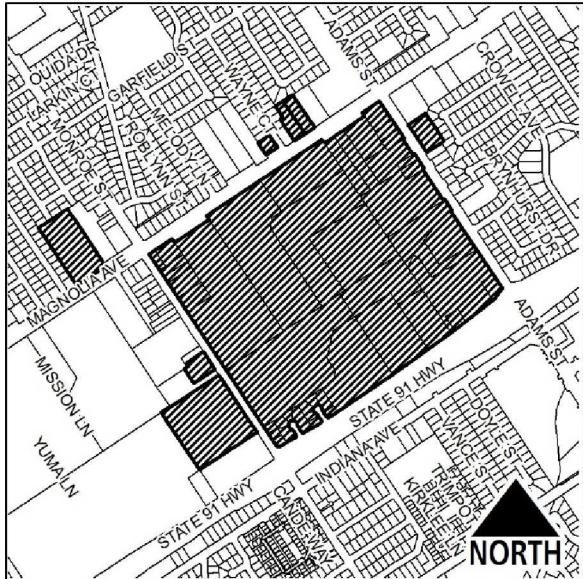




**PLANNING COMMISSION HEARING DATE: NOVEMBER 29, 2018
AGENDA ITEM NO.: 2**

PROPOSED PROJECT

Case Numbers	P15-0989 (General Plan Amendment), P17-0543 (Specific Plan Amendment), P15-0987 (Zoning Code Amendment), and P15-0990 (Environmental Impact Report)
Request	To consider the following entitlements: 1) a General Plan Amendment to change the General Plan land use designation for the Health Sciences Campus and Wellness Center from PF – Public Facilities/Institutional to CBUSP – California Baptist University Specific Plan (CBUSP); 2) a Zoning Code Amendment to change the 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; 3) a Zoning Code Amendment to change the Planning Areas from MU/A-CR –Mixed Use/Academic and Cultural Resources Overlay Zones and MU/R-CR –Mixed Use/Residential and Cultural Resources Overlay Zones to CBUSP-CR – California Baptist University Specific Plan and Cultural Resources Overlay Zones; 4) a Zoning Code Amendment to change the zone of the Health Sciences Campus and Wellness Center from R-1-7000 – Single Family Residential Zone to CBUSP - California Baptist University Specific Plan Zone; 5) Specific Plan Amendments to remove the Health Sciences Campus and Wellness Center from the Magnolia Avenue Specific Plan and to incorporate them into the California Baptist University Specific Plan; and 6) an Environmental Impact Report related to the proposed project.
Applicant	Steve Smith, California Baptist University (CBU)
Project Location	8432 Magnolia Avenue, generally bounded by Adams Street, Monroe Street, Magnolia Avenue, and State Route 91 (SR-91)
APNs	193-253-013, 193-321-034, 193-321-035, 193-322-028, 231-020-005, 231-020-006, 231-020-007, 231-020-008, 231-020-009, 231-020-010, 231-020-026, 231-030-024, 231-030-027, 231-030-028, 231-030-029, 231-040-003, 231-040-004, 231-040-006, 231-040-007, 231-040-012, 231-040-014, 231-040-017, 231-040-023, 231-040-025, 231-040-027, 231-050-004, 231-050-005, 231-061-001, 231-061-002, 231-061-003, 231-061-004, 231-061-005, 231-061-006, 231-061-007, 231-061-008, 231-061-009, 231-061-010, 231-061-011, 231-061-012, 231-061-013, 231-061-014, 231-061-015, 231-061-016, 231-061-017, 231-070-007, 231-070-016, 231-070-017, 231-080-005, 231-080-009, 231-080-026, 231-080-027, 231-080-028, 231-090-067, 233-110-045, 233-120-010

