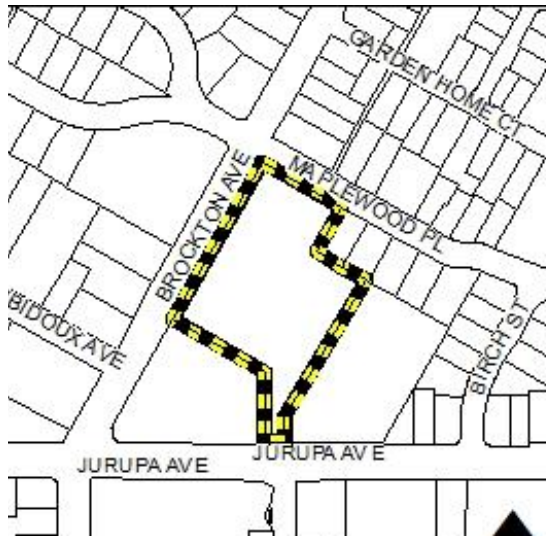




**PLANNING COMMISSION HEARING DATE:** OCTOBER 19, 2017

**AGENDA ITEM NO.: #3**

**PROPOSED PROJECT**

<b>Case Numbers</b>	<b>P17-0268</b> (Revised Conditional Use Permit)	
<b>Request</b>	To consider an amendment to a previously approved Conditional Use Permit (CU-022-656)to permit a 17,913 square foot addition to an existing hospital (Pacific Grove Hospital) and parking lot modifications.	
<b>Applicant</b>	Nelson Smith of Pacific Grove Hospital	
<b>Project Location</b>	5900 Brockton Avenue, on the southeast corner of Brockton Avenue and Maplewood Place	
<b>APN</b>	218-251-016	
<b>Project area</b>	3.75 acres	
<b>Ward</b>	1	
<b>Neighborhood</b>	Wood Streets	
<b>Specific Plan</b>	Magnolia Avenue Specific Plan (Magnolia Center District)	
<b>General Plan Designation</b>	MU-N – Mixed Use Neighborhood	
<b>Zoning Designation</b>	R-1-7000 -SP– Single Family Residential Zone and Specific Plan (Magnolia Avenue) Overlay Zones	
<b>Staff Planner</b>	Judy Egüez, Associate Planner; 951-826-3969; jeguez@riversideca.gov	

## RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development Projects); and
2. **APPROVE** Planning Case P17-0268(Revised Conditional Use Permit), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

## SITE BACKGROUND

The 3.75-acre site is currently developed with a 36,784 square foot hospital building, Pacific Grove Hospital, which serves as a psychiatric and behavioral health facility for adults, adolescents and pediatric patients. The hospital has a capacity of 62 beds and provides inpatient and outpatient treatment for depression, bipolar, substance abuse and addiction, and co-occurring disorders. The hospital also has ancillary support space including a kitchen, laundry, storage facility, and offices. The hospital takes access from Brockton Avenue. A drive aisle shared with the property to the east provides additional access to the site from Jurupa Avenue.

The site was originally occupied by Knollwood Center Hospital, approved in 1959 and constructed in 1962 under Planning Case CU-046-589. Subsequent revisions to the Conditional Use Permit (CUP) for modifications to the hospital were approved under CU-022-656. In 1977 the hospital was closed to medical and surgical patients and began treatment of patients with mental illness and alcoholism.

Surrounding uses include residential uses to the north, office and residential uses to the east, a church and day care center to the south, and office and personal services to the west.

## PROPOSAL

The applicant is requesting an amendment to a previously approved Conditional Use Permit (CU-022-656) to permit a single story, 17,913 square foot expansion to the existing Pacific Grove Hospital. The applicant has indicated the hospital expansion is needed to separate the adolescent and pediatric patients from the adults; as well as, provide more beds for the facility to meet the needs of the community.

The addition is proposed to be attached to the east side of the hospital building and will replace an existing outdoor garden. It will accommodate 24 additional patient beds, offices, dining halls, visitor rooms, quiet activity rooms, exam rooms, and storage. A small courtyard is proposed on the east side of the hospital expansion. A porte-cochere is proposed at the entrance of the building expansion for patient drop-off and pick-up leading to a sally port, a secure and controlled entryway. The hospital expansion will be secured by extending the existing six foot high block wall along the east side of the site. The applicant has indicated that sirens will not be used when patients are dropped off by police and ambulance.

Modifications to the parking lot will remove 14 parking spaces, resulting in a total of 103 spaces. A generator, electrical equipment and a trash enclosure are proposed to be centrally located in the parking lot. Access to the site will continue to be provided from two existing driveways along

Brockton Avenue. The drive aisle shared with the property to the east is also proposed to be removed as part of the parking lot modification, as access from Jurupa Avenue is not necessary.

