



Community & Economic Development Department

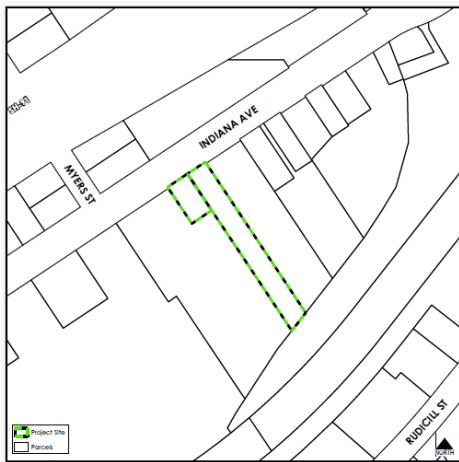
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Planning Division

RiversideCA.gov

**PLANNING COMMISSION HEARING DATE: AUGUST 14, 2025
AGENDA ITEM NO.: 3**

PROPOSED PROJECT

Case Number	PR-2023-001617 (Conditional Use Permit, Design Review, and Public Convenience or Necessity)		
Request	To consider the following entitlements to facilitate the development of a 2,787 square foot convenience store: <div><div>1.</div><div>Conditional Use Permit to permit the off-sale of alcohol (Type 21 – Off Sale General);</div><div>2.</div><div>Design Review of project plans; and</div><div>3.</div><div>Public Convenience or Necessity (PCRN) to allow for an over concentration of off-sale alcohol licenses in Census Tract 317.03.</div></div>		
Applicant	Alex Mucino of AHD, LP		
Project Location	9652 and 9662 Indiana Avenue, situated on the south side of Indiana Avenue between Van Buren Boulevard and Myers Street		
APN	234-250-003 and 234-250-004		
Project Area	0.72-acres		
Ward	5		
Neighborhood	Arlington South		
General Plan Designation	MU-V– Mixed-Use – Village		
Zoning Designation	MU-V– Mixed-Use – Village		
Staff Planner	Yenifer Cid, Associate Planner 951-826-5652 ycid@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 Section 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-2023-001617 (Conditional Use Permit, Design Review, and Public Convenience or Necessity) 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 vacant 0.72-acre project site is comprised of two contiguous parcels (Exhibit 3). Surrounding land uses include vacant land to the north (across Indiana Avenue), commercial to the east, light industrial to the west and vacant land to the south (Exhibit 4).

PROPOSAL

The applicant is requesting approval of the following entitlements to facilitate the development of a 2,787 square foot convenience store:

- Conditional Use Permit to permit the off-sale of alcohol (Type 21 – Off Sale General);
- Design Review of project plans; and
- Public Convenience or Necessity (PCRN) to allow for an over concentration of off-sale alcohol licenses in Census Tract 317.03.

The convenience store will consist of a mini market with snacks, fresh fruit, and beverages. The floor plan includes 48 square feet of dedicated sales area in the refrigerated section for beer and wine and 10 square feet behind the cash register dedicated to distilled spirits.

Deliveries are expected to be conducted early in the mornings during non-business hours.

Building elevations reflect a contemporary architectural style, with the use of stucco, wood siding, tile, and metal building materials.

The convenience store will operate from 6:00 a.m. to 2:00 a.m., seven days per week. There will be full-time and part-time job employment with three to four employees during the day and evening shifts and two employees during the overnight shift. Security consists of security cameras and site lighting.

