




**PLANNING COMMISSION HEARING DATE: OCTOBER 28, 2021
AGENDA ITEM NO.: 4**

PROPOSED PROJECT

Case Number	PR-2021-000787 (Site Plan Review)	
Request	To consider a Site Plan Review to facilitate the construction of a mixed-use development consisting of 60 senior apartment units and two multi-tenant commercial buildings, totaling 5,794 square feet.	
Applicant	Roger Hobbs of RC Hobbs Company	
Project Location	11124 and 11144 Pierce Street, situated on the southwest corner of Pierce Street and La Sierra Avenue	
APN	146-220-040, 146-220-041	
Project Area	2.40 Acres	
Ward	7	
Neighborhood	La Sierra	
General Plan Designation	MU-V – Mixed-Use – Village	
Zoning Designation	MU-V – Mixed Use – Village; and MU-V- SP – Mixed Use – Village and Specific Plan (La Sierra University) Overlay Zones	
Staff Planner	Judy Egüez, Associate Planner 951-826-3969 jeguez@riversideca.gov	

RECOMMENDATION

Staff recommends that the Planning Commission:

1. **DETERMINE** that the proposed project is consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017 (SCH No. 2017041039) subject to compliance with the approved Mitigation Monitoring and Reporting Program; and
2. **APPROVE** Planning Case PR-2021-000787 (Site Plan Review), based on the findings outlined in the staff report and subject to the recommended conditions (Exhibits 1 and 2).

SITE BACKGROUND

The 2.40-acre project site consists of two vacant parcels, annexed into the City in 1964. The easternmost parcel is located at 11124 Pierce Street and consists of 0.80 acres. The westernmost parcel is located at 11144 Pierce Street and consists of 1.58 acres. The project site is bisected by a 25-foot-wide alley and an access easement for shared access with the shopping center to the south (Exhibit 3).

The site was originally developed with multiple commercial buildings and uses including beauty shops, offices, a fire station, a post office, a dairy store, and a lawnmower supply shop. Over the years, the buildings have been demolished.

Surrounding land uses include commercial uses to the north, across Pierce Street; a shopping center, and single-family residences to the south; Fire Station to #8 the east, across La Sierra Avenue; and single-family residences to the west (Exhibit 4).

The following summarizes key City activities:

- October 7, 2008 – The City Council approved a Traffic Pattern Modification to realign and widen the public rights-of-way consisting of La Sierra Avenue, Hole Avenue, Pierce Street, and Bushnell Avenue and to designate the intersection, "Five Points" as a City Landmark (P08-0474 and P08-0475). The realignment project resulted in the demolition of the buildings located at 11124 Pierce Street and acquisition of the properties by the City. The Landmark designation established guidelines for development within the Five Points area.
- December 12, 2017 – The City Council adopted the 2014-2021 Housing Element implementation Program that rezoned approximately 200 properties across the City to allow for multi-family and mixed-use residential development to comply with the State Housing Element Law. The subject parcels were part of this citywide rezoning effort, changing the General Plan Land Use designation and zone from commercial uses to Mixed-Use Village.
- April 21, 2020 – The City Council approved an amendment to the La Sierra University Specific Plan to achieve consistency with the General Plan Land Use and Zoning designations established by the 5th Cycle Housing Element Rezoning Program.
- August 5, 2021 and September 16, 2021 – The Planning Commission continued this project at the applicant's request to make minor adjustments to the Traffic Operational Assessment (TOA).

PROPOSAL

The Applicant is requesting approval of a Site Plan Review to facilitate a horizontal mixed-use development consisting of a senior housing complex and two multi-tenant commercial buildings. The following is a description of each component of the proposed project:

- Senior Housing – 11144 Pierce Street

The senior housing component is located on the westernmost parcel and includes 60 units in a 61,056 square foot, two- to three-story building. The complex includes 37 one-bedroom units and 23 two-bedroom units. The one-bedroom units will be 623 square feet and two-bedroom units will be 848 square feet. Every unit is proposed to contain a 50 square foot patio. A total of 57 parking spaces with 50 covered carports are proposed to serve the proposed project.

