



PLANNING COMMISSION HEARING DATE: APRIL 19, 2018

AGENDA ITEM NO.: 3

PROPOSED PROJECT

<i>Case Number</i>	P18-0150 (Revised Conditional Use Permit)	
<i>Request</i>	To consider a revision to a previously approved Conditional Use Permit (CU-059-012) to establish four 600-square-foot transitional supportive housing units to be operated in conjunction with an existing Assemblies of People – Non-Entertainment use.	
<i>Applicant</i>	Brian Jaramillo, of Tilden-Coil Constructors, Inc.	
<i>Project Location</i>	19900 Grove Community Drive	
<i>APN</i>	149-070-023	
<i>Project area</i>	0.28 acres within an existing 36-acre complex	
<i>Ward</i>	4	
<i>Neighborhood</i>	Orangecrest	
<i>General Plan Designation</i>	MDR – Medium-Density Residential	
<i>Zoning Designation</i>	R-1-8500-SP – Single-Family Residential and Specific Plan (Orangecrest) Overlay Zones	
<i>Staff Planner</i>	Matthew Taylor, Assistant Planner; 951-826-5944 mtaylor@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and

2. **APPROVE** Planning Case P18-0150 (Revised Conditional Use Permit), based on the findings outlined in the staff report and subject to the recommended conditions.

SITE BACKGROUND

The project site is located within the existing two-parcel, 36-acre Grove Community Church campus. In May 2002, the Riverside City Council approved Conditional Use Permit CU-059-012, a proposal to establish the church campus consisting of a 1,700-seat main sanctuary; secondary chapel; preschool, elementary and high schools; theater; gymnasium; outdoor recreational fields; ancillary office space and support functions; and 1,296 surface parking spaces. Surrounding land uses include single-family residential tracts to the west and south and the now-decommissioned munitions storage complex for March Air Reserve Base (MARB) to the north and east. As a matter of information, the former MARB complex, which is subject to the jurisdiction of the March Joint Powers Authority, is proposed to be redeveloped with industrial, recreational and open space conservation land uses.

PROPOSAL

The applicant proposes to revise the approved Conditional Use Permit to establish four single-story detached transitional supportive housing cottages on an approximately 0.28-acre portion of the existing campus previously developed with two volleyball courts. The proposed cottages are arranged around a landscaped central pathway and each contain 600 square feet of interior space consisting of a combined kitchen, living and dining room, two bedrooms and a single bathroom, in addition to 200 square feet of outdoor patio space. No further modifications to the existing church facilities are proposed.

As a transitional supportive housing development, the proposed Grove Village is primarily intended for single adults or married couples without children, including young adults recently emancipated from the foster care system, who are currently experiencing homelessness. The Grove Village cottages and supportive service component will be operated by a third party service provider with support from The Grove as well as other nonprofit organizations and public agencies.

In exchange for receiving shelter and supportive services, Grove Village clients will be required to commit to transitioning into permanent housing and stable employment during the course of their stay. Clients will typically stay for a term of 6 to 24 months and be assigned a case manager to coordinate on- and off-site supportive services based on an assessment of the client's individual needs. Services provided on-site, within the existing church facilities, include counseling, mentoring, limited healthcare and dental services, basic life and career skills, ministry and visitations with case workers. Enhanced or intensive supportive services such as physician and specialist healthcare, job counseling and training, financial and legal assistance and similar functions will be coordinated with providers off-site.