Vehicular access to the project site will be provided via a driveway on Indiana Avenue.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The proposed project, in combination with surrounding commercial/office, retail, and residential uses, contributes to the mixed-use concept consistent with the underlying General Plan 2025 land use designation of MU-V – Mixed Use - Village (Exhibit 5). The MU-V designation is generally intended to provide medium to high density residential development with commercial, office, and service uses.</p> <p>The proposed development also furthers the Objectives and Policies of the General Plan 2025, specifically:</p> <ul style="list-style-type: none"> • <u>Objective LU-41</u>: Spur the economic revitalization of the neighborhood. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Zoning Code Land Use Consistency (Title 19)</p> <p>The project site is zoned MU-V – Mixed Use - Village, which is consistent with the General Plan land use designation (Exhibit 6). The MU-V Zone allows for convenience stores and the off-sale of alcoholic beverages, subject to approval of a Conditional Use Permit and compliance with the Site Location, Operation, and Development Standards. The proposed convenience store complies with all applicable standards.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with Citywide Design & Sign Guidelines</p> <p>The proposed project substantially meets the objectives of the Citywide Design Guidelines for new commercial development related to building siting and orientation, massing, articulation and architectural treatment, parking layout, landscaping, service area and equipment screening and lighting. As proposed and conditioned, the proposed project is consistent with the Citywide Design Guidelines.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Building Setbacks	Front	0 feet	20 feet, 6 inches (Indiana Avenue)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side	0 feet	11 feet, 5 inches (West)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior side	0 feet	61 feet, 6 inches (East)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear	15 feet	15 feet (South)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Landscape Setback	Parking: 10 feet along street frontages	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Chapter 19.450 –Off-Sale of Alcoholic Beverage Sales					
Standard			Proposed	Consistent	Inconsistent
Setbacks	Schools, Assemblies of People - Non-Entertainment Facilities, Public Park	600 feet	None within a 1,000-foot radius of project site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Residential Zone or Use	100 feet	105 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Business licensed by the State of California for the off-sale general alcoholic beverage sales with less than 15,000 square feet of floor area	1,000 feet	None within a 1,000-foot radius of project site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Existing Parolee/Probationer Home, Emergency Shelter, and Supportive Housing	1,000 feet	None within a 1,000-foot radius of project site	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chapter 19.580 – Parking and Loading Development Standards					
Standard		Required	Proposed	Consistent	Inconsistent
Convenience Store	1 space/250 SF (2,787 SF)	12 spaces	13 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

California Department of Alcoholic Beverage Control (Census Tract 316.01) Off-Sale Alcohol Licenses						
Standard		Existing Licenses	Proposed Licenses	Total Number of Existing and Proposed Licenses	Consistent	Inconsistent
Maximum Number of Off-sale Licenses	2	2	1	3	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The subject site is located in Census Tract 317.03. Per the California Department of Alcoholic Beverage Control (ABC), there are two existing off-sale licenses within the tract, where two off-sale licenses are permitted. The proposed license would be the third off-sale license in the tract requiring a determination of Public Convenience or Necessity pursuant to State law. The request meets the public convenience or necessity findings required by Section 23958.4 of the Business and Professional Codes based on the following:

1. The sale of beer, wine, and distilled spirits will be clearly incidental as evidenced by the small display area for beer, wine and distilled spirits;
2. Given the wide array of general and convenience merchandise sold at this facility, off-sale of beer, wine and distilled spirits is anticipated to amount to a small percentage of gross sales at this facility; and
3. The alcohol license will be located on a site with adequate parking and lighting. As such, the incidental sale of beer and wine in conjunction with the vehicle service station would be a convenience to patrons and area residents.

FINDINGS SUMMARY

Conditional Use Permit

The project site has been designed to provide safe and efficient vehicular access and internal circulation while providing adequate landscaping, water quality treatment facilities, utility equipment, and pedestrian access. The proposed project is generally consistent with the applicable development standards of the proposed MU-V Zone as well as the specific standards for the off-sales of alcohol.

The proposed project is consistent and compatible with the surrounding development and will provide convenient access to goods and services for the surrounding neighborhoods.

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 Section 15303 (New Construction or Conversion of Small 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. Zoning Map
7. Census Tract Map
8. Distance Requirements Map
9. Project Plans (Site Plan, Floor Plan, Roof Plan, Elevations, Conceptual Grading Plan, Photometric Plan, Landscape Plan, Floor Plan, Fence and Wall Plan, Alcohol Management/Security Plan)

Prepared by: Yenifer Cid, Associate Planner

Reviewed by: Brian Norton, Principal Planner

Approved by: Maribeth Tinio, City Planner



EXHIBIT 1 – FINDINGS

PLANNING CASE: **PR-2023-001617** (Conditional Use Permit, Design Review, and Public Convenience or Necessity)

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-2023-001617** (Conditional Use Permit, Design Review, and Public Convenience or Necessity)

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. The sale of alcohol is limited to the Department of Alcohol Beverage Control (ABC) Type 21 (Off-Sale General) license. Any changes shall require a revision to the Conditional Use Permit.
4. *Advisory:* Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.
5. Fully opaque treatments or coverings including any allowable window signs shall require a Temporary Sign Permit and comply with Chapter 19.620 of the Zoning Code.