Common useable open space totals 7,608 square feet and is centrally located. Amenities include a spa, a 1,252 square foot clubhouse building with a great room, a kitchen and leasing office, and a courtyard featuring covered seating areas, two bar-b-que grills, a fire pit, and raised planter beds.

The senior housing component will be secured with a 4-foot-high wrought iron fence along Pierce Street and a 6-foot high combination block wall/wrought iron fence along the east property line adjacent to the alley. Primary vehicular access is from a proposed driveway on Pierce Street, secured with a 6-foot-high steel rolling gate. A secondary access is provided from the shared access and alley along the east property line. Pedestrian walkways are proposed throughout the interior of the complex and for connection to the commercial center component of the proposed project.

- Commercial Center – 11124 Pierce Street

The commercial component of the proposed project is located on the easternmost parcel. It consists of two multi-tenant commercial buildings, totaling 5,794 square feet as follows: 2,032 square feet for retail, and 3,762 square feet for restaurant. In addition, 5,676 square feet are proposed for outdoor dining. The commercial development will be served by 46 parking spaces with access from the alley/shared access driveway, located along the west property line. Pedestrian access is provided to connect the commercial center to the senior housing complex.

The architecture of the proposed mixed-use development reflects a contemporary style with Tuscan elements including warm colored stucco walls, stone accents and a tile roof. A decorative trellis palisade with stone encased columns is proposed along the northern property line, facing Pierce Street, to screen the parking lot. A variety of shrubs, ground cover and trees are proposed to enhance the development.

