



Community & Economic Development Department

Planning Division

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

DESIGN REVIEW (DR)

Approval Date: January 18, 2024

PROJECT DETAILS

CASE NUMBER: PR-2021-001092 (Design Review)
CONTACT PLANNER: Brian Norton, Principal Planner
APPLICANT: Robert Airhart
PROPERTY ADDRESS: 4704-4714 Jurupa Avenue
ZONE: R-3-2500 – Multi Family Residential
WARD: Ward 3

SITE BACKGROUND

The proposed project consists of 3 contiguous parcels totaling 1.72 acres. Two of the parcels are vacant; the remaining parcel is developed with a single-family residence, detached garage and non-habitable accessory structures.

Surrounding development includes single-family and multifamily development.

The project site was rezoned under the 6th Cycle Housing Element update to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation (Planning Case PR-2021-001058). The site was identified as Opportunity Site 122 within Ward 3 and was anticipated to yield 31 units.

PROPOSAL

The applicant is requesting approval of a Design Review for the construction of a multifamily residential development. Existing on-site structures would be demolished to facilitate the construction of 28 townhomes within four, two-story, residential buildings and a single-story 1,256 square foot community amenity building. The project includes 20 two-bedroom units and 8 three-bedroom units ranging in size from 1,288 to 1,441 square feet. Buildings have been designed in a Spanish Mediterranean architectural style and include materials and details such as stucco finish, decorative wall tiles, terra cotta tile roofing, and metal railings.

The project proposes 7,923 square feet of common usable open space throughout the site and includes large courtyards with bar-b-ques, game areas, enhanced landscape areas, a clubhouse building, tot lots, and a dog park. Each unit includes between 127 and 133 square feet of private open space with a patio on the ground floor.

Parking consists of 64 parking spaces, including 56 garage spaces. Vehicle access to the site is provided via a 26-foot two-way drive aisle from Jurupa Avenue. Pedestrian entrances are provided on both the north and south side of the project site. The south pedestrian entrance has been added to provide residence closer pedestrian access to Mountain View Park.

Landscaping is proposed throughout the site, consisting of a mix of trees, shrubs, and groundcover. Fencing consists of a 6-foot-high block wall along the interior property lines and a combination of a tubular steel and decorative 3-foot high landscape wall along the Jurupa Avenue frontage.

ANALYSIS

The proposed multi-family development complies with all development standards of the R-3-2500 Zone. Additionally, the proposed development contributes to the Envision Riverside 2025 City Council Strategic Priority 2 – Community Well-Being (Goal 2.1 – Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income) and aligns with all Cross-Cutting Threads.

The project site is one of the sites rezoned under the 6th Cycle Housing Element update, to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation (Planning Case PR-2021-001058). To facilitate the development of housing throughout the city, consistent with California Government Code Section 65580, an administrative Design Review, approved by the Community & Economic Development Director, is required for standalone multifamily residential building(s) when in compliance with the established criteria in Chapter 19.710 (Design Review).

Based upon the Housing Element analysis, this site was projected to yield 31 units towards the City's RHNA allocation. The project will construct a total of 28 units – 3 below the number of units originally allocated. Consistent with California Government Code Section 35863, the City must demonstrate that the City's Housing Element sites are adequate to meet the remaining RHNA allocation for the planning period in order to approve the lower density proposed by this project. The City was allocated 18,458 units for its RHNA allocation for the 2021-2029 Housing Element cycle and identified 210 housing sites which would yield a maximum of 20,997 dwelling units – a surplus of 2,539 dwelling units. With recent development and taking into account the lower density proposed as part of this project, the City maintains a surplus of housing units. Based upon the shape of the project site, development standards, access and required infrastructure the site was restricted to 28 units.

Based on the above, staff can support this project, subject to the conditions of approval.

ENVIRONMENTAL REVIEW

This proposal is consistent with the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021 (SCH No. 2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program.

