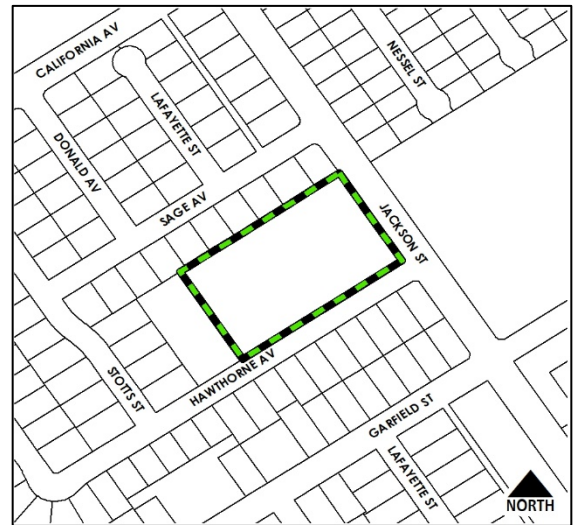




**PLANNING COMMISSION HEARING DATE: FEBRUARY 6, 2020
AGENDA ITEM NO.: 2**

PROPOSED PROJECT

Case Numbers	P19-0507 (Conditional Use Permit) P19-0508 (Design Review)	
Request	To consider the following entitlements for expansion of St. Michael's Episcopal Church: 1) Revision to a previously approved Conditional Use Permit (Planning Case C-38-590) to permit the construction of 50 affordable and supportive housing units, a 4,214 square foot parish hall, a 2,950 square foot friary and chapel, and a 1,300 square foot greenhouse; and 2) Design Review of project plans.	
Applicant	Kyle Paine of Community Development Partners	
Project Location	4070 Jackson Street, situated on the northwest corner of Jackson Street and Hawthorne Avenue	
APN	191-302-012	
Project Area	3.57 Acres	
Ward	5	
Neighborhood	Arlington	
General Plan Designation	MDR – Medium Density Residential	
Zoning Designation	R-1-7000 – Single-Family Residential Zone	
Staff Planner	Veronica Hernandez, Associate Planner 951-826-3965 vhernandez@riversideca.gov	



RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the California Environmental Quality Act subject to Section 15332 (In-fill Development Projects), as this proposed 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 outlined in the staff report and summarized in the attached findings and subject to the recommended conditions (Exhibits 1 and 2).

SITE BACKGROUND

The 3.57-acre project site is located on the northwest corner of Jackson Street and Hawthorne Avenue. Approved on April 7, 1960 under Planning Case C-38-590, the site is currently developed with a 6,300 square foot church (St. Michael's Episcopal Church) and a 3,400 square foot parish hall.

Vehicular access is provided via two driveways, one on Jackson Street and a second one on Hawthorne Avenue. Surrounding land uses include single family residences to the north and south (across Hawthorne Avenue), a vacant lot to the west, and Hunt Park to the east (across Jackson Street) (Exhibit 3).

As a matter of information, on May 7, 2019, the Housing Authority of the City of Riverside approved a \$2 million loan to support construction of the affordable and permanent supportive housing units in exchange for all housing units to remain affordable by legal covenant at 30% and 60% of Area Median Income for a 55-year period, and loan repayment from residual receipts if available. The loan will not be used for any construction related to the church buildings.

PROPOSAL

The applicant is requesting approval to revise the previously approved Conditional Use Permit and Design Review to permit the construction of 50 affordable and supportive units in two-story buildings, a 4,214 square foot parish hall and administrative offices, a 1,300 square foot greenhouse, and the addition of a 2,950 square foot friary and chapel.

Vehicular access to the project site will be provided via the existing driveways and two proposed driveways on Hawthorne Avenue. The most westerly driveway, proposed along Hawthorne Avenue, will be used exclusively by residents of the friary. No access restrictions are proposed for the other driveways.

The project will be developed in two phases, as follows:

- **Phase I (Construction anticipated to begin September 2020 and completed in December 2021)**

Phase I includes the construction of 50 affordable and permanent supportive housing units, totaling 33,980 square feet; 96 uncovered parking spaces; and related landscaping and site improvements that includes perimeter fencing on the northerly and westerly property lines. Security of the site will include security cameras, on-site property management, and lighting.

The affordable and supportive housing includes 30 one-bedroom and 20 two-bedroom units. Each unit features a living room, kitchen, bathroom, and enclosed patio. Units range in size from 550 square feet to 784 square feet.

Recreational amenities include turf areas for active and passive activities.

The architectural style consists of a modern interpretation of the Spanish Mission style, and includes plaster finishes, earth-hued locally-sourced concrete block, heavy timber, and bronze metal accents.

The project will be managed by Mercy House, a non-profit organization that provides housing and comprehensive supportive services for low-income individuals and families, and persons with mental illnesses who are homeless or at-risk of becoming homeless. Mercy House will be partnering with Riverside University Health System – Behavioral Health. Together they will provide case-management for residents that includes creating individualized service plans that will help residents live independently, achieve housing stability and self-sufficiency by providing mental health support, support services, and on-going education.

Two Mercy House employees will work on-site 5 days a week from 9:00 AM to 5:00 PM. The property manager and case manager will work closely to address any issues that arise on the property. One staff member will reside on-site in one of the project units and be available after hours and on weekends. An additional on-call staff member will be available for emergency after-hour maintenance requests.