PROJECT ANALYSIS

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The proposed project is consistent with the General Plan Land Use designation of MU-V – Mixed Use – Village (Exhibit 5). The land use designation provides for high-density residential, commercial, office, and business uses, and encourages an emphasis on retail and entertainment activities. This development facilitates the grouping of housing with employment uses, entertainment activities and public gathering spaces, and other community amenities. The proposed project is consistent with the intent of the MU-V Zone and promotes the following Objective and Policies of the General Plan 2025:</p> <p><u>Objective LU-58:</u> Enhance the role of La Sierra as a major employment center in the City, with complementary residential and mixed-use development.</p> <ul style="list-style-type: none"> - <u>Policy LU-58.1:</u> Encourage pedestrian-oriented retail, restaurant, entertainment, and service uses in the Five Points area to create a local activity node for the La Sierra neighborhood. <p><u>Objective LU-61:</u> Enhance the economic vitality of the neighborhood and rejuvenate older commercial centers.</p> <ul style="list-style-type: none"> - <u>Policy LU-61.1:</u> Encourage creative mixed-use development within Five Points. - <u>Policy LU-8.1:</u> Ensure well-planned infill development Citywide, allow for increased density in selected areas along established transportation corridors. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p><i>La Sierra Avenue Specific Plan</i></p> <p>The proposed project is located in Subarea 12 of the La Sierra University Specific Plan (Exhibit 6). Subarea 12 was established to be consistent the Rezoning Program of the 5th Cycle, 2014-2021 Housing Element of the General Plan. The proposed project is consistent with the La Sierra University Avenue Specific Plan and furthers the following goals and policies:</p> <p><u>Goal LSU-1</u>: To provide a high quality, attractive mixed-use development which includes educational, residential, commercial, industrial, and recreational uses, all integrated with and enhancing the existing campus environment.</p> <ul style="list-style-type: none"> - <u>Policy LSU-1.13</u>: The uses permitted in Subarea 12 (Mixed Use-Village) shall comply with the uses permitted in Chapter 19.120 of the Riverside Zoning Code for the Mixed-Use Village (MU-V) Zone 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code (Title 19)</i></p> <p>The proposed project is zoned MU-V- Mixed Use – Village Zone and MU-V-SP – Mixed Use-Village and Specific Plan (La Sierra University) Overlay Zones (Exhibit 6), and both zones are consistent with the MU-V – Mixed Use – Village General Plan land use designation. The MU-V – Mixed Use – Village Zone allows for mixed-use development subject to approval of a Site Plan Review.</p> <p>The proposed project is consistent with the applicable development standards of the MU-V – Mixed Use – Village Zone, with the exception of a concession to deviate from the minimum parking requirements for the senior housing component of the proposed project. As designed, the proposed project provides a dynamic mix of uses while ensuring that the overall design and proposed uses are compatible with the surrounding neighborhoods.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Compliance with La Sierra University Specific Plan Design Guidelines</i></p> <p>The proposed project meets the La Sierra University Specific Plan Design Standards and Guidelines. The Specific Plan envisions a blend of traditional and contemporary architecture relating to California's past. The mixed-use development architecture is based on the heritage of the La Sierra area. It incorporates colored ceramic tile roof, stucco walls, courtyards, arches, and a trellis which are characteristics complementary to the architectural themes recommended by the Specific Plan.</p> <p>The massing of the proposed senior housing building has been minimized by incorporating stepped terraces adjacent to the residences to the south, changes in planes and articulated roof lines to create visual interest. The multi-tenant buildings feature compatible design elements with regards to building colors and materials to create a harmonious development.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>Compliance with the Five Points City Landmark Designation</p> <p>The project site is located within the boundaries of the Five Points City Landmark designation. It complies with the conditions of approval established with the Historic Designation (P08-0475). The proposed multi-tenant commercial buildings were designed with a low profile and close to the La Sierra right-of-way to emphasize a pedestrian-scaled mass and a "village-like" quality. The proposed outdoor dining areas encourage lively outdoor activity and enhance the streetscape. The proposed trellis element is in character with the architecture and enhances the linear quality of the Five Points corridor along Pierce Street. The senior housing buildings have been designed to have presence on the street and includes architectural features such as shutters, arched openings, and windowsills for visual interest.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with Citywide Design Guidelines</p> <p>The proposed project substantially meets the objectives of the Citywide Design Guidelines for mixed-use development related to building siting and orientation, massing, articulation and architectural treatment, parking layout, and landscaping.</p> <p>The overall design of the site focuses on pedestrian connectivity with pedestrian walkways, connecting the commercial component with the residential component of the development. The design focuses on centrally located common open spaces that can be used as gathering areas for dining, game use, lounge, and active play areas.</p> <p>The conceptual landscape plan provides an attractive and welcoming environment, with the inclusion of shade trees and high-quality landscaping throughout the site for a cohesive appearance.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Housing Element</p> <p>The project site is one of the 57 sites (W7G3S14) rezoned to Mixed-Use Zone to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation (P17-0096, P17-0180, P17-0182, and P17-0521) (Exhibit 7). The proposed project is consistent with the following Policies and further the intent of the Housing Element:</p> <p><u>Objective H-2:</u> To 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.</p> <ul style="list-style-type: none"> - <u>Policy H-2.2:</u> Smart Growth. Encourage the production and concentration of quality mixed-use and high-density housing along major corridors and infill sites throughout the City in accordance with smart growth principles articulated in the General Plan. - <u>Policy H-2.4:</u> Housing Diversity. Provide development standards and incentives to facilitate live-work housing, mixed-use projects, accessory dwellings, student housing, and other housing types. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

11144 Pierce Street (Senior Housing) Chapter 19.120 – Development Standards for Mixed Use Village Zone				
Standard		Proposed	Consistent	Inconsistent
Lot Area	20,000 sq. ft.	68,916 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Density	40 du/ac ¹	37.97 du/ac	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Width	75 feet	370 feet, 3 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Depth	100 feet	184 feet, 10 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	45 feet	35 feet, 9 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Setbacks	Front Yard – 0 feet (Pierce Street)		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side Yard	East – 0 feet (Alley)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		West - 15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard – 25 feet		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Common Open Space	50 sq. ft./ unit – 3,000 sq. ft. (60 units x 50 square feet)	7,608 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Private Open Space	50 sq. ft./ unit – 3,000 sq. ft. (60 units x 50 square feet)	60 units with private open space 3,420 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹ Zoning Code Table 19.120.050 – Mixed Use Zones Development Standards – Projects in MU-V Zones that are located within one-half mile of 1) transit stop along Magnolia Avenue or University Avenue; or 2) any transit station may have a residential density of up to 40 dwelling units per acre.