Although the facility would have the capacity to support families of up to four, resulting in a maximum total occupancy of 16, the intended client profile is single individuals and married couples. As such, the anticipated number of clients residing on site is expected to range from four to eight at any given time.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>		
	Consistent	Inconsistent
<p><i>General Plan 2025</i></p> <p>The proposed project is consistent with the underlying General Plan 2025 land use designation of MDR – Medium-Density Residential, which allows for a variety of moderate-density residential and compatible uses. The project is consistent with Land Use Objective LU-75 for the Orangecrest Neighborhood, which promotes management of the continued growth of the area in a manner consistent with the Orangecrest Specific Plan, providing needed infrastructure as land develops.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code Land Use Consistency (Title 19)</i></p> <p>The underlying base zone of R-1-8500 – Single-Family Residential permits the establishment of Assemblies of People – Non-Entertainment uses (such as churches, religious assemblies and fraternal organizations) subject to the granting of a Conditional Use Permit and compliance with Site Location, Operation and Development Standards in Chapter 19.255 (Assemblies of People – Non-Entertainment) of the Zoning Code. Residential dwelling units incidental to an Assemblies of People – Non-Entertainment use are permitted subject to compliance with specific requirements set forth in 19.255.030(B). Further, Transitional Supportive Housing is a permitted use in all Residential Zones. The proposed project is consistent with the permitted uses of the underlying base zone. As modified herein, the project also complies with all applicable site location, development and operational standards prescribed for Assemblies of People – Non-Entertainment uses.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Orangecrest Specific Plan</i></p> <p>The project site is located within Sub-Area 4c of Planning Area 4 of the Orangecrest Specific Plan, which is intended to accommodate medium-density single-family residential development consistent with the standards and uses permitted in the Single-Family Residential (R-1) Zones by the Zoning Code. The proposed project is consistent with the applicable development standards and compatible with the general purpose and character of Planning Sub-Area 4c as prescribed by the Orangecrest Specific Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p><i>Housing First Strategy Consistency</i></p> <p>As a transitional supportive housing development, 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, in order 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 overarching 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>Compliance with the March Air Reserve Base Land Use Compatibility Plan</i></p> <p>The site is located within Zone C2 of the March Air Reserve Base Land Use Compatibility Plan (MARB LUCP), which is designated as the Flight Corridor Zone, having low-to-moderate safety, noise and airspace protection considerations. Residential uses are compatible with Zone C2 up to a maximum density of 6.0 dwelling units per acre. The existing church complex was determined to be consistent with Safety Zone 2 of the LUCP for March Air Force Base (prior to Air Force realignment) concurrently with approval of the original CUP. As there are no proposed changes to the existing church facilities or operations, the project remains consistent with the existing compatibility determination. The proposed project complies with all applicable compatibility standards of Zone C2 for the MARB LUCP.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Chapter 19.255 – Assemblies of People – Non-Entertainment</i>					
Standard		Proposed	Consistent	Inconsistent	Modified
<i>Perimeter Complex Setback</i>	20 feet	147 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Interior Property Line Setback</i>	20 feet	13 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Building Height</i>	35 feet (incidental dwelling units)	13 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<i>Chapter 19.580 – Parking and Loading</i>						
Use	Standard	Factor	Parking Required	Parking Provided	Consistent	Inconsistent
<i>Assemblies of people – Non-Entertainment</i>	1 space/4 fixed seats in the main assembly area	1,700 fixed seats	425 spaces	1,296 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Incidental Dwelling Units</i>	2 spaces/unit with 2-3 bedrooms	4 units	8 spaces			
<i>Total</i>			433 spaces			

MODIFICATION

The Zoning Code specifies a minimum setback of 20 feet from all property lines for Assemblies of People – Non-Entertainment uses. As the church complex comprises two separate parcels with common access, circulation, parking, maintenance and ownership, an interior property line roughly bisects the complex adjacent to the Grove Village site, resulting in a setback of approximately 13 feet from the interior property line to the nearest proposed cottage.

Pursuant to 19.255.040 (Modifications), site location, operational and development standards specifically prescribed for Assemblies of People – Non-Entertainment uses may be modified in conjunction with a Conditional Use Permit. The Applicant has proposed to modify the 20-foot setback standard as it pertains to this interior property line.

Since the complex functions as a comprehensive whole and its constituent parcels are commonly owned, the reduced interior setback presents no concerns with regard to land use compatibility, privacy or open space considerations. Further, should one of the constituent parcels change ownership or be redeveloped in the future, the proposed 13-foot setback is consistent with interior side yard setbacks required by the underlying R-1-8500 Zone for single-family residential development. Staff is supportive of the requested modification to the setback standard.

OPERATIONS

As a relatively small component of a large church campus with multiple active uses including worship and ministry, education, recreation, social events and administrative functions, the proposed Grove Village will be operationally integrated with existing Grove site management. This includes the provision of utilities and waste collection for the cottages, provision of site security and landscape maintenance. Further, the identified transitional supportive housing service provider will enter into an agreement with the Grove to provide tenant screening, selection and management in addition to the supportive services offered to clients. Finally, the Grove, in consultation with the identified service provider, has developed a Code of Safe Conduct, Good Neighbor Policy, Visitor and Guest Policy and Prohibited Items Policy to which all clients will be required to abide by in order to maintain program eligibility.

In order to further ensure orderly operation of the proposed facility, Staff has recommended a condition of approval requiring the property's participation in the Riverside Police Department's Crime-Free Multi-Housing Program. As proposed and further conditioned, Staff are able to make the necessary findings in support the proposed revision to Conditional Use Permit CU-059-012.

NEIGHBORHOOD COMPATIBILITY

The proposed Grove Village is situated centrally within the Grove church complex, and is located approximately 715 feet north of the nearest single-family residential properties on the south side of Grove Community Drive. The proposed cottage architecture and surrounding landscaping have been designed in a manner consistent with the existing church facilities in the use of materials, color and finishes. Further, the project is consistent with all applicable conditions of the existing Conditional Use Permit for the church complex. As such, the proposed project is consistent and compatible with the surrounding neighborhood.

ENVIRONMENTAL REVIEW

Planning Division Staff have determined that this project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as it can be seen with certainty there is no possibility the proposed amendment will have a significant effect on the environment.

