

# ST. MICHAEL'S HOUSING DEVELOPMENT

P19-0507 (Conditional Use Permit), P19-0508 (Design Review)

Community & Economic Development Department

City Council  
March 31, 2020

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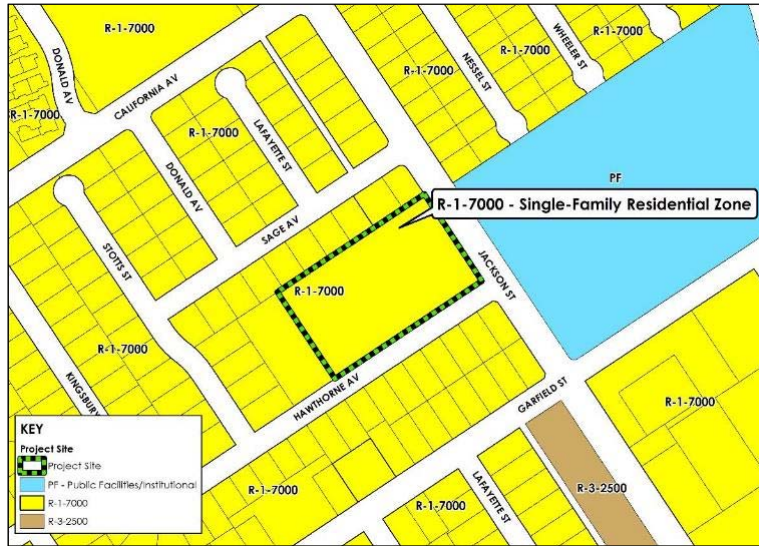
## LOCATION MAP



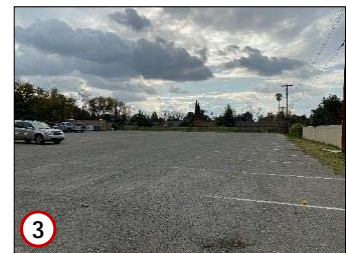
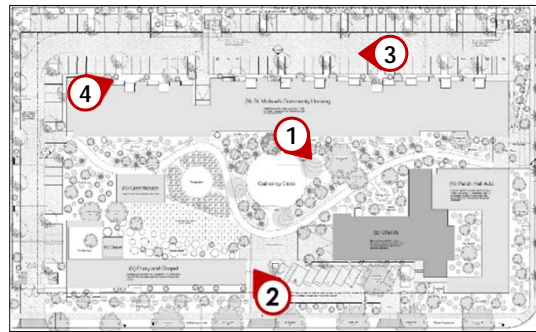
NORTH  
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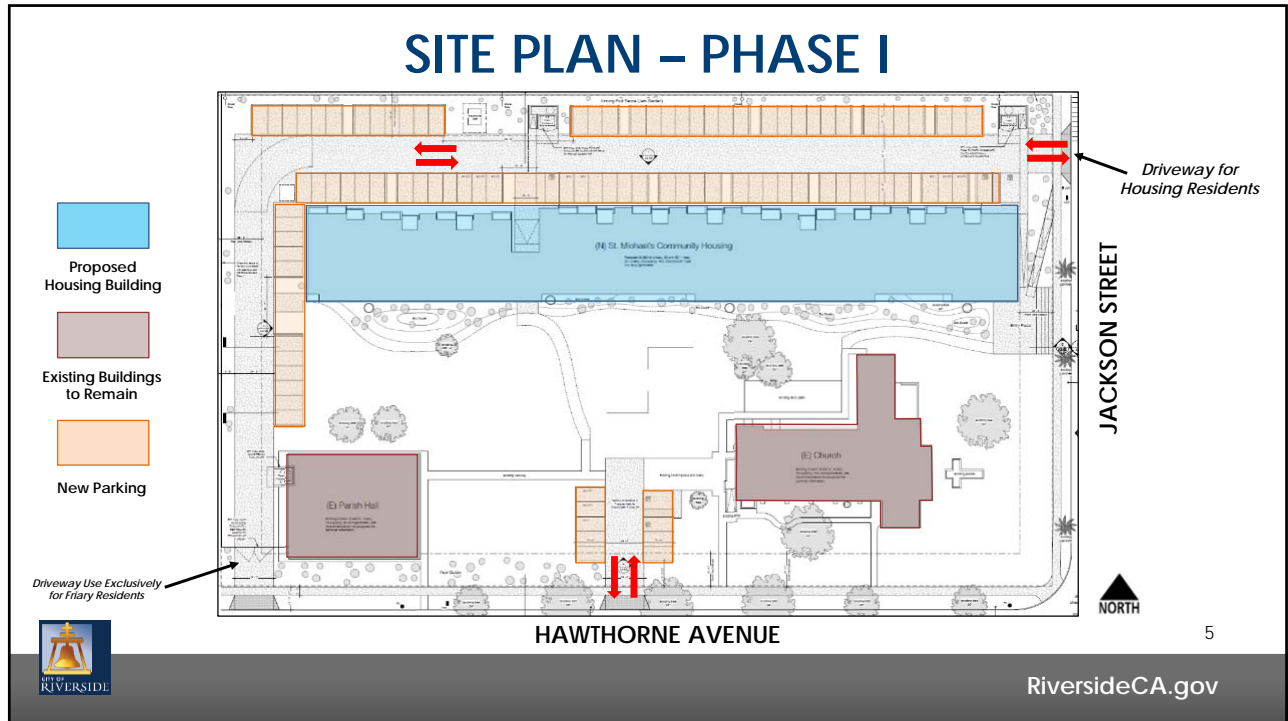
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# ZONING MAP

