



PLANNING COMMISSION HEARING DATE: APRIL 13, 2023

AGENDA ITEM NO.: 3

PROPOSED PROJECT

Case Number	PR-2022-001366 (Conditional Use Permit and Design Review)	
Request	To consider the following entitlements to construct a 2,470-square-foot drive-thru restaurant (Pollo Campero), a surface parking lot and landscape improvements: 1) Conditional Use Permit to allow a drive-thru restaurant; and 2) Design Review of project plans.	
Applicant	Abraham Kahen on behalf of CRE Inc.	
Project Location	11095 Magnolia Avenue and 3815 La Sierra Avenue, situated on the northeast corner of La Sierra Avenue and Magnolia Avenue	
APN	142-262-006 and 142-262-012	
Project Area	0.70-acres	
Ward	6	
Neighborhood	La Sierra	
General Plan Designation	MU-V – Mixed-Use Village	
Specific Plan Designation	Magnolia Avenue	
Zoning Designation	CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones	
Staff Planner	Suhaim Bawany, Associate Planner 951-826-5658 sbawany@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15332 (In-Fill Development Projects) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2022-001366 (Conditional Use Permit 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 & 2).

SITE BACKGROUND

The 0.70-acre project site consists of two contiguous parcels, currently developed with a TJ Mart convenience store and a vacant vehicle repair facility, which are both proposed to be demolished (Exhibit 3). Surrounding land uses include a medical office building and multi-family residences to the north, commercial shopping centers to the west (across La Sierra Avenue) and south (across Magnolia Avenue), and an American Inn Motel to the east (Exhibit 4).

PROPOSAL

The applicant is requesting approval of a Conditional Use Permit and Design review to facilitate the construction of a 2,470-square-foot drive-thru restaurant (Pollo Campero). The development includes, a single stacking lane for 13 vehicles, a 22 stall surface parking lot and outdoor dining area.

Building elevations reflect a contemporary architectural style with multiple materials and colors. The conceptual landscape design features a variety of trees and water efficient shrubs. Multiple three-foot tall masonry screen walls are proposed along the La Sierra and Magnolia Avenue frontages to screen the drive-thru lane and provide a defined and comfortable outdoor dining area. Vehicle access to the project site will be provided via a two-way driveway on La Sierra Avenue. The project also provides direct pedestrian connections from public sidewalks along La Sierra and Magnolia Avenues.

The drive-thru restaurant is anticipated to operate Monday through Sunday from 9:00 a.m. to 10:00 p.m. Two shifts are proposed with approximately 8 employees per shift.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
General Plan 2025 The proposed project, in combination with other surrounding commercial/office, retail, and residential uses, result in a mix of uses consistent with the underlying General Plan 2025 land use designation of MU-V – Mixed Use-Village (Exhibit 5). The MU-V designation generally provides medium to high density residential development with commercial, office, and service uses. Plazas, courtyards, outdoor dining and other public gathering spaces and other community amenities are strongly encouraged. The proposed development also furthers the Objectives and Policies of the General Plan 2025, specifically: <u>Objective LU-61:</u> Enhance the economic vitality of the neighborhood and rejuvenate older commercial centers. <u>Policy LU-8.2:</u> Ensure well-planned infill development Citywide, allow for increased density in selected areas along established transportation corridors.	☒	☐
Magnolia Avenue Specific Plan (MASP) The project site is in the La Sierra District area of the MASP (Exhibit 7), which allows for commercial centers, residential development, light industrial uses and more. The MASP prohibits drive windows and lanes which directly front onto, or that are readily visible from, Magnolia Avenue. The proposed project orientates the drive thru lane facing La Sierra Avenue and the drive-thru window on the northern elevation of the building looking towards the parking lot. The drive-thru lane will be further screened by masonry screen walls and landscaping along La Sierra Avenue, the restaurant building, outdoor plaza, and landscaping along Magnolia Avenue. The design minimizes the visibility of the drive-thru from Magnolia Avenue and places the building closer to the street, which will serve to promote walkability and an appealing streetscape. The proposed project was analyzed for compliance with the development standards and is consistent with the standards established in the Specific Plan.	☒	☐
Zoning Code Land Use Consistency (Title 19) The project site is zoned CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones (Exhibit 6), consistent with the MU-V – Mixed Use-Village General Plan land use designation. The CR – Commercial Retail Zone allows for drive-thru businesses subject to	☒	☐

