

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

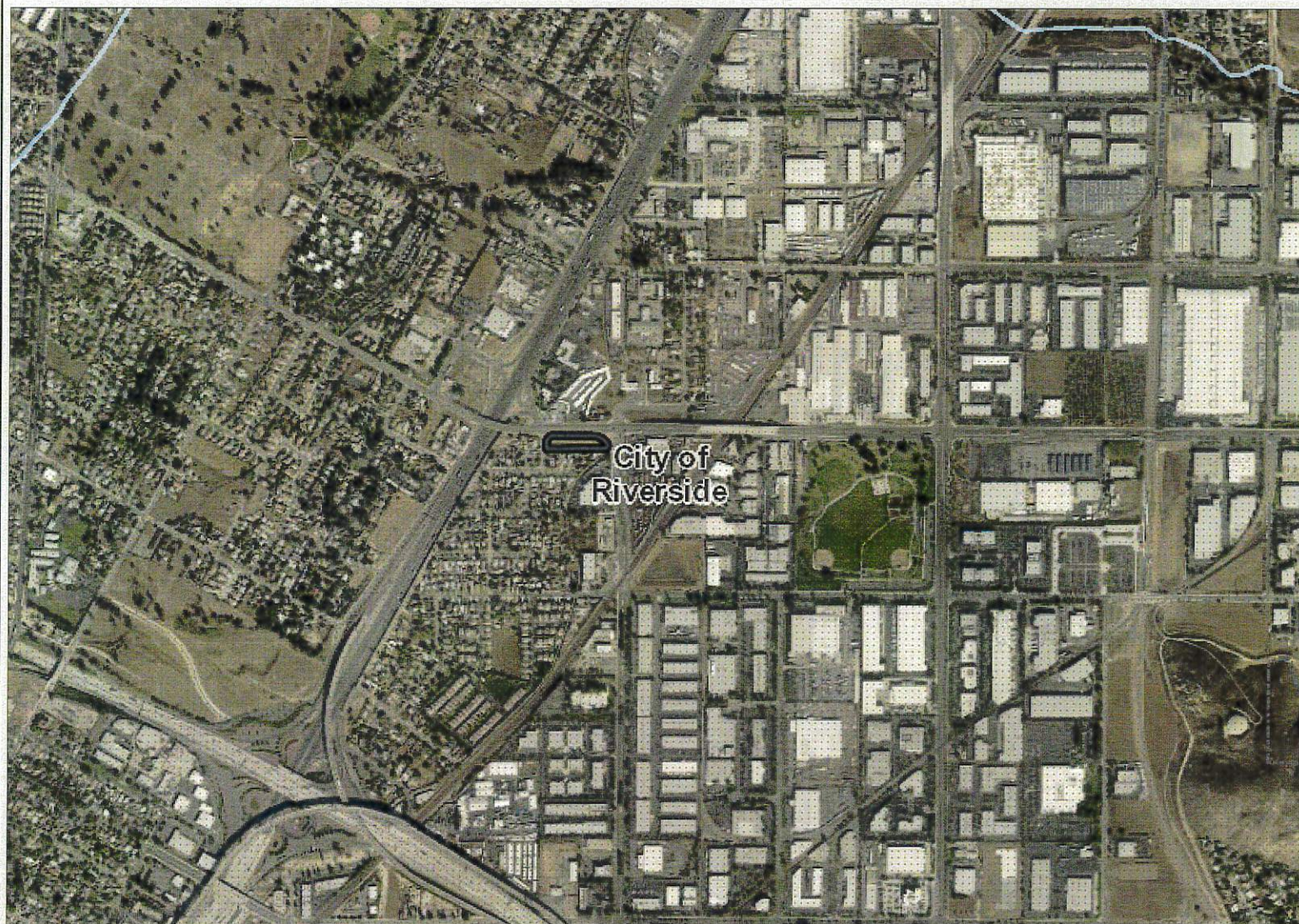
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064

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Notes

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Legend

- Blueline Streams
- City Areas
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0 1 3,032 Feet
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Notes

Map My County Map



Legend

- Parcels
- Blueline Streams
- City Areas
- World Street Map



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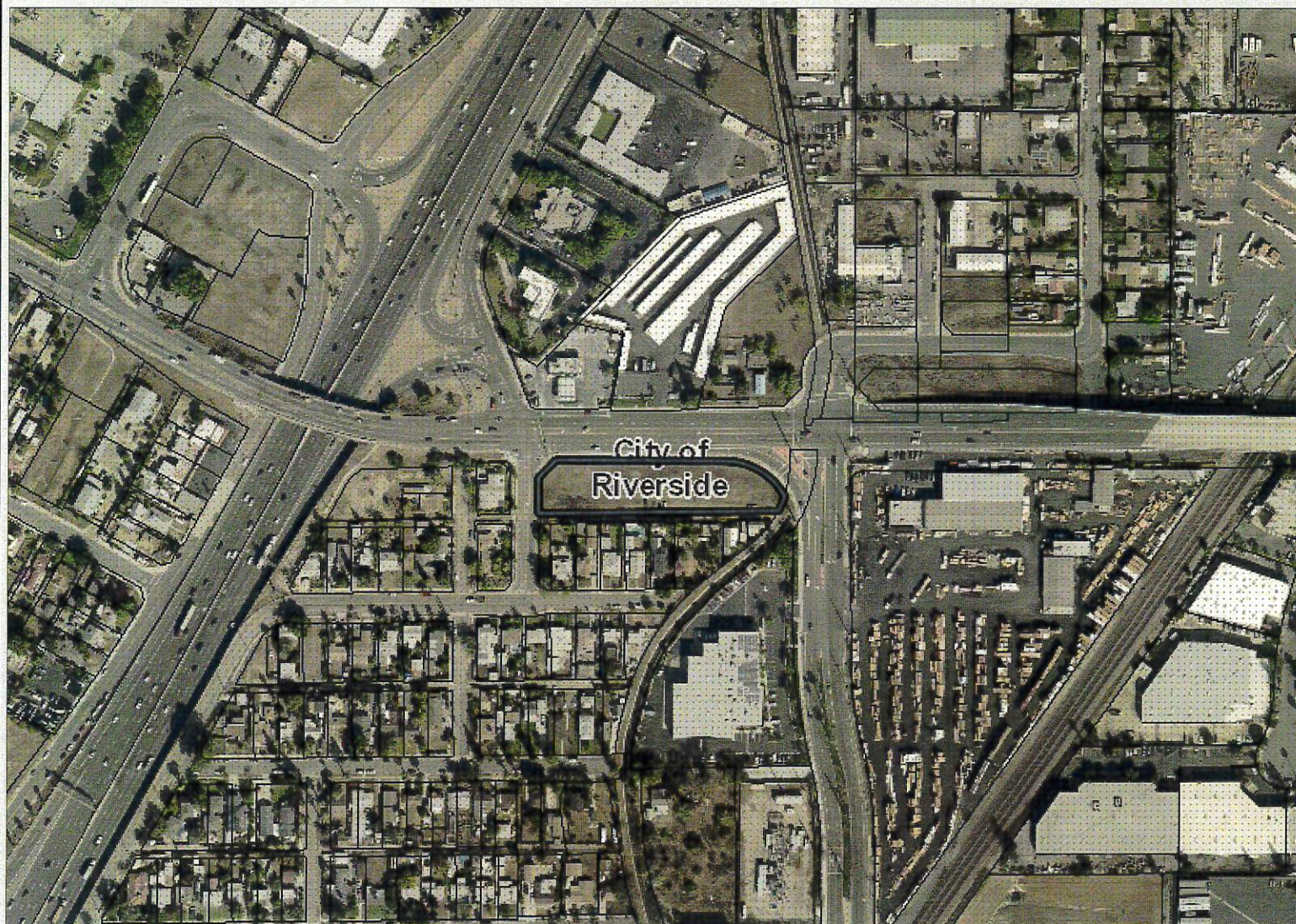
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Notes

Map My County Map



Legend

- Parcels
- Blueline Streams
- City Areas
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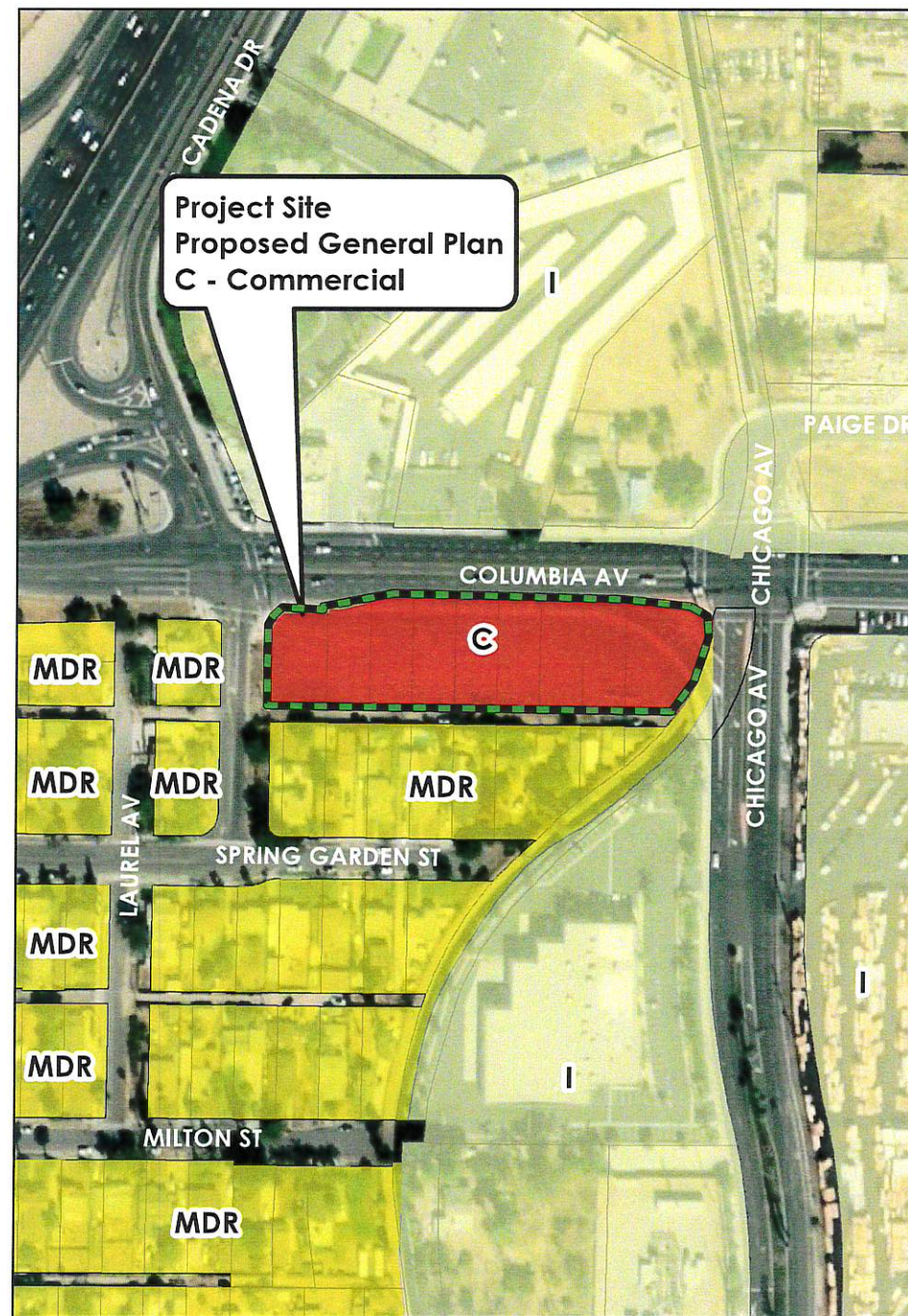
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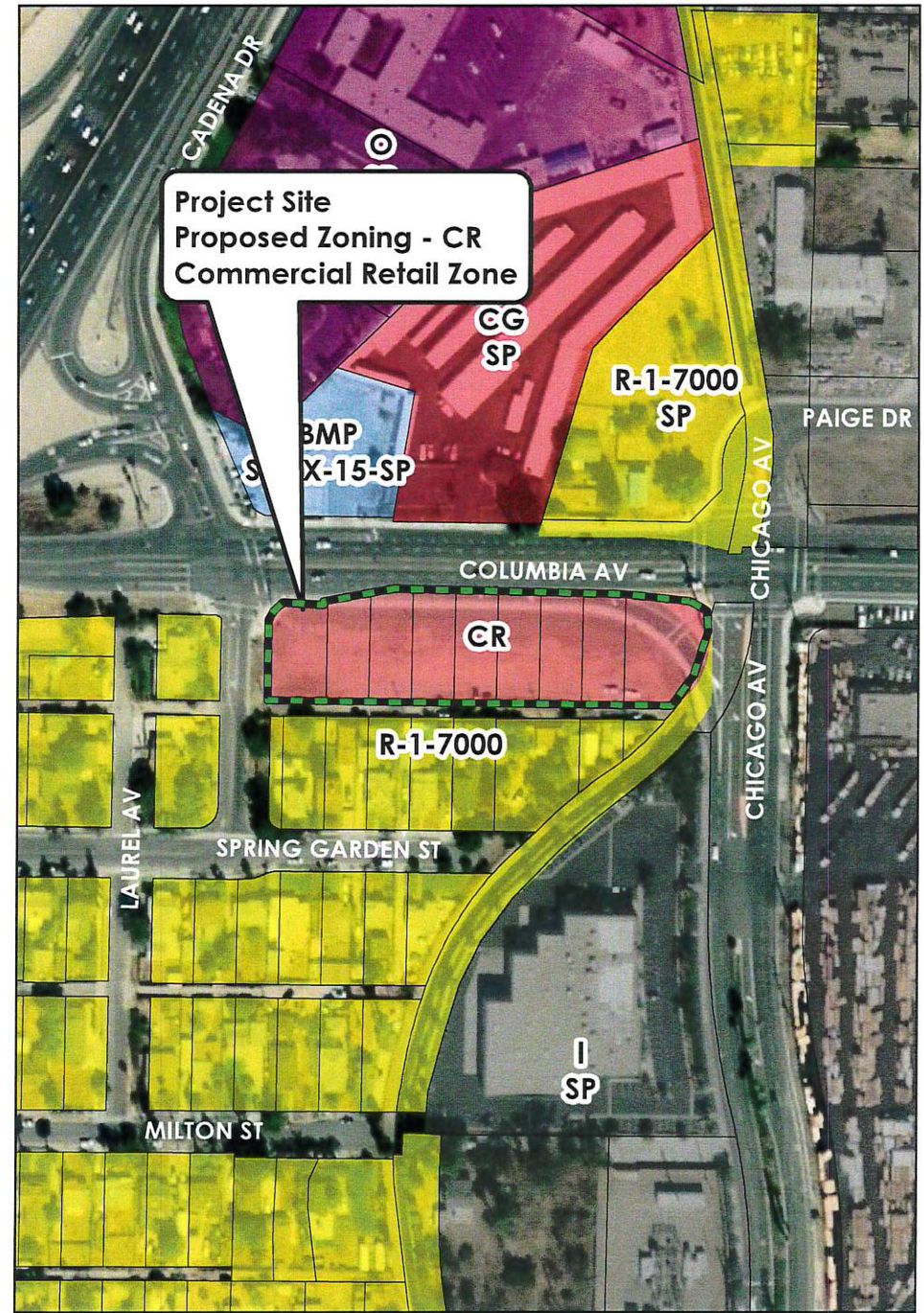
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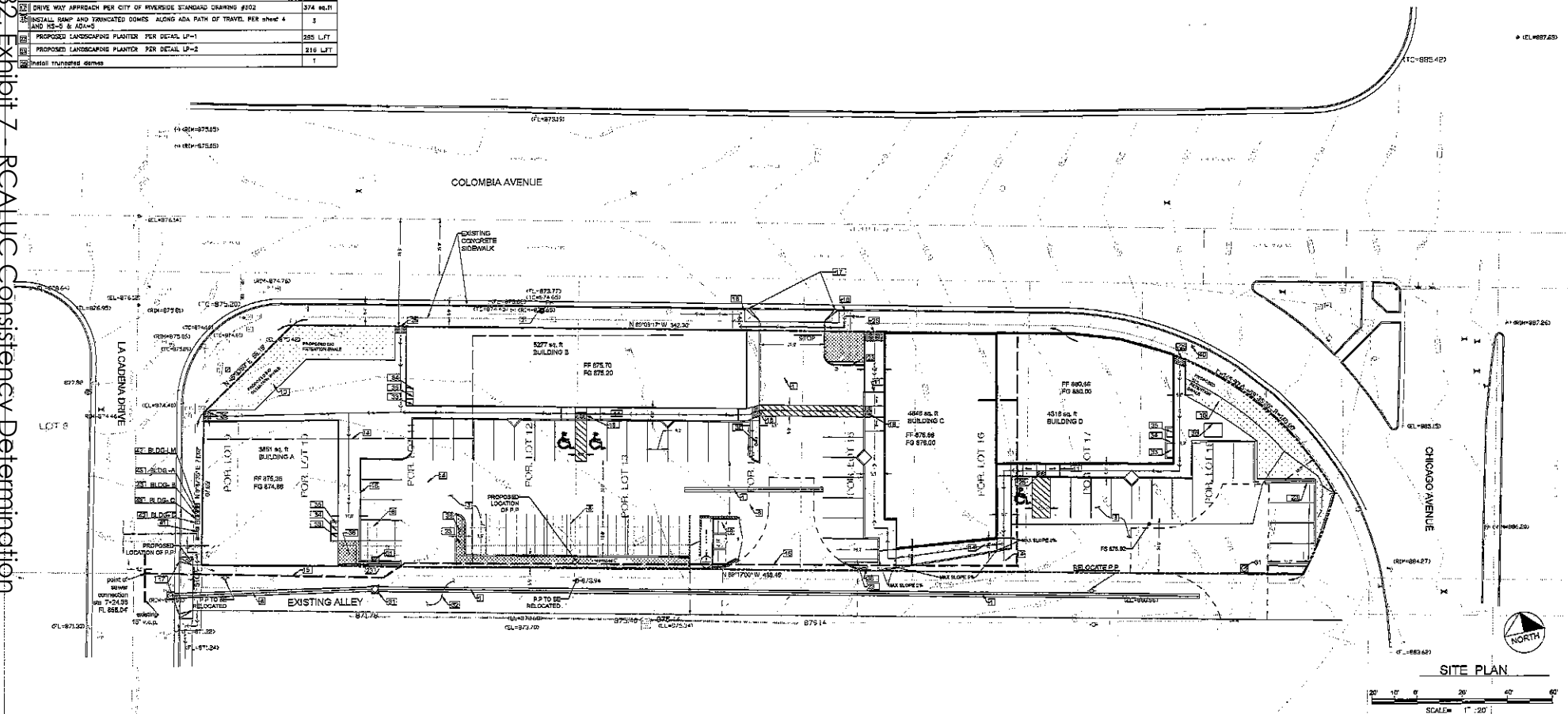
Notes