Project area	152.83 acres	
Ward	5	
Neighborhood	Ramona	
Specific Plan	CBUSP – California Baptist University Specific Plan and MASP – Magnolia Avenue Specific Plan	
General Plan Designation	CBUSP – California Baptist University Specific Plan and PF – Public Facilities/Institutional	
Zoning Designations	CBUSP-MU/A – CBUSP Zone - Mixed Use/Academic Planning Area, CBUSP-MU/R - CBUSP Zone - Mixed Use/Residential Planning Area, CBUSP-MU/U - CBUSP Zone - Mixed Use/Urban Planning Area, CBUSP-A – CBUSP Zone - Athletics Planning Area, CBUSP-OS – CBUSP Zone - Open Space Planning Area, CBUSP-MU/A-CR – CBUSP Mixed Use/Academic Planning Area and Cultural Resources Overlay Zones, CBUSP-MU/R-CR – CBUSP Mixed Use/Residential Planning Area and Cultural Resources Overlay Zones, and R-1-7000-SP – Single Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones	
Staff Planner	Candice Assadzadeh, Senior Planner 951-826-5667 CAssadzadeh@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND that the City Council find:**

- The draft project Environmental Impact Report (Planning Case P15-0990) has been completed in compliance with the California Environmental Quality Act (CEQA);
- The project will have a significant effect on the environment; but

- c. 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 Environmental Impact Report for transportation and traffic impacts related to local roadways and intersections and regional facilities; and
2. **RECOMMEND 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), based on the findings outlined in the Staff Report and summarized in the attached findings and subject to the recommended conditions and mitigation measures.

SITE 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; and single-family and multi-family residential, commercial and school uses to the west. State Route 91 (SR-91) is located to the south.

The CBUSP area is developed with academic, administrative, recreation/athletic, student housing, open space, parking, and support facilities. The core campus includes the Eugene and Billie Yeager Center, Wallace Theater, the JoAnn Hawkins School of Music Building, the Robert K. Jabs School of Business, W.E. James Building Complex, the Annie Gabriel Library, the School of Nursing and Counseling Center, and the Events Center. The Lancer Plaza, currently under renovation, provides additional activities and services for the campus. California Baptist University (CBU) also provides student housing on and off campus. Some of the housing includes Lancer Arms, University Place, The Village, The Colony at CBU, The Cottages, The Point, Tower Hall, and the Smith and Simmons dormitories. Several academic and administrative facilities, such as Gordon and Jill Bourns College of Engineering, Health Sciences campus, and Wellness Center, are within walking distance of the campus.

CBU's athletics facilities are located at the southwest corner of the campus, within the Lancer Outdoor Sports Complex, including the Van Dyne Gymnasium, James W. Totman Stadium baseball field, John C. Funk softball field, the men's/women's soccer field, and the Lancer's Aquatics Center. The Events Center and the Athletic Performance Center are located west of Adams Street and north of Diana Avenue.

Since adoption of the CBUSP, the CBU campus has continued to grow both in area and student population. Projects currently under construction include:

- A 5-level, 63-foot high, 483,726 square foot parking structure with 1,453 parking spaces and improvements to the Lancer Plaza - P17-0585 (Minor Conditional Use Permit), P17-0586 (Design Review), P17-0755 (Variance), P17-0756 (Variance), and P17-0757 (Variance).
- A 12,500 square foot Athletic Performance Center, a 7,760 square foot renovation and addition of 11,200 square feet to the existing Recreation Center - P18-0151 (Design Review).

Projects recently entitled include:

- A six-story, 182,555 square foot student housing building, consisting of 590 beds - P18-0569 (Certificate of Appropriateness), P18-0563 (Variance), and P18-0724 (Substantial Conformance).
- A three-story, 47,690 square foot library/study facility, Study Place - P18-0554 (Certificate of Appropriateness).
- A 17,282 square foot Welcome Center - P18-0594 (Design Review).

PROPOSAL

California Baptist University (CBU) is proposing 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 also provides a streamline 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.

The first component of the proposed project involves amending the General Plan 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. The second component of the proposed project involves rezoning CBU on- and off- campus properties as follows:

1. 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;
2. 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
3. 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.

The third component of the proposed project is to amend the Magnolia Avenue Specific Plan (MASP) to remove the two properties on Monroe Street located within the boundaries of the Magnolia Heritage District and include them in the CBUSP.