11124 Pierce Street (Commercial Center) Chapter 19.120 – Development Standards for Mixed Use Village Zone				
Standard		Proposed	Consistent	Inconsistent
Lot Area	20,000 sq. ft.	34,766 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor Area Ratio	2.5	0.17	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Width	75 feet	118 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Depth	100 feet	300 feet, 3 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	45 feet	23 feet, 1 inch	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Setback	Front Yard – 0 feet (La Sierra Avenue)		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side Yard	North – 0 feet (Pierce Street)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		South – 0 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard – 15 feet (Alley)		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.580 – Parking and Loading Development Standards						
Standard		Required	Proposed	Consistent	Inconsistent	Concession
Minimum Parking	Senior Housing					
	1 space per unit	60 spaces	57 spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Commercial					
	1 space/100 square feet (3,762 square feet of restaurant)	38 spaces	48 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	1 space/250 square feet of retail (2,032 square feet of retail)	8 spaces				
Senior Housing Covered Parking	50 percent of the required spaces shall be in a garage or carport = 30 spaces		50 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking Space Dimension	9 feet x 18 feet		9 feet x 18 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drive Aisle Width	24 feet		24 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Development Standard Concessions

Pursuant to Section 19.545.020 – Regulations for New Residential Construction of the Zoning Code, an applicant may request, in writing, a concession for a housing development restricted to qualified senior residents. As the proposed project will serve seniors (55 and over), it qualifies for one development standard concession. The applicant is requesting a concession to deviate from the minimum parking requirements (Exhibit 9). The Zoning Code requires one parking space per unit, resulting in a requirement of 60 parking spaces. The applicant is proposing to provide a total of 57 parking spaces.

The proposed senior housing is part of a proposed mixed-use development that includes retail and restaurant uses within a walking distance to the senior residences. The proposed project will be adjacent to existing shopping centers to the south and to the north (across Pierce Street). The La Sierra Public Library is located approximately 0.5 miles to the south and La Sierra University is approximately 0.7 miles to the west. The "Five Points" Intersection provides for multiple transportation routes, including a route that connects to the La Sierra Metrolink Station located 2 miles south on La Sierra Avenue.

FINDINGS SUMMARY

Site Plan Review

The proposed project has been designed as a cohesive horizontal mixed-use development that is complementary in architectural style, colors and uses. The proposed project is compatible with the surrounding character of the neighborhood and has been designed to be sensitive with the existing single-family residences to the south and west of the project site. It is also consistent with the objectives, policies, and development standards of the General Plan, the La Sierra University Specific Plan, the Five Points City Landmark Designation, and the Zoning Code.

The proposed mixed-use development is appropriate for the site and neighborhood, as it is located proximate to La Sierra University, local commercial, and community services, contributing to a synergistic relationship between uses in the area. The site is adjacent to Pierce Street and La Sierra Avenue, a transit corridor served by Riverside Transit Authority (RTA) with several bus routes and a route to the La Sierra Metrolink station. The proposed project will not have substantial adverse effects on the surrounding properties or uses.

ENVIRONMENTAL REVIEW

A Traffic Operational Assessment (TOA) was required pursuant to Mitigation Measure TRA-2 of the Mitigation Monitoring and Reporting Program adopted with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan. The proposed project is located adjacent to an intersection with a collision history and existing access challenges with multiple driveways/intersections within a short roadway segment. The TOA resulted in recommended Conditions of Approval No. 47 through 51, requiring a follow-up evaluation of traffic conditions and implementation of pedestrian/bike infrastructure improvements for consistency with the City's multi-modal Transportation General Plan Goals.

As conditioned, the proposed project will be consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017 (SCH No. 2017041039).