CONSTRUCTION	Construction Notes	QUANTITY
1	CONSTRUCT 24" CONCRETE RIBBON PER DETAIL C-1 ON SHEET 4	241 LF
2	CONCRETE FIRE WOMB	1 EACH
3	2000 PSI 8" CONCRETE OVER BASE WITH COMPACTED NATIVE SOIL (MINIMUM WIDTH 20')	20,308 SQ. FT.
4	TO SUPPORT THE IMPROVED LOADS OF 40,000 POUND LIVE LOAD (GROSS VEHICLE WEIGHT DISTRIBUTED OVER TWO AXLES)	50.00
5	DRIVEWAYS 4' X 30.00' SQ. FT. PARKING (CONCRETE) 32170 SQ. FT.	32170
6	REBAR 18" (ECP) REINFORCED CONCRETE PER DETAIL C-1 ON SHEET 4	253 LF
7	REBAR 18" (ECP) REINFORCED CONCRETE PER DETAIL C-1 ON SHEET 4	253 LF
8	REBAR 18" (ECP) REINFORCED CONCRETE PER DETAIL C-1 ON SHEET 4	253 LF
9	REBAR 18" (ECP) REINFORCED CONCRETE PER DETAIL C-1 ON SHEET 4	253 LF
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13	REBAR 18" (ECP) REINFORCED CONCRETE PER DETAIL C-1 ON SHEET 4	253 LF
14	REBAR 18" (ECP) REINFORCED CONCRETE PER DETAIL C-1 ON SHEET 4	253 LF
15	REBAR 18" (ECP) REINFORCED CONCRETE PER DETAIL C-1 ON SHEET 4	253 LF
16	REBAR 18" (ECP) REINFORCED CONCRETE PER DETAIL C-1 ON SHEET 4	253 LF
17	REBAR 18" (ECP) REINFORCED CONCRETE PER DETAIL C-1 ON SHEET 4	253 LF
18	REBAR 18" (ECP) REINFORCED CONCRETE PER DETAIL C-1 ON SHEET 4	253 LF
19	REBAR 18" (ECP) REINFORCED CONCRETE PER DETAIL C-1 ON SHEET 4	253 LF
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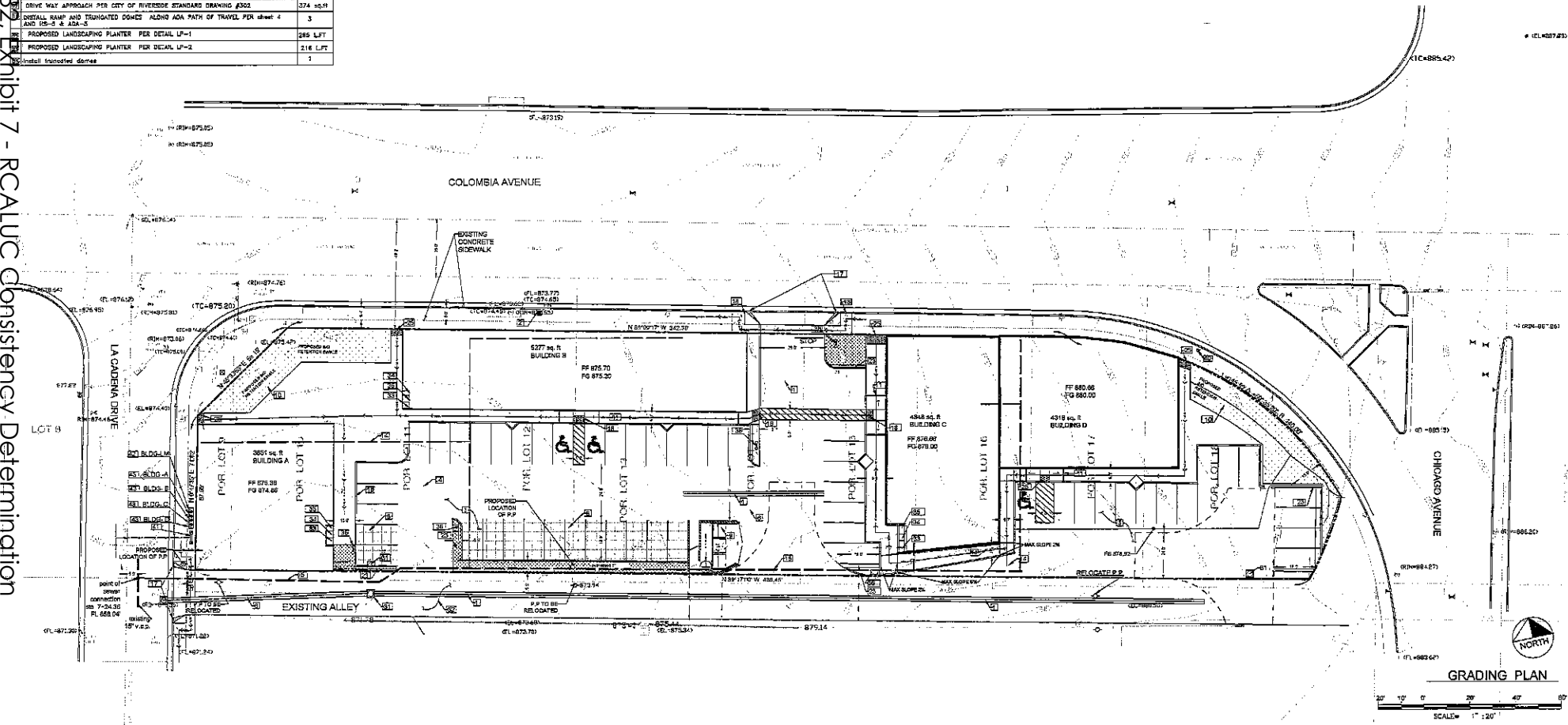
CONSTRUCTION	Construction Notes	QUANTITY
1	BRIDGE BOX 24"x24" SET DETAIL ON SHEET 2	9880 SQ. FT.
2	PER CITY OF RIVERSIDE STANDARD DRAWING #110 TYPE 3	4
3	ELECTRIC PANEL ROOM	4
4	TIME RISK ROOM	4
5	LOCK ROOM	4
6	ELECTRIC TRANSFORMER UNDERGROUND	4
7	ELECTRIC TRANSFORMER UNDERGROUND	4
8	INSTALL 1/2" DOUBLE DETECTOR CHECK PER W/WD STANDARD DETAIL (Master Series 870N double check valve assembly 2-1/2"-10")	1
9	PROPOSED FIRE HYDRANT ON CHICAGO	1
10	INSTALL 1/2" DOUBLE DETECTOR CHECK PER W/WD STANDARD DETAIL (Master Series 870N double check valve assembly 2-1/2"-10")	1
11	1" WATER MAIN UNDERGROUND	4
12	2" WATER MAIN	4



"AS BUILT" <small>"THE CITY OF RIVERSIDE HAS NO LIABILITY FOR THE ACCURACY OF THIS INFORMATION. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION."</small>		APECO ENGINEERING 328 N. STATE ST HEMET, CA 92343 1-750-437-3765 INFO@APECOENGINEERING.COM		8/15/2018 SHEET SP-1	
ENGINEER OF WORK: JACAL I. RAHMAN DATE: 07/17/2018 RCE NO: 07998 EXPIRATION DATE: 06/30/2019		SCALE: HORIZONTAL AS NOTED VERTICAL AS NOTED		PREPARED BY: JACAL I. RAHMAN DATE: 04/17/2018 ENGINEER NAME: JACAL I. RAHMAN RCE NO: 07998 EXP. DATE: 06/30/2019	
UNDERGROUND SERVICE ALERT CALL: TOLL FREE 1-800-422-4133 NO WORK TO BE DONE WITHIN THE ALERT ZONE		REVISION DESCRIPTION DATE: INITIAL: DATE: INITIAL: DATE: INITIAL:		CITY ENGINEER: _____ DATE: _____ OWNER BY: _____ PROJECT NO.: _____ ENGINEER BY: _____ DRAWING NO.: _____ FIELD BY: _____	

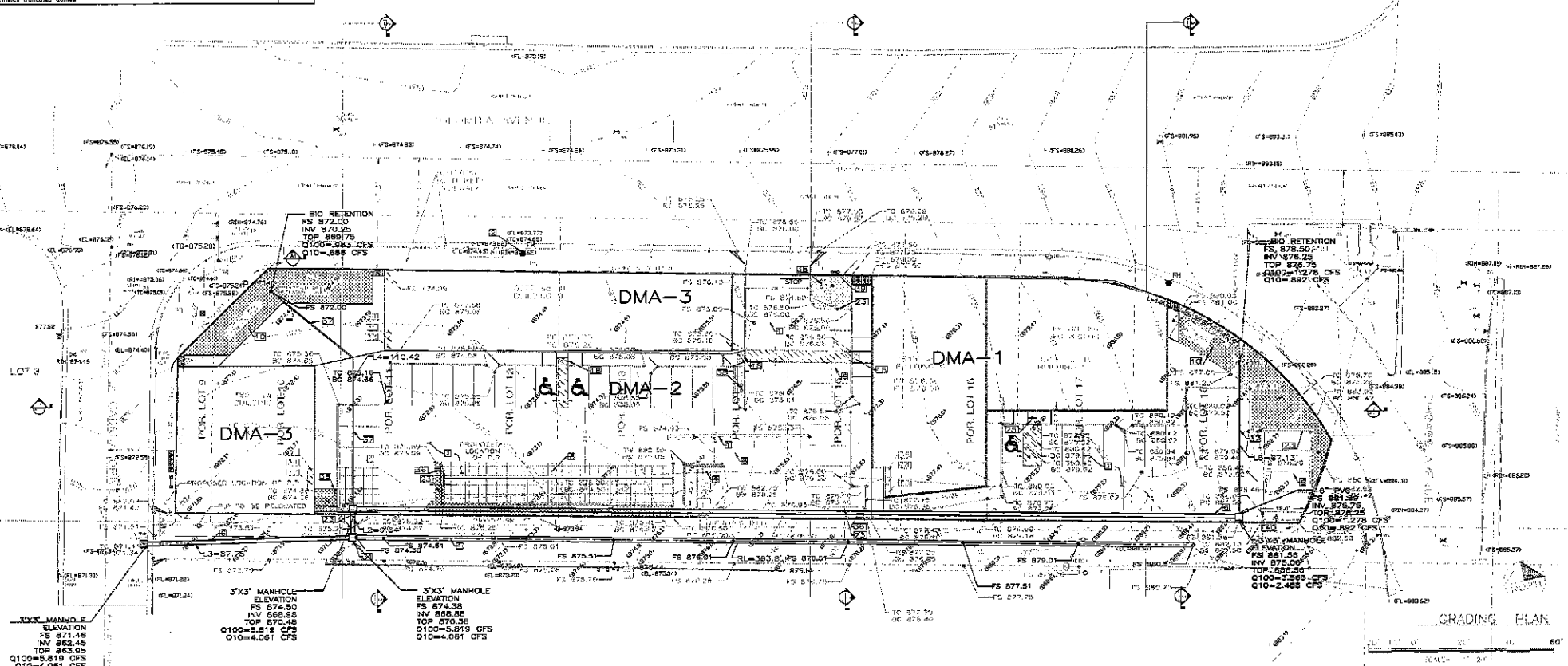
DESCRIPTION	QUANTITY
CONSTRUCT 24" CONCRETE RIBBON PER DETAIL D-1 ON SHEET 4	245 LF
EXISTING FIRE HYDRANT	1 EACH
3000 PSI 6" CONCRETE OVER 85% MIN. COMPACTED NATIVE SOIL (MINIMUM WIDTH 20') TO SUPPORT THE IMPROVED GRADE OF 40,000 POUND LIVE LOAD (GROSS VEHICLE WEIGHT DISTRIBUTED OVER TWO AXLES)	20,256 SQ. FT.
DRIVE WAITS = 3820 SQ. FT. PARKING (CONCRETE) 32170 SQ. FT.	
DETAIL 13 (24") RIBBON CONCRETE 24" x 4" x 1/2" TYPE 1-4 (CONCRETE 4140)	753 LF
CONCRETE 24" x 4" x 1/2" TYPE 1-4 (CONCRETE 4140) FOR 375' & 4' BOLLARDS	1782 LF
PORTABLE PAVES 8" x 12" x 1/2" TYPE 1-4 (CONCRETE 4140) PER SECTION 1-1-1	1
TRASH ENCLOSURE QUANTITY 1 REFER TO READING PLANS SHEET 3 OF 3 UNDER A SEPARATE POINT	1
SURFACE SIG EXTENSION (SMALL SIGN) PER SECTION 1-1-1 (A-1) ON SHEET 4	1
ADA RAMP PER CITY OF RIVERSIDE STANDARD DRAWING #30A TYPE 3	2
SEWER LINE PROPOSED 12" PVC 80% SDR	20 LF
SEWER LINE PROPOSED 12" PVC 80% SDR	20 LF
CURB PER CITY OF RIVERSIDE STANDARD DRAWING #300 TYPE 2	1320 LF
DRIVE WAY APPROACH PER CITY OF RIVERSIDE STANDARD DRAWING #302	374 SQ. FT.
INSTALL RAMP AND TRANIGATED DOMES ALONG ADA PATH OF TRAVEL PER SHEET 4 AND DS-3 & ADA-3	3
PROPOSED LANDSCAPING PLANTER PER DETAIL L-1	285 LF
PROPOSED LANDSCAPING PLANTER PER DETAIL L-2	216 LF
Install truncated domes	1

