



**Community  
Development  
Partners**

City of Riverside  
The Honorable Mayor and City Council  
3900 Main Street  
Riverside, CA 92522

February 12, 2020

Re: St Michael's Housing Development  
P19-0507 (Conditional Use Permit), P19-0508 (Design Review), CEQA Determination

To the Honorable Mayor and City Council:

Community Development Partners (the Appellant) is filing an appeal of the decision of the Planning Commission on February 6, 2020 regarding P19-0507 (Conditional Use Permit), P19-0508 (Design Review), and the CEQA determination for St. Michael's Housing Development for the following reasons:

**1. The Project exceeds all applicable objective development standards for the site.**

**Parking.** The Project exceeds required parking for the designated site and uses.

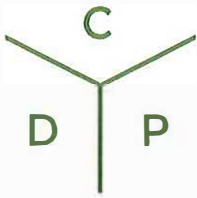
*Chapter 19.545 – Parking Standards Incentive Chapter 19.580 – Parking and Loading Standards  
California Government Code Sections 65915 – 65918*

	<i>Standard</i>	<i>Factor</i>	<i>Parking Required</i>	<i>Proposed</i>	<i>Meet or Exceeds Standard</i>
<i>Minimum Parking</i>	0.5 spaces/ affordable housing unit	49 units	25		
	2 spaces/ dwelling unit with 2 or more bedrooms (Manager's Unit)	1 unit	2		
	1 space /4 fixed seats in the main assembly area	197 seats	50		
	1 space / bedroom (Friary)	6 units	6		
<i>Total Parking Spaces Required</i>			<b>83</b>	<b>100</b>	<b>Exceeds</b>

**Setbacks.** With regard to setbacks, the project development team was particularly sensitive to feedback from neighboring residents, increasing the side setbacks to triple the allowable distance on the northern property line, adjacent to neighboring homes.

*Chapter 19.580 – Parking and Loading Standards*

	<i>Standard</i>	<i>Proposed</i>	<i>Meet or Exceeds Standard</i>
<i>Landscape Setback</i>	Front – 15 feet	20 feet (Jackson Street)20 feet, 8 inches (Hawthorne Avenue)	<b>Exceeds</b>



# Community Development Partners

	Interior Side and Rear – 5 feet	7 feet (Interior Side) 8 feet, 6 inches (Rear)	Exceeds
--	---------------------------------	---	---------

**Chapter 19.255 – Assemblies of People – Non-Entertainment**

	Standard	Proposed	Meet or Exceeds Standard
<b>Minimum Building Setbacks</b>	Front – 20 feet	20 feet (Jackson Street) 20 feet, 8 inches (Hawthorne Avenue)	Exceeds
	Interior Side – 20 feet	67 feet	Exceeds
	Rear – 20 feet	50 feet, 6 inches	Exceeds

**Height.** At 28 feet, the project height for the residences is several feet below what is allowable in an R-1-7000 zone.

**Chapter 19.255 – Assemblies of People – Non-Entertainment**

	Standard	Proposed	Meet or Exceeds Standard
<b>Maximum Building Height</b>	35 feet	28 feet, 1 inch (Dwelling Units) 32 feet (Chapel)	Exceeds

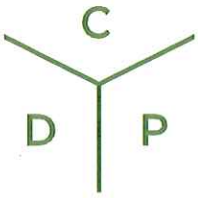
**Density.** In allowing dwelling units as an incidental use for Assemblies of People – Non-Entertainment in designated Residential and Office & Commercial Zones, including those zoned R-1-7000, no density requirements or restrictions were included. As stated in the Report, “since this project complies with all development standards, Staff can support the proposed project density of 14 dwelling units per acre.” We encourage Council to approve the recommendations of Staff and support the Project as proposed.

**2. The Project is well situated in an amenity rich location that aligns with the City’s Housing First, General Plan, and Housing Element policies.**

The proposed project is situated on a site that is not only appropriate, but advantageous, to the development of affordable housing. It is close to a variety of amenities, aligns with the City’s Housing First priorities, and provides new housing units as allowed and encouraged through recent General Plan and Zoning changes.

**3. The Project advances the City’s interests as evidenced by prior support of City Council for project financing.**

The Project advances the City’s interests in developing high quality, affordable housing and implementing the strategies of its Housing First plan. The Council, on multiple occasions, has recognized this by voting to support financing for the Project, as proposed, including votes in favor by both the previous and current Councilmembers from the 5<sup>th</sup> Ward.



Community  
Development  
Partners

#### 4. The Project was designed to mitigate neighbor's concerns.

The development team has, on a number of occasions, solicited and incorporated feedback from project neighbors into the Project design. These include orienting the site's ingress and egress along Jackson Street and restricting the Hawthorne drive to limit vehicular traffic on Hawthorne; shifting services and programs to a new Parish Hall and providing the main pedestrian entry plaza on Jackson, limiting pedestrian traffic down Hawthorne; maintaining a low profile for the residential building and maximizing the set-backs on the northern property line with parking, drive aisles, and plantings.

Future residents will be screened by professional property management, including criminal background checks, and House Rules will ensure that members of the community are respectful of neighbors both on- and off-site. The property will be served by a full-time, on-site property manager, and full-time maintenance staff person. Residents will be provided supportive services, including on-site case management through Riverside County and additional services through Mercy House. By providing additional affordable housing and utilizing Housing First strategies, the project will provide a direct, positive impact to address the neighbors' current concerns about homelessness in the City, including Hunt Park.

Absent this development, the site may remain unimproved. Community services will continue to be provided as they are now from the Parish Hall located down Hawthorne. Significant investments in site landscaping will not be realized. And an opportunity to leverage city funds to make a sizeable, positive impact on the homelessness crisis and meeting the City's affordable housing needs will be lost.

For the reason stated above, we respectfully request that the Council consider our appeal to review the February 6, 2020 decision of the Planning Commission, and support the Staff Recommendations to:

- DETERMINE this project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332 (In-Fill Development Projects) as this project will not have a significant effect on the environment; and
- APPROVE Planning Cases P19-0507 (Conditional Use Permit) and P19- 0508 (Design Review), based on the findings and subject to the recommended conditions included in the staff report.

Sincerely,

Kyle Paine, President  
Community Development Partners