



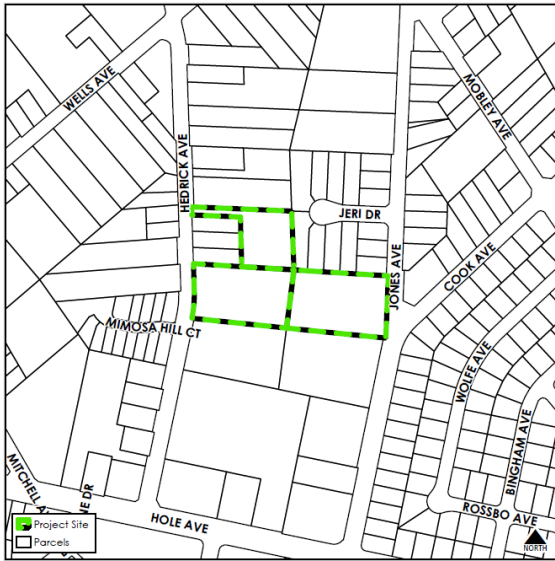
Community & Economic Development Department

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

Planning Division

**PLANNING COMMISSION HEARING DATE: DECEMBER 18, 2025
AGENDA ITEM NO.: 2**

PROPOSED PROJECT

Case Number	PR-2021-001114 (General Plan Amendment, Zoning Code Map Amendment, Design Review)	
Request	To consider the following entitlements to construct a 117-unit multi-family residential development on 4.54-acres: 1) General Plan Amendment to amend 2.72-acres of the project site from the MDR – Medium Density Residential Land Use designation to HDR – High Density Residential; 2) Zoning Code Map Amendment to rezone 2.72-acres of the project site from R-1-7000 – Single Family Residential Zone to R-3-1500 – Multiple Family Residential Zone; and 3) Design Review of project plans.	
Applicant	Hugo Lepe, of Century Heritage Builders, Inc.	
Project Location	4663 and 4705 Hedrick Avenue and 4618 Jones Avenue, bounded by Hedrick Avenue to the west and Jones Avenue to the east	
APN	143-040-010, 143-040-011, and 134-040-012	
Project Area	4.54-acres	
Ward	6	
Neighborhood	La Sierra	
General Plan Designation	MDR – Medium Density Residential and HDR – High Density Residential	
Zoning Designation	R-1-7000 – Single Family Residential Zone and R-3-1500 – Multiple Family Residential Zone	
Staff Planner	Yenifer Cid, Associate Planner 951-826-5652 ycid@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND** that the City Council find: The proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
2. **RECOMMEND** that the City Council: Approve Planning Case PR-2021-001114 (General Plan Amendment, Zoning Code Map Amendment, and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions (Exhibits 1 and 2).

SITE BACKGROUND

The subject 4.54-acre property consists of three contiguous parcels located between Hedrick Avenue to the west and Jones Avenue to the east. The site is developed with three single-family residences and accessory structures.

As a matter of information, the parcel fronting onto Jones Avenue (APN: 143-040-012) was rezoned from R-1-7000 – Single Family Residential Zone to R-3-15000 – Multiple Family Residential Zone as part of the City's Housing Element Update (5th Cycle) to meet the housing needs for the City (Exhibit 5).

Surrounding land uses consist of single family residential to the north, east (across Jones Avenue) and west (across Hedrick Avenue), and multi-family residential to the south (Exhibit 4).

PROPOSAL

The applicant is requesting approval of following entitlements for the construction of a 117-unit multi-family residential development:

- General Plan Amendment: To amend the land use designation of 2.72 acres of the project site (APN: 143-040-010 and 143-040-011) from MDR – Medium Density Residential to HDR – High Density Residential;
- Zoning Code Map Amendment: To change the zone of 2.72 acres of the project site (APN: 143-040-010 and 143-040-011) from R-1-7000 - Single Family Residential Zone to R-3-1500 – Multiple Family Residential Zone; and
- Design Review: Site design and building elevations.

The proposed project consists of five 3-story buildings and twelve 2-story buildings. The development includes one studio unit, 43 one-bedroom units, and 73 two-bedroom units. Units range in size from 607 to 1,197 square feet. Private balconies or patios are attached to each unit. A total of 215 parking spaces are provided in garages, covered carports, and uncovered parking spaces.