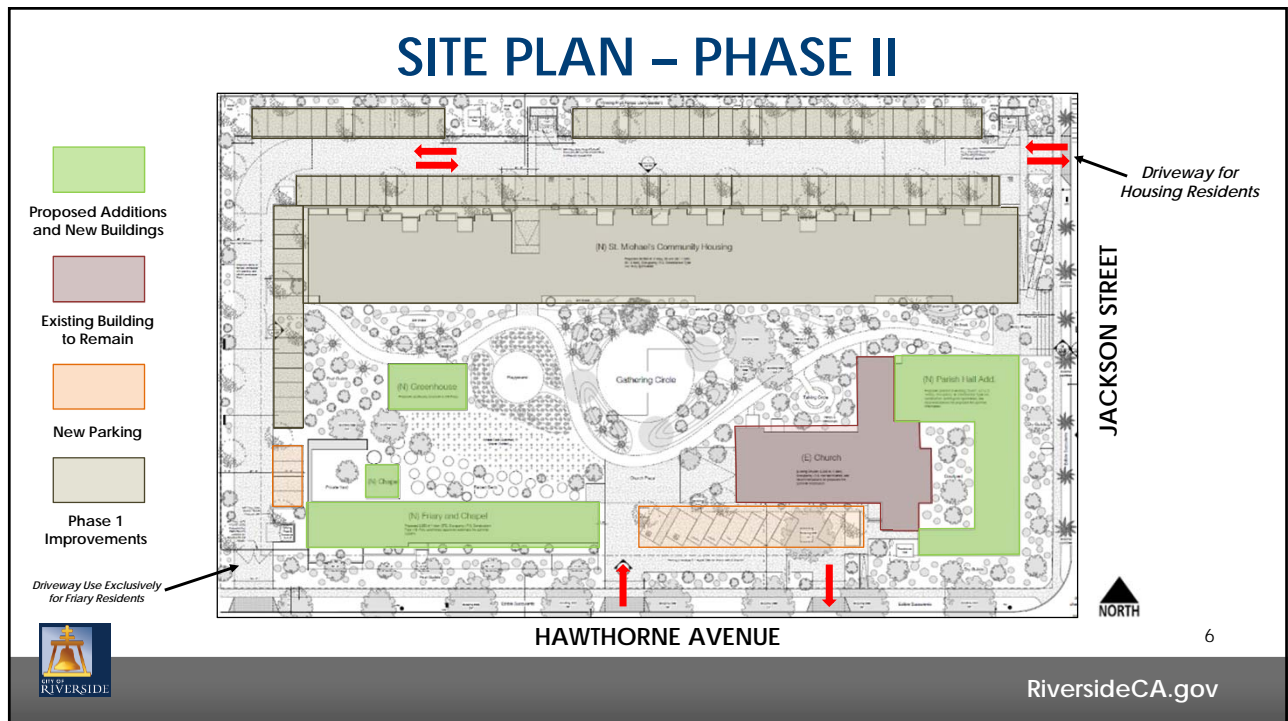


# EXISTING SITE PHOTOS





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## DEVELOPMENT STANDARDS - PARKING