No changes to the existing church and parish hall are proposed under Phase I.

- ***Phase II (Construction anticipated to begin March 2022 and completed in November 2023)***
Phase II includes the demolition of the existing parish hall and proposed improvements that include:
 - A 4,214 square foot church expansion consisting of a new single-story parish hall, kitchen, meeting room, and five offices;
 - A 2,950 square foot friary, consisting of a gathering room with a kitchen and bathroom, six bedrooms for clergy, and a chapel;
 - Recreational amenities including a gathering circle, children's playground, and a 1,300 square foot greenhouse for the establishment of a community garden;
 - Four parking spaces; and
 - A block wall, up to 6 feet in height, and 6-foot-high gates along a segment of the Hawthorne Avenue frontage to provide privacy for the proposed friary.

PROJECT ANALYSIS

AUTHORIZATION AND COMPLIANCE SUMMARY

<i>City Policy and Regulations</i>	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The proposed project site has a General Plan land use designation of MDR – Medium Density Residential (Exhibit 4), which provides for residential uses. The proposed project consists of affordable and supportive housing that help address the public need for affordable housing and meet the goals of the City's Housing Element. Additionally, the proposed project will be consisted with the following Objectives to further the intent of the General Plan 2025:</p> <p><u>Objective H-2:</u> To provide adequate diversity in housing types and affordability levels to accommodate housing needs of Riverside residents, encourage economic development and sustainability, and promote an inclusive community.</p> <p><u>Objective H-3:</u> To increase and improve opportunities for low- and moderate-income residents to rent or purchase homes.</p> <p>The need for additional affordable and supportive housing projects within the City of Riverside has been recognized for several years. The General Plan objectives include provisions for “adequate housing and supportive services for Riverside residents with special needs” (Objective H-4) and “support adequate opportunities for emergency, transitional, and permanent supportive housing through the implementation of land use and zoning practices” (Policy H-4.4).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Zoning Code (Title 19)</p> <p>The proposed project site is zoned R-1-7000 – Single Family Residential Zone, which is consistent with the General Plan Land Use Designation (Exhibit 5). Assemblies of People – Non-Entertainment and incidental housing projects are permitted in the R-1-7000 Zone, subject to the granting of a Conditional Use Permit (CUP) and compliance with Site Location, Operation and Development Standards for Assemblies of People – Non-Entertainment in Chapter 19.255 of the Zoning Code. The proposed church expansion and ancillary housing comply with all applicable development standards.</p> <p>As a matter of information, the allowable density for the housing portion of the project is determined through the Conditional Use Permit. The Conditional Use Permit does not set a density limit for incidental housing projects associated with an Assemblies of People – Non-Entertainment use. Since this project complies with all development standards, Staff can support the proposed project density of 14 dwelling units per acre</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

City Policy and Regulations	Consistent	Inconsistent
<p><i>Housing First Strategy Consistency</i></p> <p>The proposed project is consistent with the City Council adopted Citywide Housing First Strategy: "A Road Map to Create, Implement, and Operate a Housing First Approach in the City of Riverside". The Housing First Strategy sets forth policies to promote the establishment of a network of emergency, transitional and permanent supportive housing facilities on public and private properties in a variety of typologies across the City, to rapidly and effectively provide shelter and critical services to the local unsheltered population. The Strategy is based on the "Housing First" model, which focuses on sheltering those without homes in a stable environment prior to administering or coordinating other supportive services such as job placement or mental health services.</p> <p>A primary goal of the Housing First Strategy is to immediately pursue the creation of 400 units of housing across the City to meet the needs of the current unsheltered population. The proposed project is compatible with this goal, and is specifically consistent with Table 3, Policy 2 of the Strategy, which encourages building on existing efforts to develop property owned by faith- and community-based organizations with supportive housing.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Grading Code (Title 17)</i></p> <p>The conceptual grading plan collects and drains stormwater and runoff to on-site treatment areas as required by the Santa Ana Regional Water Quality Control Board. Retaining walls with a maximum height of 2 feet, 6 inches are proposed interior to the site. This project complies with the requirements of the Grading Code.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Compliance with Citywide Design & Sign Guidelines</i></p> <p>The proposed project provides a modern interpretation of the Spanish Mission style, intended to echo the architecture of the existing church. Enhanced elevations are provided along Hawthorne Avenue and Jackson Street. To ensure compliance with the Citywide Design Guidelines, Staff has included a condition of approval requiring further articulation of the concrete wall on Hawthorne Avenue and the addition of wood trellises to the church building and housing building on street-facing elevations.</p> <p>The Conceptual Landscape Plan provides an attractive and welcoming environment, with a focus on native and edible plants. An abundant mix of trees, shrubs, and groundcover is provided.</p> <p>As proposed and conditioned, the proposed project is consistent with the Citywide Design & Sign Guidelines.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>City Policy and Regulations</i>	Consistent	Inconsistent
<p><i>Compliance with the Riverside County Airport Land Use Compatibility Plan for Riverside Municipal Airport</i></p> <p>The project site is located within Compatibility Zone E (Other Airport Environs) of the Riverside County Airport Land Use Compatibility Plan (RCALUCP). Zone E does not restrict residential density, and only prohibits the development of hazards to flight. The proposed project complies with RCALUCP standards.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Chapter 19.255 – Assemblies of People – Non-Entertainment</i>				
<i>Standard</i>		<i>Proposed</i>	Consistent	Inconsistent
<i>Minimum Building Setbacks</i>	Front – 20 feet	20 feet (Jackson Street) 20 feet, 8 inches (Hawthorne Avenue)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side – 20 feet	67 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear – 20 feet	50 feet, 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Maximum Building Height</i>	35 feet	28 feet, 1 inch (Dwelling Units) 32 feet (Chapel)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Chapter 19.545 – Parking Standards Incentive Chapter 19.580 – Parking and Loading Standards California Government Code Sections 65915 – 65918</i>						
<i>Standard</i>		<i>Factor</i>	<i>Parking Required</i>	<i>Proposed</i>	Consistent	Inconsistent
<i>Minimum Parking</i>	0.5 spaces/ affordable housing unit	49 units	25	100 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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>			83			