APPEAL INFORMATION

Actions by the Community & Economic Development Director, including any environmental finding, may be appealed to the Planning Commission within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

THE COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR DECISION

The Community & Economic Development Director **APPROVES** PR-2021-001092 (Design Review), subject to the attached conditions of approval.



CONDITIONS OF APPROVAL

Planning Case Number: PR-2021-001092 (Design Review)

Planning

1. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan and floor plan on file with this case except for any specific modifications that may be required by these conditions of approval. Changes to the approved design will require further review by the Planning Division; a new application and filing fee may be required.
2. The project shall comply with the applicable mitigation measures of the Final Program Environmental Impact Report (FPEIR) certified for the City's 2021-2029 6th Cycle Housing Element (SCH# 2021040089).
3. *Advisory:* Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

Prior to Grading Permit Issuance:

4. 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 all recommendations of the required Project specific Water Quality Management Plan;
 - d. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems; and
 - e. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement.

During Grading and Construction Activities:

5. 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.
6. 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.
7. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
8. 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.
9. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. The generation of dust and fugitive dust shall be controlled as required by SCAQMD Rule 403;

- b. Grading activities shall cease during period of high winds (greater than 25mph);
 - c. 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;
 - d. Contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted to Public Works Department for review and approval. The Traffic Plan shall include, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site. Work shall not commence without an approved traffic control plan from the Public Works Department;
 - e. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
 - f. Wash off trucks and other equipment leaving the site;
 - g. Replace ground cover in disturbed areas immediately after construction;
 - h. Keep disturbed/loose soil moist at all times; and
 - i. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
10. The applicant shall be responsible for erosion and dust control during construction phases of the project.
11. 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:

12. Plans submitted for staff review should specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to the Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Division review and approval through means including but not limited to relocation, berms, landscaping, and/or installation of a screen wall.
13. 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.
14. All exterior mechanical equipment, except solar collectors, shall be screened from view on all sides by architectural features that are compatible in color and design with the primary structure. For rooftop equipment, the screening materials shall be at least as high as the equipment being screened.
15. **Fence and Wall Plan:** Revise the wall and fence plan such that the plans provided for building permit plan check incorporate the following changes:
- a. All block walls shall be constructed of decorative masonry with a decorative cap.
16. **Landscaping and Irrigation Plans:** Plans shall be submitted for Planning staff approval. Separate application and filing fee are required. Design modifications may be required as deemed necessary.
17. **Photometric/Lighting Plan:** An exterior lighting plan shall be submitted to staff for review and approval. 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.

Prior to Release of Utilities and/or Occupancy:

18. 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.
19. A written management, maintenance, and security plan shall be provided for review and approval to the satisfaction of the Planning Division and the Riverside Police Department.
20. 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 to schedule the final inspection at least one week prior to needing the release of utilities.

Operational Characteristics

21. Storage of personal belongings shall be prohibited on outdoor patios and in open space or landscaped areas unless enclosed and fully screened from view.
22. All vehicles parked on site in conjunction with this use shall be maintained in operable condition.
23. 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.
24. All garage and carport spaces shall remain free and clear for the parking of vehicles.

Standard Conditions:

25. There is a one year time limit on this approval.
26. The Design Review may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of two years beyond the original approval expiration date prior to issuance of any building permits. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.

Prior to **January 18, 2025**, 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.**

27. The Project must be completed per the Design Review approved by the Community & Economic Development Department (CEDD) Director, including all conditions listed in this report. Any substantial changes to the Project must be approved by the CEDD Director 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.
28. 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.
29. 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.

30. 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.

Fire Department

Prior to Building Permit Issuance:

31. 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 residential fire sprinkler system meeting National Fire Protection Association 13D is required. Attached garages are required to be protected by an automatic fire sprinkler system. Plans shall be submitted to and approved by the Fire Department prior to installation. 2013 California Residential Code, Section R313, 2013 California Fire Code, Section 903.2.8 or Riverside Municipal Code, Section 16.32.080.

32. 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.

33. 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.

34. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.

