




PROPOSED PROJECT

Case Numbers	PR-2020-000237 (Conditional Use Permit and Design Review)	
Request	To consider a Conditional Use Permit and Design Review to expand an existing 6-bed assisted living facility to 16 beds.	
Applicant	Maher Ismail for Mercy Board and Care	
Project Location	11545 Doverwood Drive, situated on the north side of Doverwood Drive, between Sierra Vista Avenue and Tulsa Avenue.	
APN	141-151-069	
Project Area	0.37 acres	
Ward	7	
Neighborhood	La Sierra	
General Plan Designation	MDR – Medium-Density Residential	
Zoning Designation	R-1-7000 – Single-Family Residential	
Staff Planner	Veronica Hernandez, Senior Planner 951-826-3965 vhernandez@riversideca.gov	



RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant Section 15301, (Existing Facilities) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2020-000237 (Conditional Use Permit and 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 0.37-acre parcel is located on the north side of Doverwood Drive, between Sierra Vista and Tulsa Avenues, and is developed with a 6-bed assisted living facility within an existing 3,529-square-foot single-story structure (Building A). The property also includes a 1,432-square-foot two-story structure located at the rear of the property (Building B). Vehicle access to the site is provided via a driveway on Doverwood Drive.

Surrounding uses include single-family residences to the north, east, and west, and multi-family residential to the south (across Doverwood Drive) (Exhibits 3 and 4).

PROPOSAL

The applicant is requesting approval of a Conditional Use Permit and Design Review of project plans to expand the number of beds within the existing 3,529 square foot assisted living facility (Building A). The facility proposes to increase the number of beds from 6 to 16. The facility proposes eight double rooms, a recreation room, sewing room, hydrotherapy room, a kitchen and dining/living room. The facility will also include a common open space area at the rear of the building.

The two-story structure at the rear of the property (Building B) includes offices and kitchen facilities, proposed for employees only. No patients will be housed in Building B, and employees will not live on premises.

The facility will offer daily care for seniors, including those with memory loss, as well as daily activities, laundry services, physical therapy, house calls by trained physicians, and transportation to off-site medical appointments. Meals will be provided by an outside service three times a day, with light preparation of the pre-prepared meals taking place in the on-site kitchen. Visiting hours will be from 8 AM to 4 PM.

The facility will have a maximum of 16 residents and 2-3 staff per shift. Additional staff, such as custodians, visiting physicians, and administrators, will be on site as needed.

Proposed site improvements include restriping the parking lot to provide 8 parking spaces, constructing a new trash enclosure, constructing outdoor common open space facilities, and augmenting landscaping throughout the site. A new wrought iron fence will also be constructed along the frontage of the property with Doverwood Drive.

PROJECT ANALYSIS

Authorization and Compliance Summary

	<i>Consistent</i>	<i>Inconsistent</i>
General Plan 2025 The General Plan Land Use designation for the site is MDR – Medium-Density Residential (Exhibit 5), primarily intends for single-family residences and other similar and compatible residential uses. The proposed project is consistent with the MDR Land Use Designation and the following Objectives and Policies, and furthers the intent of the General Plan 2025: <u>Objective LU-59</u> : Maintain and enhance the quality of life in the La Sierra neighborhood.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
Zoning Code Land Use Consistency (Title 19) <p>The project site is zoned R-1-7000 – Single-Family Residential (Exhibit 6), which permits an assisted living facility subject to the granting of a Conditional Use Permit and compliance with specific site location, operation, and development standards for assisted living facilities. The proposed project is generally consistent with applicable development standards for an assisted living facility with the exception of a request for a Modification for a reduced side yard setback as described in detail below. The Zoning Code allows for Modifications with the submittal of a Use Permit.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Compliance with Citywide Design & Sign Guidelines <p>The proposed site improvements are consistent with all provisions of the Citywide Design and Sign Guidelines. Any future signs will be subject to Design Review to ensure compliance with the Citywide Design & Sign Guidelines.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.260 Assisted Living Facility Site Location, Operation, and Development Standards					
Standard		Proposed	Consistent	Inconsistent	Modified
Site Location Standards	No adverse impacts on adjoining properties or land uses	Sensitive to surrounding uses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Adjacent development will not be a hazard to occupants	No hazardous uses adjacent to occupants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	No harm to health, safety, or general welfare of neighborhood	No harm to health, safety, or general welfare	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Located on or near a major arterial	Located proximity to Pierce Street and Riverwalk Parkway – 110 Foot Arterials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Located 20 feet from all property lines	9 feet, 11 inches (east side property line)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Accessible to necessary support services	Transportation provided as needed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chapter 19.260 Assisted Living Facility Site Location, Operation, and Development Standards						
Standard			Proposed	Consistent	Inconsistent	Modified
	Assisted Living Facilities /Group Housing Distance	300 feet	629 ft. Almac Residential (Licensed Care Facility) (11430 Doverwood Dr.)-	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open Space Standards	Indoor and Outdoor common open space (no minimum area required)		Indoor: ± 794 sq. ft. Outdoor: ± 1,588 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chapter 19.580 Parking and Loading						
Use/Floor Area		Parking Ratio	Required	Provided	Consistent	Inconsistent
Proposed Use	Assisted Living Facility: 24 beds	1 space/ 16 beds	8 spaces	8 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Conditional Use Permit

