



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: JANUARY 8, 2019**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT      WARD: 5**  
**DEPARTMENT**

**SUBJECT: PUBLIC HEARING – P15-0989 GENERAL PLAN AMENDMENT, P17-0543 SPECIFIC PLAN AMENDMENT, P15-0987 ZONING CODE AMENDMENT, AND P15-0990 ENVIRONMENTAL IMPACT REPORT – BY STEVE SMITH OF CALIFORNIA BAPTIST UNIVERSITY FOR AN AMENDMENT TO THE CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN – LOCATED AT 8432 MAGNOLIA AVENUE, GENERALLY BOUNDED BY ADAMS STREET, MONROE STREET, MAGNOLIA AVENUE, AND STATE ROUTE 91 FREEWAY – APPEAL AND CONSIDERATION OF PROJECT APPROVAL**

## **ISSUE:**

Deny the appeal, certify the Environmental Impact Report regarding the California Baptist University Specific Plan, and approve the General Plan Amendment, Specific Plan Amendments, and Zoning Code Amendment to facilitate campus expansion at 8432 Magnolia Avenue, generally bounded by Adams Street, Monroe Street, Magnolia Avenue, and State Route 91 Freeway.

## **RECOMMENDATIONS:**

That the City Council:

1. Deny the appeal.
2. Adopt the attached Resolution certifying the Final Environmental Impact Report for the California Baptist University Specific Plan Amendment Project and finding that the Final EIR:
  - a. Has been completed in compliance with the California Environmental Quality Act;
  - b. Was presented to the City Council and the City Council reviewed and considered the information contained in the Final EIR prior to approving the Project; and
  - c. Reflects the City's independent judgment and analysis, and making certain findings of fact.
3. Concur with the findings contained in the Final EIR, the attached CEQA Resolution, the case file and the administrative record, and adopt the Findings of Fact attached to the CEQA Resolution.

4. Adopt the Statement of Overriding Considerations attached to the CEQA Resolution.
5. Adopt the Mitigation Monitoring and Reporting Program attached to the CEQA Resolution.
6. Find that no feasible alternatives to the Project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final EIR.
7. Reject all late comments as untimely.
8. Approve Planning Cases P15-0989 General Plan Amendment, P17-0543 Specific Plan Amendment, P15-0987 Zoning Code Amendment, and P15-0990 Environmental Impact Report, based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report.
9. Adopt the attached Resolution to amend the General Plan 2025 land use designation of approximately 10.94 acres of land from PF – Public Facilities/Institutional to CBUSP – California Baptist University Specific Plan.
10. Adopt the attached Resolution to amend the Magnolia Avenue Specific Plan for the removal of approximately 10.94 acres, developed with California Baptist University facilities.
11. Adopt the attached Resolution amending and replacing the California Baptist University Specific Plan and rescinding Resolution No. 22511.
12. Introduce and subsequently adopt the attached Ordinance to amend the Zoning Map of the Riverside Municipal Code.

#### **PLANNING COMMISSION RECOMMENDATION:**

On November 29, 2018, the City Planning Commission recommended approval of Planning Cases P15-0989 General Plan Amendment, P17-0543 Specific Plan Amendment, P15-0987 Zoning Code Amendment, and P15-0990 (Environmental Impact Report) (the Project), by a vote of 7 ayes, 0 noes and 0 abstentions and recommended to the City Council that: 1) the Draft EIR has been completed in compliance with the California Environmental Quality Act (CEQA); 2) the Project will have a significant effect on the environment; 3) there are no feasible alternatives to the proposed project, or mitigation measures that will avoid or substantially lessen the significant environmental effects, as identified in the Draft EIR for transportation and traffic impacts related to local roadways and intersections, as well as regional facilities (Attachment 1).

As part of the recommendation, the City Planning Commission granted the Applicant and Staff the flexibility to collaborate on Condition of Approval #3, in regards to the composition of the 12,000 students. Upon coordination with the Applicant, Staff recommends that Condition of Approval #3 be revised to clarify that the Specific Plan Amendment buildout encompasses 12,000 students (9,079 traditional and 2,921 online students) by 2025. Additionally, upon coordination with the Applicant, Staff recommends that Condition of Approval #4 be revised to require the annual reporting of anticipated student enrollment numbers following the end of the spring semester, for the next academic school year. The annual reporting will ensure consistency with the maximum buildout of the Specific Plan Amendment (Attachment 2).

## **BACKGROUND:**

The California Baptist University Specific Plan (CBUSP) was adopted on March 26, 2013. The area of the CBUSP is approximately 152.83 acres and encompasses 49 contiguous parcels within the CBU main campus. CBUSP includes seven non-contiguous parcels, located north of Magnolia Avenue, east of Adams Street and west of Monroe Street. It is surrounded by a mixture of single-family and multi-family residential, church, and convalescent uses to the north; single-family and multi-family residential, retail, church, and office uses to the east; single-family and multi-family residential, commercial and school uses to the west; and the State Route 91 Freeway (SR-91) is located to the south.