Chapter 19.545 – Parking Standards Incentive Chapter 19.580 – Parking and Loading Standards California Government Code Sections 65915 – 65918							
Standard		Factor	Parking Required	Parking Required – AB1763	Proposed	Consistent	Inconsistent
<b>Minimum Parking</b>	0.5 spaces/ affordable housing unit	49 units	25	0	100 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2 spaces/ dwelling unit with 2 or more bedrooms (Manager's Unit)	1 unit	2	2			
	1 space/4 fixed seats in the main assembly area	197 seats	50	50			
	1 space/ bedroom (Friary)	6 units	6	6			
<b>Total Parking Spaces Required</b>			<b>83</b>	<b>58</b>			
<b>Surplus</b>			<b>17</b>	<b>42</b>			

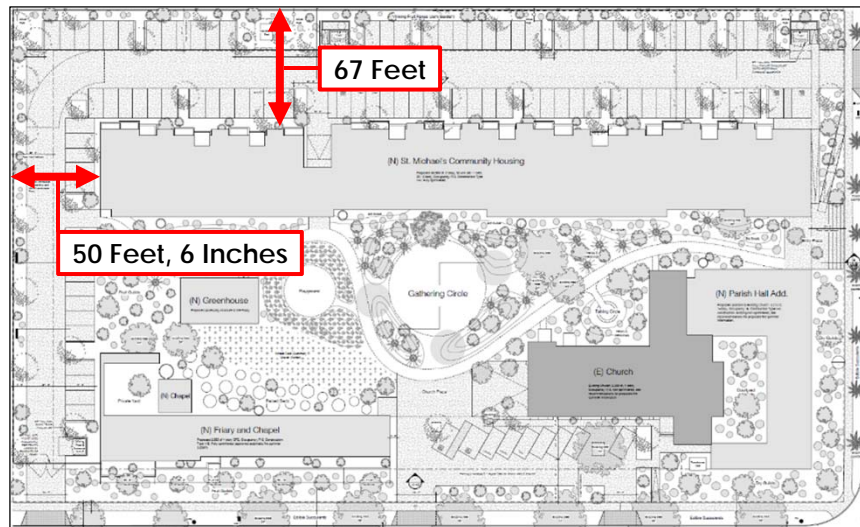


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## DEVELOPMENT STANDARDS – SETBACKS, HEIGHT, DENSITY



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## COMPATIBILITY AND CITY GOALS

**Key**

- Bus Stop
- Shopping Center
- Park
- Hospital



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## RECOMMENDATIONS

That the City Council:

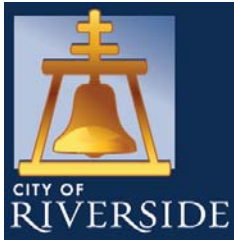
1. Determine that this project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332 (In-Fill Development Projects) as this project will not have a significant effect on the environment; and
2. Approve Planning Cases P19-0507 (Conditional Use Permit) and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



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# ST. MICHAEL'S HOUSING DEVELOPMENT

P19-0507 (Conditional Use Permit), P19-0508 (Design Review)

Public Works Department

City Council  
March 31, 2020

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## EXISTING TRAFFIC CONDITIONS

1. Measured delays at Hawthorne & Jackson / Kingsbury & California correspond to Level of Service "A"
2. Weekday parking observed during several time windows, property has a large frontage



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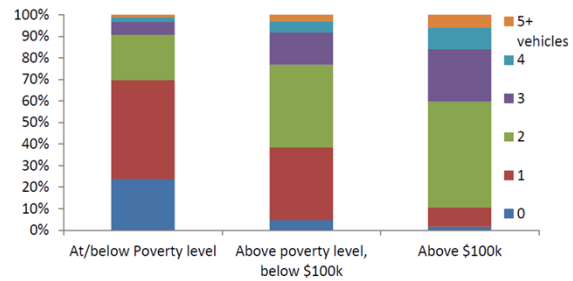
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## TRIP GENERATION & VEHICLE OWNERSHIP

