the project site. As of the writing of this report, no responses have been received by staff regarding the proposed development.

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 Planning Department Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

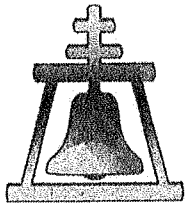
1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Location Map
4. General Plan Map
5. Zoning Map
6. Project Plans (Site Plans, Floor Plans, Building Elevations, Open Space Exhibit, Conceptual Landscape Plans, Tentative Tract Map, Conceptual Grading Plan, Fence and Wall Plan, Conceptual Composite Utility Plan, Fire Turning Exhibit, Conceptual Striping Exhibit)
7. Applicant Prepared Variance Justifications
8. Existing Site Photos

(Material and Color Sample Board available for viewing at the Planning Division upon request.)

Prepared by: Danielle Harper-Scott, Planning Technician

Reviewed by: Patricia Brenes, Principal Planner and Brian Norton, Senior Planner

Approved by: Mary Kopaskie-Brown, City Planner



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: **P18-0881** (Planned Residential Development Permit)
 P18-0882 (Tentative Tract Map No. 37632)
 P18-0883 (Design Review)
 P18-0884 (Variance)

Variance Findings pursuant to Chapter 19.720.040

Variance Request: To allow walls within a 10 foot wide perimeter landscape setback along public streets, where a minimum 20 feet would be required.

- a. *The strict application of the provisions of the Zoning Regulations would result in practical difficulties or unnecessary hardships in the development of this property.*

The proposal **complies** with this finding. Strict application of the Planned Residential Development Permit standards for the R-1-7000 Zone require a 20-foot landscaped setback, free of any structures including walls and fences, adjacent to public streets. The intent of the required setback is to ensure a consistent appearance with typical front yards of single-family residences. Constructing a code compliant perimeter wall would require the proposed project to reduce usable private open space for lots with reverse building frontages along Streeter Avenue (Lots 1, 31, 32, 33, and 34) in exchange for creating unusable, passive landscaped area along Streeter Avenue, or result in a reduction of internal private street widths, eliminating required guest parking spaces. Either of these actions would result in a practical difficulty and an unnecessary hardship contrary to the intent and purpose of the Zoning Code, and more specifically the purpose of the Planned Residential Development Permit ordinance.

- 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.*

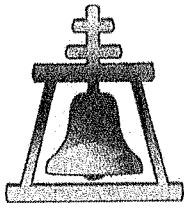
The proposal **complies** with this finding. The proposed project shows careful consideration to site design by situating the residential lots around the central common open space areas. This design results in a reverse frontage condition along Streeter Avenue similar to the existing condition created by residential development immediately adjacent to the site, where walls have been constructed along the property lines. Although in the case of the existing residences, a landscape setback is not required. This PRD will provide a 10-foot landscape setback, which will allow for a variety of plant materials to be planted to adequately soften the wall from the street. Compliance with the required landscaped setback provision would require the reduction of the common and private open space areas, including private backyards, an outdoor meeting area and recreation amenities; thus, constituting an exceptional circumstance that does not apply to other property in the same zone or neighborhood.

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

The proposal **complies** with this finding. The proposed 10-foot wide landscape setback will provide sufficient area for enhanced landscape planting along the street frontages. In addition, the reduced 10-foot landscape setback is generally consistent with the fence and wall setback in the existing residences along Streeter Avenue. Compliance with the required landscaped setback provision would create a landscaped setback area that would be inconsistent with the surrounding development pattern. A public notice was sent to property owners within 300 feet of the site and no comments were received by Staff. Therefore, the granting of the Variance request will not be materially detrimental to the public welfare and surrounding property improvements.

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

The proposal **complies** with this finding. Granting the request to allow walls within the project perimeter landscape setback along public streets is be consistent the objectives and policies of the General Plan 2025. The proposal will facilitate a diversity of single-family residential housing and product types within an existing single-family neighborhood consistent with General Plan 2025 Objective H-1, Objective H-2, Policy LU-8.1, and Policy LU-32.1.



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASES: **P18-0881** (Planned Residential Development Permit)
 P18-0882 (Tentative Tract Map No. 37632)
 P18-0883 (Design Review)
 P18-0884 (Variance)

Case Specific

• **Planning Division**

1. The subject property shall be developed substantially as described in the text of this report and as shown on the plans on file with this case, except for any specific modifications that may be required by these conditions of approval.
2. Any future modifications to the approved design shall be submitted to the Planning Division for consideration. A separate application and fee may be required.
3. *Advisory:* Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new 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.