Common useable open space consists of 22,708 square feet and includes: a pool and spa, a fitness center and clubhouse, a tot lot, and multiple outdoor gathering areas with enhanced outdoor seating and landscaping.

The proposed project includes 6-foot walls on the perimeters of the site. Retaining walls are proposed along the northeast property line. The walls will be constructed of decorative masonry block, with a decorative cap, and landscaping will be provided along the perimeter of the project site.

The project is proposed to be fully gated with vehicular access to the site provided from driveways on Hedrick and Jones Avenues as well as multiple pedestrian access points along Hedrick and Jones Avenues.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
General Plan 2025 The proposed project is consistent with the proposed General Plan Land Use designation of HDR – High Density Residential (Exhibit 6), which provides for the development of row houses, condominiums, and apartments. The proposal to amend the General Plan Land Use designation will be consistent with the following Policies and Objectives, and further the intent of the General Plan 2025: <u>Objective LU-9:</u> Provide for continuing growth within the General Plan Area, with land uses and intensities appropriately designated to meet the needs of anticipated growth and to achieve the community's objectives. <u>Policy LU-58.6:</u> Allow for increased residential and commercial densities to bring more people to the neighborhood, support transit and complement the scale of major job creators in the neighborhood.	☒	☐
Zoning Code Land Use Consistency (Title 19) The proposed project is consistent with the proposed R-3-1500 – Multiple Family Residential Zone (Exhibit 7), which is consistent with the proposed HDR – High-Density Residential Land Use designation. The R-3-1500 Zone permits the development of multiple-family dwelling units. The proposed project is consistent with the applicable development standards of the Zoning Code.	☒	☐
Compliance with Citywide Design & Sign Guidelines The proposed project substantially meets the objectives of the Citywide Design Guidelines for new residential development related to building sitting and orientation, massing, articulation and architectural treatment, parking layout, and landscaping. The proposed project has been designed to incorporate an earth tone color scheme with decorative accents, including smooth stucco, accent laminated stone, aluminum siding, decorative metal gates, and metal balcony railings.	☒	☐

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.100.040 – Development Standards for the R-3-1500 Zone			
Standard	Proposed	Consistent	Inconsistent

Maximum Density	29 dwelling units/acre		25.7 du/acre	☒	☐
Minimum Lot Size	30,000 square feet		197,762 square feet	☒	☐
Lot Width	80 feet		430 feet	☒	☐
Lot Depth	100 feet		723 feet	☒	☐
Maximum Building Height	30 feet/40 feet ¹		40 feet	☒	☐
Minimum Setbacks	Front	Jones Avenue – 15-foot setback	15 feet	☒	☐
		Hedrick Avenue – 15-foot setback	15 feet	☒	☐
	Interior Side	7 feet, 6 inches	7 feet, 6 inches to 12 feet	☒	☐
Open Space	Private Usable Open Space				
	Minimum Area/Unit	50 square feet /unit = 5,850 square feet	13,641 square feet	☒	☐
	Common Usable Open Space				
	Minimum Area/Unit	200 square feet /unit = 23,400 square feet total	55,571 square feet	☒	☐

¹ Up to 60% of units may be located in three-story buildings with a maximum height of 40 feet.

Chapter 19.580 – Parking and Loading Standards					
Standard		Required	Proposed	Consistent	Inconsistent
Minimum Parking	1 space per studio unit (1 unit) = 1 space	1 space	1 space	☒	☐
	1.5 spaces per unit with 1 bedroom (43 units) = 65 spaces	211 spaces	214 spaces	☒	☐
	2 spaces per unit ≥ 2 bedrooms (73 units) = 146 spaces			☒	☐
	75 percent of spaces in a fully enclosed garage or carport	159 spaces	175 spaces	☒	☐

FINDINGS SUMMARY

Zoning Code Map Amendment

The proposal to apply the R-3-1500 – Multiple Family Residential Zone to the project site will facilitate the development of 117 multi-family residential units, which will help the City's ability to

meet the required 21,643 units identified in the 6th Cycle Regional Housing Needs Assessment (RHNA). The multi-family buildings are 2 and 3-story, scaled and designed to be sensitive to and compatible with single-family residences to the north, east, and west and with the multi-family on the south. The proposed project will not be detrimental to the health, safety, or general welfare of the public or surrounding area. For these reasons, staff can support the Zoning Code Map Amendment.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) has been prepared for the proposed project in accordance with section 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines. The CEQA document states that the proposed project will not have a significant effect on the environment, subject to implementation of the Mitigation, Monitoring and Reporting Program (MMRP) (Exhibit 9).