Landscaping will be enhanced and augmented throughout the site. Three bio-retention areas with landscaping are proposed in the parking lot area. Trees will be planted in the parking lot, adjacent to the residences to the north, and in the landscaped area on the north side of the existing hospital building.

## PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>			
	N/A	Consistent	Inconsistent
<b>General Plan 2025</b>  The proposed project is consistent with the underlying General Plan 2025 land use designation of Mixed-Use Neighborhood and furthers the intent of the General Plan by ensuring that new and infill development is distributed and designed in a manner sensitive in scale and design to the street environment and adjacent single-family residential areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Magnolia Avenue Specific Plan (MASP)</b>  The proposed project is consistent with the Magnolia Center District of the MASP Policy 1.8, encouraging infill development in a manner that is compatible with the prevailing Mid-Century architectural character of the area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Zoning Code Land Use Consistency (Title 19)</b>  The project involves the expansion of an existing hospital, approved in 1959 under Planning Case CU-046-589. At the time, the Zoning Code permitted hospitals in the R-1 Zones subject to the granting of a Conditional Use Permit (CUP). However, the current Zoning Code no longer permits hospitals in the R-1 Zones. Therefore, the hospital use is considered legal nonconforming. Section 19.080.070 (Modifications or Expansions of Nonconforming Uses) of the Zoning Code allows for the expansion of a nonconforming use subject to findings and approval of a Minor Conditional Use Permit (MCUP).  Staff has the discretion to require either a MCUP or a CUP. In this instance, a CUP was determined to be appropriate for this request because the original hospital was approved under a CUP. The proposal to expand the existing Pacific Grove Hospital is consistent with the development standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Authorization and Compliance Summary</b>			
	<b>N/A</b>	<b>Consistent</b>	<b>Inconsistent</b>
of the underlying zone. Therefore, staff supports the hospital expansion.			
<b>Compliance with Cultural Resources (Title 20)</b>  The hospital was found to be eligible for local designation; thus, modifications to the building elevations required the granting of a Certificate of Appropriateness. On October 5, 2017, the Historic Preservation Staff approved an Administrative Certificate of Appropriateness for the proposed hospital expansion. The project was found to be in compliance with Title 20 of the Municipal Code because the infill construction is compatible with the scale, color, and material of the eligible cultural resource. Additionally, the proposed expansion incorporates design features, such as a flat roof on the porte-cochere and connecting corridor, which help unify the architectural themes of the building and also serve to differentiate the new construction from the existing building design.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>R-1-7000 – Single Family Residential Zone Development Standards</i>				
	Standard	Proposed	Consistent	Inconsistent
<i>Maximum Lot Coverage</i>	40%	34%	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	35 feet	22.7 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Min. Building Setbacks</i>	Front ( Brockton Avenue) 20 feet	200 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Sides	North Side – 10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		South Side – 10 feet		
	Rear – East Side 25 feet	29 Feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Chapter 19.580 – Parking and Loading Minimum Parking Requirement</i>						
Use	Standard	Number of beds	Parking Required	Parking Provided	Consistent	Inconsistent
<i>Hospital</i>	1 space/bed	90	90 spaces	103 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Total Parking</i>				<b>103 Spaces</b>		

## NEIGHBORHOOD COMPATIBILITY

Pacific Grove Hospital is a psychiatric and chemical dependency hospital that has served the Riverside community for over 55 years. It is the only hospital where City and County of Riverside police are able to drop off individuals in need of assistance. The proposed expansion of the hospital use is compatible with the surrounding office, church and personal service uses. The applicant indicated ambulance sirens will not be used during drop offs as they are usually not considered a life-threatening or time-critical emergency run. Additionally, a double row of trees will be planted along Maplewood Place to enhance views of the site from the adjacent residences. The Police Department was contacted regarding this proposal and has no objections.

Staff can support this project as the expansion will allow for the hospital to meet with the current demand and will continue to provide a much needed service to the Riverside Community.

## ENVIRONMENTAL DETERMINATION

Planning Division Staff have determined that this project is categorically exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 of the CEQA Guidelines, as the project constitutes an infill development project.

The project is consistent with the criteria set forth in Section 15332(a)-(e) as follows:

- a. The project is consistent with the applicable General Plan Designation of MU-N Mixed Use-Neighborhood and all applicable General Plan policies as well as with the applicable zoning designation of R-1-7000 -SP- Single Family Residential Zone and Specific Plan (Magnolia Avenue) Overlay Zones;
- b. The project occurs within the City Limits on a project site of no more than five acres substantially surrounded by urban uses;
- c. The project site has no value as habitat for endangered, rare or threatened species;
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality, as evidenced by the Noise Impact Analysis, CalEEMod Air Quality Simulation and Water Quality Management Plan prepared for this project; and
- e. The site can be adequately served by all required utilities and public services.