Prior to Map Recordation:

4. Demolition permit shall be obtained from the Planning and Building & Safety Divisions for the demolition of the existing residence and accessory structures.
5. The applicant shall prepare and record Covenants, Conditions, and Restrictions (CC&Rs) and documents creating a Homeowners Association (HOA), subject to approval of the Planning Division and City Attorney's Office. The CC&Rs/HOA shall contain the following:
 - a) Each buyer shall sign an acknowledgement that he/she has read the Constitution and By-Laws of the HOA and the CC&Rs applying to the development, including any clause pertaining to private streets and private drives.
 - b) The CC&Rs shall be irrevocably written and recorded so that the maintenance is the responsibility of the HOA for the life of the project. The CC&Rs shall clearly state that the HOA officers are responsible for the enforcement of the on-street parking regulations and are personally liable for any penalties, including citations, for the failure to follow through with their responsibilities.
 - c) Mechanical maintenance and "knock-down" repair of fire hydrants and street lights which meet the specifications of the Public Utilities Department along private streets shall be accomplished by either the City Public Utilities Department or applicable serving utility company, at the expense of the HOA.

- d) The By-Laws or other appropriate document of the Homeowners' Association shall include the obligations of the Association with respect to maintenance of the private streets.
- e) The CC&R's shall provide the City with authority to repair and/or maintain the private streets and/or appurtenances in the event the HOA fails to maintain said streets and/or appurtenances in a manner that provides adequate access at all times so that emergency and utility vehicles can service the properties contiguous or adjacent thereto. Provision shall be made in the CC&R's to enable the City to recover costs of work performed by the City in these streets. The CC&R's shall provide that the HOA grants the City the authority to enter and repair and maintain the private street in the event the HOA defaults in its maintenance responsibilities and the preservation of the public health, safety, and welfare necessitates City maintenance of the private street. Repair costs incurred by the City shall be shared, pro rata, by all parcels and collected as assessments along with County property taxes.
- f) Vehicles parked on a residential driveway shall not encroach onto the sidewalk or Private Street.
- g) Graffiti shall be removed within 24 hours of complaint.
- h) Should the City of Riverside enact an ordinance to regulate vehicle traffic on privately owned and maintained roads within the City boundaries, the homeowners association shall grant the City access to install signage to regulate vehicle traffic.

Prior to Grading Permit Issuance:

- 6. Tract Map No. 37632 shall be recorded.
- 7. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a) Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b) Compliance with City adopted interim erosion control measures;
 - c) Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - d) Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement; and
 - e) The project shall abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:
 - i. Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;
 - ii. Suspend all grading activities when wind speeds exceed 25 miles per hour;
 - iii. 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;

- iv. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
- v. Wash off trucks and other equipment leaving the site;
- vi. Replace ground cover in disturbed areas immediately after construction; and
- vii. Keep disturbed/loose soil moist at all times.

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 SCAQMD Rule 403;
 - 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. The applicant shall be responsible for erosion and dust control during construction phases of the project.
- 14. 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

- 15. Construction plans submitted for Plan Check review shall specify the location, design and color of all domestic water meters, backflow preventers, and all on- and off-site utility cabinets subject to Planning Division and Public Utilities' review and approval. The visibility

of such facilities shall be minimized and include use of the smallest equipment possible, be painted green, and include of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.

16. Submit three sets of plans depicting the preferred location for above ground utility transformer of capacity to accommodate the planned or speculative uses within the building(s) or subject site. These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening.
17. **Photometric/Lighting Plan:** An exterior lighting plan shall be submitted with building permit plans review and approval. Photometric plans shall include the following:
 - a. A photometric study and manufacturer's cut sheets of all exterior lighting on the new buildings and within the common open space areas shall be submitted with the exterior lighting plan.
 - b. The light sources shall be shielded to minimize offsite glare, shall not direct light skyward and shall be directed away from adjacent properties and public right-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed 14 feet in height, including the height of any concrete or other base material.
 - c. Any street lights proposed along the southern boundary of the project shall be shielded to reduce light glare onto adjacent properties.
18. **Plot Plan:** Revise the plot plan such that the plans provided for building permit plan check incorporate the following changes:
 - a. Provide a decorative band across the main project entrance. Colors and materials shall be subject to staff review and approval.
19. **Building Elevations:** Revise the building elevations such that the plan provided for building permit plan check incorporates the following changes:
 - a. Provide enhanced elevations, including siding, shutters and trim for lots with reverse frontages on Streeter Avenue and Wayman Street; and
 - b. Building elevations shall clearly specify all materials, colors and finishes.
20. **Landscape and Irrigation Plans** shall be submitted for Planning staff approval. Separate application and filing fee are required. Plans shall incorporate the following design modifications:
 - a. Landscaping along Streeter Avenue shall provide a tiered effect and consist of a mix of plant materials to soften the view of the wall from the street.
 - b. *Advisory:* Decomposed granite or mulch does not constitute plant materials. These materials may be used in combination with plant materials, subject to Planning staff review and approval.