35. Construction plans shall be submitted and permitted prior to construction.

36. Fire Department access shall be maintained during all phases of construction.

37. Provide for Fire Department vehicle access to within one hundred and fifty (150) feet of all portions of all exterior walls of all structures. This measurement shall be based on the path of travel as determined by the Fire Department.

Access roadways shall be a minimum of twenty (20) feet in unobstructed width with a minimum vertical clearance of thirteen feet, six inches (13'6"). Grade differential shall not exceed twenty (20) percent.

Access roadways shall be all weather surfaces, paved, provided with engineered turf block, or alternate design. Such roadways shall be maintained at all times. Please see Information Bulletin: <https://riversideca.gov/fire/sites/riversideca.gov.fire/files/fire/pdf/2020/resources-forms/B12001.pdf>

38. 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.

39. Public-Safety Radio Amplification System shall be required per Information Bulletin guidance document: [E12014.pdf \(riversideca.gov\)](#)

Parks and Recreation

40. Prior to Building Permit issuance, 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

41. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.

42. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate surveyor.

43. Easements and any associated fees will be acquired during the electric design process.

44. 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.

45. 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, and stub & cap along property frontage.

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

47. Plot location of switch, PJC, transformer, and electric gear/switchgear.

48. Project will require intercept of conduit along the front of the property.

Public Utilities – Water

49. 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.

50. 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.

51. Project is required to install a separate dedicated water meter for landscape irrigation.

52. Project required to install a new fire service lateral.

53. Backflow protection is required on all water services.

Public Works

Conditions to be fulfilled prior to occupancy unless otherwise noted.

54. A "FINAL MAP" shall be processed with the Public Works Department and recorded with the County Recorder. The "FINAL MAP" shall be prepared by a Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California and shall comply with the State Subdivision Map Act and Title 18 of the Riverside Municipal Code. All applicable checking and recording fees are the responsibility of the applicant.

55. Deed for widening Jurupa Avenue along project frontage to 44' from monument centerline to Public Works specifications.

56. Deed for widening alley along project frontage to 10' from monument centerline to Public Works specifications.

57. Installation of sewer and sewer laterals to serve this project to Public Works specifications. Sewer to be private all the way to main line connection.

58. Size, number and location of driveways to Public Works specifications.

59. Closure of unused driveways to Public Works specifications.

60. Full alley improvements required to Public Works specifications along project frontage.

61. Off-site improvement plans to be approved by Public Works prior to map recordation.

62. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
63. Storm Drain construction will be contingent on engineer's drainage study.
64. 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.

65. 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.
66. 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 (CC&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.
67. 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.
68. 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.

69. Trash enclosures required per public works specifications.

70. 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

71. Prior to the issuance of a Certificate of Occupancy, the applicant shall complete following improvements:

- a. Construct a stop sign (R1-1), stop bar, stop legend, at the project driveway. Stop signs must conform to City Standard 664 and the markings must conform to the California Manual on Uniform Traffic Control Devices, Part 2A and 2B: <https://dot.ca.gov/programs/safety-programs/camutcd/camutcd-files>.
- b. Install a "Intersection Ahead" signage in both directions on Jurupa Avenue at Tower Road.
- c. Restripe Jurupa Avenue from Greenfield Avenue to Palm Avenue to add a two-way left turn lane and match existing striping as included in the traffic study dated March 7th, 2023.

All signage and striping improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) standards. The applicant shall hire a contractor to install MUTCD & City of Riverside Standard compliant signage & striping and median improvements. The applicant shall obtain any necessary permits and approvals to complete the improvements. The applicant is solely responsible for the procurement and installation of the improvements to the satisfaction of the Director of Public Works.

72. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a bike rack that can accommodate a minimum of two 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.

73. Signing & striping improvements in this memo shall be shown on traffic design plans signed by a licensed civil or traffic engineer and to the satisfaction of the Director of Public Works.

Riverside Transit Authority (RTA)

74. The developer shall work with RTA Staff to remove/modify the existing bus stop along the Jurupa Avenue frontage of the project.