approval of a Conditional Use Permit and compliance with the Site Location, Operation, and Development Standards. Assembly Bill No. 2097 (AB 2097) prohibits a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project, as defined, that is located within 1/2 mile of public transit. The proposed project meets the criteria defined in AB 2097 and is therefore exempt from the minimum parking requirements provided in the Riverside Municipal Code (RMC). The proposed project is consistent with the applicable development standards for drive-thru businesses.		
Compliance with Citywide Design & Sign Guidelines The proposed project substantially meets the objectives of the Citywide Design Guidelines for commercial development related to architectural treatment and landscaping. The proposed building incorporates multiple types of materials and colors, including aluminum panels, tiles, stucco, and steel canopies. Direct pedestrian pathways from public sidewalks along Magnolia and La Sierra Avenues connect to a pedestrian plaza/outdoor dining area. Landscaping is proposed throughout the project site, specifically around the drive-thru lane to ensure adequate screening. As proposed and conditioned, the proposed project is consistent with the Citywide Design Guidelines.	☒	☐

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.475				
Drive-Thru Business Site Location, Operation, and Development Standards				
Standard		Proposed	Consistent	Inconsistent
Frontage	100 feet	123 feet (Magnolia Avenue)	☒	☐
	Located on Arterial Street	Magnolia and La Sierra Avenues: 120-foot arterials	☒	☐
Drive-Thru Lane Standards	Length: 180 feet	225 feet	☒	☐
	Stacking: 10 vehicles	13 vehicles	☒	☐
	Width: 12 feet	12 feet	☒	☐
	Drive-thru Lane screening	Located behind restaurant building; and 3-foot screen walls	☒	☐

Chapter 19.475				
Drive-Thru Business Site Location, Operation, and Development Standards				
Standard		Proposed	Consistent	Inconsistent
		along La Sierra Avenue		
Landscape Setbacks	Magnolia Avenue: 15 feet	15 feet	☒	☐
	La Sierra Avenue: 15 feet	15 feet	☒	☐
	Between Drive-Thru and Parking Lot: 5 feet	5 feet 8 inches	☒	☐

Chapter 19.110.030					
Commercial Development Standards for the CR-Commercial Retail Zone					
Standard			Proposed	Consistent	Inconsistent
Floor Area Ratio	0.50 maximum		0.08	☒	☐
Lot Requirements	Lot Size	20,000 square feet	30,495 square feet	☒	☐
	Lot Width	60 feet	123 feet	☒	☐
	Lot Depth	100 feet	100 feet	☒	☐
Building Height	75 feet		25 feet	☒	☐
Yard Setbacks	Front	0 feet	23 feet (Magnolia)	☒	☐
	Interior Side	0 feet	88 feet (La Sierra) 10 feet (Interior)	☒	☐
	Rear	0 feet	124 feet (North)	☒	☐

Chapter 19.580 Parking and Loading Development Standards					
Standard		Required	Proposed	Consistent	Inconsistent
Restaurant	1 space per 100 sf (2,470 sf)	Exempt*	22 spaces	☒	☐

* The project meets the criteria defined in AB 2097 and is exempt from minimum parking requirements in the Riverside Municipal Code (RMC).

FINDINGS SUMMARY

The proposed drive-thru restaurant will complement proposed and existing surrounding commercial uses to serve nearby residents and employees. The site has been designed with adequate vehicular access and internal circulation. The drive-thru lane has been designed to meet stacking standards required by the Zoning Code and allow for adequate lane stacking during peak business hours. The commercial drive-thru restaurant building includes screening of the drive-thru operations using three-foot tall screen walls and tiered landscaping along Magnolia and La Sierra Avenues.

STRATEGIC PLAN

This project contributes to the Envision Riverside 2025 City Council Strategic Priority 3 – Economic Opportunity (Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship and investment and Goal 3.4 - Collaborate with key partners to implement policies and programs that promote local business growth and ensure equitable opportunities for all).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: The proposed project will be reviewed at a public meeting held by the City Planning Commission and the public is able to provide comments.
2. Equity: The proposed project will provide a service available to all residents and visitors of the City.
3. Fiscal Responsibility: All project costs are borne by the applicant and will increase business tax revenue to the City when the drive-thru restaurant is open for business.
4. Innovation: The proposed project revitalizes arterial streets in the CR zone and provides a mix of uses.
5. Sustainability and Resiliency: All new construction will meet the most up-to-date Building Codes.

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Sections 15332 (In-Fill Development Projects), and 15303 (New Construction or Conversion of Small Structures), of the CEQA Guidelines, as the project consists of in-fill development and is less than 2,500 square feet in floor area.

PUBLIC NOTICE 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 Planning Staff.