PROJECT ANALYSIS

Authorization and Compliance Summary

	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The proposed project involves amending the General Plan land use designation for 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. The proposed CBUSP land use designation will ensure future uses and redevelopment of these two properties, already developed with California Baptist University (CBU) facilities, are compatible with surrounding properties. The proposed CBUSP will also further the intent of the General Plan Policy LU-78.3, which states: "Encourage continued enhancement and growth of the significant institutional uses along the Magnolia Avenue corridor". Staff is supportive of the General Plan Amendment as the CBUSP land use designation will ensure consistency with the CBUSP.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>California Baptist University Specific Plan (CBUSP)</p> <p>The CBUSP amendment addresses the expansion of the campus boundary, including the addition of two properties on Monroe Street and a projected increase in student enrollment. It also includes provisions to streamline the entitlement process of future facilities within the campus and non-contiguous University-owned properties.</p> <p>Objectives of the Specific Plan amendment include:</p> <ul style="list-style-type: none"> • Guide and accommodate the anticipated future growth of the CBU campus; • Enhance and support the CBU community, including academics, student life and organizations, and athletics; • Establish and maintain an appropriate and viable mix of land uses; • Encourage sustainable development; • Enhance and increase mobility on and off campus; • Provide pedestrian amenities and consistent design quality; • Focus on safety and security; • Preserve and maintains significant cultural resources; • Strengthen campus identity through high-quality development and aesthetics; and • Foster economic development. <p>The goals and policies in the CBUSP will establish development standards and design guidelines unique to the campus and create a system of checks and balances to implement the vision</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

contemplated under the CBUSP. The provisions of the CBUSP supersede the Zoning Code. Where a topic is not addressed in the Specific Plan, the provisions of the Zoning Code will apply.		
<p><i>Magnolia Avenue Specific Plan (MASP)</i></p> <p>The CBUSP amendment proposes to remove two parcels, located at 3532 Monroe Street (Health Sciences Campus) and 3626 Monroe Street (Wellness Center), from the boundaries of the Magnolia Heritage District of the Magnolia Area Specific Plan (MASP) and to incorporate them into the boundaries of the CBUSP. The removal of the two parcels from the MASP will avoid future conflicts between the policies, standards and regulations in both Specific Plans.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code Land Use Consistency (Title 19)</i></p> <p>This project proposes to change the existing CBUSP Zones to a single CBUSP – California Baptist University Zone, including the zones with the CR – Cultural Resource Overlay Zone; and rezone the two properties on Monroe Street from R-1-7000 – Single Family Residential Zone to CBUSP Zone.</p> <p>The CBUSP Zone includes two sub-districts CBUSP-1 and CBUSP-2. CBUSP-1 consists of properties within the campus core and CBUSP-2 consists of properties outside the campus core, but within the CBUSP boundaries. The CBUSP Zone includes provisions to regulate building height, density, setbacks, and land uses. The CBUSP Zone supports the CBU objectives and policies and will be compatible with the surrounding development and promote public health, safety, and general welfare.</p> <p>The CBUSP Zone is also consistent with the goals, policies, and objectives of the General Plan 2025. The CBUSP Zone will work in concert with the provisions of the Zoning Code to implement the vision of the Specific Plan and provide a platform to accommodate future growth of the CBU campus while enhancing the surrounding community.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Cultural Resources Consistency (Title 20)</i></p> <p>The CBUSP Amendment identifies historic resources throughout the CBU campus and establishes protocols for reuse, rehabilitation, and demolition of historic resources in Chapter 6 – Cultural Resources Management, as well as the administrative and permitting procedures for the Specific Plan area in Chapter 8 - Implementation. The provisions of Title 20, Cultural Resources Code of the Riverside Municipal Code, will apply to structures meeting the definition of historic, officially designated landmarks, structures, and resources consistent with the provisions of the CBUSP Amendment.</p> <p>As a matter of information, the proposed project will be presented to the Cultural Heritage Board (CHB) on November 21, 2018 for comment. No formal action by the CHB is required, as the CBUSP</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Amendment does not affect any historic resources that would trigger approval of a Certificate of Appropriateness.		
<p>Compliance with the Riverside County Airport Land Use Compatibility Plan (ALUCP)</p> <p>The site is located within Zones D and E of the 2005 Riverside Municipal Airport Land Use Compatibility Plan. The Riverside County Airport Land Use Commission considered the proposed project on November 9, 2017 and determined the legislative actions related to the proposed project, General Plan Amendment, Zoning Code Amendment, and Specific Plan Amendments, are consistent with the ALUCP.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

The proposed California Baptist University Specific Plan (CBUSP) Amendment is sensitive to the adjacent land uses, with the creation of the two subdistricts, CBU SP-1 and CBU SP-2. The CBU SP-2 sub-district is primarily adjacent to single family and multi-family residentially used or zoned properties, and therefore require greater setbacks to ensure compatibility.