The assisted living facility would continue to operate from the existing buildings on-site. Although the number of beds are requested to increase, the size of the on-site buildings will not increase, remaining in scale with existing single family residential buildings along Doverwood Drive. Additionally, on-site modifications are proposed to incorporate all required parking on-site to minimize any potential parking related impacts. As proposed, the project complies with the site location, operation and development standards applicable to assisted living facilities, as provided in the Zoning Code (Exhibit 7) and will not be detrimental to the health, safety, or general welfare of the public or surrounding area. The proposal provides an increase in the diverse range of housing and expands the specific needs for assisted living facilities in the City of Riverside.

Modification of Development Standards

The Zoning Code requires Assisted Living Facilities to be setback 20-feet from all property lines. The applicant is requesting a modification to the setback development standard, allowing for a reduced eastern property line setback of 9 feet – 11 inches. Section 19.260.040 of the Zoning Code allows for the modification of development standards in conjunction with the required Conditional Use Permit. Staff has prepared the following justifications in support of the modification:

- 1) The existing facility was originally built as a single-family residence, in the R-1 Zone, with 7-foot – 6-inch side yard setbacks;
- 2) The existing facility is similar in size and scale to surrounding residential developments, including single-family residences;
- 3) The parcel size is similar in nature to those surrounding it, a setback of 20-feet from all property lines would require the existing structure to be heavily modified or relocated, impacting required on-site parking or common open space areas;

In this case, allowing the continuation of the reduced side yard setback would not be detrimental to surrounding uses in the area, as proposed.

ENVIRONMENTAL DETERMINATION

The proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities), 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 project site. As of the writing of this report, no responses have been received by staff regarding the proposed project.

STRATEGIC PLAN ALIGNMENT

This project contributes to the Envision Riverside 2025 City Council Strategic Priority 3 – Economic Opportunity (Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship, and investment).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: The Conditional Use Permit for the proposed Assisted Living Facility requires public hearings by the Planning Commission and encourages public participation.
2. Equity: The proposed project provides a service available to all residents.
3. Fiscal Responsibility: All project costs are borne by the applicant.
4. Innovation: The proposed project will revitalize an existing building with an expanded use and site improvements.
5. Sustainability and Resiliency: All construction related to the remodel of the building will meet the current Building Codes.

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. Conditions of Approval
3. Existing Site Photos
4. Location Map
5. General Plan Map
6. Zoning Map
7. Applicant Prepared Business Operations Plan
8. Project Plans (Site Plan, Floor Plan, Building Elevations, Roof Plan, Conceptual Landscape Plan)

Prepared by: Veronica Hernandez, Senior Planner
Reviewed by: Brian Norton, Principal Planner
Approved by: Maribeth Tinio, City Planner



EXHIBIT 1 – FINDINGS

PLANNING CASES: PR-2020-000237 (CUP)

Conditional Use Permit Findings pursuant to Chapter 19.760.040 and as outlined in the Staff Report

- A. The proposed assisted living facility is substantially compatible with other existing and proposed uses in the area, including the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
- B. The proposed assisted living facility 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 assisted living facility will be consistent with the purposes 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-2020-000237 (Conditional Use Permit and Design Review)

• **Planning Division**

1. The assisted living facility shall be developed and operated substantially as described in the text of this staff 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.
2. 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.