<i>Chapter 19.580 – Parking and Loading Standards</i>				
<i>Standard</i>		<i>Proposed</i>	<i>Consistent</i>	<i>Inconsistent</i>
<i>Landscape Setback</i>	Front – 15 feet	20 feet (Jackson Street) 20 feet, 8 inches (Hawthorne Avenue)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side and Rear – 5 feet	7 feet (Interior Side) 8 feet, 6 inches (Rear)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Conditional Use Permit

The subject site is surrounded by single-family residences and Hunt Park. The proposed church expansion and the 50 affordable housing units have been designed to be compatible with the neighborhood. The project meets all site location, operational, and development standards for Assemblies of People – Non-Entertainment. The site layout, including the siting of the dwelling units, has been designed to be sensitive to adjacent residential uses to the north by providing a screen wall, building setbacks and enhanced landscaping around the perimeter of the site. The proposed project will not be detrimental to the health, safety, or general welfare of the public or surrounding area, and will provide housing opportunities for lower income households. For the reasons stated above, staff can support the proposed Conditional Use Permit.

ENVIRONMENTAL REVIEW

The proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects), as the project constitutes infill development. The project is consistent with the criteria set forth in Section 15332(a) - (e) as follows:

1. The project is consistent with the intent of the General Plan designation of MDR – Medium Density Residential and all applicable General Plan policies, as well as with the applicable base zoning designation of R-1-7000 – Single Family Residential Zone, including the requested Conditional Use Permit density modification. Additionally, this project complies with the Site Location, Operation, and Development Standards for Assemblies of People – Non-Entertainment and incidental dwelling units;
2. The project occurs within the City Limits on a site of no more than five acres substantially surrounding by urban uses;
3. The project site has no value as habitat for endangered, rare, or threatened species, as depicted in General Plan 2025 Final Programmatic Environmental Report (GP 2025 FPEIR) Figures 5.4-1 (Habitat Areas and Vegetation Communities), 5.4-3 (Stephens' Kangaroo Rat [SKR] Core Reserves and Other Habitat Conservation Plans [HCP]), 5.4-5 (MSHCP Cores and Linkages), 5.4.6 (MSHCP Narrow Endemic Plan Species Survey Areas), 5.4-7 (MSHCP Criteria Area Species Survey Area) and 5.4-8 (MSHCP Burrowing Owl Survey Area);
4. Approval of the project would not result in any significant effects relating to traffic, as determined by the Traffic Division of the Public Works Department;
5. Approval of the project would also not result in any significant effects relating to noise or water quality, as documented by the Preliminary Water Quality Management Plan prepared for the project. Compliance with construction hours limitations and exterior noise level limits established in Title 7 (Noise) of the Municipal Code will ensure noise associated with this project does not result in significant effects; and

6. The site can be adequately served by all required utilities and public services, including electric and water services provided by Riverside Public Utilities, natural gas with SoCal Gas, sewer and storm water conveyances with the City of Riverside Public Works Department and emergency services by the City of Riverside Police and Fire Departments.

Staff has determined that the proposed project requires no further environmental review and will not have a significant effect on the environment.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 1,000 feet of the project site. As of the writing of this report, Staff has received two letters (Exhibit 9) in opposition of the project. The following is an overview of the concerns expressed about the proposed project. A response to Planning related concerns is provided below:

1. The maximum number of occupants of the housing building and the friary is unclear.

Response: This comment is unrelated to the Conditional Use Permit.

2. A multi-family use may not be permitted by the R-1-7000 – Single Family Residential Zone.

Response: The proposed project is incidental housing to the Assemblies of People – Non-Entertainment. Title 19 – Zoning allows incidental housing, subject to the granting of a Conditional Use Permit (CUP). This project complies with the applicable Site Location, Operation and Development Standards for Assemblies of People – Non-Entertainment in Chapter 19.255 of the Zoning Code.

3. The use may result in adverse parking impacts on the surrounding neighborhood.

Response: The proposed project meets all parking requirements per Sections 65915-65918 of the California Government Code and Sections 19.545 and 19.580 of the Riverside Zoning Code.

4. The commenter would like more information on the previously approved Conditional Use Permit.

Response: Planning Case C-38-590 was approved on April 7, 1960, for the construction and operation of the church and parish hall. Additional information regarding this case may be requested through the Public Records request process.

- 5a. A play facility for families with children was not included in the Project Description.

Response: The project proposes 29,100 square feet of common open space throughout the site. Open space at the completion of Phase I will consist of large open turf areas for active and passive recreation. Phase II will include the establishment of a community garden, gathering circle, and children's play area.