Staff supports the proposed project as the CBUSP Amendment is consistent with the intent, goals, and policies of the General Plan 2025 and provides a detailed framework that will guide the development of the anticipated future growth of the CBU campus. Furthermore, the project, as conditioned and mitigated, will be compatible with surrounding uses.

ENVIRONMENTAL REVIEW

A Draft Environmental Impact Report (EIR) has been prepared for the proposed project pursuant to Sections 15161 and 15126.6 of the California Environmental Quality Act (CEQA) and City of Riverside CEQA Resolution No. 21106. These sections indicate a project EIR should focus primarily on the changes in the environment that would result from the project. The EIR should also describe a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives but would avoid or substantially lessen any of the significant effects, and evaluate the comparative merits of the alternatives. The Draft EIR includes two alternatives to the project: No Project Alternative – Implementation of the 2013 Approved CBUSP; and Alternative 1 – Increased Student Housing.

The Draft EIR includes an analysis of potential effects associated with Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise and Vibration, Population and Housing, Public Services, Recreation, Transportation and Traffic, Tribal Cultural Resources, Utilities and Service Systems, and Energy Conservation.

The EIR concludes that, with the exception of Transportation and Traffic, all other impacts have been identified as less than significant or have been reduced to below the level of significance with mitigation. The following impacts would remain significant and unavoidable and a Statement of Overriding Considerations is required to be adopted by the City Council:

Transportation and Traffic:

- Local Roadways and Intersections: With implementation of all feasible mitigation measures in the future General Plan Buildout scenario, the cumulative level of service (LOS) forecast will result in deficiencies at:
 - Three intersections on Magnolia Avenue (Adams Street, Monroe Street, and Jefferson Street);
 - Five roadway segments on Magnolia Avenue (between Jefferson Street and Adams Street, between Adams Street and Campus View Drive, between Campus View Drive and Monroe Street, between Monroe Street and Overland Street, between Overland Street and Jackson Street); and
 - One roadway segment on Adams Street (between Garfield Street and Magnolia Avenue).

Consistent with the City's policy to maintain Magnolia Avenue as a 4-lane Special Boulevard, there is no reasonable and feasible mitigation available for the Magnolia Avenue intersection and roadway deficiencies.

- Regional Facilities: With the addition of project-related traffic, level of service and/or pocket length deficiencies are forecast at:
 - Three intersections on Adams Street (SR-91 westbound ramps, SR-91 eastbound ramps, and Indiana Avenue); and
 - One roadway segment on Adams Street, between the SR-91 ramps.

For the aforementioned intersections and roadway segment on Adams Street to operate at a satisfactory level of service, improvements to the freeway facilities would be required. Freeway facilities, including interchanges with local arterials, are under the jurisdiction of Caltrans, causing the timing and funding of such improvements to be unknown. Therefore, project impacts are considered significant and unavoidable until the SR-91/Adams Street Project Study Report (currently in progress by the City and Caltrans) improvements are funded or constructed by Caltrans.

PUBLIC NOTICE AND COMMENTS

Pursuant to CEQA, a 45-day review and comment period was provided from September 21, 2018 to November 5, 2018. A Notice of Availability was mailed to property owners within 300 feet of the project site and to various Federal, State, regional, and local government agencies and other interested parties, including the agencies/interest groups that commented on the Notice of Preparation. Additionally, an eighth page ad was published in the Press Enterprise. During this period, Staff received a comment letter from the following interested party:

1. Lozeau Drury, LLP on behalf of the Laborers International Union of North America, Local Union No. 1184

Upon review of the comment letter received, Staff has determined that there are no new impacts or issues that have not been adequately addressed in the Draft EIR. Responses to comments will

be prepared and included in the Final EIR. Additionally, written responses will be provided to the interested parties that commented on the project at least 10 days prior to certifying the EIR.