During Construction Activities:

3. 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.
4. 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.
5. All stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
6. All equipment staging shall be located 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.
7. 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.
- 8. The applicant shall be responsible for erosion and dust control during construction phases of the project.
- 9. 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:

- 10. **Site Plan:** The site plan shall be revised to include the following site design modifications.
 - a. Drive aisle width shall be reduced from 26-feet to 24-feet;
 - b. The westerly landscape planter shall be increased in width by 2-feet.
- 11. Landscape and Irrigation Plans shall be submitted for Design Review approval. Separate applications and filing fees are required. Design modifications may be required as deemed necessary.
 - a. Revised landscape and irrigation plans shall include a hedge plant along the western property line planter that grows up to 10-feet in height, reducing impacts to the adjacent property.
- 12. **Fence Plan:** Revise the plot plan such that the plans provided for building permit plan check incorporate the following change:
 - a. The proposed wrought iron fence shall be a maximum of four feet in height within the front setback.
- 13. **Trash Enclosure:** Submit trash enclosure elevations such that the plan provided for building permit plan check incorporates the following changes:
 - a. Trash enclosures shall include a cover and be constructed with a decorative masonry block and decorative cap or be finished in stucco and painted to match the existing building.
- 14. **Photometric Plan** shall be submitted for Planning staff approval and shall include the following:
 - a. All proposed on-site lighting shall include lighting design features consistent with single-family residential properties.
 - b. Any wall mounted pack lighting shall be residential in nature and down lights shall be utilized;
 - c. Lighting proposed in the parking area shall be that which is generally used on single-family residential property, and shall not include pole lighting;
 - d. Lighting proposed along property lines shall be shielded and directed away from adjacent properties;
 - e. Photometric Plan shall include off-site foot-candles. Off-site foot-candles shall not exceed 0.5fc from light produced from the applicant's site; and
 - f. All on-site lighting in parking areas shall provide a minimum 1.0 fc and significantly minimize lighting at property boundaries and on-site to reduce off-site impacts.

Site Operation Conditions:

- 15. The applicant is required to obtain all licenses and permits required by State law for operation of the facility. The applicant shall keep all State licenses or permits valid and current.
- 16. A maximum of up to 16 beds are permitted in conjunction with this Conditional Use Permit.

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

Standard Conditions:

22. 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.
23. The Conditional Use Permit may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of two 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 **April 24, 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.**

24. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this Conditional Use Permit is exercised.
25. The project must be completed per the Conditional Use Permit approved by the Planning Commission, including all conditions listed in this report. Any substantial changes to the project must be approved by the Planning Commission or minor modifications by the Community & Economic Development Director or designee. Upon completion of the project, an inspection must be requested, and UTILITIES will not be released until it is confirmed that the approved plans and all conditions have been implemented.
26. 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.

27. The applicant is advised that the use for which this Conditional Use Permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the satisfaction of the Planning Division.
28. The 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.
29. The 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 Conditional Use Permit is issued based upon the business operations plan 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. The applicant shall notify Community Development Department, Planning Division, of any change in operations and such change may require a revision to the Conditional Use Permit. Failure to notify the city of any change in operations is material grounds for revocation of this Conditional Use Permit.
31. The applicant herein 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 Conditional Use Permit of the restrictions and conditions of this permit as they apply to the business operations.
32. Failure to abide by all conditions of this Conditional Use Permit shall be cause for revocation.
33. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this Conditional Use Permit.

Fire Department

34. Codes in Effect: The proposed project shall fully comply with the 2022 Edition of Title 24, the California Building Standards Code, as adopted and amended by the City of Riverside, or the edition of these codes in effect at the time a building permit application is filed.
35. Deferred Submittals: Where required, a separate plan review and permit application shall be submitted to the fire department for each of the following deferred submittals. Please indicate requirement on associated building permit title and or cover sheet:
 - Underground piping for private fire water supply (Fire Underground)
 - Automatic Fire Sprinkler System (Fire Overhead)
 - Fire Alarm/or Sprinkler Monitoring System
36. Fire Apparatus Access Roads: Approved fire apparatus access roads shall be provided for every proposed facility, building or portion of a building. Fire access road design and maintenance shall comply with California Fire Code (2022) §503, as adopted and amended by the City of Riverside.
37. Fire Protection Water Supply: An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises of proposed facilities, buildings or

portions of buildings. Fire water supply shall comply with California Fire Code (2022) §507, as adopted and amended by the City of Riverside.

38. Fire Protection Systems: Fire protection systems including but not limited to fire sprinkler, fire alarm and fixed extinguishing systems shall be provided and maintained where required by the California Building Standards Code and or Riverside Municipal Code.
39. Construction Documents: The associated building permit submittal for change of use of occupancy group classification shall show compliance with applicable California Fire Code regulations including fire-rated construction, means of egress, interior finish, and fire protection systems. The construction documents shall also identify the capacity of each sleeping unit and which sleeping units are proposed to house non-ambulatory and or bedridden clients.
40. Facility Capacity Limits: The proposed facility's maximum capacity, including capacity of ambulatory, non-ambulatory and bedridden clients, shall not exceed the licensed capacity as recorded on the applicable State of California Fire Clearance Inspection Report.
41. Fire Department approval of above-referenced planning case does not constitute a local fire authority clearance of, and or a license to operate, a residential care facility.