- 5b. Impacts related to traffic, noise, air quality, and water quality need to be evaluated according to CEQA requirements.

Response: The proposed project does not meet the threshold to require the preparation of a Traffic Impact Analysis. The proposed project exceeds the amount of parking required per Sections 65915-65918 of the California Government Code and Sections 19.545 and 19.580 of the Riverside Zoning Code. Additionally, residents of affordable and supportive housing units typically have lower rates of car ownership than the general public.

The proposed project does not meet the threshold to require a noise study or air quality study. Compliance with construction hours limitations and exterior noise level limits established in Title 7 (Noise) of the Municipal Code will ensure noise associated with this project does not result in significant effects. Compliance with South Coast Air Quality

Management District requirements is required and will ensure the construction and operation of the project will not result in significant effects to air quality.

The project would not result in any significant effects relating to water quality, as documented by the Preliminary Water Quality Management Plan prepared for the project and reviewed and accepted by the Riverside Public Works Department.

6. The project is proposing to construct a 6,700 square foot parish hall and a 1,300 square foot greenhouse.

Response: The proposed project meets all development standards for the R-1-7000 Zone and for Assemblies of People – Non-Entertainment and incidental dwelling units, including all setbacks and lot coverage.

7. There are concerns about the expected type of residents, the vetting process for said residents, and safety impacts resulting from this project.

Response: This comment is unrelated to the Conditional Use Permit.

8. The commenter would like to know if any other sites in Ward 5 were considered for this project.

Response: This comment is unrelated to the Conditional Use Permit.

9. The commenter would like to know if the soup kitchen at the church will continue to operate and, if so, if the City will provide additional Police resources in the neighborhood.

Response: The soup kitchen use is considered incidental to the church use and is permitted. The provision of Police resources is unrelated to the Conditional Use Permit.

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 Community & Economic Development Department, Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Location Map
4. General Plan Map
5. Zoning Map
6. City of Riverside Housing Authority Project Information Handout
7. Project Plans (Site Plans - Phase 1 and 2, Conceptual Grading Plans - Phase 1 and 2, Floor Plan, Building Elevations, Renderings, Roof Plan, Fence and Wall Plan, Conceptual Landscape Plans - Phase 1 and 2, Photometric Lighting Plan, Site Photos and Materials)
8. Applicant Prepared Project Description, Phasing Plan, Management and Security Plan, and Operations and Services List
9. Comment Letters
10. Existing Site Photos

Prepared by: Veronica Hernandez, Associate Planner

Reviewed by: Patricia Brenes, Principal Planner and Candice Assadzadeh, Senior Planner

Approved by: Mary Kopaskie-Brown, City Planner



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: P19-0507 (Conditional Use Permit)
 P19-0508 (Design Review)

Conditional Use Permit Findings pursuant to Chapter 19.760.040:

1. The proposed use 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;
2. The proposed use 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
3. The proposed use 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.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASES: P19-0507 (Conditional Use Permit)

P19-0508 (Design Review)

Case Specific

• **Planning Division**

1. The subject property shall be developed substantially as described in the text of this report and as shown on the plans on file with this case, except for any specific modifications that may be required by these conditions of approval.
2. Any future modifications to the approved design shall be submitted to the Planning Division for consideration. A separate application and fee may be required.
3. *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.

Prior to Grading Permit Issuance:

4. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a) Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b) Compliance with City adopted interim erosion control measures;
 - c) Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - d) Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement; and
 - e) The project shall abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:
 - i. Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;
 - ii. Suspend all grading activities when wind speeds exceed 25 miles per hour;
 - iii. 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;
 - iv. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;

- v. Wash off trucks and other equipment leaving the site;
- vi. Replace ground cover in disturbed areas immediately after construction; and
- vii. Keep disturbed/loose soil moist at all times.

During Grading and Construction Activities:

5. 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.
6. 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.
7. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
8. 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.
9. 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 SCAQMD Rule 403;
 - 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.
10. The applicant shall be responsible for erosion and dust control during construction phases of the project.
11. 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:

12. Construction plans submitted for Plan Check review shall specify the location, design and color of all domestic water meters, backflow preventers, and all on- and off-site utility cabinets subject to Planning Division and Public Utilities' review and approval. The visibility of such facilities shall be minimized and include use of the smallest equipment possible, be

painted green, and include of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.

13. Submit three sets of plans depicting the preferred location for above ground utility transformer of capacity to accommodate the planned or speculative uses within the building(s) or subject site. These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening.
14. **Photometric/Lighting Plan:** An exterior lighting plan shall be submitted with building permit plans review and approval. Photometric plans shall include the following:
 - a. A photometric study and manufacturer's cut sheets of all exterior lighting on the new buildings and within the common open space areas shall be submitted with the exterior lighting plan.
 - b. The light sources shall be shielded to minimize offsite glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-way. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed 14 feet in height, including the height of any concrete or other base material.
 - c. Any street lights proposed along the southern boundary of the project shall be shielded to reduce light glare onto adjacent residential properties.
15. **Plot Plan:** Revise the plot plan such that the plans provided for building permit plan check incorporate the following changes:

Phase I

 - a. The decorative paving at the westerly driveway approach on Hawthorne Avenue shall be extended to the friary gate.
 - b. The decorative paving at the driveway approach on Jackson Street shall be extended to the edge of the housing building.