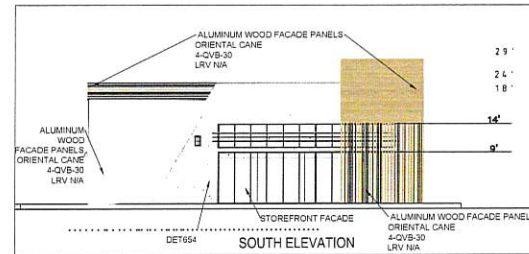
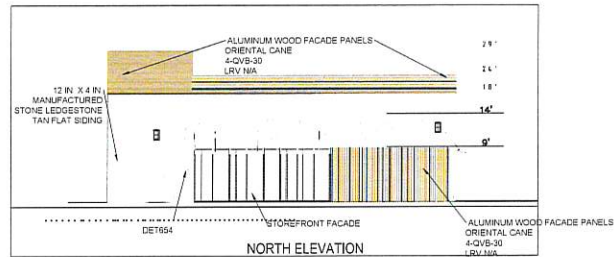
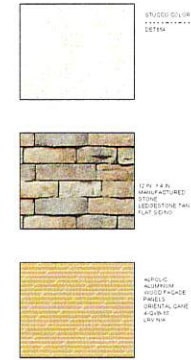
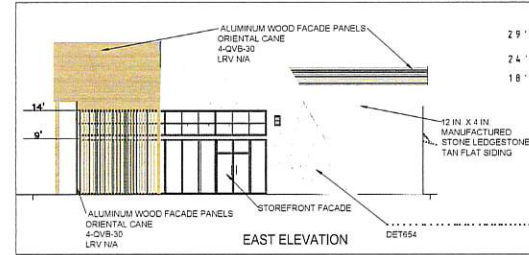
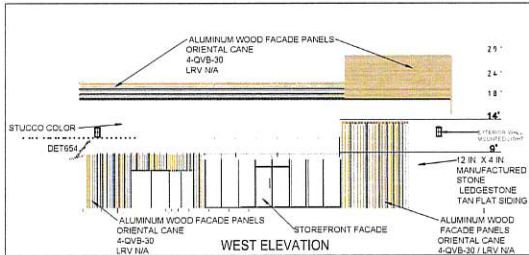
DESCRIPTION	QUANTITY
1) BRICKS BOX 24"x24" SEE DETAIL ON SHEET 3	1
2) ALY PER CITY OF RIVERSIDE STANDARD DRAWING #110 TYPE 2	3860 SQ. FT.
3) ELECTRIC PANEL ROOM	4
4) FIRE WOOD ROOM	4
5) DATA ROOM	4
6) ELECTRIC TELEPHONE UNDERGROUND	5
7) 6" RVD storm drain pipe	2
8) INSTALL 24" x 4" x 1/2" W/AMP SWITCH ASSEMBLY	1
9) PROPOSED FIRE HYDRANT ON CHICAGO	1
10) INSTALL 8" DOUBLE DETECTOR CHECK PER HAWK STANDARD DETAIL (Power Series)	1
11) 8" DOUBLE CHECK VALVE ASSEMBLY 2-1/2" x 1-1/2"	1
12) 2" WATER METER LANDSCAPING	4
13) 2" WATER METER	4



"AS BUILT" THE DESIGNER OR ARCHITECT PLANS AND SPECIFICATIONS ARE NOT TO BE USED FOR CONSTRUCTION OF THIS PROJECT WITHOUT THE APPROVAL OF THE CITY ENGINEER.		APECO ENGINEERING 328 N. STATE ST HEMET, CA 92543 1-780-497-3795 JAHM@APECOENGINEERING.COM		11/15/2018	
ENGINEER OF WORK: JALAL I. RAHMAN DATE: 8/17/2018 REG. NO.: C77898 EXPIRATION DATE: 06/30/2019	SEAL 	SCALE: HORIZONTAL AS NOTED VERTICAL AS NOTED		PREPARED BY: JALAL I. RAHMAN DATE: 04/17/2018	
UNDERGROUND SERVICE ALERT CALL TOLL FREE 1-800-422-4133 BEFORE ANY EXCAVATION OR DRILLING OPERATIONS BEGIN.		BENCH MARK: SOURCE: BENCHMARK, CITY OF RIVERSIDE, BENCHMARK JUNGLE, 10' NAIL AND CITY ENGINEER, 7' AS IN THE STREET LIGHT BASE AT THE INTERSECTION CORNER OF LACOMBE AVENUE AND WILKINSON AVENUE.		DATE: 11/15/2018 INITIALS: [] ENGINEER OF WORK: []	
CITY ENGINEER: [] DATE: []		REVISION DESCRIPTION: [] DATE: [] INITIALS: [] ENGINEER OF WORK: []		SHEET NO.: 2 CITY OF RIVERSIDE ENGINEERING DEPARTMENT SHEET NO.: 5 GRADING PLAN	

Construction Notes			Construction Notes		
1	CONSTRUCT 24" CONCRETE RIBBON PER DETAIL G-1 ON SHEET A	341.6	10	BRIDGE RAIL 24" DIA" SEE DETAIL ON SHEET B	1
2	LEADING FIRE HYDRANT 1" 1 EACH	1 EACH	11	ALUM. PANEL PER CITY OF RIVERSIDE STANDARD DRAWING AT10 TYPE 2	106.00 sq.ft.
3	2000 PSI 6" CONCRETE OVER 95% MAX. COMPACTED NATIVE SOIL, (MINIMUM WIDTH 20") TO SUPPORT THE IMPROVED LOADS OF 40,000 POUND LINE LOAD (GROSS VEHICLE WEIGHT DISTRIBUTED OVER TWO AXES)	20.25 SQ.YD.	12	ELECTRIC PANEL ROOM	1
4	DRIVE WAYS = 2920 SQ. FT. PARKING (CONCRETE) 34170 SQ. FT.		13	THE REST ROOM	1
5	INSTALL 1/2" (REIN.) REBARRED CONCRETE PER 24" L.Y. (GRADE) #141	738 L.F.	14	DATA ROOM	1
6	CONCRETE 1/2" (REIN.) REBARRED CONCRETE PER 24" L.Y. (GRADE) #141	738 L.F.	15	ELECTRIC TRANSFORMER UNFLOORING	1
7	PERMANENTLY EMBEDED 1/2" (REIN.) REBARRED CONCRETE PER 24" L.Y. (GRADE) #141	738 L.F.	16	2" DIA. RIGID DUCTS	1
8	PERMANENTLY EMBEDED 1/2" (REIN.) REBARRED CONCRETE PER 24" L.Y. (GRADE) #141	738 L.F.	17	INSTALL 1/2" DIA. RIGID DUCTS	1
9	PERMANENTLY EMBEDED 1/2" (REIN.) REBARRED CONCRETE PER 24" L.Y. (GRADE) #141	738 L.F.	18	PROPOSED FIRE HYDRANT ON ANCHORS	1
10	PERMANENTLY EMBEDED 1/2" (REIN.) REBARRED CONCRETE PER 24" L.Y. (GRADE) #141	738 L.F.	19	INSTALL 1/2" DOUBLE DETECTOR CHECKS PER HAWK STANDARD DETAIL	1
11	PERMANENTLY EMBEDED 1/2" (REIN.) REBARRED CONCRETE PER 24" L.Y. (GRADE) #141	738 L.F.	20	INSTALL 1/2" DOUBLE DETECTOR CHECKS PER HAWK STANDARD DETAIL	1
12	PERMANENTLY EMBEDED 1/2" (REIN.) REBARRED CONCRETE PER 24" L.Y. (GRADE) #141	738 L.F.	21	2" WATER METER LANDSCAPING	1
13	PERMANENTLY EMBEDED 1/2" (REIN.) REBARRED CONCRETE PER 24" L.Y. (GRADE) #141	738 L.F.	22	2" WATER METER	1
14	PERMANENTLY EMBEDED 1/2" (REIN.) REBARRED CONCRETE PER 24" L.Y. (GRADE) #141	738 L.F.			
15	PERMANENTLY EMBEDED 1/2" (REIN.) REBARRED CONCRETE PER 24" L.Y. (GRADE) #141	738 L.F.			
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OWNER:
KHALID ALI
RIVERSIDE, CA

Project DESIGNER :
APECO ENGINEERING
328 N. STATE ST
HEMET, CA 92543

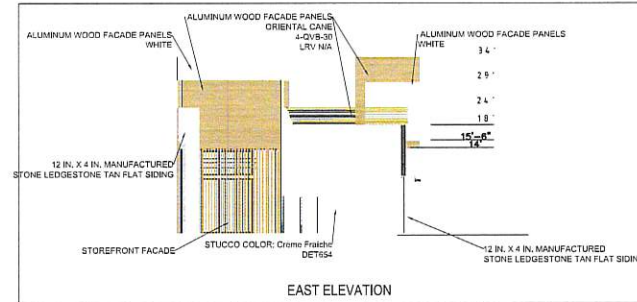
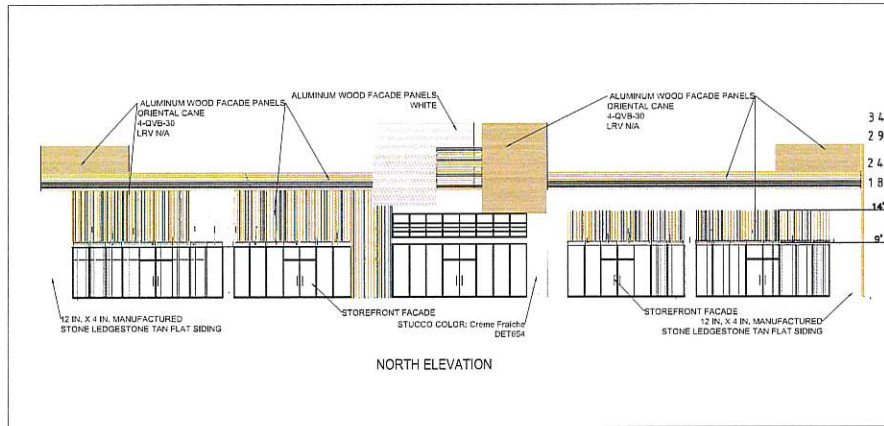
Agency Stamp

Drawing Status	Date
Schematics	
Design Dev.	
Agencies	
Estimating	
Bidding	
For Const.	
Revisions	Date

Job No.	
Client No.	
Drawn	
Checked	
Scale	

Sheet Title
**ELEVATION PLAN
BUILDING A**

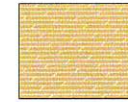
Sheet No.
A-1



STUCCO COLOR: Crème Fraîche (DET654)



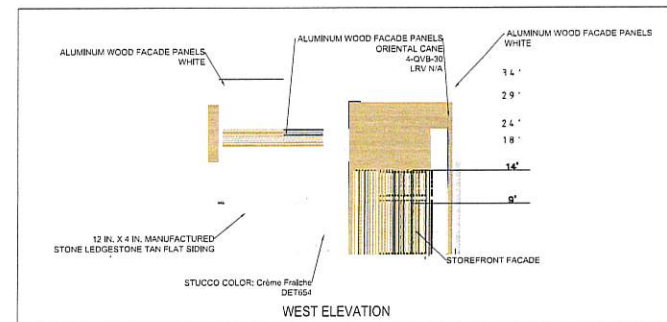
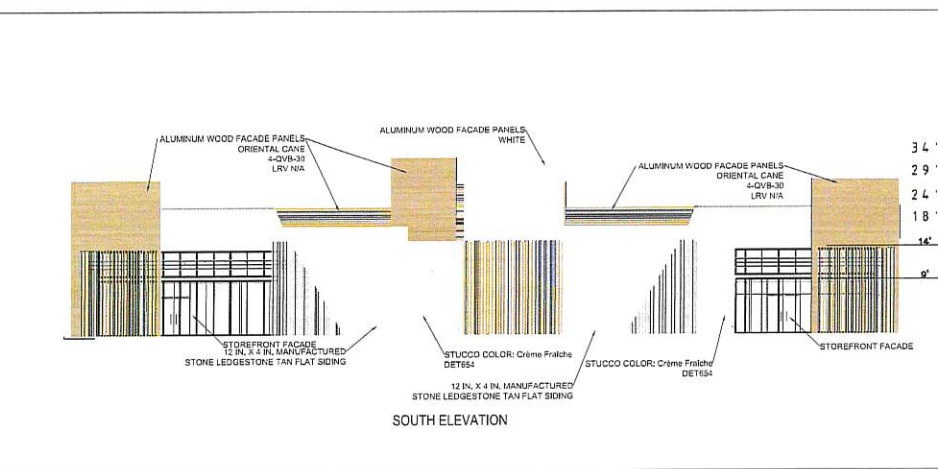
12 IN. X 4 IN. MANUFACTURED STONE LEDGESTONE TAN FLAT SIDING