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. On August 5, 2021, Planning Staff received an electronic comment letter in opposition to the senior housing project (Exhibit 10). The letter expressed opposition to the parking concession as senior tenants and their children may own vehicles and are drive. The Zoning Code allows for the granting of a concession for any housing development restricted to qualified (senior) residents as defined by the State Civil Code. The proposed project complies with this definition.

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 Community & Economic Development Department, Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Existing Site Photos
4. Location Map
5. General Plan Map
6. Specific Plan and Zoning Map
7. Housing Element Map
8. Project Plans (Site Plan, Renderings, Floor Plans, Building Elevations, Open Space Exhibit, Wall & Fence Plan, Conceptual Landscape Plans, Conceptual Grading Plan)
9. Applicant's Concession Request Letter
10. Comment Letter

Prepared by: Judy Egüez, Associate Planner

Reviewed by: Candice Assadzadeh, Senior Planner and Patricia Brenes, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASE: PR-2021-000787 (Site Plan Review)

Site Plan Review Findings pursuant to Chapter 19.120.030

- a) The proposed development is consistent with the General Plan, any applicable specific plans and the intent and purpose of the mixed-use zones (Section [19.120.010](#)- Purpose);
- b) The proposed development, as conditioned, will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area;
- c) The proposed development is appropriate for the site and location by fostering a mixture and variety of land uses within the zone and the general vicinity and contributing to a synergistic relationship between uses; and
- d) The proposed development is harmonious with its surrounding environment. Buildings within a mixed-use development project must also be compatible with each other and be designed as an integrated, unified project. All proposed development must meet the design standards and guidelines in [Section 19.120.070](#) (Design Standards and Guidelines).



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASE: PR-2021-000787 (Site Plan Review)

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. The project shall comply with the applicable mitigation measures of the Final Program Environmental Impact Report (FPEIR) certified for the City's 2014-2021 5th Cycle Housing Element (SCH# 2017041039).
4. 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 Grading Permit Issuance:

5. **MM CUL-3:** To avoid impacts to previously recorded historic resources located within 50 feet of construction activities involving pile driving (if any) on the candidate sites listed below, prior to demolition, grading, or building permit approval, a site-specific Construction Protection Plan (CPP) shall be prepared by a qualified Historic Building Architect. The CPP shall specify mitigation to avoid or reduce impacts to less than significant. To provide adequate protection to the adjacent previously recorded historic resource, the CPP shall include the following components, pursuant to the National Park Service Preservation Tech Notes, Temporary Protection Number 3, Protecting a Historic Structure During Adjacent Construction:
 - a. Protocol for consultation between the historic building owner and project applicant to identify potential risks, negotiate changes, and agree upon protective measures;
 - b. Requirements for documentation of the condition of the adjacent historic building prior to any demolition/construction work, in a manner consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.
 - c. Protective measures to be implemented at both the construction site and the historic site.
 - d. Mitigating the effects of vibrations shall begin during the consultation process when acceptable levels shall be set and alternative processes specified, as required. If vibrations are likely to damage adjacent structures, specific measures to mitigate potential impacts shall be identified during the consultation process. Alternative measures to be considered include the following, among others, as required:

- i. Pile cushioning, jetting, predrilling, cast-in-place systems, or resonance-free vibratory pile drivers;
 - ii. Hand demolition as a substitute when conventional demolition activities would cause excessive vibrations;
 - iii. If pile driving is likely to damage adjacent structures, non-displacement piles that are inserted in bored holes rather than driven, "jacking-in" or pressing the piles into the ground, or other equally effective measure; and
 - iv. Delivery entry and exit points that are located the further distance possible/feasible from the historic site.
 - e. Procedures for regular monitoring during construction to: identify damage; evaluate the efficacy of protective measures already in place; and identify and implement additional corrective measures, if needed. Continual crack and vibration monitoring shall be provided as a warning system to prevent exceedances of previously established (during the Consultation phase) safe thresholds.
 - f. All damage to historic structures shall be restored to its preexisting condition
6. **MM CUL-4:** To avoid impacts to previously recorded resources located adjacent to candidate sites identified in CUL-3, prior to demolition, grading, or building permit approval for the candidate sites, the project applicant shall substantiate that:
- a. The Contractor conducting work on the construction site has submitted documents pertaining to protection of historic resources (i.e., Construction Protection Plan (CPP)) to the Community & Economic Development Department. · Promotion of CPP awareness among all project participants.
 - b. A Worker Historic Resources Awareness Program has been developed for implementation prior to demolition, grading, or building permit approval. The Program shall be implemented to educate all construction personnel (employees of contractors and subcontractors) who work on the project site or related facilities during demolition and construction concerning the adjacent historical resource. The training may be presented on electronic media in the form of a video recording.
 - c. The construction plans specify that the Contractor shall not locate any equipment or deliver any materials or commence any work whatsoever that may impact adjacent historic resources.
 - d. Each Contractor-Generated Submittal shall include the following:
 - i. General location map of the development site showing where work on the Contract will be performed, including notation on the map of location of the historic resource (s).
 - ii. Listing of materials, products or construction equipment to be used in the course of the Contract that have the potential to come in contact with the historic resource, and the proposed methods to be employed to prevent any damage to said historic resources.
 - iii. In the event that the Contractor identifies potentially more effective and/or efficient methods of protection as construction proceeds, the Contractor shall provide said measures to the Community & Economic Development Department. Adjustments and modifications shall be documented with the City and on construction drawings.
7. **MM NOI-2:** Prior to demolition, grading, or building permit approval, the project applicant shall submit to the Community & Economic Development Department a list of measures

to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. These measures shall include the following:

- a. A procedure and phone numbers for notifying the Community & Economic Development Department and Police Department (during regular construction hours and off-hours);
 - b. A requirement for a sign to be posted on-site specifying the permitted construction days and hours and complaint procedures, and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours); and
 - c. A requirement for a preconstruction meeting to be held with the job inspectors and general contractor/on-site Project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.
8. 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. Identification of location, exposed height, material, and finish of any proposed retaining walls.

During Grading and Construction Activities:

9. 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.
10. 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.
11. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
12. 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.
13. To reduce construction related particulate matter air quality impacts of the project, the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;

- c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - d. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - e. Trucks and other equipment leaving the site shall be washed off;
 - f. Disturbed/loose soil shall be kept moist at all times;
 - g. All grading activities shall be suspended when wind speeds exceed 25 miles per hour; and
 - h. A 15 mile per hour speed limit shall be enforced on unpaved portions of the construction site.
14. The applicant shall be responsible for erosion and dust control during construction phases of the project.
15. 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:

16. **Staff Required Landscape and Irrigation Condition:** Plans shall be submitted for Planning staff approval. Separate application and filing fee are required. Design modifications may be required as deemed necessary. Plans shall include the following:
- a. Groundcover, shrubs, and trees located in the bio-retention areas shall be selected for the Bioretention Plan List (Table 33) of the LID Manual for Southern California.
17. **Staff Required Elevation Conditions:** Plans submitted for Plan Check shall include the following:
- a. Roof-mounted mechanical equipment shall be fully screened with a parapet.
18. **Staff Required Wall Conditions:** Plans submitted for Plan Check shall include the following:
- a. Side of existing perimeter walls, facing the development, shall be painted to complement the colors of the development.
19. A covenant shall be recorded to the satisfaction of the City Attorney's Office and the Planning Division stipulating that tenants of the project shall be individuals with a minimum age of 55 years.
20. A declaration of Covenants, Conditions and Restrictions (CC&R's) shall be prepared establishing a Master Property Owner Association subject to the City's Planning Division and City Attorney's Office review and approval. Such declaration shall set forth provisions for maintenance of all common open space areas, and all other privileges and responsibilities of the common ownership. The CC&R's shall include provisions prohibiting the Master Property Association (MPA) from quitclaiming, selling, or otherwise transferring the land held in common ownership to private property owners. The CC&Rs shall contain the following conditions and restrictions:
- a. Establish a Master Property Owners Association (MPA);
 - b. The MPA shall be responsible for common maintenance of:
 - i. All open space, private drainage easements.
 - ii. Landscaping along the perimeter of both parcels.