Phase II

 - c. The decorative paving at easterly driveway approach on Hawthorne Avenue shall be extended to the edge of the adjacent landscape planter.
16. **Building Elevations:** Revise the building elevations such that the plan provided for building permit plan check incorporates the following changes:

Phase I

 - a. A wood trellis or other decorative feature shall be added to the facade of the housing building facing Jackson Street, subject to the satisfaction of staff.
 - b. An additional window or decorative feature shall be incorporated on the east façade of the housing building, facing Jackson Street.

Phase II

 - c. A wood trellis or other decorative feature shall be added to the facade of the church building facing Hawthorne Avenue, subject to the satisfaction of staff.
17. **Trash Enclosure Conditions:** Submit trash enclosure elevations such that the plan provided for building permit plan check incorporates the following changes:

- a. Trash enclosures shall be constructed with a decorative masonry block, with a decorative overhead trellis.
18. **Wall and Fence Plan:** Revise the wall and fence plan such that the plan provided for building permit plan check incorporates the following changes:

Phase I

- a. A 6-foot decorative block wall shall be required along the northerly and westerly property lines.

Phase II

- b. Articulation shall be added to the 28-foot long portion of the block wall proposed on Hawthorne Avenue, subject to the satisfaction of staff.

19. **Landscape and Irrigation Plans** shall be submitted for Planning staff approval. Separate application and filing fee are required. Design modifications may be required as deemed necessary.

Prior to Release of Utilities and/or Occupancy:

- 20. 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/auditory responsible for the project. Contact the project planner at (951) 826-5371 to schedule the final inspection at least one week prior to needing the release of utilities.
- 21. Submit documentation of the project's participation in the Riverside Police Department's Crime-Free Multi-Housing Program to the Planning Division.
- 22. A written management, maintenance and security plan shall be provided for review and approval to the satisfaction of the Planning Division and the Riverside Police Department.
- 23. A covenant requiring a 55-year affordability restriction shall be recorded to the satisfaction of the City Attorney's Office and the Housing Authority.

Operational Conditions:

- 24. Storage of personal belongings shall be prohibited on outdoor patios and in open space or landscaped areas unless enclosed and fully screened from view.
- 25. All vehicles parked on site in conjunction with this use shall be maintained in operable condition.
- 26. 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.
- 27. 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:

- 28. There is a one-year time limit on this approval.
- 29. 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 **February 6, 2021**, 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.**

30. 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.
31. 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.
32. 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.
33. The applicant is advised that the business or 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.
34. 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.
35. 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. Permittee 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.
36. 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.
37. 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.

Riverside Transit Agency

Prior to Release of Utilities and/or Occupancy:

38. An ADA-Compliant connected sidewalk is required on Jackson Street.

Riverside Police Department

39. Per the Management and Security Plan, security cameras must be provided throughout the site. The security camera surveillance system shall consist of the latest high definition video technologies, with the minimum requirement of having the ability to save recorded video for a fourteen-day period. Recorded video is required to be made available to the Riverside Police Department upon request within 24 hours. An on-site manager shall have working knowledge on how to retrieve video when requested by Riverside Police Department.

Fire Department

Prior to Building Permit Issuance:

40. An automatic fire sprinkler system is required by City Ordinance 16.32.335. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by a UL Central Station (UUFX) and shall be UL, FM or ETL certificated for the life of the system. Post Indicator valves, Detector Check control valves and water flow switches are required to be supervised by an UL listed central station.

Have a UL, FM or ETL listed and licensed C10 fire alarm contractor submit plans and obtain approvals prior to installation. Alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.

Contact the Riverside Public Utilities Department at (951) 826-5285 for the requirements for the dedicated fire service and backflow requirements.

41. Provide for fire department access to the facility. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.
42. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
43. Construction plans shall be submitted and permitted prior to construction.
44. Fire Department access shall be maintained during all phases of construction.
45. Group R, Division 2 occupancies shall be provided with a manual and automatic fire alarm system in apartment houses three or more stories in height or containing 16 or more dwelling units. (See California Fire Code for exceptions). Submit plans and obtain approvals from the Fire Department prior to installation. New fire alarm systems shall be UL, FM or ETL certificated for the life of the system. Central Station shall be UL UUFX.

Public Works

Prior to Issuance of Building Permit, unless otherwise noted:

46. Installation of sewers/sewer laterals to serve this project to Public Works specifications.
47. Driveway(s) size and location to Public Works specifications.

48. Protect existing Street Trees in Place. Any trees that are damaged during construction will be the responsibility of the Developer to replace with 36 inch box size trees.
49. Closure of unused driveway(s) to Public Works specifications.
50. Storm Drain construction will be contingent on engineer's drainage study.
51. Required double trash enclosure per City standards. Tandem enclosures are not allowed.
52. 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.

53. 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 permits.
54. 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.
55. 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.

56. 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.

Public Utilities – Electric

57. 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.
58. 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.
59. Easements & any associated fees will be acquired during the design process.
60. 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.
61. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site.
62. Plot proposed transformer location & electric room/switchgear.
63. Power pole replacement extend 4th wire, removal of existing secondary riser, install primary riser in order to provide 3ph power to site.
64. New buildings need to maintain proper clearances to existing power primary/secondary lines.

Public Utilities - Water

Prior to *Building* Permit Issuance:

65. Prior to issuance of building permit, applicant shall make a separate plan submittal to the water department for water service installations.
66. Site is required to utilize recycled water for outdoor irrigation.