1. Using industry standard trip generation rates, the project's vehicle generation falls below thresholds requiring study in the City (as do most apartments with 75 units or less)
2. Residents are not anticipated to have a high rate of vehicle ownership

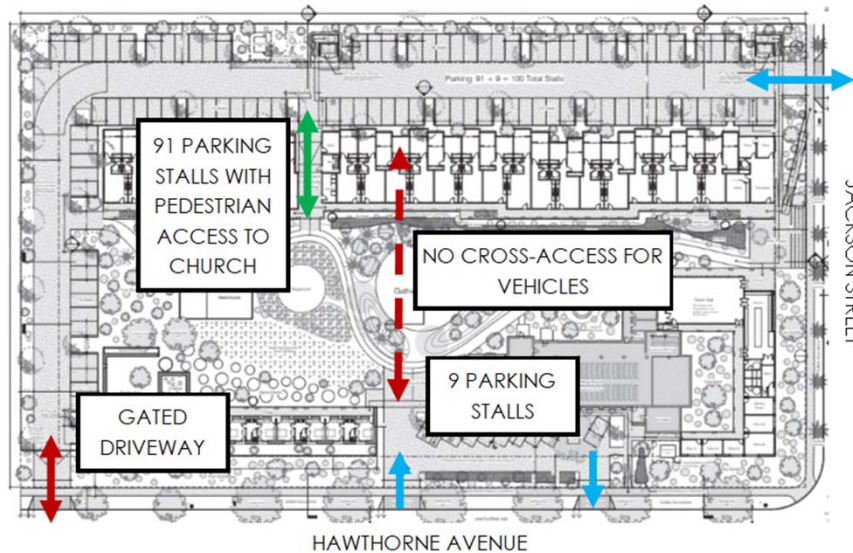
Method	Description	AM Peak Hour Trips	PM Peak Hour Trips
1	ITE Trip Generation Rates	25	32
2	ITE Trip Generation Rates - Adjusted for income / vehicle	17	22
3	Locally measured data	38	38
4	Locally measured data - Adjusted for income / vehicle ownership	33	33

