



Community Development Department

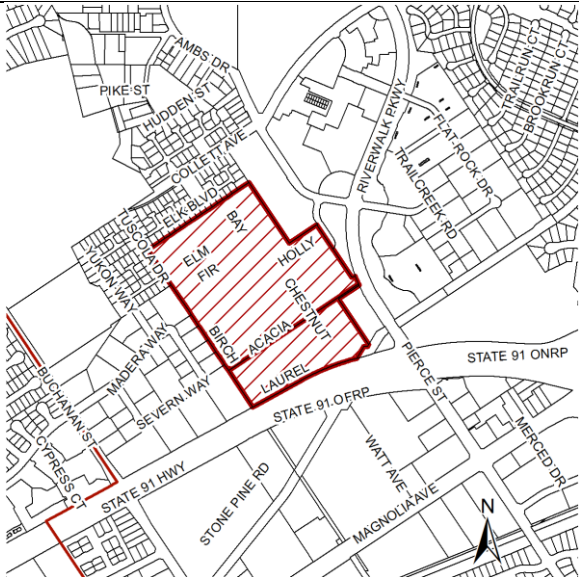
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Planning Division

PLANNING COMMISSION HEARING DATE: NOVEMBER 02, 2017

AGENDA ITEM NO.: 4

PROPOSED PROJECT

Case Numbers	P17-0513 (Rezoning) and P17-0512 (Revised Conditional Use Permit)	
Request	To consider the following entitlements for the addition of lease spaces within an existing mobile home park: 1) a Rezone to change the zone of 46.09 acres from the R-1-7000 – Single-Family Residential Zone to the R-1-7000-MH – Single-Family Residential and Mobile Home Park Overlay Zones, and 2) an amendment to a previously approved Conditional Use Permit (C-29-701) to permit the addition of six mobile home ground lease spaces to an existing 354-unit mobile home park.	
Applicant	Dennis Wagoner, of Riverside Meadows, LTD	
Project Location	4000 Pierce Street, on the west side of Pierce Street north of State Route 91 and west of Riverwalk Parkway	
Project Area	46.09 acres	
Ward	7	
Neighborhood	La Sierra	
APN	142-170-001 and 142-080-028	
General Plan Designation	B/OP – Business/Office Park	
Zoning Designation	R-1-7000 – Single-Family Residential	
Staff Planner	Matthew Taylor, Assistant Planner; 951-826-5944; mtaylor@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission recommend that the City Council:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) subject to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as this project will not have a significant effect on the environment; and
2. **APPROVE** Planning Cases P17-0513 (Rezoning) and P17-0512 (Revised Conditional Use Permit), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

SITE BACKGROUND

The 46.09-acre project site is developed with an existing 354-unit mobile home park (Riverside Meadows), approved in September 1971 under Conditional Use Permit C-29-701 and constructed from 1972 to 1975. The mobile home park includes a 2.9-acre central recreational park, clubhouse and two recreational vehicle storage areas at the perimeter of the site. The storage area on the southwest corner of the site totals approximately 20,000 square feet, and the second area adjacent the westerly property line totals approximately 18,000 square feet.

Surrounding land uses include a neighborhood of detached condominiums to the north; a light industrial business park to the west; State Route 91 to the south; and a commercial storage facility, a multi-tenant commercial retail complex, and an office park to the east.

PROPOSAL

The applicant is requesting a Rezone to apply the Mobile Home Park (MH) Overlay Zone to the underlying R-1-7000 – Single-Family Residential Zone, and a Conditional Use Permit to amend the previously approved Conditional Use Permit (C-29-701) to permit the removal of recreational vehicle storage areas for the establishment of six mobile home ground lease spaces within an existing mobile home park.