Parks, Recreation, and Community Services

67. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) per RMC Chapters 16.60, 16.44 and 16.76.

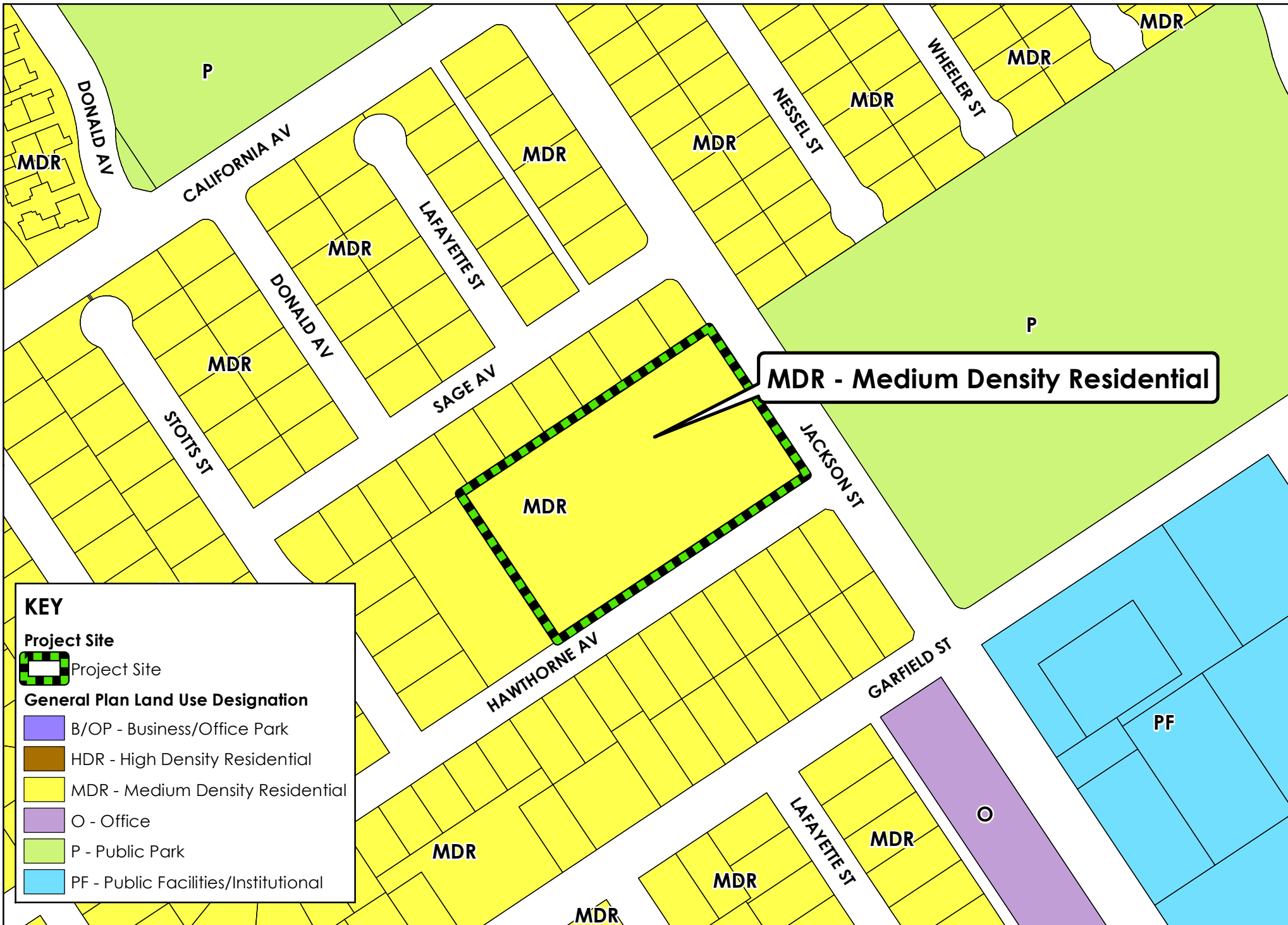


Project Site

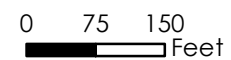
KEY
Project Site
 Project Site

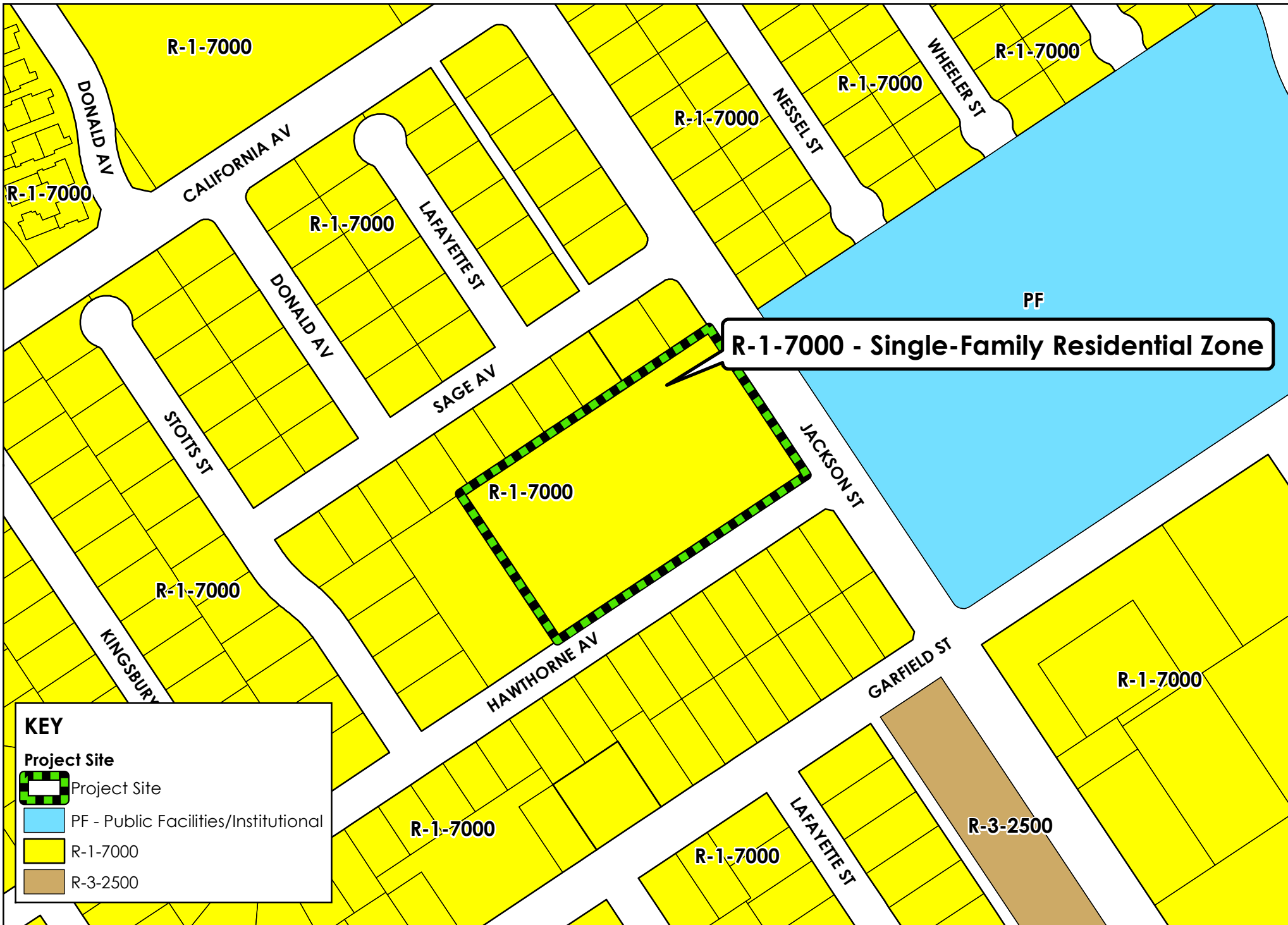
P19-0507 (CUP) & P19-0508 (DR), Exhibit 3 - Location Map

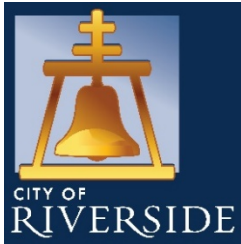
0 75 150 Feet 



P19-0507 (CUP) & P19-0508 (DR), Exhibit 4 - General Plan Map







St. Michael's Community



Developer:

Community Development Partners

Property Manager and Case

Management Supervisor:

Mercy House

Total Project Cost (Approximate):

\$18,000,000

Proposal:

50 units of affordable and permanent supportive housing

Timeline:

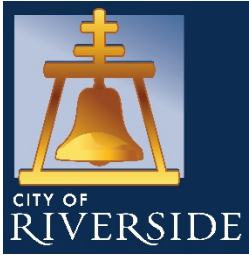
Financing approved in 2019/2020.

Construction proposed to start in late 2021.

The Community: Development of 50 multi-family residential units located at 4070 Jackson Street across from Hunt Park in Ward 5. The development will occur on part of the St. Michael's Episcopal Church property. The Community is proposed to be 2-story with 50 units (24 one bedroom/one bathroom; 25 two bedroom/1 bathroom, and one manager's unit) in walk-up style buildings. The Community layout increases setbacks and buffering on sides that are adjacent to residential neighborhoods to ensure privacy. The Community amenities on-site include onsite case management offices, a flex space for educational classes, and a community garden. The Community buildings will have a clean, "adobe style" feel that is meant to compliment the surrounding site and neighborhood.