Prior to Issuance of Grading Permit:

6. 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:

7. 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.

8. 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.
9. The applicant shall be responsible for erosion and dust control during construction phases of the project.
10. 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:

11. **Landscaping and Irrigation Plans** shall be submitted to the Planning Division for review. Design modifications may be required as deemed necessary. Separate application and filing fee is required. Include the following on the plans:
 - a. Provide one shade tree per four parking spaces; and
 - b. Provide enhanced landscaping along all street frontages, subject to the satisfaction of staff.
12. **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. Light poles not within 50-feet of residential zones shall not exceed 20 feet in height, including the height of any concrete or other base material. For safety, all pedestrian paths shall be adequately lighted throughout the project.
- 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. 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.
- 15. Ground mounted equipment shall be fully screened from the public right-of-way.

During Construction:

- 16. 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.
- 17. 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:

- 18. 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:

- 19. All operations shall comply with Title 7 (Noise Control) of the Riverside Municipal Code.
- 20. 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
- 21. The applicant shall be responsible for maintaining free of litter, the area adjacent to the premises over which they have control.

22. 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.
23. Applicant will be required to remove any graffiti on the project site within 48 hours of the incident being reported to City of Riverside Code Enforcement.
24. No outdoor display of alcohol shall be permitted.
25. Fully opaque treatments or coverings including any allowable window signs shall require a Temporary Sign Permit and comply with Chapter 19.620 of the Zoning Code.

Standard Conditions:

26. 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.
27. 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 **August 14, 2026**, 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.**

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. 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.
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.
31. 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.

32. 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.
33. 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.
34. Failure to abide by all conditions of this Conditional Use Permit shall be cause for revocation.
35. 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

36. 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.
37. The Riverside Municipal Code, Section 16.36.010 to 16.36.090 requires a Public-Safety Radio Amplification System in:

The provisions of this section shall apply to:
 - a. New buildings in accordance with California Fire Code Section 510 Emergency Responder Communications Coverage, and NFPA 1221, Edition 2019.
 - b. Grid tests shall be submitted to the Riverside Police Communication Analyst, for review and determination of a system. The Riverside Police Communication Analyst will conduct an acceptance test of the system and a copy of the report shall be forwarded to the Fire Department.
38. 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.
39. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
40. Construction plans shall be submitted and permitted prior to construction.

EXHIBIT 2- CONDITIONS OF APPROVAL

41. 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. (CFC, Sec. 506)
42. To comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition.)
43. Upload a copy of the emergency site safety plan through the building permit public portal. This document can be uploaded as a supplemental document. The safety plan shall include the components found in CFC, 3303.1.1
44. If a bulk CO2 tank is inside facility, the City of Riverside requires all businesses that handle, store, and/or use hazardous materials equal to or greater than 500 pounds, 200 cubic feet and/or 55 gallons at standard temperature and pressure or 5 gallons, 50 pounds or 20 cubic feet of an EHS (Extremely Hazardous Substance) to submit their Business Emergency Plan electronically in the California Environmental Reporting System (CERS), <http://cers.calepa.ca.gov>. This is pursuant to the State mandate requiring all businesses to submit their Business Emergency Plans electronically. First time user/handlers must submit their completed business emergency plan within thirty (30) days of becoming a user/handler. Any business who does not submit by their assigned due dates may be subject to administrative penalties.

Parks, Recreation & Community Services – Park Planning

45. Prior to Building Permit Issuance, the developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) for privately developed areas.

Police Department

Alcohol

46. The business shall follow the guidelines of the Alcohol Beverage Control (ABC) requirements for acting as an off-sale premise.
47. There shall be no consumption of alcoholic beverages on the store property and this requirement will be prominently posted throughout the property.
48. No single units of beer shall be sold. Beer shall only be sold in three packs or larger pre-packaged lots.
49. No displays of beer or wine/liquor shall be located within five feet of the store's entrance, windows, or checkout counter.
50. The subject's alcoholic beverage license shall not be exchanged for a public premises type license or operated as a public premise. All alcoholic beverages sold shall be for consumption off the premises.

