



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: NOVEMBER 6, 2018**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT      WARD: 2**  
**DEPARTMENT**

**SUBJECT: PUBLIC HEARING - P17-0853 GENERAL PLAN AMENDMENT AND P17-0854**  
**ZONING CODE AMENDMENT BY WAKELAND HOUSING AND DEVELOPMENT**  
**CORPORATION TO FACILITATE FUTURE DEVELOPMENT OF AFFORDABLE**  
**HOUSING LOCATED AT 1705-1761 SEVENTH STREET**

## **ISSUE:**

Approve a request by Wakeland Housing and Development Corporation to amend the General Plan Land Use and Zoning Designations of a 2.03-acre site to facilitate future development of affordable housing, located at 1705-1761 Seventh Street.

## **RECOMMENDATIONS:**

That the City Council:

1. Determine that the project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program pursuant to CEQA Section 21081.6;
2. Approve Planning Cases P17-0853 General Plan Amendment and P17-0854 Zoning Code Amendment based on and subject to the Planning Commission findings and recommended conditions found in the attached Planning Commission report;
3. Adopt the attached Resolution amending the General Plan Land Use designation in accordance with the recommendations above; and
4. Introduce and subsequently adopt the attached Rezoning Ordinance amending the Zoning Map in accordance with the recommendations above.

## **PLANNING COMMISSION RECOMMENDATION:**

On September 6, 2018, the City Planning Commission recommended approval of P17-0853 General Plan Amendment and P17-0854 Zoning Code Amendment by a vote of 7 ayes, 0 noes, and 0 abstentions, subject to staff's recommended conditions.

## **BACKGROUND:**

The project site consists of seven contiguous parcels totaling 2.03 acres and is partially developed with vacant single- and multi-family residential buildings. In 2010, the City of Riverside Housing Authority (Housing Authority) began acquiring parcels for an affordable housing development. Demolition of existing single- and multi-family dwellings on the site began in 2015 and continues to the present.

The project site is located within the Chicago-Linden Strategic Plan (Strategic Plan) area developed with considerable input from the Chicago-Linden neighborhood. The Strategic Plan was adopted by City Council in March 2014 and guides revitalization of the five-block Chicago-Linden neighborhood, including development of an affordable housing community on a portion of the project site.

In the summer of 2014, the Housing Authority issued a Request for Proposal (RFP) seeking development of an affordable multi-family or mixed-use development for a portion of the project site. The Applicant was selected to develop an affordable multi-family project on the site.

## **DISCUSSION:**

The Applicant is requesting amendments to the General Plan and the Zoning Code to facilitate future development of a 65-unit multi-family affordable housing development (“Entrada”). The proposed land use actions will implement Phase 1 of the Strategic Plan facilitating affordable multi-family development, improving housing conditions, and creating an anchor for the neighborhood.

The request includes amending the General Plan Designation of 1.19 acres of the project site from MDR – Medium-Density Residential to HDR – High-Density Residential, and amending the Zoning Designation of the entire 2.03-acre site from R-1-7000 – Single-Family Residential to R-3-1500 – Multi-Family Residential. As no development is proposed in conjunction with this request, future development of the affordable housing project will be subject to Design Review Approval.

The proposed amendments to the General Plan and Zoning Code will facilitate the future development of an affordable multi-family housing apartment community consistent with the project envisioned for the site in the Strategic Plan.

The proposed General Plan and Zoning designations are consistent and compatible with the surrounding development pattern, which consists of a mix of single-family dwellings and multi-family apartment buildings of medium to high density. As such, the proposed project is compatible with the surrounding neighborhood. Finally, the project is consistent with the Objectives and Policies of the General Plan 2025 for the Eastside Neighborhood and is consistent with the Strategic Plan.

## **FISCAL IMPACT:**

This project will have no fiscal impact to the General Fund. On February 6, 2018, the City Council approved a Disposition, Development and Loan Agreement (DDLA) with Wakeland Entrada LP, which included a loan of \$4,000,000.00 at a simple interest rate of 3% with a 55-year term, and a land write-down for the portion of the site controlled by the Housing Authority. The developer will

repay the loan in annual repayments equal to 50% of the Project residual rental receipts from the prior fiscal year.

Prepared by: David Welch, Interim Community & Economic Development Director  
Certified as to  
availability of funds: Edward Enriquez, Interim Chief Financial Officer/City Treasurer  
Approved by: Rafael Guzman, Assistant City Manager  
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Recommended Conditions
2. City Planning Commission Minutes – September 6, 2018
3. City Planning Commission Report and Exhibits – August 9, 2018
4. Resolution Amending the General Plan
5. Ordinance Amending the Zoning Map
6. Presentation