



**PLANNING COMMISSION HEARING DATE: NOVEMBER 6, 2025
AGENDA ITEM NO.: 3**

PROPOSED PROJECT

Case Number	PR-2023-001595 (Conditional Use Permit and Landscape & Irrigation Design Review)		
Request	To consider the following entitlements: 1. Conditional Use Permit to permit outdoor storage as an incidental use to a primary manufacturing use (Prism Aerospace); and 2. Design Review to facilitate the construction of a parking lot.		
Applicant	Todd Nelson of Prism Aerospace		
Project Location	3087 12th Street, situated between 10th and 12th Streets, west of Howard Avenue		
APNs	237-130-023, 211-201-004, 211-201-007, 211-201-008, 211-201-037, 211-201-039, 211-201-006, 211-201-026, 211-201-030		
Project Area	7.28-acres		
Ward	1		
Neighborhood	Eastside		
General Plan Designation	I - Industrial		
Specific Plan	Riverside Marketplace		
Zoning Designation	I-SP-CR – General Industrial and Specific Plan (Riverside Marketplace) and Cultural Resources Overlay Zones; and I-SP – General Industrial and Specific Plan (Riverside Marketplace) Overlay Zones		
Staff Planner	Candice Assadzadeh, Senior Planner 951-826-5667 cassadzadeh@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 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15311 (Accessory Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2023-001595 (Conditional Use Permit and Landscape & Irrigation 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 7.28-acre project site is comprised of eight contiguous parcels and is partially developed with the Prism Aerospace campus, consisting of multiple buildings to support on-site manufacturing, outdoor storage, and associated parking. Surrounding land uses include a parking lot to the north (across Tenth Street), industrial (across Twelfth Street) and single-family residential to the south, single-family residential to the east (across Howard Avenue), and the railroad and Metrolink station to the west (Exhibits 3 and 4).

PROPOSAL

The applicant is requesting approval of the following entitlements:

- Conditional Use Permit to permit outdoor storage as an incidental use to the primary manufacturing use (Prism Aerospace); and
- Landscape and Irrigation Design Review to facilitate the construction of a parking lot.

The incidental outdoor storage is proposed to be located at the northeast corner of the project site and will be used to store equipment and raw materials. The outdoor storage will be screened from view from the public right-of-way by an existing delivery canopy to the west, an existing building to the north, and a proposed tiered wall configuration consisting of a 6-foot-high and a 7-foot-high decorative masonry walls and landscaping to the east.

The parking lot is proposed to be located at the northeast corner of the site, with access from Howard Avenue. The parking lot will include 99 parking stalls for employee parking as well as site lighting and landscaping. A 6-foot-high wrought iron fence is proposed along Howard Avenue and Tenth Street to secure the parking lot.

As a matter of information, an associated Summary Street/Alley Vacation will be considered by City Council on December 2, 2025, to vacate a portion of an unimproved alley, a portion of 11th Street, and an unimproved alley in its entirety, consisting of approximately 10,254 square feet, to facilitate construction of the proposed parking lot.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
General Plan 2025 The General Plan 2025 land use designation for the site is I – Industrial (Exhibit 5). The Industrial land use designation provides for uses such as light manufacturing, distribution, warehousing and wholesaling,	☒	☐