ALUMINUM WOOD FACADE PANELS, ORIENTAL CANE 4-QVB-30 LRV N/A



ALUMINUM WOOD FACADE PANELS, WHITE



OWNER:
KHALID ALI
RIVERSIDE, CA

Project DESIGNER :
APECO ENGINEERING
328 N. STATE ST
HEMET, CA 92543

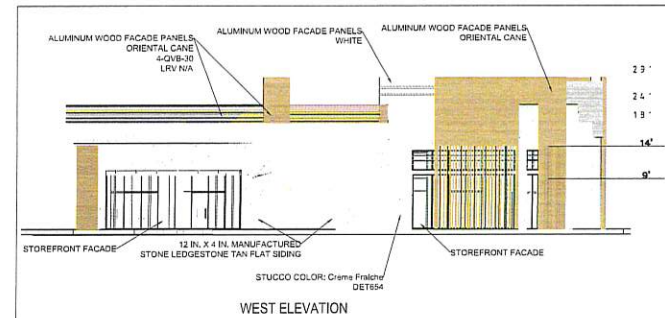
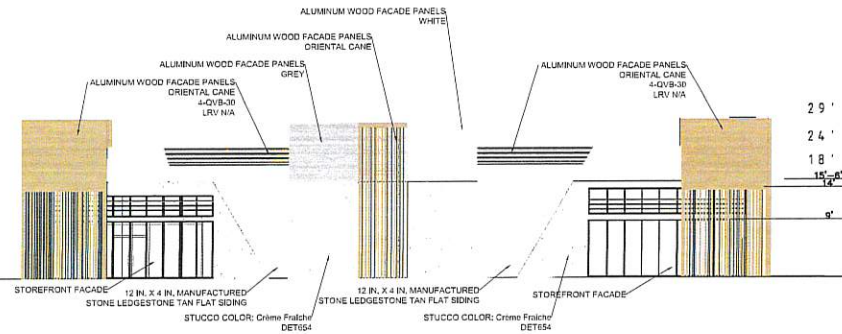
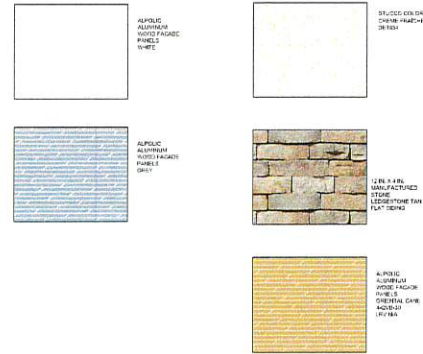
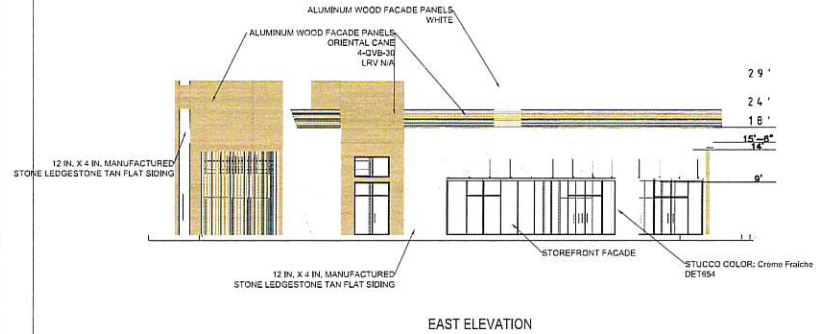
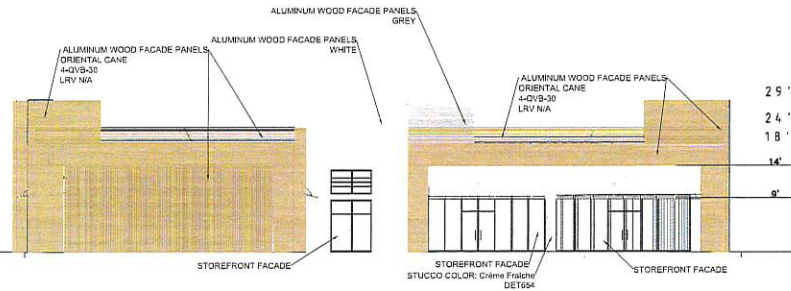
Agency Stamp

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Schematics	
Design Dev.	
Agencies	
Estimating	
Bidding	
For Const.	
Revisions	Date

Job No.	
Client No.	
Drawn	
Checked	
Scale	

Sheet Title
**ELEVATION PLAN
BUILDING A**

Sheet No.
A-2



OWNER:
KHALID ALJ
RIVERSIDE, CA

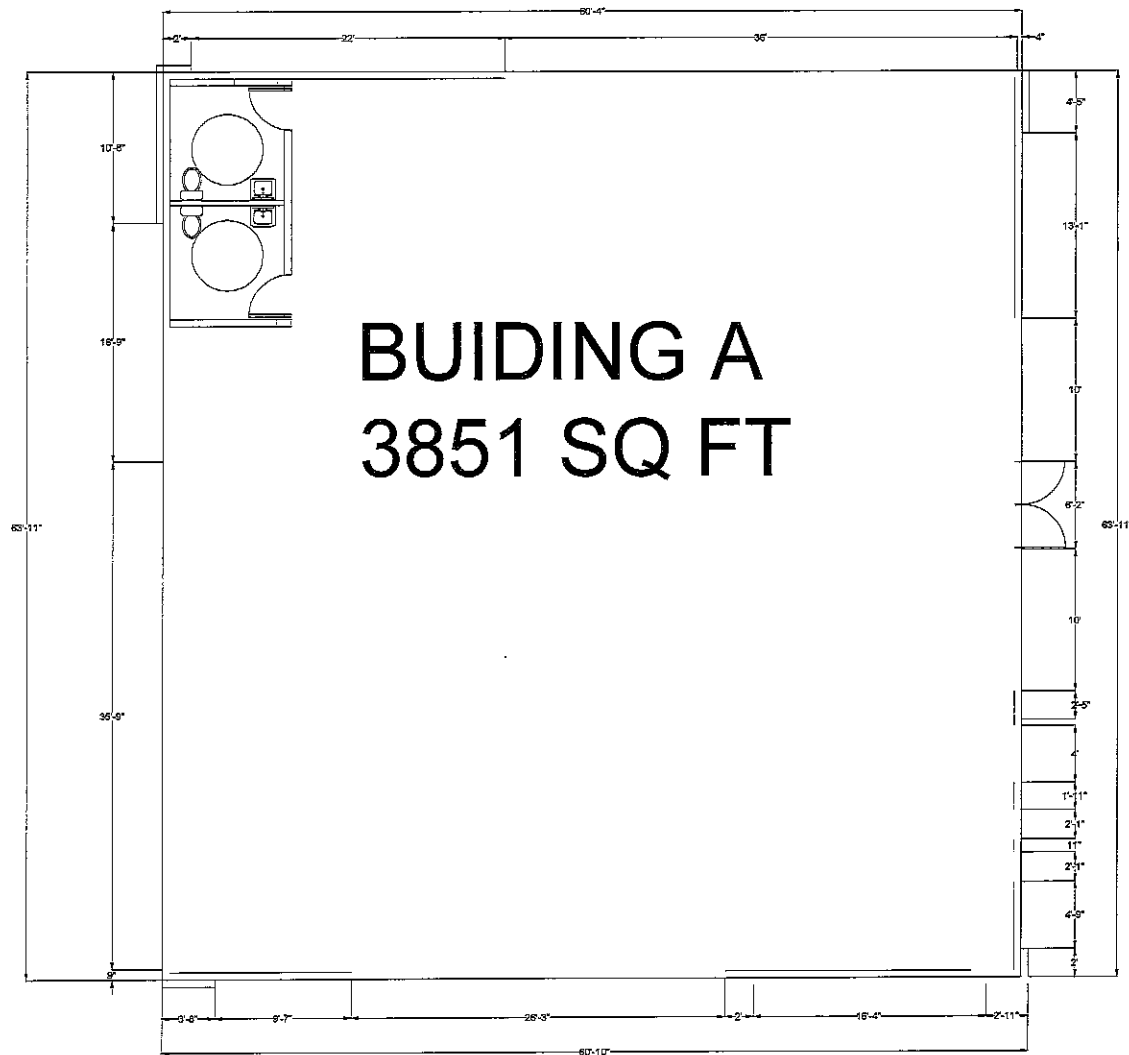
Project DESIGNER :
APECO ENGINEERING
328 N. STATE ST
HEMET, CA 92543

Agency Stamp

Drawing Status	Date
Schematics	
Design Dev.	
Agencies	
Estimating	
Bidding	
For Const.	
Revisions	Date

Job No.	
Client No.	
Drawn	
Checked	
Scale	
Sheet Title	
ELEVATION PLAN BUILDING A	

Sheet No.
A-3



BUILDING A
3851 SQ FT



OWNER NAME
STREET ADDRESS
RIVERSIDE, CA
TELEPHONE

PROJECT DESIGNER :

APECO ENGINEERING
328 N. STATE ST
HEMET, CA 92543

AGENCY STAMP



DRAWING STATUS	DATE
SCHEMATICS	
DESIGN DEV.	
AGENCIES	
ESTIMATING	
BIDDING	
FOR CONST.	

REVISIONS DATE

JOB NO.	
CLIENT NO.	
DRAWN	
CHECKED	
SCALE	1/4" = 1'

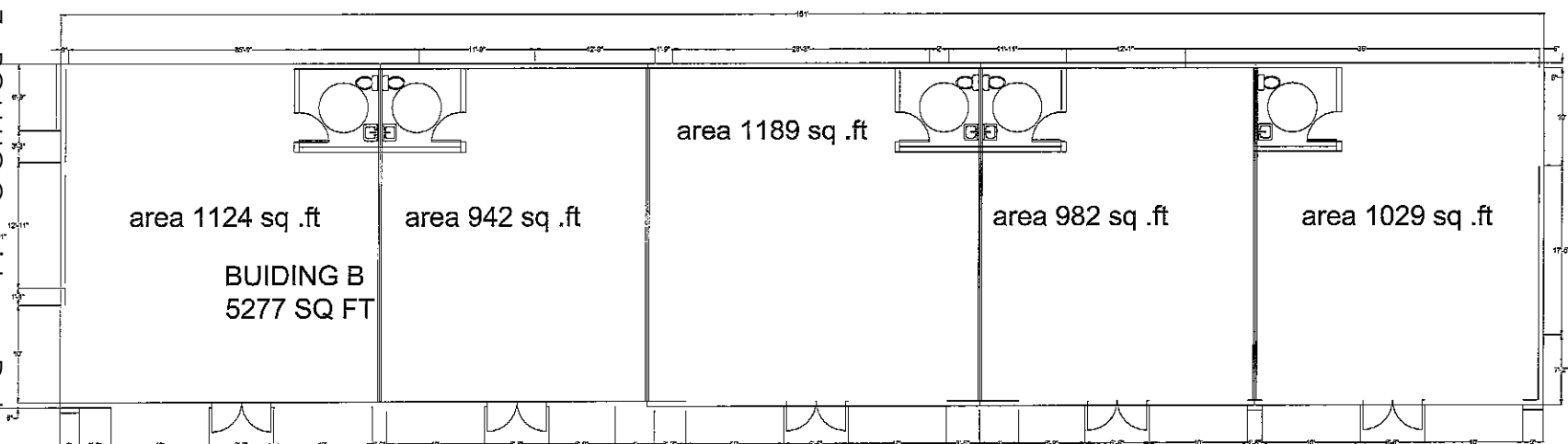
SHEET TITLE

FLOOR PLAN
BUILDING A

SHEET NO.

A-5

P19-0180-0182, Exhibit 7 - RCALUC Consistency Determination



OWNER:
OWNER NAME
STREET ADDRESS
RIVERSIDE, CA
TELEPHONE

PROJECT DESIGNER:
APECO ENGINEERING
328 N. STATE ST
HEMET, CA 92543

AGENCY STAMP



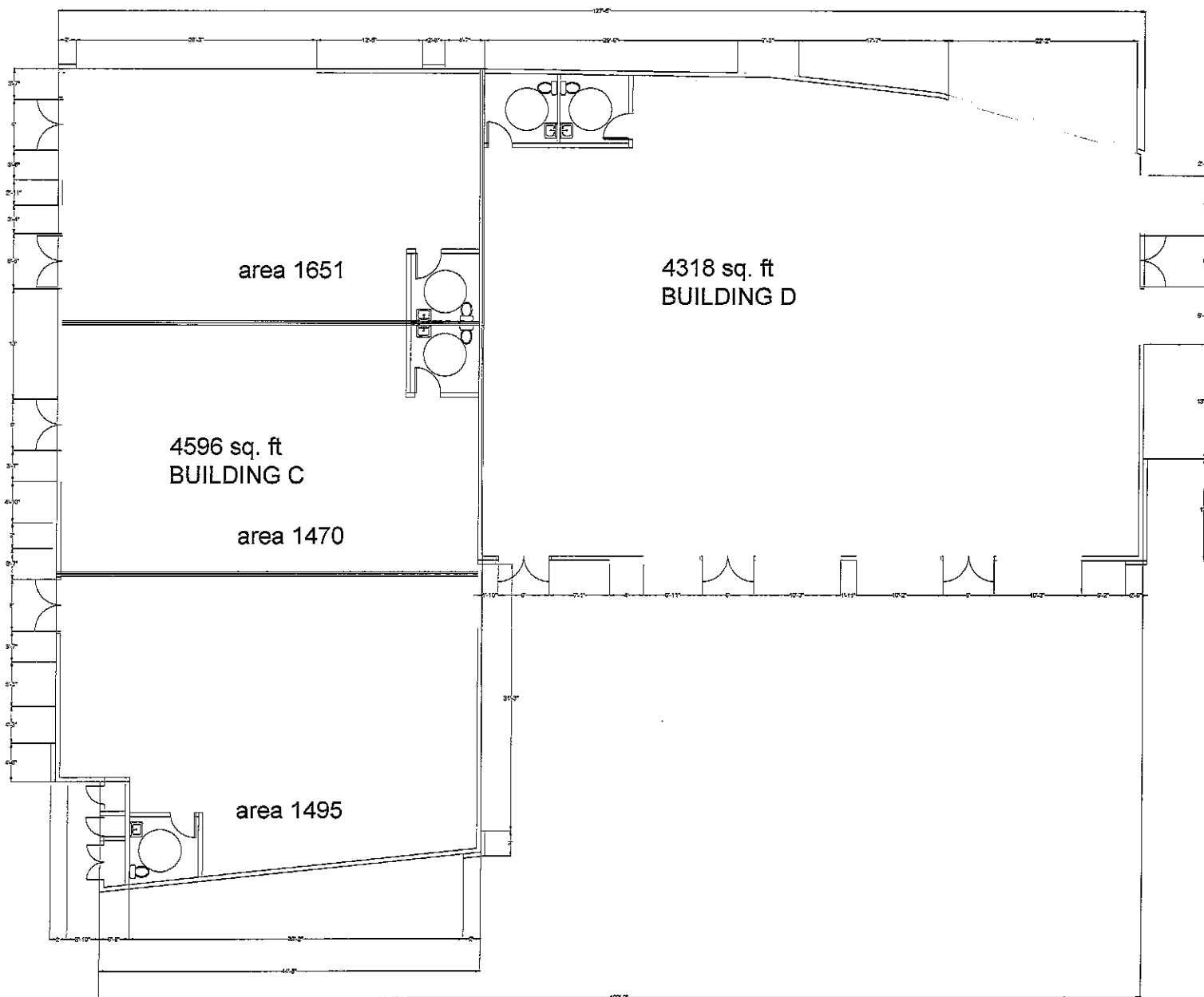
DRAWING STATUS	DATE
SCHEMATICS	
DESIGN DEV.	
AGENCIES	
ESTIMATING	
BIDDING	
FOR CONST.	
REVISIONS	DATE

JOB NO.	
CLIENT NO.	
DRAWN	
CHECKED	
SCALE	3/16 = 1'

SHEET TITLE

FLOOR PLAN
BUILDING B

SHEET NO.
A-6



OWNER:

OWNER NAME
STREET ADDRESS
RIVERSIDE, CA
TELEPHONE

PROJECT DESIGNER:

APECO ENGINEERING
328 N. STATE ST
HEMET, CA 92543

AGENCY STAMP



DRAWING STATUS	DATE
SCHEMATICS	
DESIGN DEV.	
AGENCIES	
ESTIMATING	
BIDDING	
FOR CONST.	