Staff have therefore determined that the proposed project requires no further environmental review, and that it 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 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. Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Zoning Map
6. Project Plans (Site Plan, Plot Plan, Floor Plan, Preliminary Grading Plan, Conceptual Landscape Plans and Plant Imagery, Building Elevations, and Rendering)
7. Existing Site Photos

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Prepared by: Judy Egüez, Associate Planner

Reviewed by: Ted White, Deputy Director

Approved by: Rafael Guzman, Director of Community & Economic Development



*EXHIBIT 1 – FINDINGS*

**PLANNING CASE:**      **P17-0268 (Revised Conditional Use Permit)**

***Conditional Use Permit Findings pursuant to Chapter 19.760.040***

- a.      The proposed hospital expansion 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;
- b.      The proposed hospital expansion 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
- c.      The proposed hospital expansion will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest. (Ord. 6966 §1, 2007)





EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

**RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES**

**PLANNING CASE:**      **P17-0268 (Revised Conditional Use Permit)**

**Planning**

1. All applicable conditions of related Planning Case P17-0590 (Certificate of Appropriateness) shall apply.
2. All applicable conditions of previously approved Planning Case CU-022-656 (Conditional Use Permit) shall apply, except as modified by this Conditional Use Permit.
3. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan and floor plan on file with this case except for any specific modifications that may be required by these conditions of approval.
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.

*Operational Conditions:*

5. Pacific Grove Hospital shall be limited to a maximum of 90 beds.

*Prior to Issuance of Grading Permit:*

6. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
  - a. Compliance with City adopted interim erosion control measures;
  - b. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems; and
  - c. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement.
7. Grading plans submitted for plan check shall depict the relocation of the proposed subterranean wastewater interceptor to a location outside of the required right-of-way dedication.

*During Grading and Construction Activities:*

8. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), which limits construction noise to 7:00 a.m. to 7:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
9. 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 of urban pollutants, and flooding.
10. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
11. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
12. 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. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
  - e. Wash off trucks and other equipment leaving the site;
  - f. Keep disturbed/loose soil moist at all times;
  - g. Suspend all grading activities when wind speeds exceed 25 miles per hour; and
  - h. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.
13. 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 Building Permit Issuance:*

14. Plans submitted for staff review should 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.

15. Roof equipment shall be fully screened from the public right-of-way. Screening material shall be at least as high as the proposed roof mounted equipment and shall be architecturally integrated with the proposed structure.
16. Ground mounted utility and mechanical equipment shall be fully screened from the public right-of-way.
17. **Photometric/lighting Plan:** An exterior lighting plan shall be submitted with building permit plans 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 provide a minimum intensity of one foot-candle 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). 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, or 14 feet in overall height within 50 feet of any residentially zoned property.
18. **Landscape and Irrigation Plans** shall be submitted for Design Review approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required. Landscaping and irrigation plans must be submitted prior to building permit issuance. Landscaping and irrigation shall be installed per the approved plan and a 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 shall be submitted to the Planning Division. Call the Case Planner to schedule a final inspection at least one week prior to needing the release of utilities.

*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 to schedule the final inspection at least one week prior to needing the release of utilities.

**Standard Conditions**

20. There shall be a two-year time limit in which to commence 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.
21. 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.

22. The applicant is advised that the business or use for which this Conditional Use Permit is granted cannot be legally conducted until all conditions of approval have been completed to the satisfaction of the Community & Economic Development Department, Planning Division and as approved by the Planning Commission. Upon completion of the Project, a Staff inspection must be requested, and UTILITIES will not be released until it is confirmed that the approved plans and all conditions have been implemented.
23. 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.
24. This 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.
25. Plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.

#### **Public Works**

*Conditions to be fulfilled prior to occupancy unless otherwise noted*

26. If required, installation of sewer laterals to serve this project to Public Works specifications.
27. Construction and Encroachment permits required for private storm drain connection in Brockton Avenue to Public Works specifications.
28. Trash Enclosure(s) required per City Standards.
29. 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.

30. 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.
31. 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 permit.
32. 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.
33. 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.

## **Fire Department**

34. Provide the fire access turning radius or turn around for the new parking lot.

35. The new project may require a new onsite private fire hydrant.
36. Fire Department access shall be maintained during all phases of construction.

#### **Public Utilities – Electric**

37. 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.
38. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate surveyor.
39. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained and location of the equipment is approved by the Utility.
40. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.
41. Plot existing electrical distribution facilities on the original site

#### **Public Utilities – Water**

42. As part of this project, the applicant shall upgrade the existing underground fire service to an above ground backflow. Please contact the water department for plan submittal requirements.