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. Staff Recommended Conditions of Approval
3. Location Map
4. Existing General Plan Map
5. Proposed General Plan Map
6. Existing Specific Plan Map
7. Proposed Specific Plan Map
8. Existing Zoning Map
9. Proposed Zoning Map
10. Proposed Specific Plan Zones and Subdistricts
11. Proposed Magnolia Avenue Specific Plan (MASP) Map, Figure 3.7 – Magnolia Heritage District
12. Existing Site Photos
13. Comment Letter
14. Draft California Baptist University Specific Plan Amendment – City's Website <https://riversideca.gov/planning>
15. Draft Environmental Impact Report – City's Website <https://riversideca.gov/planning>

Copies of the Draft California Baptist University Specific Plan Amendment and Draft Environmental Impact Report are available for inspection at the Planning Division of the Community & Economic Development Department, City Hall, 3900 Main Street, Riverside, CA 92522, Riverside Main Public Library, 3581 Mission Inn Avenue, Riverside, CA 92501 and Riverside Public Library, Arlington Branch, 92556 Magnolia Avenue, Riverside, CA 92503.

Prepared by: Candice Assadzadeh, Senior Planner
Reviewed by: Patricia Brenes, Principal Planner
Approved by: Mary Kopaskie-Brown, City Planner



EXHIBIT 1 – FINDINGS

PLANNING CASES: **P15-0989** (General Plan Amendment)
 P15-0987 (Zoning Code Amendment)
 P17-0543 (Specific Plan Amendment)
 P15-0990 (Environmental Impact Report)

Zoning Code Amendment Findings pursuant to Chapter 19.810.040

- a. The proposed CBUSP – California Baptist University Specific Plan Zone is generally consistent with the goals, policies, and objectives of the General Plan;
- b. The proposed CBUSP – California Baptist University Specific Plan Zone will not adversely affect surrounding properties; and
- c. The proposed CBUSP – California Baptist University Specific Plan Zone promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASES: **P15-0989** (General Plan Amendment)
 P15-0987 (Zoning Code Amendment)
 P17-0543 (Specific Plan Amendment)
 P15-0990 (Environmental Impact Report)

Case Specific

• **Planning**

1. All Mitigation Measures, as outlined in the Mitigation, Monitoring and Reporting Program in the Environmental Impact Report (EIR), shall be completed in accordance with the designated schedule.
2. Approval of this project is contingent upon the Certification of EIR associated with this project.
3. The maximum build-out of this California Baptist University Specific Plan (CBUSP) Amendment shall be limited to 12,000 students by 2025; 400,000 square feet of building area for academic, housing, and recreational purposes by 2025; and 805,000 square feet of parking structures, whichever comes first. Any exceedances will require a CBUSP Amendment.
4. All conditions of Riverside County Airport Land Use Commission case ZAP1090R117 shall apply.

Prior to Grading Permit and Building Permit Issuance for Projects Processed under the Specific Plan Amendment:

5. The General Plan Amendment (P15-0989) shall be finalized and/or adopted.
6. Zoning Code Amendment (P15-0987) shall be finalized and/or adopted.
7. The CBUSP – California Baptist University Specific Plan Amendment (P17-0543) shall be finalized and/or adopted.
8. The Magnolia Avenue Specific Plan (MASP) shall be amended to remove those portions of the MASP area that encompass the California Baptist University (CBU) Specific Plan area to accommodate the boundaries of the CBU Specific Plan.

Standard Conditions

9. There shall be a two-year time limit in which to satisfy the approved conditions and finalize this action. Subsequent one-year time extensions may be granted by the Community & Economic Development Director or designee up to a total of five years beyond the original

approval expiration date. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.

10. 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.
11. 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.
12. 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.

- **Building and Safety**

13. No Conditions

- **Fire Department**

14. No Conditions

- **Park and Recreation**

15. No Conditions

- **Public Utilities – Water**

16. No Conditions

- **Public Utilities – Electric**

17. No Conditions

- **Public Works**

18. No Conditions