



EXHIBIT 2 - LOCATION MAP

0 50 100 200  
Feet





# CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

## EXHIBIT 3 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

### RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASES: P17-0103 (Modification to Conditions of Approval)

#### CITY COUNCIL FINAL APPROVED CONDITIONS

CASE NO. POS-0605 \_\_\_\_\_ City Council Meeting Date: July 12, 2005

All mitigation measures are noted by an asterisk (\*)'

~~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 approval of the Planning Department.~~

#### Case Specific

- Planning

1. (Condition of Approval Planning Case P05-0605) All previously approved ~~applicable~~ conditions of approval of Planning Case P04-1083 shall remain in effect.

#### Conditions of Approval of Planning Case P04-1083:

- Planning

a. The hours and days of operation for the Short -Term Emergency Shelter shall be ~~4:00~~5:30 p.m. to 8:30 a.m., seven days a week; ~~the hours and days of operation for the Access Center shall be 1:00 p.m. to 5:00 p.m., Monday through Friday;~~ the Cold weather Shelter shall be open from December 1<sup>st</sup> through ~~March~~April 15<sup>th</sup> and shall operate on same hours and days of operation as the Short-Term Emergency Shelter.

~~a.b.~~ b. The Building Division, Fire Department and Office of Statewide Health, Planning and Development (OSHPD) shall inspect and approve the property and structure for the intended use and all standards and regulations shall be met.

~~b.c.~~ c. The applicant shall obtain the approval of all state and local agencies having jurisdiction over this use.

~~c.d.~~ d. Fencing amenities shall be provided for the adjacent property owners.

~~d.e.~~ e. Families with children shall be referred to other emergency shelter facilities



and shall have full access to the Access center.

- ~~e. Prior to occupancy, a revised conditional use permit shall be obtained to incorporate the adjacent parking lot into the project and relocate the entrance to the rear. (Note: Approval of Planning Case P05-0605 satisfied this Condition of Approval)~~

### **Standard Conditions**

#### **• Planning**

- f. There shall be a two-year time limit in which to commence construction of 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.
- g. \* This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed uses 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. ~~This CUP shall be subject to a Planning Commission review at a public hearing 6 months following occupancy.~~
- h. \* The applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
- i. \* 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 ~~S~~staff ~~R~~report and for the ~~C~~conditions of ~~A~~approval herein. Permittee shall notify the Community and Economic Development Department, Planning Division, City Planning Department 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. ~~Prior to occupancy the business operation plan shall be revised to include a parking plan, refuse disposal plan, security plan, on-site manager contact information and naming of the Advisory Committee.~~
- j. The applicant herein of the facility 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 facility operations.
- k. Failure to abide by all conditions of this permit shall be cause for revocation.
- l. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
- m. The proposed project must be completed per the Conditional Use Permit

~~approved by the Planning Commission, including all conditions listed in this report. Any substantial changes to the proposed project must be approved by the Planning Commission or minor modifications by Design Review Staff.\* The subject property 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.~~

n. 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.

o. Signs shall be permitted in accordance with Chapter 19.76 of the Zoning Code.

~~p. In approving this case, it has been determined that there is no evidence before the City that the proposed project will have any potential for adverse effect on wildlife resources and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game Code.~~

~~q.p.~~ **Advisory:** That the applicant meet with the Public Works Department regarding possible sidewalk improvements.

• **Fire Department**

q. Requirements for construction shall follow the Uniform Building Code with the State of California Amendments as adopted by the City of Riverside.

r. Construction plans shall be submitted and permitted prior to construction.

s. Fire Department access is required to be maintained during all phases of construction.

• ~~**Public Utilities**~~

~~22) The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor. (Same Conditions as Planning Case P05-0605)~~

2. (Condition of Approval Planning Case P05-0605) \* Prior to the issuance of building permits for the shelter a parking lot landscaping, irrigation and fencing plan shall be submitted for Planning Department staff review and approval. The landscaping plans shall include a 15 foot wide setback adjacent to Massachusetts Avenue measured from the property line. The planter areas along the northerly and easterly boundaries shall be landscaped and irrigated. The remaining planters shall contain dryscape. Required landscaping and fencing shall be installed prior to occupancy.