For additional background, please refer to the November 29, 2018 City Planning Commission staff report, recommended conditions of approval and minutes (Attachments 3 and 4).

## **DISCUSSION:**

### **Project Description**

The Project consists of a comprehensive California Baptist University Specific Plan (CBUSP) Amendment to address expansion of the campus boundary and a projected increase in student enrollment from 8,414 total students in 2015 to 12,000 total students by 2025. The CBUSP Amendment provides a streamlined approach to regulating land uses and development on the core campus and non-contiguous University-owned properties. No physical improvements are proposed in conjunction with this request.

As a matter of information, Table 4-2 and Figure 4-1 of the Draft Specific Plan have been revised to fix typographical errors and/or provide clarification to the Specific Plan.

### **Required Entitlements**

Implementation of the Project requires the following entitlements:

1. A General Plan Amendment to amend the land use designation of two properties located at 3532 Monroe Street (Health Sciences Campus) and 3626 Monroe Street (Wellness Center) from PF – Public Facilities/Institutional to CBUSP – California Baptist University Specific Plan;
2. A Specific Plan Amendment to facilitate comprehensive revisions to the California Baptist University Specific Plan;
3. A Specific Plan Amendment to the Magnolia Avenue Specific Plan to remove two properties on Monroe Street from the Magnolia Avenue Specific Plan (MASP); and
4. A Zoning Code Amendment to rezone CBU on- and off-campus properties as follows:
  - a. Rezone the CBUSP Planning Areas from MU/A – Mixed Use/Academic, MU/R – Mixed Use/Residential, MU/U – Mixed Use/Urban, A – Athletics, and OS – Open Space to CBUSP - California Baptist University Specific Plan Zone;

- b. Rezone portions of the Project area from CBUSP-MU/A-CR – CBUSP - Mixed Use/Academic Planning Area and Cultural Resources Overlay Zones and CBUSP-MU/R-CR – CBUSP - Mixed Use/Residential Planning Area and Cultural Resources Overlay Zones to CBUSP-CR – California Baptist University Specific Plan and Cultural Resources Overlay Zones; and
- c. Rezone two properties located at 3532 Monroe Street and 3626 Monroe Street from R-1-7000 – Single Family Residential Zone to CBUSP - California Baptist University Specific Plan Zone.

### Appeal Letter

Subsequent to the Planning Commission meeting, an appeal letter was received by Staff from Lozeau Drury LLP (Attachment 5). The following identifies the concern listed in the appeal letter and Staff's response:

- a. **Concern:** The Draft Environmental Impact Report (DEIR) prepared for the Project fails as an informational document, fails to adequately analyze the Project's environmental impacts, fails to impose all feasible mitigation measures to reduce the Project's impacts, and fails to respond adequately to comments.

**Response:** The commenter provides no evidence, substantial or otherwise, that the DEIR is inadequate or requires significant new information. The DEIR was prepared in accordance with the requirements of the State CEQA Guidelines and the City's local guidelines for implementing CEQA and with implementation of the recommended mitigation measures and conditions of approval, the impacts related to the Project have been adequately addressed.

### Final Environmental Impact Report

In conjunction with the Project, a Final Environmental Impact Report (EIR) has been completed in accordance with all CEQA requirements. Staff received a total of three comment letters. Two letters were received after the DEIR comment period. The comment letters and appropriate responses to all comments are provided in the Final EIR. The comment letters do not identify any significant new environmental issues or impacts that were not already addressed in the Draft EIR. Further, any changes made to the Draft EIR merely clarifies or amplifies or makes insignificant modifications to the EIR.

### **FISCAL IMPACT:**

There is no fiscal impact, since all Project costs are borne by the Applicant.

Prepared by: David Welch, Interim Community & Economic Development Deputy Director

Certified as to availability of funds: Edward Enriquez, 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. Revised Recommended Conditions of Approval
3. City Planning Commission Minutes – November 29, 2018
4. City Planning Commission Report – November 29, 2018
5. Appeal Letter
6. Resolution certifying Final EIR and adopting the Findings of Fact, the Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program
7. Resolution amending the General Plan 2025
8. Resolution amending the Magnolia Avenue Specific Plan
9. Resolution amending the California Baptist University Specific Plan
10. Ordinance to amend the Zoning Map of the Riverside Municipal Code
11. Presentation
12. Final Environmental Impact Report
13. Draft Specific Plan
14. Draft Environmental Impact Report