PUBLIC NOTICE, COMMUNITY MEETINGS, AND COMMENTS

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

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental findings, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Findings
2. Conditions of Approval
3. Existing Site Photos
4. Location Map
5. Housing Element Site Map
6. Existing and Proposed General Plan Maps
7. Existing and Proposed Zoning Maps
8. Project Plans (Site Plan, Common Open Space Plan, Private Open Space Plan, Preliminary Grading Plan, Site Sections, Conceptual Landscape Plan, Fence and Wall Plan, Floor Plans, Roof Plans, Building Elevations, Color and Material Sample Board, Renderings, and Photometric Plan)
9. Mitigated Negative Declaration and Appendices – City's Website <https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>

Prepared by: Yenifer Cid, Associate Planner

Reviewed and Approved by: Brian Norton, Acting City Planner



EXHIBIT 1 – FINDINGS

PLANNING CASES: **PR-2021-001114** (General Plan Amendment, Rezone, and Design Review)

A. Zoning Code Map Amendment (Rezoning) Findings Pursuant to 19.810.040

- a) The proposed Zoning Code Map Amendment (Rezoning) is consistent with the goals, policies, and objectives of the General Plan;
- b) The proposed Zoning Code Map Amendment (Rezoning) will not adversely affect surrounding properties; and
- c) The proposed Zoning Code Map Amendment (Rezoning) will promote public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASE: PR-2021-001114 (General Plan Amendment, Rezone, and Design Review)

Planning Division

1. All mitigation measures, as outlined in the Mitigation, Monitoring and Reporting Plan shall be completed in accordance with approval of this project.
2. 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.
3. Any future modifications to the approved design shall be submitted to the Planning Division for consideration. A separate application and fee may be required.
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 Issuance of a Demolition Permit:

5. The Project Applicant shall retain a qualified specialist to conduct surveys and determine the presence or absence of asbestos containing materials (ACMs) within the existing residences located at 4618 Jones Avenue, 4705 Hedrick Avenue, and 4663 Hedrick Avenue. Surveys shall be submitted to the City of Riverside Building and Safety Department for approval. In the event that ACMs are identified, abatement of asbestos shall be completed prior to any activities that would disturb ACMs or create an airborne asbestos hazard. Abatement activities shall include the removal and disposal of all asbestos within the structure to be demolished. Asbestos removal shall be performed by a certified contractor in accordance with South Coast Air Quality Management District (SCAQMD) Rule 1403.
6. If lead-based paint (LBP) is discovered, LBP abatement shall be completed by a qualified Lead Specialist prior to any activities that would create lead dust or fume hazard. Abatement activities shall include the removal and disposal of the existing LBPs on-site. LBP removal and disposal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which identifies the exposure limits, exposure monitoring and respiratory protection for workers exposed to lead. Contractors performing lead-based paint removal and disposal shall provide evidence of abatement activities.

Prior to Issuance of Grading Permit:

7. The General Plan Amendment Resolution shall be finalized and/or adopted.
8. The Zoning Code Amendment Ordinance shall be finalized and/or adopted.
9. **MM CUL-1 Tribal Consultation:** Prior to grading permit issuance, if there are any changes to Project Site design and/or proposed grades, the Applicant and the City shall contact interested tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, Developer/Applicant, and consulting tribes to discuss any proposed changes and review any new impacts and/or potential avoidance/preservation of the cultural resources on the Project Site. The City and the

Developer/Applicant shall make all attempts to avoid and/or preserve in place as many cultural and paleontological resources as possible that are located on the Project Site if the site design and/or proposed grades should be revised. In the event of inadvertent discoveries of archaeological resources, work shall temporarily halt until agreements are executed with consulting tribe, to provide tribal monitoring for ground-disturbing activities.