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 Planning 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. Zoning Plan Map
7. Specific Plan Map
8. Project Plans (Site Plan, Conceptual Grading Plan, Fence and Wall Plan, Plot Plan, Photometric Plan, Trash Enclosure Details, Floor Plan, Black and White Elevations, Roof Plan, Preliminary Landscape Plan and Color Building Elevations)

Prepared by: Suhaim Bawany, Associate Planner

Reviewed by: Brian Norton, Principal Planner

Approved by: Maribeth Tinio, City Planner



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASE: **PR-2022-001366** (Conditional Use Permit and Design Review)

Conditional Use Permit Findings pursuant to Chapter 19.760.040

1. The proposed drive-thru is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
2. The proposed drive-thru will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area; and
3. The proposed drive-thru will be consistent with the purpose of the Zoning Code and the application of any required development standards in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest.

Drive-Thru Business Findings pursuant to Chapter 19.475.050:

1. The proposed drive-thru will not substantially increase vehicular traffic on streets in a residential zone.
2. The proposed drive-thru will not substantially lessen the usability of adjacent or nearby commercially zoned property or commercial use by interfering with pedestrian traffic.
3. The proposed drive-thru will not create increased traffic hazards to pedestrians.
4. The site will be adequate in size and shape to accommodate said use and to accommodate all yards, walls, parking, landscaping, and other required improvements.
5. The proposed drive-thru will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASE: **PR-2022-001366** (Conditional Use Permit and Design Review)

Case Specific

Planning

1. Plans shall conform to the exhibits attached to this report. Proposed modifications to the approved design shall be submitted to the Planning Division and shall include revised exhibits and a narrative description of the proposed modifications. The applicant is advised that an additional application and fee may be required.
2. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the project plans on file with this case except for any specific modifications that may be required by these conditions of approval.
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 Issuance of Grading Permit:

4. A 40-scale precise grading plan shall be submitted to Public Works 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:

5. During all project site construction, the Construction Contractor shall limit all construction-related activities that would result in a noise disturbance to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or federal holidays.
6. To reduce construction related particulate matter air quality impacts of projects 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. Streets shall be swept 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 Soils 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.
7. The applicant shall be responsible for erosion and dust control during construction phases of the project.
8. 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 Issuance of Building Permit:

9. **Landscape and Irrigation:** Revise the submitted landscape and irrigation plans such that the plan provided for Planning Staff review incorporates the following changes:
- a. Large specimen shade trees (i.e. Chinese Elm) shall be provided over the outdoor seating area and maintained to provide adequate shade throughout all seasons.
 - b. Landscaping along the Magnolia and La Sierra Avenue frontages shall include the public right-of-way and provide tiered landscaping consisting of groundcover, 1-gallon and 5 gallon shrubs;
 - c. Landscaping along Magnolia and La Sierra Avenues shall be designed to include plant materials three feet in height for partial screening of vehicles;
 - d. The existing landscape planter in the public right-of-way along La Sierra Avenue shall extend to the southern edge of the proposed driveway; and
 - e. Additional shrubs and trees shall be provided in the extended landscape planter along La Sierra Avenue.
10. **Trash Enclosure:** Submit trash enclosure elevations such that the plan provided for building permit plan check incorporates the following changes:
- a. Trash enclosures shall be constructed with a decorative masonry block, with a decorative overhead trellis and clinging vines.
11. **Fences and Walls:** Revise the wall and fence plan such that the plan provided for building permit plan check incorporates the following changes:
- a. All block walls shall be constructed of two-sided decorative masonry and include a decorative cap.
 - b. All walls shall end with a decorative masonry column with decorative cap.

12. Landscaping and Irrigation plans shall be submitted to the Planning Division for review. Separate applications and filing fees are required.
13. Plans submitted for plan check review shall 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.
14. 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 comply with Chapter 19.566 of the Zoning Code (Outdoor Lighting). 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 twenty (20) feet in height, including the height of any concrete or other base material. Light poles within fifty (50) feet of residences are limited to fourteen (14) feet in height.
15. 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.
16. Ground mounted equipment shall be fully 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.

During Construction:

17. 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 or urban pollutants, and flooding.
18. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendants shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described.

Prior to Release of Utilities and/or Occupancy:

19. 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.

Site Operation Standards:

20. All operations shall comply with Title 7 (Noise Control) of the Riverside Municipal Code.
21. A copy of the Conditional Use Permit and the final Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation
22. The applicant shall be responsible for maintaining free of litter, the area adjacent to the premises over which they have control.
23. The owner and/or occupant shall be liable for the cost of excessive police service or response in accordance with Chapter 9.60 of the Riverside Municipal Code.