This project proposes to replace the larger vehicle storage area in the southwest corner of the site with five new ground lease spaces, ranging in size from 3,408 to 6,257 square feet. The smaller storage area, located adjacent to the westerly property line, will be reduced in size to accommodate the addition of one 4,005-square-foot ground lease space. A total of 14,000 square feet of storage area will remain for the storage of recreational vehicles. The lease spaces will accommodate the installation of 26-foot-wide by 58-foot-deep, 1,500-square-foot manufactured homes with an attached one- or two-car garage. No further modifications to the mobile home park are proposed.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>		
	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The project site has a General Plan 2025 Land Use Designation of B/OP – Business/Office Park which is intended for light industrial uses. However, the existing mobile home park is conditionally permitted in the underlying R-1-7000 Zone. While consistency between the General Plan 2025 land use designation and zoning of a site is preferable, as a Charter City, consistency between the General Plan land use designation and the zoning of individual properties is not strictly required. Further, prior to the 2007 adoption of the General Plan 2025, the project site had a General Plan Land Use Designation of MDR – Medium Density Residential; thus, at the time the park was established, the underlying General Plan Land Use Designation was consistent with the existing zoning.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Zoning Code Land Use Consistency (Title 19)</p> <p>The proposed project involves the application of the MH – Mobile Home Park Overlay to the project's existing R-1-7000 – Single-Family Residential zoning designation. The MH – Mobile Home Park Overlay Zone may be applied to the R-1-7000 – Single-Family Residential Zone, with the approval of a Rezoning request. Mobile home parks are permitted in the R-1-7000-MH Zone subject to the approval of a Conditional Use Permit. The existing mobile home park was approved in 1971 under C-29-701. An amendment to the CUP is now requested to incorporate six additional ground lease spaces. Staff can support the project as it will continue to comply with all applicable development standards of the MH Overlay Zone. Further, the expansion of lease spaces constitutes a negligible change to the existing use; therefore, the mobile home park will continue to be consistent and compatible with the surrounding neighborhood.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Compliance with Citywide Design & Sign Guidelines</p> <p>The proposed project involves no modifications to the existing landscaped street frontage on Pierce Street and Riverwalk Parkway. Further, the proposed expansion will not be visible from either the adjoining industrial park to the west or from SR-91 to the south, due to the presence of a 15-foot-high CalTrans soundwall. The existing mobile home park will continue to comply with the applicable provisions of the Citywide Design Guidelines for residential development.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.210 – MH – Mobile Home Park Overlay Zone Development Standards				
Standard	Required	Provided	Consistent	Inconsistent
<i>Density</i>	10 units/acre	8 units/acre	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Site Area</i>	10 acres	46.09 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Street Frontage</i>	250 feet	642 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Perimeter Setbacks</i>	Front – 20 feet	25 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side – 10 feet	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear – 10 feet	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Individual Homesite Standards (Setbacks, lot coverage, height, etc.)</i>	(Per requirements of the California Department of Housing and Community Development)	N/A	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<i>Perimeter Walls</i>	6-foot masonry	6-foot masonry/wood combination*	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Landscape Buffer</i>	10 feet adjacent to residential	0 feet*	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Common Open Space</i>	275 square feet/unit	351 square feet/unit	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*Existing condition approved under original CUP

Chapter 19.580 – Parking and Loading						
Use	Standard	Factor	Parking Required	Parking Provided	Consistent	Inconsistent
<i>Home Site</i>	2 spaces/homesite	360 homesites	720 spaces	95 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Guest Parking</i>	1 space/5 homesites	360 homesites	72 spaces			
<i>Total Parking</i>			792 spaces	805 spaces		

Title 25, California Code of Regulations (Housing and Community Development)

In 2006, review and permitting authority for individual mobile home units within mobile home parks was transferred from local jurisdictions to the California Department of Housing and Community Development. Site development standards for individual mobile homesites, including building setbacks, internal street design, private yards and open space, building height, lot sizes and related considerations are governed by State law. As such, Staff is recommending that the Conditions of Approval of Conditional Use Permit Case C-29-701 be amended to remove Conditions 2(d), 2(e) and 3(a) through 3(f), related to setbacks, building foundation requirements and internal street configurations, as these requirements are now subject to State control.

NEIGHBORHOOD COMPATIBILITY

The proposed project entails a negligible change to the existing conditions in the surrounding neighborhood. The proposed expansion areas will not be visible from adjoining properties or the public right-of-way. The existing perimeter walls surrounding the site and front yard landscaping along Pierce Street are adequate to screen and soften the appearance of the project site from surrounding uses and public streets. As such, the modified project will continue to be consistent and compatible with the surrounding neighborhood, and 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.