10. **MM CUL-2 Archaeological Monitoring:** At least 30 days prior to the application for a grading permit, and before any grading, excavation and/or ground-disturbing activities take place, the Developer/Applicant shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.

a. The Project Archaeologist, in consultation with consulting tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the Project Site. Details in the plan shall include:

- i. Project grading and development scheduling;
- ii. The development of a rotating or simultaneous schedule in coordination with the Developer/Applicant and the Project Archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project Archaeologists;
- iii. The protocols and stipulations that the Applicant, tribes, and Project Archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits, or nonrenewable paleontological resources that shall be subject to a cultural resources evaluation;
- iv. Treatment and final disposition of any cultural and paleontological resources, sacred sites, and human remains if discovered on the Project Site; and
- v. The scheduling and timing of the Cultural Sensitivity training noted in mitigation measure **MM CUL-4**.

11. **MM CUL-4 Worker's Environmental Awareness Program (WEAP) Training:** The Secretary of Interior Standards County certified Archaeologist and Native American monitors shall attend the pre-grading meeting with the Developer/permit holder's contractors to conduct mandatory Worker's Environmental Awareness Program (WEAP) training to all construction grading personnel. The training will include a brief review of the cultural sensitivity of the Project and the surrounding area, summarize and show examples of the types of resources that could be identified during earthmoving activities and provide notification protocols to be followed in the event suspected cultural resources are identified. Safety protocols would also be discussed to ensure the safety of the monitors and construction crew. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

12. A 40-scale precise grading plan shall be submitted to the Planning Division and include:

- 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:

13. **MM CUL-3 Treatment and Disposition of Cultural Resources:** In the event that Native American cultural resources are inadvertently discovered during the course of grading for this Project, the following procedures will be carried out for treatment and disposition of the discoveries:

- a. Consulting Tribes Notified: within 24 hours of discovery, the consulting tribe(s) shall be notified via email and phone. Consulting tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation.
- b. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on-site or at the offices of the Project Archaeologist. The removal of any artifacts from the Project Site will need to be thoroughly inventoried with tribal monitor oversight of the process; and
- c. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The Applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same:
 - i. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloging and basic recordation have been completed;
 - ii. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;
 - iii. If more than one Native American tribe or band is involved with the Project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and

- iv. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the Project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the Archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center, and interested tribes.
14. If ground-disturbing or vegetation-removing construction activities or tree removal is proposed during the breeding/nesting season for migratory birds (typically February 15 through August 31), a qualified Biologist shall conduct pre-construction surveys for special-status birds and other migratory birds within the construction area including a 300-foot survey buffer, no more than 3 days prior to the start of ground-disturbing activities in the construction area.
15. If an active nest is located during pre-construction surveys or at any point during the construction phase of the Project, the United States Fish and Wildlife Service (USFWS) and/or California Department of Fish and Wildlife (CDFW) (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned, or a qualified Biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and a 50-foot radius around an active migratory bird nest) or alteration of the construction schedule.
16. Discovery of Human Remains: In the event that human remains (or remains that may be human) are discovered at the Project site during grading or earthmoving, the construction contractors, Project Archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the Riverside County Coroner and the City of Riverside Community & Economic Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b) unless more current State law requirements are in effect at the time of the discovery. No photography of any human remains shall be taken, unless directed by the Riverside County Coroner. Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) to determine the most appropriate means of treating the human remains and any associated grave artifacts.

The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The County Coroner will notify the Native American Heritage Commission in accordance with California Public Resources Code 5097.98.

According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). The disposition of the remains shall be determined in consultation between the Project proponent and the MLD. In the event that the Project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).

17. 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.
18. 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.
19. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
20. 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.
21. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - f. The generation of dust shall be controlled as required by the AQMD;
 - g. 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;
 - h. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
 - i. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - j. Wash off trucks and other equipment leaving the site;
 - k. Keep disturbed/loose soil moist at all times;
 - l. Suspend all grading activities when wind speeds exceed 25 miles per hour; and
 - m. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
22. The applicant shall be responsible for erosion and dust control during construction phases of the project.
23. 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:

24. **Landscaping and Irrigation:** Plans shall be submitted to the Planning Division for review. Design modifications may be required as deemed necessary. Separate applications and filing fees are required.