plus supportive retail and commercial uses. The proposed project is consistent with the Objectives and Policies of the General Plan 2025, specifically: <u>Objective LU-24</u>: Maximize the economic impact of Riverside's industrial land by careful use of industrial properties, giving priority to clean enterprises that yield large numbers of highly skilled, high paying jobs relative to site size.		
Specific Plan (Riverside Marketplace) The project site is located in the Marketplace Urban Industrial Sub-Area of the Riverside Marketplace Specific Plan (Exhibit 6), which permits ancillary uses to a permitted industrial use, subject to the approval of a Conditional Use Permit. The proposed incidental outdoor storage is an ancillary use to the primary manufacturing use.	☒	☐
Zoning Code Land Use Consistency (Title 19) The project site is zoned I-SP-CR – General Industrial and Specific Plan (Riverside Marketplace) and Cultural Resources Overlay Zones and I-SP – General Industrial and Specific Plan (Riverside Marketplace) Overlay Zones, consistent with the I – Industrial General Plan land use designation (Exhibit 7). The Riverside Marketplace Specific Plan reverts to the Zoning Code for compliance with Site Location, Operation, and Development Standards related to the proposed incidental outdoor storage use. The proposed parking lot is permitted by right, subject to Design Review and compliance with development standards. The project is consistent with all applicable development standards of the Zoning Code.	☒	☐
Riverside County Airport Land Use Compatibility Plan The project site is partially located within Compatibility Zone E (Other Airport Environs) of the March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan. Zone E does not restrict density or uses. Staff has determined that the proposed project is consistent with the March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan.	☒	☐
Compliance with Citywide Design & Sign Guidelines The proposed project substantially meets the objectives of the Citywide Design Guidelines for new industrial development related to parking layout, landscaping, and lighting. As proposed and conditioned, the proposed project is consistent with the Citywide Design Guidelines.	☒	☐

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Chapter 19.510 – Outdoor Storage - Incidental</i>				
<i>Standard</i>		<i>Proposed</i>	<i>Consistent</i>	<i>Inconsistent</i>
Finished Surface	The lot shall be paved with not less than two and one-half inches of asphaltic concrete or an equivalent surfacing.	Proposed outdoor storage area consists of asphalt.	☒	☐
Drainage	All areas shall be graded and drained so as to dispose of all surface water.	All surface water is adequately disposed of and will be treated consistent with the projects WQMP.	☒	☐
Appearance	All areas shall be maintained in good repair, in a clean, neat and orderly condition.	All areas will be maintained and kept in orderly condition.	☒	☐
Circulation	All such areas shall be provided with internal circulation, safe entrances and exits.	Adequate internal circulation, safe entrances and exits.	☒	☐
Screening	Outdoor storage shall be visually screened from all adjacent building sites and public streets and alleys by a minimum six-foot high solid decorative masonry wall, sufficient to screen all materials stored outdoors, or by a building.	A tiered wall configuration consisting of a 6-foot-high and a 7-foot-high decorative masonry walls and landscaping is proposed.	☒	☐

FINDINGS SUMMARY

Conditional Use Permit

The proposed outdoor storage will be incidental to the primary manufacturing use of Prism Aerospace. The outdoor storage yard has been designed with adequate vehicular access, internal circulation, and screening from the public right-of-way. Therefore, the project 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. The project complies with the standards of the Zoning Code, Riverside Marketplace Specific Plan, and Citywide Design Guidelines.

ENVIRONMENTAL REVIEW

The Planning Division of the Community & Economic Development Department determined the proposal to be exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15311 (Accessory Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment.

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 staff regarding the proposed project.

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. Conditions of Approval
3. Existing Site Photos
4. Location Map
5. General Plan Map
6. Specific Plan Map
7. Zoning Map
8. Project Plans (Architectural Site Plan, Wall and Fence Plans, Conceptual Grading, Photometric Plan, and Landscape and Irrigation Plans)

Prepared by: Candice Assadzadeh, Senior Planner

Reviewed by: Brian Norton, Principal Planner

Approved by: Maribeth Tinio, Interim Deputy Director/City Planner



EXHIBIT 1 – FINDINGS

PLANNING CASE: PR-2023-001595 (Conditional Use Permit, Landscape & Irrigation Design Review)

Conditional Use Permit Findings pursuant to Chapter 19.760.040, as outlined in the staff report:

1. The proposed project 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 project 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 project 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.



EXHIBIT 2 – CONDITIONS OF APPROVAL

PLANNING CASE: PR-2023-001595 (Conditional Use Permit, Landscape & Irrigation Design Review)

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. Any proposed future development or modifications to the approved herein may require specific environmental technical studies and entitlements.