- iii. Implementation of water quality management facilities on each parcel.
 - iv. The trellis along Pierce Street on the commercially developed parcel.
 - v. Fences/walls and gates.
 - vi. Carports on the residentially developed parcel.
 - vii. Amenities
- c. The MPA shall prohibit the use of balconies as storage.
21. **Photometric/Lighting Plan:** A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas, parking lots and pedestrian paths shall be submitted with the exterior lighting plan.
- a. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1);
 - b. The maximum allowable light trespass shall not exceed 0.5 foot-candle (5 lux) beyond the property line;
 - c. The light sources shall be hooded and shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways;
 - d. If lights are proposed to be mounted on buildings, down-lights shall be utilized;
 - e. Light poles shall not exceed 14 feet in height, including the height of any concrete or other base material, within 50-feet of residential property lines to north of the subject property line, otherwise light standards shall not exceed 25 feet in height, including the height of any concrete or other base material; and
 - f. For safety, all pedestrian paths shall be adequately lighted throughout the project.
22. Roof and building mounted equipment shall be fully screened from the public right-of-way. Screening material shall be integrated with the design of the building and be at least as high as the proposed roof mounted equipment.
23. Ground mounted equipment shall be fully screened from the public right-of-way.
24. 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.
25. 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.

Prior to Release of Utilities and/or Occupancy:

- 26. 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 the project planner at (951) 826-5371 to schedule the final inspection at least one week prior to needing the release of utilities.

27. The applicant shall provide written evidence to the Planning Division and the Riverside Police Department that they will be participating in the City's Crime Free Multi-Housing Program.

Standard Conditions

28. There shall be a one-year time limit in which to commence construction of the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
29. Site Plan Review may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of five years beyond the original approval expiration date prior to issuance of any building permits. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority following a public hearing noticed pursuant to Section 19.670.040 (Notice of Hearing for Legislative Actions), 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. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.
30. Prior to the expiration of the entitlements, if building permits have not been obtained, a time extension request shall be submitted to the Planning Division. The request shall include a letter stating the reasons for the extension of time and associated fee shall be submitted to the Planning Division.

PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE SUBJECT ENTITLEMENT.

31. 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.
32. 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.
33. 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.
34. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.

35. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

Public Works

Conditions to be Fulfilled Prior to Issuance of Building Permits, Unless Otherwise Noted:

36. Size, number, and location of driveways to Public Works specifications. No driveways allowed within access denial easement.
37. Installation of sewers and sewer laterals to serve this project to Public Works specifications.
38. Private ingress/egress easement required from property owner adjacent to alley.
39. Closure of unused driveways to Public Works specifications.
40. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department.

41. 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:
 - a. 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;
 - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - e. 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 Homeowners 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:
 - a. Demonstrate that all structural BMP's described in the project specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project specific WQMP; and
 - c. Demonstrate that an adequate number of copies of the approved project specific WQMP are available for the future owners/ occupants.
45. 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.
46. Required double trash enclosure per City standards. No Tandem enclosure allowed.
47. Prior to the issuance of a Certificate of Occupancy, the applicant shall stencil "KEEP CLEAR" pavement markings on the eastbound roadway segment immediately in front of the Project East Access driveway at Pierce Street. A supplemental "DO NOT BLOCK INTERSECTION" (R10-7) sign shall be mounted prior to the pavement markings. All signing and striping shall conform to the most current Manual of Uniform Traffic Control Devices (MUTCD) Standards and shall be constructed to the satisfaction of the Director of Public Works.
48. The applicant shall provide an access evaluation study six months after the issuance of the Certificate of Occupancy. The access evaluation study report shall include, but is not limited to, the following intersections:
 - a. Project West Access (NS) and Pierce Street (EW)
 - b. Rose Avenue (NS) and Pierce Street (EW)
 - c. Project East Access (NS) and Pierce Street (EW)
 - d. La Sierra Avenue (NS) and Pierce Street / Hole Avenue (EW)
49. For each location, an operational level-of-service intersection analysis, a queuing analysis, and a collision history analysis shall be included in the access evaluation study. The "Five Points Traffic Operational Analysis Report" (which was submitted on September 30, 2021) shall be utilized as the baseline conditions. The subsequent access evaluation study report to be submitted shall be compared to this baseline condition. If a traffic operational analysis deficiency is determined with the comparison of current conditions versus the baseline conditions (existing 2021), then it is the sole responsibility of the applicant to implement any and all improvements necessary as determined and approved by the Director of Public Works. The following criteria determine a project deficiency:

- a. Five Broadside Collisions at one intersection in a one-year period where the motorists' final destination is within the Five Points Center".
 - b. Queue from left turning traffic exceeds the available storage length of the lane and obstructs the adjacent through lane movement during any of the peak hours (AM and PM).
 - c. Failed Intersection Level-of-Service Operations during any of the peak hours (LOS "E" or "F").
50. Prior to the issuance of a Certificate of Occupancy, the applicant shall furnish and install eight (8) Polara audible pedestrians push buttons and one (1) Polara intelligent central control unit (ICCU) controller at the intersection of Pierce Street / Hole Avenue and La Sierra Avenue. The applicant shall hire a contractor to install the traffic signal equipment to its intended operating conditions. The contractor shall complete the construction work with an approved Public Works Permit. The installation of the traffic signal equipment shall be completed to the satisfaction of the Director of Public Works.
51. Prior to the issuance of a Certificate of Occupancy, the project shall install a raised channelized island at the intersection of Project West Access at Pierce Street to restrict left turn in and left turn out turning movements.
52. *Advisory – Owner/applicant to take over the maintenance of the parkway landscapes on Pierce and La Sierra. Street Trees to be protected in place.

Fire Department

Prior to Issuance of Building Permits:

53. 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.
- Have a UL, FM or ETL listed and licensed C10 fire alarm contractor submit plans and obtain approvals prior to installation. Alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.
- Contact the Riverside Public Utilities Department at (951) 826-5285 for the requirements for the dedicated fire service and backflow requirements.
54. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
55. Construction plans shall be submitted and permitted prior to construction.
56. Fire Department access shall be maintained during all phases of construction.
57. Public fire hydrants are required on Pierce Street and spaced a maximum of 350 feet apart
58. All required private hydrants shall be in service and fire flow available prior to building permit release by the Fire Department. Violation of this requirement may result in citations that require a court appearance to be issued.
59. Group R, Division 2 occupancies shall be provided with a manual and automatic fire alarm system in apartment houses three or more stories in height or containing 16 or more dwelling units. (See California Fire Code for exceptions). Submit plans and obtain

approvals from the Fire Department prior to installation. New fire alarm systems shall be UL, FM or ETL certificated for the life of the system. Central Station shall be UL UUFX.

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. An "Infrared Automatic Gate System" is required for all electric gates. Contact the Fire Prevention Division for information.

61. Provide for fire department access to the facility. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details

Public Utilities – Water

62. Prior to issuance of building permit applicant shall submit a composite water plan to the water department for the installation of required water services.

Public Utilities – Electric

Prior to Issuance of Building Permits:

63. Show proposed location of transformers and electrical room.

64. Will need to see all existing electrical facilities plotted on site plan before approval, as well as proposed transformer location for each site.

65. This site will need two transformers; one that will serve the apartments and the other that will serve the retail spaces.

66. Developer is responsible for the costs associated with relocating existing down guys and rebuilding pole 24405J to attain overhead clearances.

67. Easements will not be relinquished – if developer wants to relinquish easements, a Blanket PUE will be required over the parcel – once RPU completes the design we can obtain the actual easements required for the site.

68. Each apartment building requires its own switchgear. Remote metering rooms not allowed. Maximum service length to underground pull section is 150'. Provide transformer location for retail buildings.

69. Developer/customer needs to apply for an encroachment permit for the proposed wall along the alley.

Parks, Recreation and Community Services

Prior to Issuance of Building Permits:

70. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve, and trail fees) for privately developed areas.