Residents: All 24 Permanent Supportive Housing (PSH) units will be prioritized through the Riverside County's Coordinated Entry System (CES) which houses a By Name List of homeless individuals waiting for housing opportunities that will be professionally assessed for particular needs, and be a good fit for placement in the Community. All residents are subject to a typical Lease, meaning that they can be evicted for behavior that is not in keeping with high Community management standards. The remaining 25 units will be made available to Riverside residents who meet the income eligibility criteria.





St. Michael's Community

Income Eligibility:

The 24 PSH units will be reserved for individuals in CES that earn at-or-below 30% of the Area Median Income (or \$14,150 for one person in 2019) coupled with case management and 25-units for qualified low-income individuals and families earning no more than 60% of the Area Median Income (or \$43,080 for a family of four in 2019). The Community will also include an onsite property manager's unit to ensure the community is professionally managed.

Community Outcomes: The Community will enhance the neighborhood by beautifying the site and maximizing a currently underutilized, partially vacant church property. The Community will seek to stabilize the neighborhood; serving Riverside residents experiencing homelessness, including eligible individuals living in Hunt Park resulting in addressing homelessness in the Arlington Neighborhood. The Community also supports the goals of the City's approved Housing First Plan (www.riversideca.gov/h1plan) that includes the development of 400 very low-income housing units over a 10-year period.