Standard Conditions:

24. 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.
25. The Conditional Use Permit 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.

26. 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.
27. The Conditional Use Permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
28. 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.

29. The applicant shall comply with all federal, state, and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
30. This permit is issued based upon the plans and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. Permittee shall notify Community Development Department, Planning Division, of any change in operations and such change may require a revision to this permit. Failure to notify the city of any change in operations is material grounds for revocation of this conditional use permit.
31. The Applicant of the business subject to this Conditional Use Permit acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with the full awareness of the provisions of Title 19 of the Riverside Municipal Code. The Applicant shall inform all its employees and future operators of the business subject to this permit of the restrictions and conditions of this permit as they apply to the business operations.
32. Failure to abide by all conditions of this Conditional Use Permit shall be cause for revocation.
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.

Public Works

Conditions to be fulfilled prior to occupancy unless otherwise noted

34. Storm Drain construction will be contingent on engineer's drainage study.
35. 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.
36. Installation of sewer lateral to serve this project to Public Works specifications.
37. Size, number, and location of driveways to Public Works specifications.
38. Closure of unused driveway(s) to Public Works specifications.
39. PLANT 24" box size Magnolia grandiflora 'St Mary' in PUBLIC RIGHT-OF-WAY along MAGNOLIA AVE & Handroanthus impetiginosus along LA SIERRA AVE. PRIOR TO ANY PLANTING, Tree Inspector to determine precise locations at time of scheduled site inspection after fine grading and hardscape installation is complete. Planting, staking, irrigation, root barriers, trunk protectors, to Landscape & Forestry specifications.
40. Trash enclosures required per Public Works specifications.
41. 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.

42. 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:
 - 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;
 - Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
43. 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.
44. 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.
45. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
 - Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
 - Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

Public Works - Traffic

Prior to the issuance of Certificate of Occupancy:

46. The applicant shall construct the following improvements at the intersection of La Sierra Avenue and Magnolia Avenue:
 - a. Install Marathon Battery Backup System (BBS) (or equivalent) at the signalized intersection of La Sierra Avenue and Magnolia Avenue.
 - b. Install ladder style crosswalks at all approaches of the intersection.

The applicant shall hire a contractor to install the traffic signal equipment to its intended operating conditions and striping improvements. The contractor shall complete the construction work with an approved Public Works Permit. The installation of these improvements 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.

47. Construct a stop sign (R1-1), stop bar, stop legend, at the project driveways. 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>.
48. Construct appropriate signage and pavement markings to implement right-out only movements at the project driveway exit.
49. All signage and striping improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) standards. The contractor shall complete the construction work with an approved Public Works Permit. The installation of the signage and striping 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.
50. 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 improvements.

Fire

51. 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.

52. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
53. Construction plans shall be submitted and permitted prior to construction.

54. 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.
55. Fire Department access shall be maintained during all phases of construction.
56. 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.
57. To comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition)

Public Utilities – Electric

58. 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.
59. Plot existing electrical distribution facilities on the original site plan.
60. Provide, switch, PJC, transformer, & switchgear location.

Public Utilities – Water

61. 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.
62. Separate domestic, landscape and fire services will be required for the project.
63. Existing water service on La Sierra Avenue is in conflict with proposed driveway and requires relocation. Water meters will not be allowed in Driveways.
64. All new water service connections will be provided from La Sierra Ave.

Environmental Compliance

65. A Wastewater Discharge Survey for restaurants **must** be submitted to EC for approval along with a menu.

The Wastewater Survey and Menu will help to determine if you need an interceptor and what size. Plans must show the interceptor location.

Details regarding oil water interceptor for restaurant must be submitted to EC for review and approval. The City requires a minimum 750 gallon interceptor. Actual approved interceptor size depends on review of drainage fixture units and information written in submitted Wastewater survey. Approved interceptor must be installed prior to the restaurant opening for business.

Domestic waste shall not be allowed to pass through the interceptor.
66. If a sampling station is required—submit proposed installation on corrected plans.
67. All corrections to plans must be completed in order for EC Section to issue a Will-Serve Letter. Will-Serve Letter shall be sent to County of Riverside DEH by EC inspector.
68. Applicant must request inspection to verify the required installation or construction via inspection by EC Section representative, with a report stating that conditions have been met, and the permit card (if applicable) signed off by EC Inspector.

69. Other items for correction may need to be completed after actual plans are submitted for a formal review.
70. Proposed trash enclosures with drains to sanitary sewer must have cover to control rainwater intrusion.

Parks, Recreation & Community Services – Park Planning

Prior to Issuance of Building Permit:

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