Prior to Issuance of Grading Permit:

3. The Vacation Resolution of the associated Summary Street/Alley Vacation shall be recorded.
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 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. If earth moving activity is required as a requirement of future modifications, the project shall comply with all SCAQMD requirements in affect at the time for air quality impacts.
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. **Photometric/Lighting Plan:** A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas, parking lots and pedestrian paths shall be submitted for review and approval.
 - a. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1);
 - b. The light sources shall be hooded and shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways;
 - c. If lights are proposed to be mounted on buildings, down-lights shall be utilized;
 - d. Light poles within 50 feet of residential zone or uses shall not exceed 14 feet in height, including the height of any concrete or other base material; and
 - e. For safety, all pedestrian paths shall be adequately lighted throughout the project.
10. 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.
11. Ground mounted equipment shall be fully screened from the public right-of-way.

Site Operation Standards:

12. Outdoor storage shall only be allowed within the area designated on the Site Plan.

Prior to Release of Utilities and/or Occupancy:

13. 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.

Standard Conditions:

14. There shall be a two-year time limit for 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.
15. 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. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.

Prior to **November 6, 2027**, 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.**

16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. The Applicant is subject to this Conditional Use Permit and Design Review 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.
22. Failure to abide by all conditions of this Conditional Use Permit and Design Review shall be cause for revocation.
23. 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

24. Fire department vehicle access to existing buildings and facilities shall comply with the California Fire Code as adopted and amended by the City of Riverside.

Parks, Recreation & Community Services – Park Planning

Prior to Building Permit Issuance:

25. 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

26. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.
27. 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.
28. Plot existing electrical distribution facilities on the original site plan.
29. Provide transformer and electric service panel location (clearance around transformer slab box – 5-foot level & clear in front and 3-foot level & clear around sides and back).

Public Utilities – Water

30. 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.
31. New landscape water service is required for this project.
32. Existing public water main within portion of 11th Street to be abandoned shall be abandoned prior to street vacation, and all affected services shall be relocated or abandoned.

Public Works – Land Development

Conditions to be fulfilled prior to final inspection unless otherwise noted:

33. A Final Hydrology Study is required prior to grading permit issuance.
34. Deed for widening Howard Avenue along project frontage to 33-feet from monument centerline to Public Works specifications.
35. Potential r/w corner cutback at intersection of Howard Avenue and Tenth Street to Public Works specifications.
36. Potential r/w corner cutback at intersection of Howard Avenue and Eleventh Street to Public Works specifications.
37. Installation of curb and gutter at 18 feet from monument centerline, sidewalk and matching paving on Howard Avenue to Public Works specifications.
38. Installation of curb and gutter at 18 feet from monument centerline, sidewalk and matching paving on Eleventh Street to Public Works specifications.
39. Installation of curb and gutter at 20 feet from monument centerline, sidewalk and matching paving on Tenth Avenue to Public Works specifications.
40. 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.
41. Off-site improvement plans to be approved by Public Works prior to issuance of construction permit.
42. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.

43. Size, number and location of driveways to Public Works specifications.
44. Closure of unused driveway(s) to Public Works specifications.
45. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works and Fire Department specifications.
46. On site plan, provide linear footage labels along all parcel lines.
47. Add the following notes to the landscape plans and email PDF for review and approval to the Public Works Tree Inspector:

Plant 24-inch box size *Cercis canadensis* 'Oklahoma' in public right of way along Howard Avenue and *Magnolia Grandiflora* 'Samuel Sommer' along Tenth Street and Eleventh Street. Typical spacing 20-feet on center, along Howard Avenue and 25-feet on center along Tenth and Eleventh Street. However, Tree Inspector to determine precise locations and quantities during site inspection after precise/fine grading and any hardscape installation is complete. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications.
48. 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.
49. 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.
50. 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.
51. 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.

Public Works – Traffic Engineering

- 52. 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/stripping, or traffic signal improvements.
- 53. 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.
- 54. Prior to the issuance of a Certificate of Occupancy, the applicant shall complete the following improvements:
 - a. Construct a stop sign (R1-1), stop bar, stop legend, at project driveways. Stop signs must conform to City Standard 664 and the stop bar and legend must conform to the City standard 650 at projects both driveways along Howard Avenue and northerly driveway along Tenth Street.
 - b. Southerly Driveway @ Tenth Street (Ingress Only): Install "Do Not Enter" (R5-1) and "Wrong Way" (E5-1a) signs and associated pavement striping on the interior to prohibit illegal egress from the project site. The signs shall face away from 10th Street, and towards the project site.

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.