REVISIONS DATE

JOB NO.	
CLIENT NO.	
DRAWN	
CHECKED	
SCALE	3/16" = 1'

SHEET TITLE

FLOOR PLAN
BUILDING C&D

SHEET NO.

A-8

JUN 21 2019

Columbia Ave Commercial Center

Community & Economic
Development Department

Our project will be the development of a multi-building Commercial Shopping Center that will house ten businesses. It will be zoned CR (commercial Retail). This center will be located on the south side of Columbia Avenue in between East La Cadena and Chicago Avenues. To the North of this center is an Arco gas station, Allsafe Freeway self storage, and a vacant lot that is zoned R-1-7000. To the West and South of this center are residential Single Family homes. To the East of this center is Champion Lumber Yard. The project site is approximately 1.14 acre, 49,923 sq ft, and 875.36 ft above sea level, and sits on the following APNs: (210-043-002-0, 210-043-005-3, 210-043-006-4, 210-043-007-5, 210-043-008-6, 210-043-009-7, 210-043-040-4, 210-043-041-5, 210-043-042-6). These APNs will be consolidated into one APN: 210-043-047. Currently the site is a vacant plot of land owned by the city of Riverside. It is excess land left over from a prior bridge expansion project by the city of Riverside.

Our project will include 4 buildings that will total 18,294 sq ft. The architectural theme between the four buildings will be thematically cohesive as shown in the attached elevations and is of high quality which will help bring a new look and feel to the North Side Neighborhood. The buildings of the center will be constructed using multiple high-end materials and finishes that will be consistent and harmonious throughout the site. There will be variations in the roof heights for the four buildings that will range from 29 ft to 34 ft. Each building will also have different elevations and roof lines. All four of the buildings will have large windows that invite patrons into the shops. Building-A will have a large window on the North face that will allow pedestrians and car travelers on Columbia Avenue to look into the shop. Building-B which runs parallel to Columbia Avenue will have large wrap around windows on the ends of it, for the first and last tenets of that building, Units B-1 and B-5. This will also give passers-by a great view into those shops.

There will be 3,948 sq ft of landscape and 2,565 sq ft of hardscape on the site, which will complement the theme of the shopping center. There will also be plenty of outdoor seating for patrons of the center.

The center will be pedestrian friendly and will have walking paths from every direction. There are two walk ways on the North-West corner in between buildings A and B. There is also two walk ways between buildings B and C. The East side of building D will also have a pedestrian walk way that will give pedestrians access to the entire shopping center. We envision these walk ways to be frequently used by North Side residents for their daily walks as well as a favorite route for walking their dogs.

Building A-3,851 sq ft will house one tenet, Building B-5,277 sq ft, will house five tenets, Building C-4,848 sq ft, will house three tenets, Building D-4,318 sq ft, will house one tenet.

There will be plenty of eye catching designs and visual anchors spread out through the entire site. Each building will have one tower. Building-B will have several towers throughout it on both the North and South faces. It will serve as a great visual anchor for car traffic on Columbia Avenue. Buildings C and D will be connected to each other and will also have several towers and will have a

great visual anchor on the Columbia avenue side of the building. On the North West corner, there will be a beautiful space between Buildings A and B. This space will have an art piece that will serve as a focal point for this corner. This space will also be a great outdoor seating area where patrons can sit under a shade structure or under the sun and can enjoy the California weather. The North East corner will also have a great outdoor space which patrons and employees can enjoy.

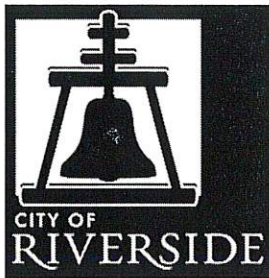
Not only will the center be a great face lift for the North Side neighborhood, but it will also provide its residents with access to over 40 local jobs. These ten tenets will be hiring local employees to run these shops. This center will help give local residents access to great paying jobs that will accommodate many peoples looking to work morning shifts, swing shifts, and the late shift. Empire Pharmacy is looking to retain its current staff of 10 pharmacy personnel and 77 nursing staff as well as add another 20 peoples to its staff. The construction of this shopping center will provide 30 construction related jobs.

The center will be active all day long. The mix of tenets will have different hours of operation. They will also have different peak hours of business, which will allow local residents to find work at different times of the day to accommodate their schedules.

There will be 56 parking stalls for the entire shopping center.

There will be no federal funding applied to this project.

We anticipate starting this project on January 1st 2020.



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

RECEIVED

Project Description: Columbia Avenue Shopping Center (P19-0179-0182)

JUN 21 2019

Project Location: 1820 Columbia avenue Riverside, CA 92507

Assessor's Parcel Number (APN): 210-043-047

Community & Economic
Development Department

VARIANCES REQUESTED - State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

Requesting to have a parking stall variance. We are proposing to build a roughly 18,000 square foot shopping center with 56 parking stalls. This site plan requires 79 or 73 parking stalls per Riverside municipal code 19.580.060 depending on which tenet list is approved. If tenet list #1 is approved the parking variance will be 29.11%. If tenet list #2 is approved the parking variance will be 23.29%.

REQUIRED FINDINGS - Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered "yes" and 3 and 4 "no" to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code? Explain in detail. (please see attached site plan and vicinity map)

Yes, this is a unique piece of land, it is excess land left over from the Columbia avenue expansion project. It is currently owned by the city of Riverside. This property is roughly 100 feet wide from north to south and 500 feet wide from east to west. There is a grading difference of 15 feet from the high point to the low point on this site. To the North, East, and West of this property are city streets. To the South is an alley.

We are currently proposing to build a shopping center, zoned CR (commercial retail) on this property, strict application of municipal code 19.580.060 will prevent this shopping center from being built. One of our goals is to provide an urban friendly shopping center and therefore we are avoiding the typical strip center design seen in many suburban cities. We have decided to build four different structures throughout the property to emphasize the urban design with multiple walkways from all sides of the property. This resulted in fewer parking spaces than required per municipal code 19.580.060, however, we believe the 56 parking stalls provided in the site plan will be sufficient considering all of our tenets will be quick services shops. Where patrons will not spend more than 15 minutes at any of our selected tenets and each parking stall is expected to turn over multiple times per hour.

2. Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification? Explain in detail.

(please see attached site plan and vicinity map)

Yes, this is a unique piece of land, it is excess land left over from the Columbia avenue expansion project. It is currently owned by the city of Riverside. This property is roughly 100 feet wide from north to south and 500 feet wide from east to west. There is a grading difference of 15 feet from the high point to the low point on this site. To the North, East, and West of this property are city streets.

To the South is an alley.

We are currently proposing to build a shopping center, zoned CR (commercial retail) on this property, strict application of municipal code 19.580.060 will prevent this shopping center from being built. One of our goals is to provide an urban friendly shopping center and therefore we are avoiding the typical strip center design seen in many suburban cities. We have decided to build four different structures throughout the property to emphasize the urban design with multiple walkways from all sides of the property. This resulted in fewer parking spaces than required per municipal code 19.580.060, however, we believe the 56 parking stalls provided in the site plan will be sufficient considering all of our tenants will be quick services shops. Where patrons will not spend more than 15 minutes at any of our selected tenants and each parking stall is expected to turn over multiple times per hour.

3. Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located? Explain in detail.

NO. This variance will not injure or negatively affect anyone or anything in any aspect. Granting of this variance will enhance quality of life for residents in the North-Side neighborhood and also for the employees of Hunter Park. With this shopping Center they will not have to travel down Iowa avenue into the UCR area which is overcrowded and has a lot of traffic issues. This will allow residents of North Side and the workforce of Hunter Park to save time and reduce their carbon foot print.

The tenants of the shopping center we are proposing will be quick service destinations and any transaction at any of the tenants will not occupy a parking stall for more than 15 minutes, because of this we believe this shopping center will have enough parking stalls to accommodate the patrons and tenants.

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan? Explain in detail.

No. *"Employers have relocated from other cities into infill development area created to accommodate compatible industries while maintaining the visual and community-centered character of the City."* Pg 2, Executive Summary for General Plan 2025.

We believe this shopping center is in-line with the spirit of this quote as it will allow a regional health care practice to relocate into an infill development area that will be created to accommodate multiple industries while enhancing the visual and community centered character of the city.

Granting of this variance will enhance and empower the neighborhood of North Side as envisioned by GP 2025. With this shopping Center they will not have to travel down Iowa avenue into the UCR area which is overcrowded and has a lot of traffic issues.

We believe this shopping center will help Riverside achieve the following objectives of GP 2025

Objective 55 - Make Hunter Industrial Park into a major employment center by creating a high-quality business park environment that will attract private sector investment and encourage partnerships with regional educational institutions.

Objective 56 - Enhance Hunter Business Park's competitive position in the region.

Objective 57 - Protect the existing planned single family residential neighborhood within the Hunter Business Park.

Objective 70 - Provide a balanced community with sufficient office, commercial, and industrial uses while preserving the single family residential preeminence of the community.

Objective 71 - Establish the Northside Community as a balanced community in which it is pleasant to live, work and play.

Objective 72 - Provide for steady change and improvement to an upgraded model

Objective 73 - Provide for comprehensive development and management of the Northside Community irrespective of political jurisdiction.

Objective 74 - Preserve and promote the lower density charm of the Northside Community.

HOUSING PLAN

Goal 1 - To provide livable neighborhoods evidenced by well maintained housing, ample public services, and open space which provide a high-quality living environment and instill community pride.

HEALTH CARE FACILITIES

Objective 9 - Make Riverside the central location for quality and diverse health care services in the Inland Empire.

Date: 8/22/2019

Mr. Matthew Taylor
City of Riverside / Planning Division
3900 Main st
Riverside, CA 92501

(P19-0189-0192)

SUBJECT: COLUMBIA AVE PROJECT PARKING ANALYSIS

As requested per correction matrix item #4 regarding Project (P19-0729-0182) issued April 10th 2019 , APECO Engineering, has prepared this parking analysis to forecast future parking demand for the shopping center a.k.a. Columbia Avenue Project. This study will evaluate parking at this site using Riverside Municipal Code 19.580.060.

PROJECT LOCATION AND DESCRIPTION

The project site is located at 1820 Columbia avenue on the south side of Colombia avenue and in between East La Cadena and Chicago avenue in Riverside, CA. The project site is currently vacant. **APNs: 210-043-002-0, 210-043-005-3, 210-043-006-4, 210-043-007-5, 210-043-008-6, 210-043-009-7, 210-043-040-4, 210-043-041-5, 210-043-042-6.** (See Vicinity Map **Figure 1** and Site Plan **Figure 2**)

The project site has 18,053 of gross leasable area in square feet. As shown in attachment A, we anticipate having 10 tenants ranging in size from 942 to 4318 square feet. Aside from Empire pharmacy, we anticipate the other tenants to be quick service retail such as a dry cleaner, doughnut shop, and a convenient store.

Two alternative tenant lists and tenant sizes are being considered for this location. Each alternative aims to maximize the potential benefit for future patrons of this center, which are residents of Riversides North Side neighborhood and employees of the greater Hunter Park area. (table-1 on page 9 and table-2 on page 10)

METHODOLOGY

For each alternative, the projected parking demand was calculated using the following method:

Method-1 Applies Riverside Municipal Code 19.580.06

Applies the parking requirements included in Section 19.580.06, "Parking Requirements," of the City's Municipal Code. This method treats each tenancy as a "stand alone" at maximum demand. (*please see attached Appendix A: Riverside City Municipal Code: 19.580.06 "Parking Requirements"*)

RESULTS

The application of Method-1, current Riverside Municipal Code 19.580.06, to the Columbia Ave project would require Alternative #1 to have 89 parking stalls (33 parking stall deficit, a variance of 37.07%). For Alternative #2, 70 parking stalls (14 parking stalls deficit, a variance of 26.31%).

DISCUSSION

Method-1, Riverside Municipal Code 19.580.06 addresses parking supply, not parking demand. It overestimates the parking needs for this site as this method requires parking stalls based on leasable square footage per tenant for the entire site. This method assumes that each tenant will need said amount of parking for the entire 24 hour day.

Analyzing the alternative tenant lists, it is apparent that different tenants will have different parking demands at different times of weekdays and weekends. The success of this shopping center is based on the right mix of tenant's, not more parking stalls, which is why 56 parking stalls is sufficient for this shopping center. Not the 89 for tenant list #1 or 77 for tenant list #2 for parking stalls as required by Riverside Municipal Code 19.580.06.

This shopping center is being built on the edge of a residential neighborhood we expect some of the patrons to walk to the shopping center rather than drive. Therefore, not everyone who will patronize this shopping center will need a parking stall.

A convenient store has committed to this shopping center. It will occupy 3851 square feet, which is required, per R.M.C. 19.580.06, to have 16 parking stalls. It is highly unlikely that a convenient store will occupy 16 parking stalls at any one time.

A smoke shop has committed to this shopping center. It will occupy 1495 square feet,

which is required, per R.M.C. 19.580.06, to have 6 parking stalls. It is highly unlikely that a smoke shop will occupy 6 parking stalls at any one time.