3. The emergency shelter shall be operated substantially as described in the text of this Staff Report, in compliance with the Security Plans for both the Short -Term Emergency Shelter and Cold Weather Shelter, and as shown on the site plan on file with this case.

4. 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.

5. A copy of the Conditional Use Permit and the final Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation.

#### Operational Conditions

6. The owner and/or occupant shall be liable for the cost of excessive police service or response in accordance with Chapter 9.60 of the Riverside Municipal Code.
- 3-7. The applicant shall be responsible for maintaining free of litter, the area adjacent to the premises over which they have control.

#### Standard Conditions

8. 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.

- **Public Utilities**

9. (Condition of Approval Planning Case P05-0605) The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.

- **Park and Recreation Department**

#### *Prior to Issuance of Building Permits*

10. (Condition of Approval Planning Case P05-0605) Payment of all applicable park and recreation development fees (local and regional/reserve) as mitigation for the impacts of the project on the park development and open space needs of the City. ~~For questions or concerns regarding this condition contact Senior Administrative Analysts Patti Casillas- (951) 826-2068.~~
11. (Condition of Approval Planning Case P05-0605) Payment of Street Tree Plan Check and Inspection Fees as applicable. For questions or concerns regarding this condition contact the Tree Division Staff at (951) 351-6126.

#### *Prior to Occupancy*

12. (Condition of Approval Planning Case P05-0605) The installation (or posting of appropriate sureties with Park and Recreation Department to guarantee the installation) of new street trees along all public street frontages per City standards. For questions or concerns regarding this condition contact the Tree Division Staff at (951) 351-6126.
13. (Condition of Approval Planning Case P05-0605) All City street trees shall be automatically irrigated.

## Riverside Community Shelter Security Plan

~~TO: Joan Thirkettle, Homeless Coordinator~~

~~DATE: June 20, 2005~~

~~FROM: Lieutenant Chuck Griffiths, North Area Commander~~

~~SUBJECT: RE: Emergency Shelter Security Plan and Shelter Support~~

~~The Riverside Police Department is in support of an emergency shelter to be located at 2480 Hulen Place, Riverside, CA. The homeless shelter is a necessary tool for service to the homeless. In addition, the shelter is a tool for law enforcement to create and maintain efficient livable communities throughout the greater Riverside area.~~

~~The Police Department in collaboration with the Homeless Coordinator and Path of Life Ministries has drawn up the following Good Neighbor/Security Policy for the emergency shelter with the primary principle that homeless services are important to the City of Riverside and that criminal homelessness will not be tolerated. The Good Neighbor/Security Policy is as follows:~~

1. The ~~Access Center and~~ Short-term and Cold Weather Emergency Shelters will actively work to have and maintain positive relationships with all property owners, community groups and others surrounding the site; addressing business and neighborhood watch issues.
  - ~~Quarterly~~ Meetings with Police Department, Hunter Chamber of Commerce, Downtown Partnership, Office of Neighborhood and other community groups to report on shelter activities and address problems/solutions shall be conducted on an as needed basis. The goal is to maintain open dialogue regarding the shelter and efficient livability matters.
  - The shelter operator will work with law enforcement regularly to ensure any issue that impacts livability issues will be addressed immediately.
  - The shelter operator will work with all City Departments on livability issues in a timely and efficient manner.
2. Community Shelter Staff are on duty during all operational hours of the facility.
3. Community Shelter Residential Services Staff begins their shift at 3:30 PM and monitor the facility, parking lots and cul de sac area within eyesight of the facility.
4. Staff will be present at the intake door and at the line for Community Shelter and Cold Weather Shelter guests until the line is processed.
5. The exterior and interior of the facility is monitored by a high definition video system 24 hours per day with the ability to save recorded video for a thirty day period and which shall also be made available to the Riverside Police Department upon request within 24 hours.
6. Staff will notify police (911) of any illegal, violent behavior immediately, document all 911 calls in 911 log, request police contact when responding to the call, and document the time of the response.
7. Those witnessed engaging in any violent or illegal behavior will not be allowed entrance into the shelter. If the name of the individual is known, it will be given to the director and shared with the City of Riverside Homeless Access Center Staff.
2. Staff will document any incident they are involved in, illegal activities, persistent loitering/suspicious behavior, camping in cul de sac, parking lot, etc on an incident report and via email to the Shelter Director. A security guard will be hired by the shelter to monitor the property and the movement of the homeless within the immediate area of the site.
- 3-8. Quarterly, the Problem Oriented Police Team will meet with shelter staff and security guards to address specific police/shelter/criminal homeless issues; concentrating on program management, problems and solutions.