ENVIRONMENTAL REVIEW

Planning Division Staff recommend that the Planning Commission recommend that the City Council determine that this project is categorically exempt from California Environmental Quality Act (CEQA) review pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project constitutes an existing facility and the new construction or conversion of small structures.

The project is consistent with the criteria set forth in Section 15301(e)(2), subsections (A) and (B), which provides that additions to existing structures are exempt from the provisions of CEQA where such additions are not larger than 10,000 square feet, located in areas that are not environmentally sensitive and where all public services and facilities are available to provide for the maximum development permitted by the General Plan. The total floor area of the mobile home units to be placed on the six additional ground lease spaces is approximately 9,000 square feet.

The project is further consistent with the criteria set forth in Section 15303(b) for duplexes, apartments and similar multi-family developments in urbanized areas where the project involves not more than six dwelling units, on sites zoned for such use, not involving the use of significant amounts of hazardous substances, where all necessary public services and facilities are available and in an area that is not environmentally sensitive.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, Staff have received no responses.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental findings, 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. Staff Findings
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Existing/Proposed Zoning Map
6. Project Plans
7. Modified Conditions of Approval (Planning Case C-29-701)
8. Existing Site Photos

Prepared by: Matthew Taylor, Assistant Planner

Reviewed by: Ted White, Community and Economic Development Deputy Director

Approved by: Rafael Guzman, Community and Economic Development Director



EXHIBIT 1 – Staff Findings

PLANNING CASES: P17-0513 (Rezoning) and P17-0512 (Conditional Use Permit)

Zoning Code Map Amendment Findings pursuant to Chapter 19.810.040:

- The proposed MH – Mobile Home Park Overlay Zone is generally consistent with the goals, policies and objectives of the General Plan;
- The proposed MH – Mobile Home Park Overlay Zone will not adversely affect surrounding properties; and
- The proposed MH – Mobile Home Park Overlay Zone promotes the health, safety and general welfare and serves the goals and purposes of the Zoning Code.

Conditional Use Permit Findings pursuant to Chapter 19.760.040:

- The proposed mobile home park expansion is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
- The proposed mobile home park expansion will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area; and
- The proposed mobile home park expansion will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Numbers: **P17-0513** (Rezone)
 P17-0512 (Revised Conditional Use Permit)

CONDITIONS

Case Specific

• **Planning**

1. Conditions of approval 2(d), 2(e) and 3 of previously approved Conditional Use Permit (C-29-701) shall be deleted in their entirety. All remaining conditions of approval shall remain in effect, except as modified by this project.
2. The mobile home park expansion shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case, except for any specific modifications that may be required by these conditions of approval.
3. Prior to adoption of the rezoning ordinance, the necessary parcel description describing the exact area to be rezoned shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California for the area of the property to be rezoned. Descriptions are required on 8 1/2 inch by 11 inch paper with the title "Attachment A" at the top.

Standard Conditions

4. There shall be a two-year time limit in which to satisfy the conditions and secure the necessary permits to commence the project.
5. 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.
6. 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.

7. 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 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.
8. This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
9. This 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 this permit. Failure to notify the city of any change in operations is material grounds for revocation of this conditional use permit.
10. The Project must be completed per the Conditional Use Permit and Design Review 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 Staff. Upon completion of the Project, a Staff inspection must be requested, and UTILITIES will not be released until it is confirmed that the approved plans and all conditions have been implemented.
11. 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 permit of the restrictions and conditions of this permit as they apply to the business operations.
12. Failure to abide by all conditions of this permit shall be cause for revocation.
13. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.

Prior to Building Permit Issuance

14. The R-1-7000-MH – Single-Family Residential and Mobile Home Park Overlay Zones shall be adopted.

Site Operation Standards:

15. All operations shall be in compliance with Title 7 (Noise Control) of the Riverside Municipal Code.

- **Public Works**

Contact Jeff Hart at 951-826-5875 or jthart@riversideca.gov with questions regarding the following Public Works Department conditions:

16. Installation of sewer laterals to serve new construction.
17. *Advisory* – Should cumulative impervious area of future residences exceed 10,000 square feet a Water Quality Management Plan will be required prior to issuance of a building permit.

- **Parks, Recreation & Community Services Department**

Contact Randy McDaniel at 951-826-2000 or rmcdaniel@riversideca.gov with questions regarding the following Park Planning conditions:

18. 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.