PUBLIC NOTICE AND COMMENTS

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

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. Recommended Conditions of Approval
3. Location
4. General Plan Map
5. Zoning and Specific Plan Map
6. Project Plans (Site Plan, Floor Plans, Renderings and Site Sections)
7. Management and Operations Plan
8. Transitional Housing Program Agreement
9. Code of Safe Conduct and Good Neighbor Policy
10. Existing Site Photographs

Prepared by:	Matthew Taylor, Assistant Planner
Reviewed by:	Patricia Brenes, Principal Planner
Approved by:	Rafael Guzman, Community & Economic Development Director



EXHIBIT 1 – FINDINGS

PLANNING CASE: P18-0150 (Revised Conditional Use Permit)

Conditional Use Permit Findings pursuant to Chapter 19.760

- a. The revised conditional use permit is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts.
- b. The revised conditional use permit 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 because this use would be consistent with surrounding uses and the uses does not have operational characteristics that would prove detrimental or injurious to the environment or to the property or improvements within the area.
- c. The revised conditional use permit 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 – RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASE: P18-0150 (Revised Conditional Use Permit)

Meeting Date: April 19, 2018

Case Specific

• **Planning**

1. All conditions and applicable mitigation measures of Planning Cases TM-30508 and CU-059-012 shall continue to apply.
2. The applicant is advised that the use for which this Revised Conditional Use Permit is granted cannot be legally conducted until all conditions of approval have been completed to the satisfaction of the Community & Economic Development Department, Planning Division and as approved by the Planning Commission.

Prior to Building Permit Issuance

3. **Photometric/Lighting Plan:** If new freestanding site or area lighting is proposed in conjunction with the project, an exterior lighting plan for the project area of work shall be submitted with building permit plans review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum intensity of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize offsite glare, shall not direct light skyward and shall be directed away from adjacent properties and public right-of-ways.
4. **Landscape and Irrigation Plans** shall be submitted for Design Review. Design modifications may be required as deemed necessary. Separate applications and filing fees are required.
5. A written maintenance and security plan shall be provided for review and approval to the satisfaction of Planning Division Staff and the Riverside Police Department.

Prior to Occupancy

6. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Contact Case Planner Matthew Taylor at 951-826-5944 or mtaylor@riversideca.gov to schedule the final inspection at least one week prior to needing the release of utilities.
7. Submit documentation of the project's participation in the Riverside Police Department's Crime-Free Multi-Housing Program to the Planning Division.

Operational Conditions:

8. The maximum number of individuals housed within the project shall not exceed 16.
9. Storage of personal belongings shall be prohibited on outdoor patios and in open space or landscaped areas unless enclosed and fully screened from view.

10. All vehicles parked on site in conjunction with this use shall be maintained in operable condition.

- **Fire Department**

Contact Lisa Munoz at 951-826-5480 or lmunoz@riversideca.gov with questions regarding the following Fire Department conditions:

11. A residential fire sprinkler system meeting National Fire Protection Association 13D is required. Attached garages are required to be protected by an automatic fire sprinkler system. Plans shall be submitted to and approved by the Fire Department prior to installation. 2013 California Residential Code, Section R313, 2013 California Fire Code, Section 903.2.8 or Riverside Municipal Code, Section 16.32.080.
12. Access roadways shall be a minimum of twenty (20) feet in unobstructed width with a minimum vertical clearance of thirteen feet, six inches (13'6"). Grade differential shall not exceed twenty (20) percent. See attached requirements.
13. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
14. Construction plans shall be submitted and permitted prior to construction.
15. Fire Department access shall be maintained during all phases of construction.
16. A private fire hydrant shall be located within 500 feet from property; and if none exists, then a new private fire hydrant will be required prior to the issuance of a building permit.

- **Building & Safety Division**

Contact Tung Le at 951-826-5175 or tle@riversideca.gov with questions regarding the following Building & Safety Division conditions:

17. A copy of the City Conditions of Approval, signed by the applicant, shall be incorporated as the second sheet of the building plans and be present at the time of initial plan check submittal. Building plans must show in detail how they will conform to the required conditions as applicable.
18. A separate review, approval and permit is required for any proposed onsite structural demolition, perimeter or retaining walls, each separate structure, or other improvements, if not specifically included within this permit applications scope of work, as required by the City of Riverside.
19. A soil report with a study of liquefaction potential is required in accordance with the provisions set forth in the 2016 California Building Code.
20. Building Code Analysis:
 - a. Specify the use and occupancy groups (R-3 / U).
 - b. Specify type of construction.
 - c. Specify fire-sprinkler is required.
 - d. Specify floor area per each occupancy group.
21. If the project is meet the definition of Public Housing as defined in Chapter 2 of the California Building, the proposed buildings are subject to accessibility requirements in Chapter 11B.

- **Public Utilities – Electric**

Contact Summer Ayala at 951-826-2129 or sayala@riversideca.gov with questions regarding the following Building & Safety Division conditions:

22. Dwellings will be fed off of the property's existing switchgear.

Standard Conditions and General Information Notes

23. There shall be a one-year time limit in which to commence the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
24. 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.
25. 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.
26. 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.