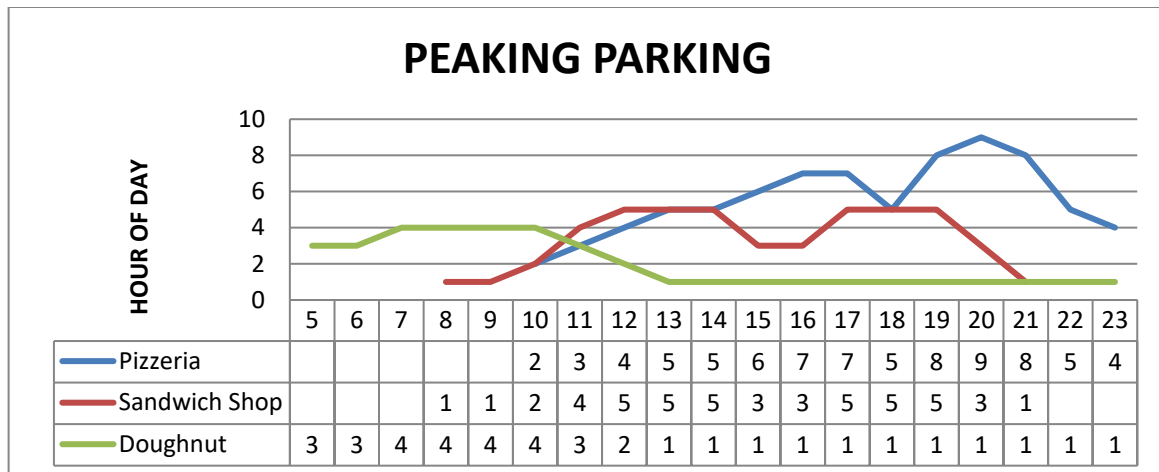
A dry cleaner has committed to this shopping center. It will occupy either 1189 or 1472 square feet. Per R.M.C. 19.580.06 it is required to have either 5 or 6 parking stalls. It is highly unlikely that it will occupy 5 or 6 parking stalls at any one time.

Below is data about three quick service restaurants, QRS, that would work for this site. These three QSR can coexist at this site without causing parking conflict or encroachment on streets because they have different peak hours and therefore different parking demands.

As shown in the analysis of a doughnut shop (see attachment page # 12), the highest parking accumulation occurred during the morning hours between 7 am and 10 am. After the 10 am parking accumulation all other parking accumulations captured no more than 2 cars. This tenant under-utilized its allocated parking stalls. The square footage of this model site is 1,280. The required parking under M.C. 19.580.06 is 13 parking stalls. The provided parking was 9 total, 8 standard and 1 handicap, a variance of 30.77%. Our parking utilization survey found that this site could operate with 4 parking stalls, 44.44% of provided parking or 30.77% of m.c.19.580.06 require parking stalls without conflict or encroachment on streets or parking on other properties.

As shown in the analysis of quick service sandwich shop (see attachment page # 15), square footage of this model site is 1,528. The required parking under M.C. 19.580.06 is 16 parking stalls. The provided parking is 22, 20 standard and 2 handicap. Our parking utilization survey found that this site could operate with 5 parking stalls, 33.33% of M.C. 19.580.06 required parking stalls without conflict or encroachment on streets or parking on other properties. The highest parking accumulation occurred during 12 noon and 2 pm and again between 5 pm and 7 pm, 5 cars. The parking accumulation at 8 am and 9 am was 1 car. The parking accumulation was 2 cars at 10 am. This shows that peaking parking needs between a doughnut shop and a quick service sandwich shop would not overlap.

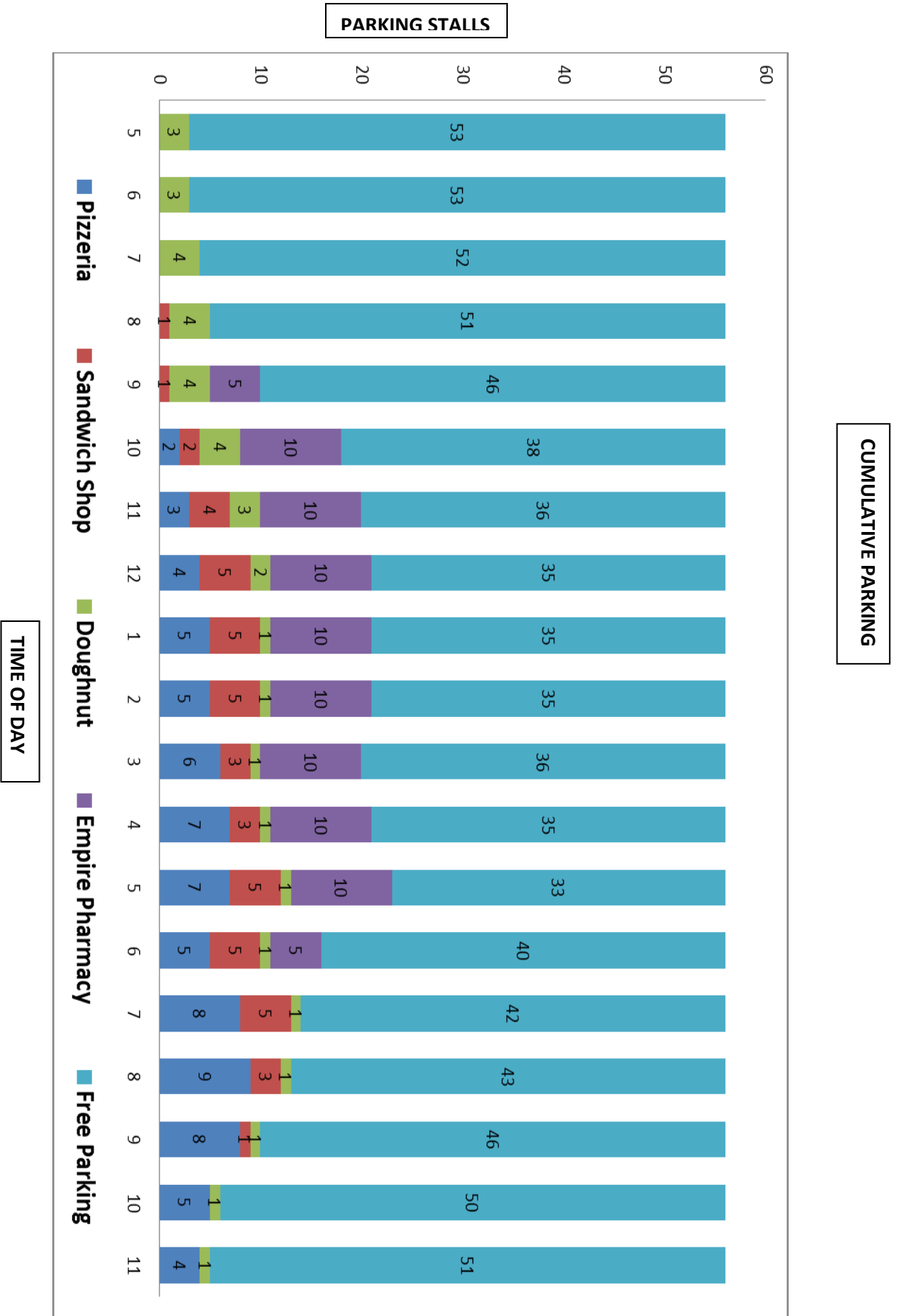
As shown in the analysis of quick service pizzeria (see attachment page # 18) the highest parking accumulation occurred in the late evening between 7 pm and 9pm on Friday and between 4 pm and 8 pm on Saturday. This tenant under-utilized the amount of parking per M.C. 19.580.060 by 43.75%. The square footage for this model site is 1600 and it can operate with 9 parking stalls, 56.25% of M.C. 19.580.060 required parking without conflict or encroachment on streets or parking on other properties.



Empire pharmacy will occupy 4318 square feet at this shopping center and will have **no walk-in** customers at this location. Its core business is delivering and shipping medications to patient homes where nurses give patients medication. Their parking stall requirement is 12 stalls per M.C. 19.580.06, but at most they will occupy 10 parking stalls.

The proposed list of tenants for this development will have sufficient parking to meet the needs of the tenants and their patrons. By extrapolating data from the above three parking studies future tenants will not have the exact same hours of operations nor the same peak hours. Patrons of one tenant will not compete with patrons of another for parking at this shopping center.¹ Either of the two tenant mix lists will be ideal for this shopping center.

¹ See page 24. Data from Local Parking Utilization Surveys



RESTAURANTS

Under Riverside Municipal code 19.580.060 (Parking Requirements) restaurant represents all of the various forms of restaurants, sit-down, drive-through, fast food, take-out, café, cafeteria, and excludes any outdoor dining. Urban Land Institute, ULI, has expanded the definition of restaurant because they have found that the different kinds of restaurants have different parking requirements. The ULI breaks down restaurants into these different categories:

- **Fine Dining without bar**
- **Fine Dining with bar**
- **Family Restaurant without bar**
- **Family Restaurant with bar**
- **Fast food ready to eat with sit down or take out**
- **Fast food with take away only**

Fine dining restaurants usually require reservations, serve dinner and sometimes lunch. Their hours of operations are usually from 11 am to 11 pm with peak patronage from 7pm to 10pm on week days and 8pm to 9 pm on weekends. Patrons usually spend over an hour per visit. Patrons have longer stays at these facilities if they have an attached bar.

Family restaurants usually do not require reservations and serve breakfast, lunch, and dinner. Patrons usually spend less than an hour per visit. Peak hours of business are 12pm to 1pm weekdays and weekends.

Fast food restaurants also known as high-turnover restaurants, have the shortest visits per patron. Many prepare food to be consumed off site. Their peak hours of business are usually 12pm to 2pm weekdays and weekends.

Other factors that should be considered in determining parking requirements for a restaurant are the area of the reception area, the dining area, and the food preparation area. Some restaurants that have a small dining area or no dining area and prepare food for consumption off site would not have the same parking demand that a steak house with a bar would require. A doughnut shop, which sells goods to be consumed off site, is classified as a restaurant in Riverside. If this doughnut shop has its goods prepared offsite, it would not have a large work force and therefore would not have a large employee parking demand. A doughnut shop typically has patrons in and out in less than 5 minutes, which theoretically means one parking stall can turnover twenty times per hour.

The parking studies provided earlier prove that the parking demand for quick service restaurants is lower than what Riverside Municipal Code 19.580.60 mandate. Therefore, this shopping center could accommodate three quick service restaurants with different peak hours without parking conflict or encroachment on streets.

TECHNOLOGY AND CONSUMER BEHAVIOR

Since Riverside Municipal Code 19.580.60 was written the Amazons, Uber-Eats and Grub-Hubs of the world have drastically changed shopping center demographics and dynamics. Aside from influencing consumer behavior, these companies have changed time spent in brick and mortar stores, driving patterns, and parking needs of all shopping centers.

Fast food establishments, as the name suggests provide food very quickly. However, Technology such as mobile phone applications, allow for these fast food establishments to prepare and have food ready prior to the customers arrival.

As more restaurant orders are being placed via Mobile applications customers are spending less time in the physical stores today than any time prior. Customers are placing their orders and paying for them before they arrive at the shopping center so that when they get to the store, they pick up their order and leave. Now less time is spent in the store by customers and therefore less time is spent occupying parking stalls. This is a growing trend in consumer behavior and is the reason we believe none dine in restaurants should be treated as regular retail outlets when it comes to determining parking per gross leasable area. Many national quick service restaurants use mobile applications, and it is making up a growing portion of their orders.² This trend is expected to grow and make up a larger percentage of their future orders. Therefore quick service restaurants will be spending less time face to face with their customers.³ This leads us to the conclusion that shopping centers with high-turn over fast food restaurants need less parking than **Method-1**, R.M.C. 19.580.60, requires because they will be able to put more cars in each parking stall per hour per day.

Not only are consumers picking up online orders, but delivery services are also playing a larger role in businesses like Subways Restaurant and Little Caesars. There are 7 food delivery services that cover the project site and surrounding area.

Food Courier Services Covering Project site⁴		
ChowNow	Splick-it	Uber Eats
eHungry	Square Order	Zuppler
Grub Hub		

These Delivery services help reduce the parking needs for the above-mentioned tenants.

Keeping time spent in store in mind, all doughnut shops prepare their goods between 12am and 5am so that they are fresh for sale from 6am to 12 noon. With this in mind the average time a customer spends in a doughnut shop is about 3 minutes.⁵ Quick service restaurants, like Little Caesars have Pizza's ready at all of their locations from

² 2014 survey by the ad agency Sullivan Higdon & Sink.

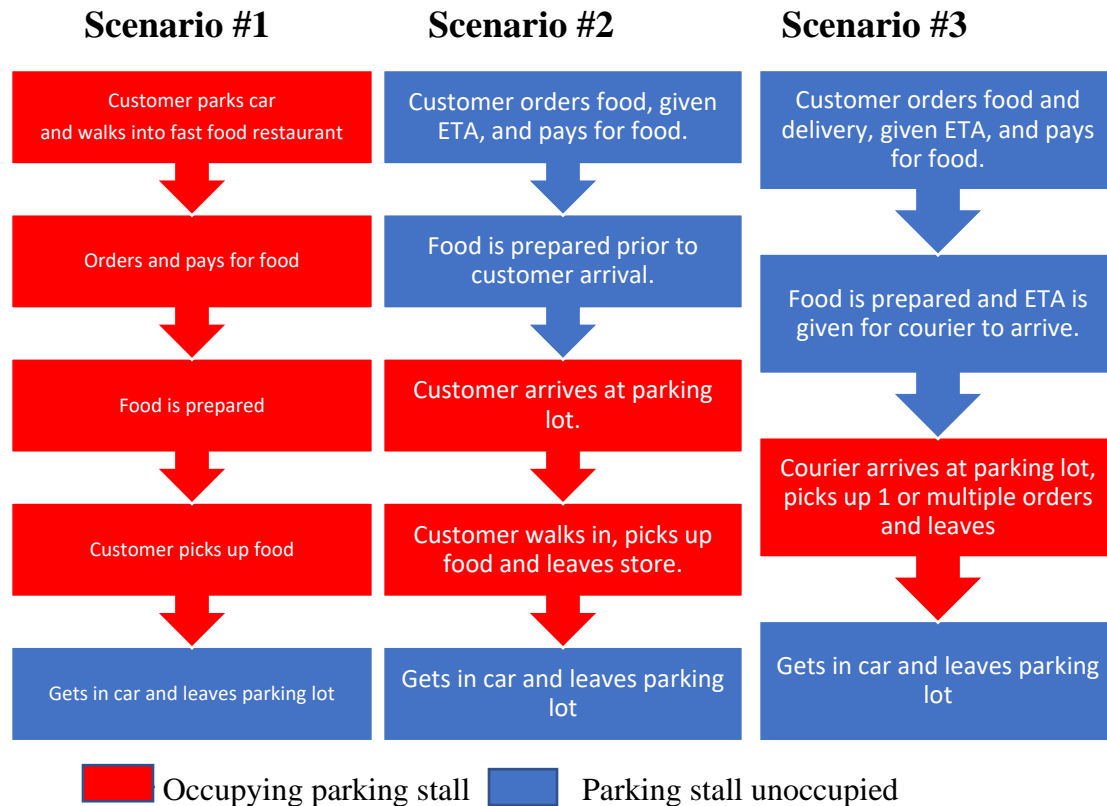
³ 2014 survey by the ad agency Sullivan Higdon & Sink.