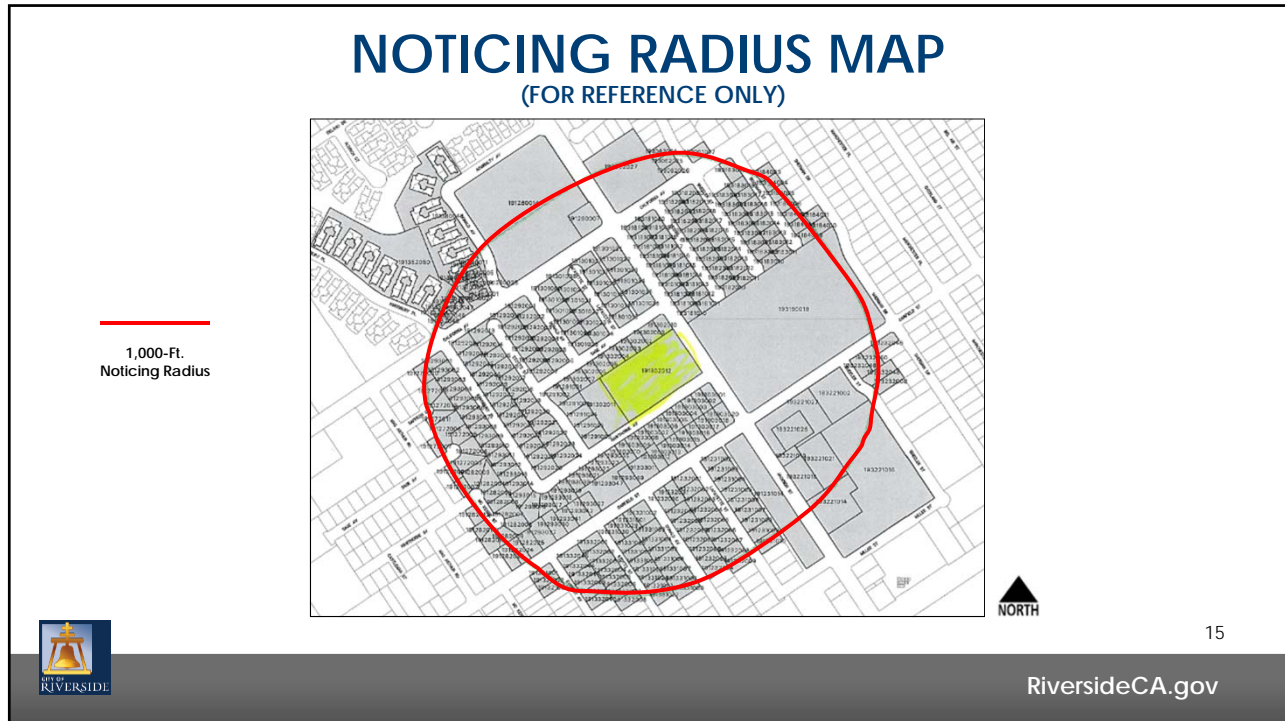


TRIP GENERATION FOR PROPOSED APARTMENTS



## PROJECT CONFIGURATION





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### APPLICANT APPEAL (FOR REFERENCE ONLY)

Timely appeal of Planning Commission’s denial:

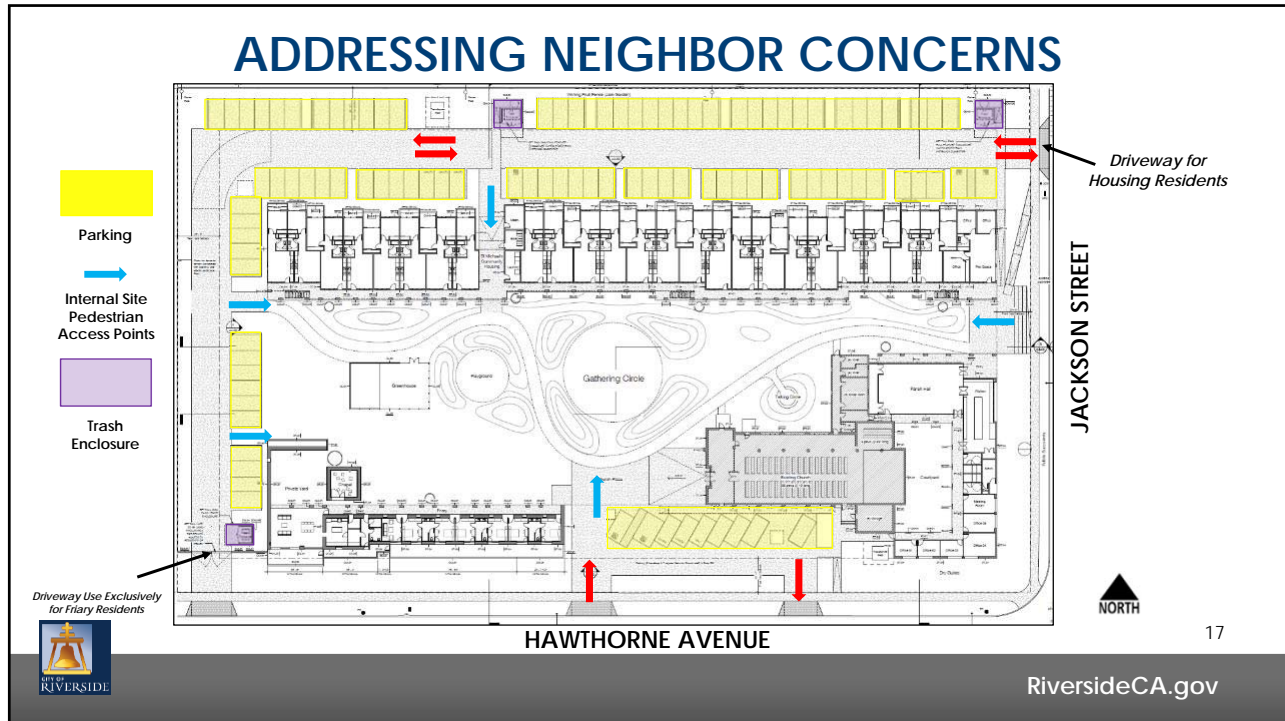
- 1)The project meets or exceeds all development standards;
- 2)The project is well-situated and aligns with City goals;
- 3)The project advances the City’s interests as evidenced by prior support of City Council for project financing; and
- 4)The project has been designed to mitigate neighbor concerns.