- a. Minimum 36-inch box evergreen trees shall be planted adjacent to single-family residential zoned property or use.
25. **Photometric/Lighting Plan:** An exterior lighting plan shall be submitted to staff for review and approval as part of the Building Permit plan check. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking-lot shall be submitted with the exterior lighting plan. 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). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed fourteen (14) feet in height, including the height of any concrete or other base material.
26. **Fence and Wall Plan:** Revise fence and wall plan to include the following:
- a. Fencing adjacent to single-family residential zone property or use shall consist of a solid decorative masonry wall for privacy.
 - b. Fencing on top of the retaining wall along the northeast property line, adjacent to single-family residential zone property or use shall consist of a solid decorative masonry wall up to a total height of ten feet tall for privacy.
 - c. All walls and pilasters shall be constructed of decorative masonry with a decorative cap.
27. 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.
28. Ground mounted equipment shall be screened from view on all sides with solid masonry walls or similar permanent structures. Such masonry wall or structure shall be of a neutral color. Screening with wood, chain-link, or similar fencing materials shall not be permitted.
29. 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.
30. Submit three sets of plans depicting the preferred location for above ground utility transformers of capacity to accommodate the planned or speculative uses within the building(s). 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. If landscape screening is the preferred screening method, no landscaping except ground cover shall be allowed within 10 feet of the transformer. The Applicant is advised to consult with the City of Riverside Public Utilities, Electrical Engineering Division, at (951)826-5489 prior to preparing these plans.

Prior to Release of Utilities and/or Occupancy:

31. 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/auditor responsible for the project. Contact the Case Planner, at (951) 826-5371 to schedule the final inspection at least one week prior to needing the release of utilities.

Operational Conditions:

32. Outdoor private balconies shall be kept uncovered and shall not be used as storage.
33. Storage of personal belongings shall be prohibited on outdoor patios and in open space or landscaped areas.
34. All vehicles parked on site in conjunction with this use shall be maintained in operable condition.
35. The applicant shall be responsible for maintaining the area adjacent to the premises over which they have control and shall keep it free of litter.
36. The applicant shall be responsible for maintenance of all common open space areas and all other privileges and responsibilities of the common ownership.
37. All carports shall remain free and clear for the parking of vehicles.
38. Garages shall remain clear to park vehicles and shall not be used as storage area.

Standard Conditions:

39. There shall be a two-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.
40. The General Plan Amendment, Zoning Code Amendment, and Design 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 may grant one final permit extension of up to two years following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing). 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.

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

41. 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.

42. The Project must be completed per the Design Review approved by the Planning Commission, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Planning Commission or by Planning Staff. Upon completion of the Project, a Staff inspection must be requested, and UTILITIES will not be released until it is confirmed that the approved plans and all conditions have been implemented.
43. 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.
44. 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.
45. This approval is for design concept only and does not confirm the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
46. 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.

Fire Department

Prior to Issuance of Building Permit:

47. Fire sprinkler, fire alarm, fixed extinguishing system, emergency radio systems, standpipes or any other type of fire protection systems that are required by the California Fire Code, California Building Code or City Ordinance, shall be submitted by a California Licensed contractor, under separate permit to Riverside Fire Department for approval and permit issuance prior to any work on such systems
48. 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.
49. To comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition).
50. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
51. Construction plans shall be submitted and permitted prior to construction.
52. Fire Department access shall be maintained during all phases of construction.
53. An NFPA 13R Residential Fire sprinkler system is required for residential building. An NFPA 13 Fire Sprinkler system is required for the gym and office building.
54. 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.
55. 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. (CFC, Sec. 907.2.9.1)

56. The fire department emergency access shall comply with the following:

- a. Identification and posting of the required fire lanes. All interior fire department access roadways of 20' shall be maintained at all times. No portion of the fire lane shall not be encroached by street parking or landscaping. Show how the 20' access roadway, including the turning radius of 28' inside
- b. R radius and 48' outside radius shall.
 - The fire department access roadway shall meet the 80,000 pound load and all-weather surface.
 - Dead end access road shall not exceed 150 feet in length, without providing a hammerhead.

Parks, Recreation & Community Services – Park Planning

Prior to Map Recordation:

57. Developer shall make payment of all applicable Park Development Impact fees (regional/reserve and trail fees) for all recorded ROW.

Prior to Issuance of Building Permit:

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

Public Utilities – Electric

Prior to Issuance of Building Permit:

59. 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.