Community Outreach:

The following meetings were held with City residents to receive feedback on the proposed St. Michael's Community.

- August 31, 2017: Concept introduction at a regularly scheduled neighborhood watch meeting at St. Michael's Church;
- October 2, 2017: Updated concept and management strategy and reviewed questions from August 31st meeting at Camp Anza where a tour was provided;
- October 23, 2017: First site plan and elevation renderings presented at Hunt Park. Neighborhood requested to incorporate increased setbacks, parking entrance on Jackson, moving primary office off of Jackson Street, and incorporate landscaping to serve as aesthetic fencing;
- Summer of 2018: Door to door outreach was conducted; and
- Summer of 2019: Neighborhood meeting at St. Michaels Church.

ST. MICHAEL'S COMMUNITY FREQUENTLY ASKED QUESTIONS

What population will this serve?

UNITS	AREA MEDIAN INCOME	MAXIMUM ANNUAL HOUSEHOLD INCOME FOR ONE PERSON	MAXIMUM ANNUAL HOUSEHOLD INCOME FOR TWO PERSONS
24	30%	\$15,100	\$17,250
25	60%	\$40,250	\$46,000

Is this Community a homeless shelter?

This Community is a rental apartment complex, NOT a homeless shelter. All tenants in the St. Michael's Project will be subject to a typical apartment lease, and can be evicted for cause. Tenants will have traditional apartments with the expectation that they must be maintained, and that all rules for the housing complex be followed at all times.

Homeless shelters are meant to meet the temporary (nightly) needs of homeless individuals where the alternative is living in places unfit for human habitation. Homeless shelters are group quarters with bunks and are meant to offer immediate and emergency accommodations.

Will this be managed 24 hours a day?

This project will be managed several ways. First, there will be on-site property management (like all larger apartment buildings) that will ensure that the Community is managed and well kept. Clients will also have a case manager to guide them in addressing individual needs and stabilizing them so that they can achieve housing stability and self-sufficiency. The City will also inspect the Community at least annually to ensure that it meets Housing Quality Standards and is well maintained over the long term.

What does "low barrier" mean?

Before a homeless client is placed in a housing project, they are evaluated for vulnerability and specific reasons that they have become homeless (ranging in scale from unavailability of affordable housing to physical, behavioral, and domestic violence problems) and simultaneously for a set of resources that can be immediately made available to help them get off the streets. These evaluations used to take place on the streets themselves, where the dangers of living outdoors presented a barrier in-itself to helping the client. The new "low barrier" model gets the client off the street with a simultaneous plan to stabilize and eventually rehouse the client. "Low barrier" means that a client is housed at the same time a case management plan is formalized, with short and long term outcomes, for the client. "Low barrier" does NOT mean that clients are housed haphazardly or without supervision or a strategic plan to achieve housing stability.

What are the benefits of developing affordable housing to a community?

- 1. Replacement:** Affordable housing developments that replace depressed conditions vacant, abandoned properties or other blighted conditions likely generate more positive impacts on surrounding properties than those developed on vacant land in untroubled neighborhoods. Generally it seems that when affordable housing development is part of a neighborhood revitalization program, benefits accrue to the greater neighborhood.
- 2. Host Neighborhood Context:** Affordable housing is least likely to generate negative property value impacts when it is embedded within higher-value, low-poverty, stable neighborhoods and when the affordable housing development is well managed. The impact of project scale depends on neighborhood characteristics; large projects typically have the most benefits on property values in low-income neighborhoods, while the opposite is true in higher-income neighborhoods, where large projects typically have mixed impacts.

Multiple studies find that smaller projects (typically less than 50 units) have no impact on neighborhood crime. This finding was common across multiple types of affordable housing, including non-profit rental housing, public housing, and supportive housing.

- 3. Management:** Good management makes a difference. Projects managed by non-profit organizations commonly have positive impacts on property values due to sustained, quality management of the property. Projects managed by for-profit organizations commonly have positive impacts on property values, but the benefits tend to be less sustained over time compared to non-profit projects.
- 4. Property Value:** In the housing market, the most common factors that affect your property value include:
 - a. Location in a community** – Convenient access to schools, work and amenities like shopping, restaurants and entertainment is a priority to many families and will greatly influence home values.
 - b. The latest home sales**
 - c. History of appreciation** – In the last 5 to 10 years, have property prices risen or declined? Does location or affordability affect how desirable the area is thought to be?
 - d. The local economy** – Are local companies hiring? Have businesses moved into or away from an area? Is there a good mixture of jobs in an area, or does it depend on just one industry? Is the mix of commercial and residential zoning changing? Each of these factors plays a role.

There is research to suggest that affordable housing does not negatively impact property values. Mai Nguyen, Associate Professor at UNC-Chapel Hill in the Department of City and Regional Planning, conducted a literature review of quantitative studies concluding with the following findings:

- Affordable housing is not as significant as other variables influencing property values especially in cities where housing is either expensive or in short supply
- The build of quality of affordable housing in comparison to surrounding housing can impact property values nearby
- When affordable housing is clustered there is a greater potential for decreased property values nearby. This is not the case with the City of Riverside as affordable housing is spread throughout the City and not clustered in one general area.

