



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Yu Tagai, City Engineer
Damaris Abraham, Community Development Director

Date: April 28, 2026

Subject: **Request to Modify Condition of Approval No. 76(c) Related to Ultimate Improvements for Riverside Drive (SR-74) for the Riverside & Lincoln Commercial Project (PA 2020-92)**

Recommendation

Approve the applicant's request to modify Condition of Approval No. 76(c) as stated below:

The Developer shall construct a right turn pocket for the project driveway on Riverside Drive in compliance with the Highway Design Manual. Encroachment Permit from Caltrans will be required prior to any work done in the State right-of-way along Riverside Drive (State Route 74).

1. Developer shall comply with Caltrans stormwater quality and hydrology requirements.
2. Developer shall underground the overhead power poles along Riverside Drive.
3. Sidewalks impacted by the right turn pocket shall be constructed consistent with the City's General Plan roadway cross section.

Background

On April 13, 2021, the City Council adopted Mitigated Negative Declaration (MND) (ER 2020-05) (SCH No. 2021010316) and approved General Plan Amendment (GPA) No. 2020-02, Zone Change (ZC) No. 2020-01, Tentative Parcel Map (TPM) No. 37958, Conditional Use Permit (CUP) No. 2020-09, and Commercial Design Review (CDR) No. 2020-08.

Riverside & Lincoln COA No. 76(c)

Tentative Parcel Map No. 37958 included a subdivision of the 6.36-acre parcel into four parcels ranging in size from 0.93 acres to 2.88 acres.

CUP No. 2020-09, and CDR No. 2020-08 included a proposal to develop a commercial project consisting of a 4,291 sq. ft. convenience store, 16 gasoline-dispensing stations with a 4,291 sq. ft. canopy, beer and wine sales (Type 20), self-storage facility (three (3) buildings that are 38,016 sq. ft. in total), 3,979 sq. ft. self-serve carwash, and 4,456 sq. ft. drive-thru restaurant 221 parking stalls, landscaping, and related site improvements.

The subject property is currently vacant and is located at the southwest corner of Lincoln Street and Riverside Drive. The project encompasses Assessor Parcel Numbers (APNs) 379-111-017, 018, 019, and 020 (Previous APN: 379-111-014).

On March 3, 2022, Parcel Map No. 37958 was finalized and recorded. However, on April 13, 2023, the CUP and CDR applications expired.

On January 17, 2024, the applicant submitted a new CUP (CUP No. 2023-16) and CDR applications (CDR No. 2023-06) with the same configuration and layout as the original applications.

On April 16, 2024, the Planning Commission reviewed and approved the new CUP and CDR applications. On May 14, 2024, the City Council received and filed the Planning Commission's action to approve the applications.

On September 24, 2024, the applicant requested to modify condition of approval No. 73 to eliminate undergrounding of overhead power poles. Staff recommended to deny the applicant's request to modify the Condition of Approval No. 73, and City Council approved staff's recommendation.

The applicant requested modifications to Condition of Approval No. 76(c) related to the improvements on Riverside Drive. On April 22, 2026, the applicant gave concurrence to the modified language (Attachment 1).

Discussion

Condition of Approval (COA) No. 76(c) requires the construction of ultimate half-width street improvements on Riverside Drive. COA No. 76(c) currently states:

Developer shall construct ultimate half-width street improvements on Riverside Drive, in conformance to the City General Plan Roadway Cross Sections for an Urban Arterial Highway. Encroachment Permit from Caltrans will be required prior to any work done in the State right-of-way along Riverside Drive (State Route 74).

1. Note that the sidewalks are required to be 6 feet minimum with the landscape area 6 feet in width consistent with the City's General Plan roadway cross section.

The applicant is requesting that COA No. 76(c) be modified as follows:

Developer shall construct a right turn pocket for the project driveway on Riverside Drive in compliance with the Highway Design Manual. Encroachment Permit from Caltrans will be required prior to any work done in the State right-of-way along Riverside Drive (State Route 74).

1. Developer shall comply with Caltrans stormwater quality and hydrology requirements.
2. Developer shall underground the overhead power poles along Riverside Drive.
3. Sidewalks impacted by the right turn pocket shall be constructed consistent with the City's General Plan roadway cross section.

Staff has reviewed the applicant's request to modify COA No. 76(c). Based on the review of the COA and interagency coordination with Caltrans, staff does support the proposed modification. The proposed right turn pocket provides a deceleration lane, and widening south of the project driveway that provides an acceleration lane is not needed. Construction of a right turn pocket leading into the project driveway would be sufficient for Caltrans and City. The design of the right turn pocket is designed per Highway Design Manual, or as approved by Caltrans, and must be in compliance Caltrans stormwater quality and hydrology requirements. As originally conditioned, the developer shall underground power poles along Riverside Drive. Additionally, any future widening of Riverside Drive just south of the project site would be difficult due to the existing residential homes.

Fiscal Impact

No direct fiscal impact.

Attachments

Attachment 1 – Applicant Correspondence to Modify COA No. 76(c)

Attachment 2 – Final Conditions of Approval