⁴ Google search conducted on 5/31/2019 for project site vicinity, conducted Jalal Rahman

⁵ Winchells corporate phone call conducted by kahlid ali on May 21st 2019.

the hours of 4pm to 8 pm so that customers are spending less than 5 minutes in their store during peak business hours.⁶

Comparing the effect of mobile application technology on Consumer behavior
And how it directly reduces parking needs at shopping centers



In Scenario #1, a parking stall is occupied prior to customer ordering food. That parking stall is occupied thru the whole process: Pre order, order, prep, and pick up.

In Scenario #2, a parking stall is occupied after the order has been placed and prepared. Customer arrives to pick up prepared food and leaves.

In Scenario #3, a parking stall is occupied after one or multiple orders have been placed and prepared. Courier arrives, occupies one parking stall, picks up orders and leaves to do deliveries.

Riverside Municipal Code 19.580.060 was written when the standard work flow for fast food restaurants was as explained in scenario #1. During this time a car occupied a parking stall during the entire process of a fast food order. In today's world, scenarios #2 and #3 are the norm. Customers order fast food via their mobile phones, and can

⁶ <https://littlecaesars.com/en-us/contact-us/for-the-media/pizza-portal-nationwide/>

pick up the order after it has been prepared or they can choose to have it delivered to them. In scenario # 2, the customer occupies the parking stall only to pick the food and leave, which eliminates three steps from the entire process. In scenario #3 a courier occupies a parking stall once one or several orders are ready for pick up. This method which is the most common method used today, eliminates three steps from the entire process and also saves multiple parking spots if the courier is picking up multiple orders.

SUMMARY OF FINDINGS AND CONCLUSION

The application of Method-1, current municipal code 19.580.06, to the Columbia Ave project would require Alternative #1 to have 89 parking stalls (33 parking stall deficit, a variance of 37.07%). For Alternative #2, 70 parking stalls (14 parking stalls deficit, a variance of 26.31%).

Fifty-six parking stalls are sufficient for this shopping center, which is nestled in between a residential neighborhood and an industrial park. Patrons for this shopping center will come from these two demographics. Residents from the neighborhood can walk to the shopping center. Local workers will not spend much time per trip at this center as they will only patronize quick service retail before, during, and after work.

The success of this shopping center is the right mix of tenants, not more parking stalls. It is not likely that a 3,851 square foot convenient store will ever have 16 people in it at any given time. Therefore, requiring it to have 16 parking stalls, per R.M.C. 19.580.06, is not necessary. Also having tenants with different hours of operation and different peak hours of business means tenant’s will not be competing for the same parking stalls but will be using the same parking stalls at different times of the day. To conclude, it is our recommendation to approve building of this shopping center with 56 parking stalls.

We appreciate the opportunity to prepare this analysis for the proposed Columbia Avenue project. Should you have any questions or need additional assistance, please reach out to me at (760) 497-3795.

_____ Date:_____

Jalal Ibrahim Rahman P.E.

APECO ENGINEERING
328 N. State St
Hemet, CA 92543

Alternative Tenant List-1

Type of business	Area of Tenant (sq ft)	Municipal Code Riverside, CA "19.580.06" (1 parking stall per X sq ft)	Parking stalls Per tenant (Municipal Code Riverside, CA "19.580.06")
Building-A Convenient Store	3851	250	16
Unit B-1 Quick service restaurant	1124	100	12
Unit B-2 Quick service restaurant	942	100	10
Unit B-3 dry cleaner	1189	250	5
Unit B-4 Doughnut Shop	982	100	10
Unit B-5 Cell phone provider	1029	250	5
Unit C-1 Beauty supply Store	1651	250	7
Unit C-2 Generic retail	1472	250	6
Unit C-3 Smoke Shop	1495	250	6
Building -D EMPIRE PHARMACY	4318	250-office 250-pharmacy 1000-wharehouse	12 ⁷
TOTAL BUILDINGS SQ. FT	18053		
Required Parking per Municipal Code "19.580.06"			89
Provided Parking on Site Plan			53 + 3 handicap
Required Parking per Municipal Code "19.580.06"	-	Provided Parking on Site Plan	= Difference Variance Needed
89	-	56	= 33 37.07%

⁷ 4318 sq ft: 2250 sq ft warehouse, 1568 sq ft pharmacy area, 500 sq ft office use area.

Alternative Tenant List -2

Type of business	Area of Tenant (sq ft)	Municipal Code Riverside, CA "19.580.06" (1 parking stall per X sq ft)	Parking stalls Per tenant Municipal Code Riverside, CA "19.580.06"
Building-A-1 Convenient Store	3851	250	16
Unit B-1 Mailing/shipping outlet	1124	250	5
Unit B-2 Insurance agent	942	250	4
Unit B-3 Cell phone provider	1189	250	5
Unit B-4 Generic retail	982	250	4
Unit B-5 Beauty Supply Store	1029	250	5
Unit C-1 Generic retail	1651	250	7
Unit C-2 Dry Cleaner	1472	250	6
Unit C-3 Smoke Shop	1495	250	6
Building -D EMPIRE PHARMACY	4318	250-office 250-pharmacy 1000-wharehouse	12 ⁸
TOTAL BUILDINGS SQ. FT	18053		
Required Parking per Municipal Code "19.580.06"			70
Provided Parking on Site Plan			53 + 3 handicap
Required Parking per Municipal Code "19.580.06"	-	Provided Parking on Site Plan	= Difference Variance Needed
70	-	56	= 14 20%

⁸ 4318 sq ft: 2250 sq ft warehouse, 1568 sq ft pharmacy area, 500 sq ft office use area.

Local Survey # 1

Winchell's Donut House

Address: 1705 University Ave, Riverside, CA 92507 on the corner of Chicago avenue and University avenue
City : Riverside
County: Riverside
State: California

Store size: 1,280 square feet
Provided parking stalls, 8 standard and 1 handicap



This site was selected for survey to compare parking data for future Winchells or other doughnut shop that will be established at 1820 Columbia avenue Riverside, CA. This site is a stand alone building. It is assumed that all parked cars in the parking stalls on this site will be for patrons of Winchell's Donut House. This site is 2.1 miles away from our proposed site.

Date Collected: Monday 6/3/2019 and Tuesday 6/4/2019

Collected Data

Monday 6/3/19				Tuesday 6/4/19		
Time	Occupied Parking Stalls	Parking stalls Provided	Residual/(deficit)	Occupied Parking Stalls	Parking Stalls Provided	Residual/(deficit)
5:00 am	2	8 + 1 HC	7	3	8 + 1 HC	6
6:00 am	3	8 + 1 HC	6	3	8 + 1 HC	6
7:00 am	4	8 + 1 HC	5	4	8 + 1 HC	4
8:00 am	4	8 + 1 HC	5	4	8 + 1 HC	4
9:00 am	4	8 + 1 HC	5	4	8 + 1 HC	4
10:00 am	4	8 + 1 HC	5	4	8 + 1 HC	4
11:00 am	2	8 + 1 HC	7	3	8 + 1 HC	6
12:00 pm	1	8 + 1 HC	8	2	8 + 1 HC	7
1:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
2:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
3:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
4:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
5:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
6:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
7:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
8:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
9:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
10:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
11:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8

 PEAK HOUR

Peak Parking Required is 4 parking stalls

Riverside City Parking Requirement per municipal code 19.580.06 is 13 parking stalls

Monday

Field Technician: Basam Abdelhady (from 4:30 am to 4:30 pm)

Field Technician: Omar Cervantes (from 4:30 pm to 11:15 pm)

Tuesday

Field Technician: Basam Abdelhady (from 4:30 am to 4:30 pm)

Field Technician: Omar Cervantes (from 4:30 pm to 11:15 pm)

Field technician collected parked car count in the provided parking stalls on the hour from 5am to 11pm.

Field technician sat across the street, Chicago ave, next to O'Reilly Auto Parts at 1691 University avenue.

Local Survey # 2

Subways Resturant

Address: 67260 Ramon rd Cathedral City, CA 92234

City : Cathedral City

County: Riverside

State: California

Store size: 1,528 square feet

Provided parking stalls, 20 standard and 2 handicap

Hours of operation: M-F: 8 am to 9 pm sat & sun: 9 am to 9 pm



This site was selected for survey to compare parking data for future Subway Restaurant that will be established at 1820 Columbia avenue Riverside, CA. This site is a stand-alone building. The rest of the shopping center is currently vacant and under repair. It is assumed that all parked cars in the parking stalls on this site will be for patrons of Subway Restaurant.

Date Collected: Monday 6/10/2019 and Tuesday 6/11/2019

Collected Data

		Monday 6/10/2019		Tuesday 6/11/2019	
Time	Parking stalls Provided	Occupied Parking Stalls	Residual/ (deficit)	Occupied Parking Stalls	Residual/ (deficit)
8:00 am	20+2	1	21	1	22
9:00 am	20+2	1	21	1	21
10:00 am	20+2	2	20	1	21
11:00 am	20+2	4	18	3	19
12:00 pm	20+2	5	17	5	17
1:00 pm	20+2	5	17	5	17
2:00 pm	20+2	5	17	5	17
3:00 pm	20+2	3	19	4	18
4:00 pm	20+2	3	19	4	18
5:00 pm	20+2	5	17	5	17
6:00 pm	20+2	5	17	5	17
7:00 pm	20+2	5	17	5	17
8:00 pm	20+2	3	19	3	19
9:00 pm	20+2	1	21	1	21

	PEAK HOUR
--	-----------

Peak Parking Required is 5 parking stalls

Riverside City Parking Requirement per municipal code 19.580.09 is 16 parking stalls

Monday

Field Technician: Omar Cervantes (from 7:30 am to 9:30 pm)

Tuesday

Field Technician: Omar Cervantes (from 7:30 am to 9:30 pm)

Field technician collected number of cars parked in the provided parking stalls on the hour from 8 am to 9 pm. Field technician sat in the parking lot just north of the drive way on San Luis Rey drive so that they can see the entire parking lot.

Local Survey # 3

Little Caesars Pizza

Address: 8916 Limonite avenue Riverside, CA 92509
City : Jurpa Valley
County: Riverside
State: California

Store size: 1,600 square feet

Parking Required per municipal code 19.580.060 is 16 parking stalls

Hours of operation: Sunday -Thursday: 10:30 am to 10 pm Friday & Saturday: 10:30 am to 11:00 pm



This site was selected for survey to compare parking data for future Little Caesar's Restaurant that will be established at 1820 Columbia avenue Riverside, CA. This establishment is not a stand alone building. To determine parking utilization we counted number of employees in the store along with number of parties of people buying pizza in the store at given time.

Date Collected: Friday 6/7/2019 and Saturday 6/8/2019

Collected Data

	Friday 6/7/2019	Saturday 6/7/2019
Time	Occupied Parking Stalls	Occupied Parking Stalls
10:00 am	2	2
11:00 am	3	3
12:00 pm	4	4
1:00 pm	5	5
2:00 pm	5	5
3:00 pm	6	5
4:00 pm	7	8
5:00 pm	7	8
6:00 pm	5	9
7:00 pm	8	7
8:00 pm	9	8
9:00 pm	8	7
10:00 pm	5	5
11:00 pm	4	4

	PEAK HOUR
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Peak Parking Required is 9 parking stalls

Riverside City Parking Requirement per municipal code 19.580.09 is 16 parking stalls

Monday

Field Technician: Omar Cervantes (from 9:30 am to 4:30 pm)

Field Technician: Basam Abdelahdy (from 4:30 pm to 11:00 pm)

Tuesday

Field Technician: Omar Cervantes (from 9:30 am to 4:30 pm)

Field Technician: Basam Abdelhady (from 4:30 pm to 11:00 pm)

Field technician collected number of cars parked in the provided parking stalls on the hour from 8 am to 9 pm. Field technician sat in the parking lot just north of the drive way on San Luis Rey drive so that they can see the entire parking lot.

Local Survey # 3

Empire Pharmacy

Address: 1340 Massachusetts ave Riverside, CA 92507

City: Riverside

County: Riverside

State: California

Store size: 2,500 square feet

Provided parking stalls, 20 standard and 2 handicap

Hours of operation: M-F: 9 am to 6 pm sat & sun: closed



This site was selected for survey to compare parking data for future Empire Pharmacy. Empire Pharmacy is a closed door pharmacy. Currently Empire Pharmacy occupies 7 parking stalls at its current location. They do not have walk in customers. When they transition to the larger facility they look to increase in house staff by up to 3 more people. They will occupy 4318 square feet which puts their parking stall requirement at 17 parking stalls. They will only need 10 of these parking stalls.

Date Collected: Monday 5/27/2019 and Tuesday 5/28/2019

Collected Data

Time	Parking stalls Provided	Occupied Parking Stalls	Residual/ (deficit)	Occupied Parking Stalls	Residual/ (deficit)
9:00 am	20+2	5	21	5	21
10:00 am	20+2	7	20	7	20
11:00 am	20+2	7	18	7	18
12:00 pm	20+2	7	17	7	17
1:00 pm	20+2	7	17	7	17
2:00 pm	20+2	7	17	7	17
3:00 pm	20+2	7	19	7	19
4:00 pm	20+2	7	19	7	19
5:00 pm	20+2	7	17	7	17
6:00 pm	20+2	5	17	5	17

	PEAK HOUR
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Peak Parking Required is 7 parking stalls

Riverside City Parking Requirement is 10 parking stalls

Field Technician: (from 8:30 am to 6:30 pm)

Field Technician: (from 8:30 am to 6:30 pm)

Field technician sat in parking lot from 8:30 am to 9 am and from 6 pm to 6:30 pm. From 9am to 6 pm the field technician entered the pharmacy and sat next to front door to observe foot traffic. Empire Pharmacy currently shares a parking lot with different tenants and it was determined the best way to estimate parking demand on Empire Pharmacy was to sit in the store and count every person in the store as a car at the top of the hour.

Appendix A

19.580.060 - Parking requirements.