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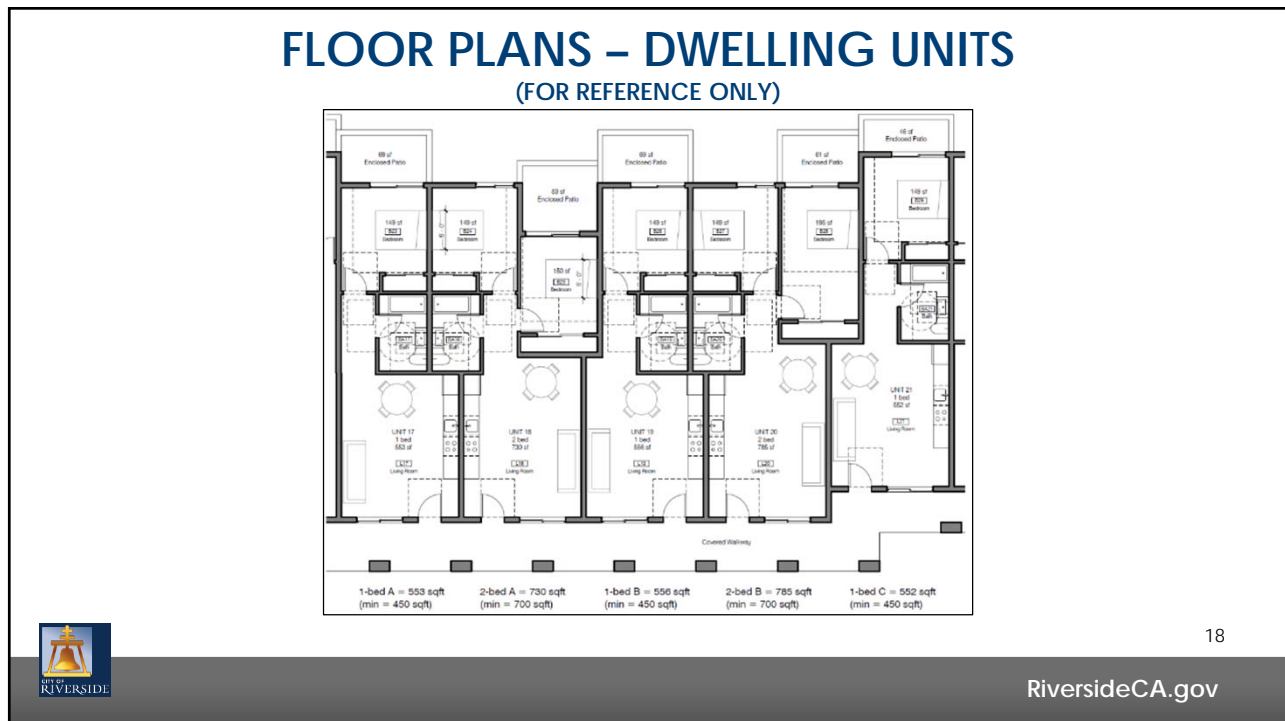
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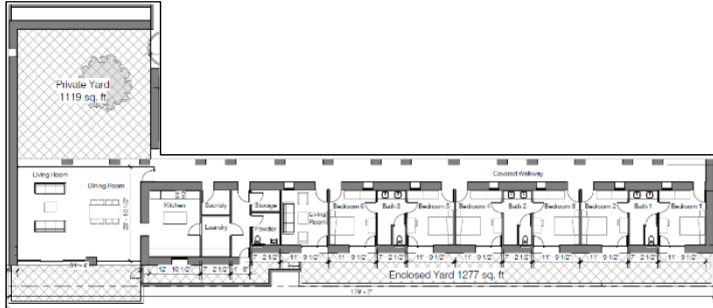
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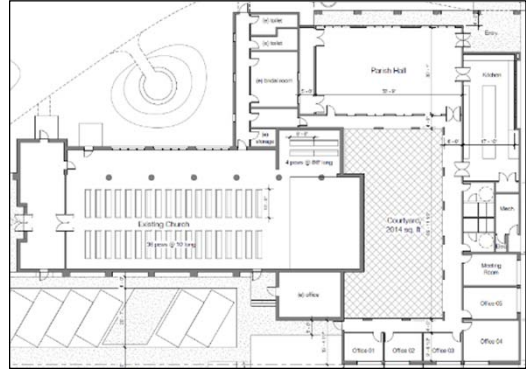
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# FLOOR PLANS – CHURCH AND FRIARY