Security

51. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easy discernment of the appearance and conduct of all persons on or about the parking lot.
52. The business windows shall not be tinted or obscured in any way, including by temporary or painted window signs, and the interior lighting of the building shall remain at adequate levels to clearly see into the business from the exterior of the business.
53. Installation of a security camera surveillance system consisting of the latest high-definition video technologies with the minimum requirement of having the ability to save recorded video for a thirty-day period and which shall also be made immediately available to the

Riverside Police Department upon request. An on-sight manager shall have working knowledge on how to retrieve video when requested by Riverside Police Department

54. Management shall actively participate in Business Watch through the Riverside Police Department.

Entertainment

55. There shall be no illegal gambling devices, such as coin-pushers or video slot machines, etc., maintained upon the premises at any time.
56. Any adult-oriented magazines, video tapes and other similar materials shall be displayed in an area partitioned off from, and not visible to, the general public or minors and shall be labeled "Adults Only".

Grounds

57. The licensee shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
58. The applicant shall be responsible for maintaining free from graffiti, the area adjacent to the premises over which they have control.
59. No loitering shall be permitted on any property adjacent to the licensed premises and under the control of the licensee.
60. If tobacco is to be sold on the premises, a Tobacco Retail Establishment Permit shall be obtained. Riverside Municipal Code 6.24

Compliance

61. The licensee/employees shall attend a License, Education, Alcohol and Drugs (LEAD) class and Responsible Beverage Service (RBS) training, both of which are presented by the Department of Alcoholic Beverage Control within 90 days of obtaining an ABC sales license.
62. The applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department in the enforcement of all laws relating to this permit. The violation of any laws in connection with this use or failure to cooperate with the Riverside Police Department will be cause for revocation.
63. A copy of the Conditional Use Permit and the Conditions of Approval shall be available at the site and presented to City staff, including the Riverside Police Department and Code Enforcement upon request.
64. In addition to any other stipulations, three or more sustained complaints to the Riverside Police Department within any 12-month period regarding disturbances caused by patrons or staff at the site shall be grounds for revocation proceedings.

Public Utilities – Water

65. Project is required to install a separate dedicated water meter for landscape irrigation.
66. 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.
67. Project will require a fire hydrant upgrade if the required fireflow demand cannot be met from the existing fire hydrant fronting the project.

Public Works – Land Development

Conditions to be fulfilled prior to occupancy unless otherwise noted:

68. Storm Drain construction will be contingent on engineer's drainage study.
69. Installation of sewer lateral to serve this project to Public Works specifications.
70. Size, number and location of driveways to Public Works specifications.
71. Closure of unused driveway(s) to Public Works specifications.
72. On site plan, provide linear footage labels, clearly marked, along all parcel lines.

Prior to permit issuance, add the following notes to the site/plot or landscape plans and email PDF directly to the Public Works Tree Inspector for review and approval:

Plant 24 inch box size Magnolia grandiflora 'St Mary' in public right-of-way along Indiana Avenue Typical spacing 25 feet on center. Prior to any planting, email Tree Inspector at gtanaka@riversideca.gov, to schedule inspection for 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 and Forestry specifications.

73. Trash enclosure required per public works specifications. Project is required to use the City of Riverside franchise hauler Athens Services for waste disposal or recycling.
74. Prior to building permit issuance, Developer shall provide a letter from Waste Hauler verifying that site will be serviceable for trash pickup from waste hauler without a trash truck turnaround on site.
75. 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.

76. 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.
- 77. 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.
- 78. 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.
- 79. 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.
- 80. Deed for widening Indiana Avenue along project frontage to 44' from monument centerline to Public Works specifications.
- 81. 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.

Public Works – Traffic Division

- 82. Prior to the issuance of a Certificate of Occupancy, the applicant shall install/complete the following improvements:
 - a. Construct a stop sign (R1-1), stop bar, stop legend, at the Project Driveways. Stop signs must conform to City Standard 664 and the stop bar and legend must conform to the City standard 650.

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.

83. 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.