Prior to Release of Utilities and/or Occupancy:

21. 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/auditory responsible for the project. Contact Danielle Harper-Scott at (951) 826-5933 or dharper-

scott@riversideca.gov to schedule the final inspection at least one week prior to needing the release of utilities.

Standard Conditions:

22. There is a 36-month time limit in which to satisfy the conditions and record this map. Six subsequent one-year time extensions may be granted by the Community & Economic Development Director upon request by the applicant. Application for a one-year time extension must be made prior to the expiration date of the map. No time extension may be granted for applications received after the expiration date of the map.
23. Planned Residential Development permits, Design Review and Variance, related to an implementing subdivision, may be granted time extensions by the Community & Economic Development Director or their designee up to a total of six years beyond the original approval expiration date prior to issuance of any building permits. Once a building permit has been issued the planned residential development will be considered vested and time extensions are no longer needed. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing), may grant one final permit extension of up to two years. A public hearing notification fee is required of the applicant in such case in addition to a time extension fee.
24. 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.
25. 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.
26. 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 Works**

27. A "FINAL MAP" shall be processed with the Public Works Department and recorded with the County Recorder. The "FINAL MAP" shall be prepared by a Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California and shall comply with the State Subdivision Map Act and Title 18 of the Riverside Municipal Code. All applicable checking and recording fees are the responsibility of the applicant.
28. Storm Drain construction will be contingent on engineer's drainage study. Detention basin at southwest corner to contain 100-yr storm event to ensure no adverse impacts to existing surrounding residential.
29. Installation of sewers and sewer laterals to serve this project to Public Works specifications. Onsite sewer mains shall be public facilities. A minimum 20 foot wide sewer easement is required for the length of the onsite sewer mains.

30. Off-site improvement plans to be approved by Public Works prior to map recordation.
31. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
32. Full improvement of interior streets based on private residential street standards.
33. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works specifications.
34. 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.
35. 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.
36. 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:
37. 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;
38. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
39. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
40. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
41. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
42. 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.

43. 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.
44. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
45. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
46. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
47. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.
48. Waiver of access to Streeter Avenue for lots fronting Streeter Avenue (including side and reverse frontage).
49. Advisory – HOA to be responsible for landscape maintenance along Streeter Avenue parkway frontage and entry.
50. Planting of 24" Box Size Cersis canadensis required along Streeter Avenue with root barrier along hardscapes. Typical spacing is approximately 30 feet, Street Tree Inspector will spot for planting when final grading and construction is completed.
51. Installation of automatic irrigation system to provide deep-root watering to trees is required.
52. Closure of unused driveways to Public Works Specifications.
53. In addition to Emergency Vehicle Access at westerly property line, solid waste must be granted access.

- **Fire**

54. An automatic fire sprinkler system is required by City Ordinance 16.32.335. 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.
55. 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.
56. Contact the Riverside Public Utilities Department at (951) 826-5285 for the requirements for the dedicated fire service and backflow requirements.
57. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
58. Construction plans shall be submitted and permitted prior to construction.
59. Fire Department access shall be maintained during all phases of construction.
60. Provide for fire department access to the gate. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.

61. An "Infrared Automatic Gate System" is required for all electric gates. Contact the Fire Prevention Division for information.
62. The fire department emergency access shall comply with the following:
63. Identification and posting of the required fire lanes in approved locations. All interior fire department access roadways of 20' shall be maintained at all times. No portion of the fire lane shall not be encroached by street parking or landscaping. Show how the 20' access roadway, including the turning radius of 28' inside radius and 48' outside radius shall.
64. The fire department access roadway shall meet the 80,000 pound load and all-weather surface. Any alternate methods to meet the 80,000 pound load shall be reviewed and approved by the Fire Department.

- **Public Utilities – Water**

65. Water meters not permitted in driveways.
66. Easements will be required in the private streets for water infrastructure.
67. Maintain 10' clear between sewer and water mains and 4' clear between other utilities.
68. Separate landscape meter required for HOA landscaping.

- **Public Utilities – Electric**

69. 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.
70. Completion and recordation of required Public Utility easements.
71. 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.
72. 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.
73. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site. In addition to install spare conduits, street lights, also stub & cap along property frontage.
74. Plot existing electrical distribution facilities on the original site plan.
75. Please show proposed location of transformer, PJC, and electrical service panels
76. Provide utility composite plan with electric utilities
77. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site. In addition to install spare conduits, street lights, also stub & cap along property frontage.
78. Please show proposed location of transformer, PJC, and electrical service panels.
79. Provide utility composite plan with electric utilities.
80. Developer to provide - 6' PUE at back of Right of Way.

- **Parks and Recreation**

81. 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.

- **Riverside Transit Agency**

During Construction

82. The bus stop located at Streeter NS Sierra shall be retained.

Prior to Occupancy

83. Developer shall work with the Riverside Transit Agency to add a new shelter at the Streeter NS Sierra bus stop.