(FOR REFERENCE ONLY)



FRIARY



CHURCH



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# BUILDING ELEVATIONS

(FOR REFERENCE ONLY)



North – Site Interior



West – Site Interior



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# BUILDING ELEVATIONS

(FOR REFERENCE ONLY)



South (Hawthorne Avenue)



East (Jackson Street)



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# CONCEPTUAL LANDSCAPE PLAN – PHASE I

(FOR REFERENCE ONLY)



HAWTHORNE AVENUE

JACKSON STREET



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# CONCEPTUAL LANDSCAPE PLAN – PHASE II (FOR REFERENCE ONLY)



HAWTHORNE AVENUE

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# GENERAL PLAN MAP (FOR REFERENCE ONLY)



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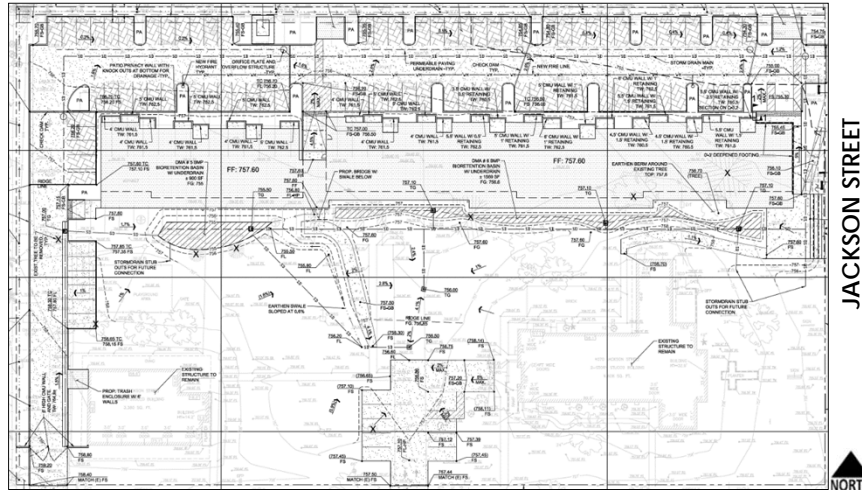
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# GRADING PLAN – PHASE I

(FOR REFERENCE ONLY)

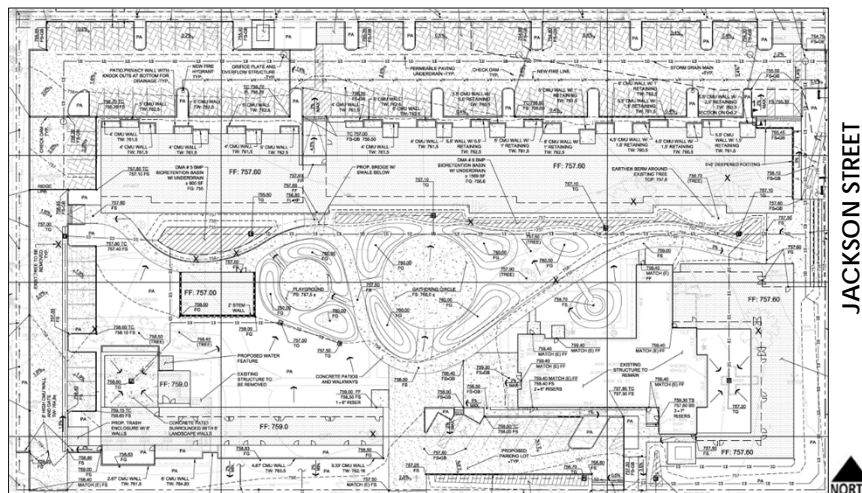


HAWTHORNE AVENUE

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# GRADING PLAN – PHASE II

(FOR REFERENCE ONLY)



HAWTHORNE AVENUE

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