60. Plot existing electrical distribution facilities on the original site plan.

61. Provide PJC, transformer, & switchgear locations.

62. Pick up point: RTRP pole number 40641J, old number: 31669J.

Public Utilities – Water

Prior to Issuance of Building Permit:

63. New water service installations are processed under a separate plan and permit submitted directly to the Public Utilities Department. Water plan must be submitted prior to issuance of building permit.

64. New domestic, landscape and fire services will be required for the project

65. An executed master meter agreement is required to permit private sub-metering and billing of individual tenants. Submeters must be installed to measure tenants actual use for a master meter agreement to be executed.

Public Works – Land Division

Prior to Issuance of Occupancy, Unless Otherwise Noted:

66. Deed for widening Hedrick Avenue along project frontage to 33 feet from monument centerline to Public Works specifications.
67. Deed for widening Jones Avenue along project frontage to 33 feet from monument centerline to Public Works specifications.
68. Storm Drain construction will be contingent on engineer's drainage study.
69. Installation of curb and gutter at 20 feet from monument centerline, sidewalk and matching paving on Hedrick Avenue to Public Works specifications.
70. Installation of curb and gutter at 20 feet from monument centerline, sidewalk and matching paving on Jones Avenue to Public Works specifications.
71. Prior to Building Permit Issuance, the Developer shall complete a lot line adjustment to consolidate the project site parcels to the satisfaction of the Planning Division and Public Works Department.
72. Installation of sewers and sewer laterals to serve this project to Public Works specifications. Sewer main and laterals will be private all the way to the main connection in the public right of way.
73. Off-site improvement plans to be approved by Public Works prior to building permit issuance.
74. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to permit issuance.
75. Size, number and location of driveways to Public Works specifications.
76. 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.

77. 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.
78. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or Property Owners Association Conditions, Covenants and Restrictions (C,C&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.
79. 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.
80. 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.
81. Double trash enclosures required per Public Works specifications. No tandem enclosures allowed unless all recycle or all solid waste dumpsters within enclosure.
82. Prior to permit issuance, add the following notes to the site/plot or landscape plans and contact the City Tree Inspector for review and approval:
- PLANT 24 inch box size *Handroanthus chrysotrichus* in public right-of-way along Jones Avenue and *Cassia leptophylla* along Hedrick Avenue. Typical spacing 25 feet on center. Prior to planting, Tree Inspector to determine precise locations and quantities at time of site inspection after fine grading and hardscape installation is complete. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications.
83. 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 and Fire Department specifications.

Public Works – Traffic Division

Prior to Issuance of Certificate of Occupancy:

84. The applicant shall construct a bike rack that can accommodate a minimum of 2 bikes. The installation of the bike racks shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.

85. The applicant shall complete following improvements:
- a. Intersection of Cook Avenue and Jones Avenue: Install stop signs equipped with solar powered flashing LEDs at all approaches, specifications shall be to the satisfaction of the City Traffic Engineer.
 - b. Intersection of Hedrick Avenue at Project Driveway: Install "RESIDENT ONLY ACCESS" facing Hendrick Avenue to guide visitors to use the driveway access at Jones Avenue.
 - c. Construct a stop sign (R1-1), stop bar, stop legend, at project driveway. Stop signs must conform to City Standard 664 and the stop bar and legend must conform to the City standard 650.
 - d. Install high visibility crosswalks across both project driveways per City Standard Plan 640.
 - e. Install a 20 foot red curb on both sides of each project driveway.
86. Signing & striping, street improvements and traffic signal modifications shall be shown on separate design plans signed by a licensed civil or traffic engineer and completed to the satisfaction of the Director of Public Works.
87. The applicant shall hire a contractor to install the traffic signal equipment to its intended operating conditions. All signage and striping improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) and City of Riverside standards. The applicant shall hire a contractor to install MUTCD & City of Riverside Standard compliant signage & striping modification improvements. The applicant shall obtain any necessary permits and approvals to complete the improvements. The applicant **is solely responsible for the design, procurement and installation** of the improvements to the satisfaction of the Director of Public Works.
88. That prior to the issuance of any permit, the applicant shall provide traffic control plans signed by a registered professional engineer for any public street, utility, signing/striping, or traffic signal improvements.