



Community & Economic Development  
Department

*City of Arts & Innovation*

December 23, 2020

Adriana Quiquix  
A Community of Friends  
3701 Wilshire Boulevard, Suite 700  
Los Angeles, CA 90010

**SUBJECT: REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE – OASIS SENIOR VILLAS  
– 2340 FOURTEENTH STREET – PLANNING CASE P19-0865 (DR-SC)**

Dear Ms. Quiquix:

Thank you for your investment in the City of Riverside. This letter is in response to your request for a Substantial Conformance for the senior apartments, located at the 2340 Fourteenth Street, approved by City Council on June 14, 2011. This request modifies the project design, previously approved under Planning Cases P09-0808 (Conditional Use Permit) and P09-0809 (Design Review). The following modifications are proposed:

1. Decrease the number of residential units from 121 to 95 units;
2. Modification of operations from senior independent living market rate units to senior independent living 100% affordable units;
3. Reconfiguration of building location to avoid existing flood plain that trespasses the site along the southeast;
4. Modification of the massing and design of the building by changing from a Mission style 4-story building to three distinct modern-style building modules 3 and 4-stories in height;
5. Decrease the maximum building height from 59-feet to 52-feet, 6-inches;
6. Reduce the number of parking spaces from 121 parking spaces to 96 parking spaces in compliance with the current Zoning Code requirements;
7. Removal of the parking spaces and drive aisle on the north side of the site, adjacent to Georgia Street;
8. Removal of the emergency access driveway along Georgia Street;
9. Reduction in the total lot coverage from 23% to 17.6%.

Planning Division staff has reviewed the proposed modifications, as depicted in the attached exhibits, and determined that the proposed modifications substantially conform to the approved project, comply with the applicable standards of the Citywide Design Guidelines, subject to the attached Conditions of Approval.

All applicable conditions of approval and mitigation measures of Planning Cases P09-0808 (Conditional Use Permit) and P09-0809 (Design Review) shall continue to apply except as

clarified herein. No Variances or Modifications are required as part of this Substantial Conformance request.

If you have any further questions, please do not hesitate to contact me at 951-826-3969.

Sincerely,

A handwritten signature in black ink, reading "Judy Egüez". The signature is fluid and cursive, with the first name "Judy" and last name "Egüez" clearly distinguishable.

Judy Egüez  
Associate Planner

Attachments:

1. Conditions of Approval
2. City Council Staff Report, dated June 14, 2011 – Planning Cases P09-0808 (Conditional Use Permit) and P09-0809 (Design Review)
3. City Council Final Conditions of Approval, dated June 14, 2011 – Planning Cases P09-0808 (Conditional Use Permit) and P09-0809 (Design Review)
4. Planning Commission Final Conditions of Approval, dated May 14, 2020 – Planning Cases P20-0243 (Time Extension – Conditional Use Permit) and P20-0244 (Time Extension – Design Review)
5. Approved Substantial Conformance Plans



*ATTACHMENT 1 – CONDITIONS OF APPROVAL*

**PLANNING CASE:**    **P19-0865** (Design Review for Substantial Conformance)

**Case Specific**

•     **Planning**

1. All applicable conditions and mitigation measures of Planning Cases P09-0808 (Conditional Use Permit), P09-0809 (Design Review), P20-0243 (Time Extension – Conditional Use Permit), and P20-0244 (Time Extension – Design Review) shall continue to apply except as modified by the Substantial Conformance approval.
2. Planning Case P09-0810 (Street Vacation) shall be completed and the Vacation Resolution recorded, prior to occupancy of the Oasis Senior Villas.
3. Grading or street improvements within the area to be vacated shall not be permitted until Planning Case P09-0810 (Street Vacation) is completed and the Vacation Resolution is recorded.

•     **Fire Department**

4. An automatic fire sprinkler system is required by City Ordinance 16.32.080. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by a UL Central Station (UUFX) and shall be UL, FM or ETL certificated for the life of the system. Post Indicator valves, Detector Check control valves and water flow switches are required to be supervised by an UL listed central station.

Have a UL, FM or ETL listed and licensed C10 fire alarm contractor submit plans and obtain approvals prior to installation. Alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.

5. The Riverside Municipal Code, Section 16.36.010 to 16.36.090 requires a Public-Safety Radio Amplification System in:
  - a. New buildings greater than fifty thousand (50,000) square feet.
  - b. In existing buildings greater than fifty thousand (50,000) square feet when modifications or repairs exceed fifty percent (50%) of the value of the existing building(s) and are made within any twelve (12) month period or the usable floor area is expanded or enlarged by more than fifty percent (50%)
  - c. All basements where the occupant load is greater than fifty (50), regardless of the occupancy, or sub-level parking structures over ten thousand (10,000) square feet.

Plans shall be submitted to the Riverside Police Communication Analyst (951) 353-7270, for review and approval. The Riverside Police Communication Analyst will conduct an acceptance test of the system and a copy of the report shall be forwarded to the Fire Department.

6. All required 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.
7. New public fire hydrants are required on 14<sup>th</sup> Street and Georgia Street. Spaced maximum of 350 feet apart.

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

8. Easements and any associated fees will be acquired during the design process.
9. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained and location of the equipment is approved by the Utility.
10. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site. In addition to installing spare conduits, streetlights, also stub & cap along property frontage.
11. Plot existing electrical distribution facilities on the original site plan.
12. Please show proposed location switch, PJC, transformer (8'x10') & electric room/switchgear.
13. Street Lights will be required along Georgia Street and Eucalyptus Avenue.
14. Point of connection at 14<sup>th</sup> Street x Pennsylvania Avenue (C7632)

#### **General Conditions**

15. The project shall be developed substantially as depicted in the plans on file with this approval. Further modifications to the approved design may require additional review by the Development Review Committee or City Planning Commission.
16. This approval is for design concept only and is not a substitute for other permits or approvals as may be required by local ordinance or State law.