- A. *Minimum parking requirements.* The number of off-street parking spaces required by Table 19.580.060 (Required Spaces) shall be considered the minimum necessary for each use, unless off-street parking reductions are permitted pursuant to provisions herein. In conjunction with a conditional use, site plan review or planned residential development permit, the designated Approving or Appeal Authority may increase these parking requirements if it is determined that they are inadequate for a specific project.
- B. *Uses not listed.* The number of parking spaces required for uses not specifically listed in Table 19.580.060 (Required Spaces) shall be determined by the Community & Economic Development Director or his/her designee based on common functional, product or compatibility characteristics and activities. Such determination is considered a formal interpretation of this title and shall be decided and recorded as such pursuant to Chapter 19.060 (Interpretation of Code).
- C. *Mixed use complexes and parking credits.* In the case of shared parking facilities within a complex, the development shall provide the sum of parking spaces required for each separate use. However, if there are multiple uses in a complex with different operating characteristics, such as daytime office and nighttime commercial entertainment oriented uses, the Community & Economic Development Director or his/her designee may grant a mixed use parking credit to reduce the total number of required spaces by up to a maximum of 15 percent of the total required spaces. Another factor in favor of granting a credit is proximity to a transit stop. The following requirements apply to granting of a mixed use parking credit:
 - 1. The applicant shall provide a parking analysis specifying the proposed mix of uses and the operating characteristics of each type use; including hours of operation and individual parking requirements. The analysis shall provide adequate justification for granting the credit.
 - 2. A covenant shall be recorded on the property limiting the mix of uses to those identified in the original parking analysis, including a mix with similar operating characteristics.
- D. *Required spaces.* Table 19.580.060 (Required Spaces) below sets forth minimum off-street parking requirements for number of spaces. Except as otherwise specifically stated, the following rules apply to this table.
 - 1. "Square feet" (sq. ft.) means "gross square feet" and refers to total building gross floor area unless otherwise specified, not including areas used for off-street parking or loading spaces.
 - 2. Where parking spaces are required based on a per-employee ratio, this shall mean the total number of employees on the largest working shift.
 - 3. Where the number of seats is listed to determine required parking, seats shall be construed to be fixed seats. Where fixed seats provided are either benches or bleachers, each 24 linear inches of the bench or bleacher shall be considered a seat.
 - 4. When the calculation of the required number of off-street parking spaces results in a fraction of a space, the total number of spaces shall be rounded up to the nearest whole number.
 - 5. In addition to the requirements in Table 19.580.060 (Required Spaces), spaces shall be provided for trucks and other vehicles used in the business, of a number and size adequate to accommodate the maximum number of types of trucks and/or vehicles to be parked on the site at any one time.
 - 6. Where maximum distance is specified from the lot, the distance shall be the walking distance measured from the nearest point of the parking facility to the nearest point of the building or area that such facility is required to serve.
 - 7. Unless otherwise stated, the required parking shall be located on the same lot or within the same complex as the use.

Table 19.580.060
Required Spaces

Use	Number of Spaces Required
A	
Ambulance Service	1 space/ambulance plus 1 space/250 square feet of office area
Animal Keeping: a. Kennel (Dogs and Cats) b. Horse Stable - Commercial	a. 1 space/250 square feet of floor area b. 1 space/employee plus 1 space/5 stalls
Appliance sales or repair (household)	1 space/500 square feet of floor area ⁽¹³⁾
Assemblies of People - Entertainment and Non Entertainment ⁽¹⁵⁾ (Includes places of worship, fraternal service organizations, indoor theater, stadiums, auditoriums, auction houses, community centers, clubs or meeting halls)	1 space/4 fixed seats or 1 space/30 square feet of floor area in the main assembly area for non-fixed seats. ⁽¹³⁾ Additional requirements applicable to incidental Dwelling Unit(s) ⁽¹⁷⁾
Arcades and Internet Cyber Cafes	1 space/250 square feet of floor area ⁽¹³⁾
Assisted Living	0.5 spaces/bed
B	
Banks and Financial Service a. Automated teller situated as part of a bank or financial institution, located indoor or outdoor b. Automated teller separate from a bank or financial institution, located outdoor c. Drive through automated teller or indoor automated teller associated with a retail use.	1 space/180 square feet ⁽¹³⁾ a. No spaces required. b. 2 spaces for the first teller station and 1 space per each additional teller station, all located on the same lot or within 100 feet of the teller station. ⁽¹¹⁾ c. No spaces required.
Bars, Saloons, Cocktail, Lounges and Taverns	1 space/100 square feet of floor area ⁽¹²⁾
Bed and Breakfast Inn	1 space/guest room ⁽¹⁶⁾

Boardinghouse	1 space/guest room ⁽¹²⁾
Bus Terminal	⁽⁵⁾
Business Support Services (Including graphic reproduction, computer services, etc.)	1 space/250 square feet of floor area ⁽¹³⁾
Caretaker Living Quarters	1 space/dwelling unit
Catering Establishment	1 space/employee plus 1 space/500 square feet of floor area ⁽¹³⁾
Cemeteries, Mortuaries, Funeral Chapels and ancillary uses a. With indoor facilities b. Outdoor only	a. See "Assemblies of People" for parking requirements b. ⁽⁵⁾
Commercial Storage (mini-warehouse, self-storage facilities)	1 space/250 square feet of office area plus 1 space for a resident manager or caretaker ⁽¹⁰⁾
Outdoor Storage Yard	The greater of: 1 space/4,000 square feet net lot area or 1 space/250 square feet of office space or 1 space/500 square feet of enclosed storage
D	
Day Care Facilities (more than six people): a. Children (day care centers, preschools, infant centers) b. Adult (not in a group home)	1 space/employee plus 1 space/facility vehicle plus 1 space/10 persons at facility capacity. ⁽¹⁰⁾
Drug Store/Pharmacy	1 space/250 square feet of floor area ⁽¹³⁾
Dwelling: a. Single-family dwelling b. Multiple-family dwelling c. Studio Unit	a. 2 spaces within a private garage/dwelling unit b. 1.5 spaces/dwelling unit with 1 bedroom plus 2 spaces/dwelling unit with 2 or more bedrooms ⁽¹⁾ c. 1 space/dwelling unit d. 1) When a garage, carport or covered parking

d. Accessory Dwelling Unit	is demolished or converted to an ADU, replacement parking for the primary dwelling shall be required. 2) No parking is required for the ADU.
E	
Equipment Sales/Construction: a. Small - Rental and Repair b. Large - Rental and Repair	a. 1 space/500 square feet of office or retail area b. 1 space/500 square feet of office area and 2 spaces/repair bay, in addition to the service bays
F	
Family Day Care Homes: a. Small Family Day Care Home b. Large Family Day Care Home	a. No requirement beyond standard single-family use b. 1 space for the single-family dwelling plus 1 space/employee not residing in the home and a drop-off/pick-up space(4)
Farmers Market - Certified	(5)
Food and Beverage Sales	See "Retail Sales" for parking requirements
Furniture Stores	1 space/500 square feet of floor area ⁽¹³⁾
G	
Group Housing: a. 6 or fewer residents b. more than 6 residents	a. 1 enclosed space/dwelling unit b. ⁽⁵⁾
H	
Heliport	10 spaces plus 1 space/2 seats on largest helicopter accommodated on the site ⁽¹³⁾
Helistop	5 spaces ⁽¹³⁾

Home Improvement Sales and Service a. With outdoor storage/display area	1 space/250 square feet a. 1 space/1000 square feet storage/outdoor display area
Home Improvement Boutique/Showroom and Related Installation Facilities	1 space/500 square feet of floor area
Hotel	1 space/guest room ⁽¹⁰⁾
L	
Laundry, Commercial	1 space/350 square feet of floor area
Lumber Yard and Building Materials - With or Without Outdoor Storage	1 space/350 square feet of office area plus 1 space/1000 square feet storage/outdoor display area
M	
Manufacturing (industrial zones)(3)	1 space/350 square feet of floor area ⁽¹³⁾
Medical Services: a. Hospital b. Medical/Dental Office c. Laboratory, Research/Development d. Emergency Medical Service - urgent care e. Optometrist office	a. 1 space/bed ⁽¹²⁾ b. 1 space/180 square feet of floor area ⁽¹³⁾ c. 1 space/250 square feet of floor area d. 1 space/180 square feet of floor area e. 1 space/250 sq. ft. of floor area (minimum of 5 spaces) ⁽¹³⁾
Mobile Home Park	1 space/mobile home site plus 1 off-street guest space/5 mobile home sites
Model Homes	2 spaces/model home
Motel	1 space/sleeping or living unit ⁽¹⁰⁾
O	
Offices - Business and Professional	1 space/250 square feet of office area ⁽¹³⁾
Offices - Public or Private Utility Office with Payment Center	1 space/180 square feet of office area ⁽¹³⁾

Outdoor sales , display or storage	5 spaces plus 1 space/250 square feet of office area
P	
Plant Nursery ⁽⁶⁾	5 spaces plus 1 space/250 square feet of building area
Personal Service ⁽⁷⁾	1 space/250 square feet of floor area ⁽¹³⁾
Public Uses (Public utility and services facilities)	⁽⁵⁾
R	
Rail Transit Station	⁽⁵⁾
Recreational Facilities - Commercial: a. Billiard Parlor and Pool Halls b. Bowling Alleys c. Skate Facility (indoor/outdoor) d. Amusement Parks e. Golf Courses and Driving Ranges f. Health/Fitness Club ⁽¹⁵⁾ g. Swimming Pool h. Specialty Non-Degree (Dance and Martial Arts) i. Other indoor and outdoor facilities	a. 1 space/250 square feet b. 5 spaces/bowling lane ⁽¹²⁾ c. 1 space/100 square feet of floor area d. ⁽⁵⁾ e. 5 spaces/hole, 1.5 spaces/tee on the driving range plus additional spaces required for ancillary uses per the provisions of the Zoning Code. f. 1 space/150 square feet of floor area g. ⁽⁵⁾ h. ⁽⁵⁾ i. ⁽⁵⁾
Recycling Centers : a. Paper, glass plastic, aluminum and nonferrous metals b. Solid Waste Transfer Stations and Material Recovery Facilities	a. 1 space/employee plus 1 space/1,000 square feet of floor area b. 1 space/employee
Recycling Facilities: a. Indoor Collection Center b. Reverse Vending Machine c. Reverse Vending Machine - Bulk Type d. Mobile Recycling Unit	a. ⁽⁵⁾ b. No additional parking is required c. ⁽⁵⁾ d. 1 space/attendant (if applicable)

Restaurant (sit-down, drive-through, fast food, take-out, café, cafeteria, excluding any outdoor dining area)	1 space/100 square feet of floor area ⁽¹²⁾
Retail Sales (uses not located in a regional shopping center - i.e., In the CRC Zone) ⁽⁸⁾	1 space/250 square feet of floor area ⁽¹³⁾
S	
Schools: a. College, Community College, University, and Professional b. Elementary or Secondary (Junior High) c. High School d. Vocational and Technical	a. ⁽⁵⁾ b. 2 space/classroom plus 2 bus loading spaces c. 7 spaces/classroom plus 3 bus loading spaces d. 0.75 spaces/employee plus 0.75 spaces/student at maximum enrollment ^{(9) (13)}
Senior Housing	1.1 spaces/unit ⁽²⁾
Shelters, Emergency	Based upon demonstrated need, provided that the standards do not require more parking than that for other residential or commercial uses within same zone.
Shopping Center - Regional (i.e., in the CRC Zone)	1 space/200 square feet of gross leasable floor area
Single Room Occupancies	1 space/dwelling unit
Student Housing (including dormitories, fraternities, sororities, etc.)	1.1 spaces/bed ⁽¹⁰⁾
Supportive Housing	Based upon demonstrated need, provided that the standards do not require more parking than that for other residential uses within same zone.
T	
Taxi Company with Vehicle Storage	1 space/taxi plus 1 space/250 square feet of office area

Transitional Housing	Based upon demonstrated need, provided that the standards do not require more parking than that for other residential uses within same zone.
Tutoring Center	1 space per each faculty/staff; 1 space/2 students, for students 16 years old or older; and, 1 space/10 students, for students under 16 years old
V	
Vehicle Fuel Station: a. With Accessory Retail/Convenience Market b. With Vehicle Maintenance/Repair c. With Indoor Storage Area d. With Restaurants (including all cooking, serving and seating areas) e. With Car Wash	a. 1 space/250 square feet of retail area including cooler areas ⁽¹⁴⁾ b. 2 spaces/service bay ⁽¹⁴⁾ c. 1 space/1,000 square feet of storage area ⁽¹⁴⁾ d. 1 space/100 square feet of floor area ⁽¹⁴⁾ e. 1 space/washing bay ⁽¹⁴⁾
Vehicle Parts and Accessories	See "Retail Sales" for parking requirements
Vehicle Repair - Major or Minor	6 spaces on same lot plus 2 additional spaces/service bay, in addition to the service bays ⁽¹¹⁾
Vehicle Sales, Rental, Leasing - New or Used a. Without Outdoor Display b. With Outdoor Display	a. See "Retail Sales" for parking requirements b. 5 spaces plus 1 space/250 square feet of office area
Vehicle Wash Facilities: a. Full Service - Automated b. Self Service - (No separate office or retail use)	a. 1 space/2 employees of largest shift (Adequate stacking and drying areas as determined by Conditional Use Permit) b. 1 space/2 washing bays or stalls in addition to the bays
Veterinary Services (clinic and hospital, may include accessory grooming and boarding)	1 space/180 square feet of floor area
W	

<i>Warehousing and Wholesale Distribution Centers</i>	1 space/1,000 square feet of floor area plus 1 space/250 square feet of office area ⁽¹³⁾
<i>Wireless Telecommunication Facilities</i>	(5)

Table 19.580.060

Notes:

1. See Section 19.580.070 B (Multiple Family Dwellings) for additional requirements. For the purpose of calculating parking requirements for multiple family dwellings, dens, studies, Studio Unit(s), or other similar rooms that may be used as bedrooms shall be considered bedrooms.
2. For senior housing projects, 50 percent of the required spaces shall be covered either in a garage or carport.
3. For the purposes of parking requirements, this category includes corporation yards, machine shops, tin shops, welding shops, manufacturing, processing, packaging, treatment, fabrication, woodworking shops, cabinet shops, and carpenter shops and uses with similar circulation and parking characteristics.
4. Required parking spaces may be in tandem, and the driveway may be used for the required drop-off and pick-up space.
5. Parking ratio to be determined by the designated Approving or Appeal Authority in conjunction with required land use or development permits, based on the impacts of the particular proposal and similar uses in this table.
6. Excluding lath and green houses.
7. Includes barber shops, beauty salons/spas, massage, tanning, tailors, dry cleaning, self-service laundry, travel agencies, electrolysis, acupuncture/acupressure, and tattoo parlors.
8. For the purposes of parking requirements, this category includes antique shops, gun shops, pawn shops, pet stores, and second-hand stores.
9. Additional parking for assembly rooms or stadiums is not required.
10. Parking may be provided on the same or adjoining lot.
11. Parking may be provided on the same lot or within 100 feet of the subject site.
12. Parking may be provided on the same lot or within 150 feet of the subject site.
13. Parking may be provided on the same lot or within 300 feet of the subject site.
14. The pump islands are not counted as parking stalls.
15. A reduction in the number of required parking spaces may be permitted subject to a parking study and a shared parking arrangement.
16. Where strict adherence to any parking standards would significantly compromise the historic integrity of a property, the Development Review Committee may consider variances that would help mitigate such negative impacts, including consideration of tandem parking, allowances for on-street parking, alternatives to planter curbing, wheel stops, painted striping, and asphalt or concrete surfacing materials.
17. Parking shall be provided in accordance with Chapter 19.545.060 (Parking Standards Incentive). A parking analysis may be provided to justify modifications from those standards. The parking analysis shall identify the parking needs to address the operating hours and characteristics of the operations to provide for adequate parking at all times.

(Ord. [7457](#) § 1(Exh. A), 2019; Ord. 7408 §1, 2018; Ord. 7331 §94, 2016; Ord. 7235 §11, 2013; Ord. 7109 §11, 2010; Ord. 6966 §1, 2007)