~~4-9.~~ The service provider will work with law enforcement to address criminal homelessness by:

- ~~Screening all guests for violent felonies, arson and/or sexual related crimes. In addition all guests are subject to a search of their property and person for illegal drugs, alcohol and weapons prior to entry into the shelter. Providing access to shelter case managers to run, at least twice weekly, a check for sexual offenders and notify police of those offenders at the shelter and/or seeking services.~~
- Probation and police will be notified of parolee's at the shelter and parolee clients must actively follow parole agreements to access housing and/or services.

~~5-10.~~ The Police Department will provide a contact person for the shelter operator to call as needed about homeless issues and appoint someone to be on the Shelter Advisory Committee.

~~6-11.~~ The Police Department will require that the shelter operator monitor the shelter and surrounding area to guarantee that an efficient livable neighbor exists around the shelter - paying attention to loitering, client traffic, cleanliness of property and streets surrounding the shelter.

~~12.~~ The Police Department will have a daily presence in the area by site visits, car patrols, or other methods for the well being of the business owners, children and families and other community members.

~~7-13.~~ Loitering in or around the facility is prohibited at all times.

## **Riverside Community Shelter Security Plan**

1. The Short-term and Cold Weather Emergency Shelters will actively work to have and maintain positive relationships with all property owners, community groups and others surrounding the site; addressing business and neighborhood watch issues.
  - Meetings with Police Department, Hunter Chamber of Commerce, Downtown Partnership, Office of Neighborhood and other community groups to report on shelter activities and address problems/solutions shall be conducted on an as needed basis. The goal is to maintain open dialogue regarding the shelter and efficient livability matters.
  - The shelter operator will work with law enforcement regularly to ensure any issue that impacts livability issues will be addressed immediately.
  - The shelter operator will work with all City Departments on livability issues in a timely and efficient manner.
2. Community Shelter Staff are on duty during all operational hours of the facility.
3. Community Shelter Residential Services Staff begins their shift at 3:30 PM and monitor the facility, parking lots and cul de sac area within eyesight of the facility.
4. Staff will be present at the intake door and at the line for Community Shelter and Cold Weather Shelter guests until the line is processed.
5. The exterior and interior of the facility is monitored by a high definition video system 24 hours per day with the ability to save recorded video for a thirty day period and which shall also be made available to the Riverside Police Department upon request within 24 hours.
6. Staff will notify police (911) of any illegal, violent behavior immediately, document all 911 calls in 911 log, request police contact when responding to the call, and document the time of the response.
7. Those witnessed engaging in any violent or illegal behavior will not be allowed entrance into the shelter. If the name of the individual is known, it will be given to the director and shared with the City of Riverside Homeless Access Center Staff.
8. Staff will document any incident they are involved in, illegal activities, persistent loitering/suspicious behavior, camping in cul de sac, parking lot, etc on an incident report and via email to the Shelter Director.
9. The service provider will work with law enforcement to address criminal homelessness by:
  - Screening all guests for violent felonies, arson and/or sexual related crimes. In addition all guests are subject to a search of their property and person for illegal drugs, alcohol and weapons prior to entry into the shelter.
  - Probation and police will be notified of parolee's at the shelter and parolee clients must actively follow parole agreements to access housing and/or services.
10. The Police Department will provide a contact person for the shelter operator to call as needed about homeless issues and appoint someone to be on the Shelter Advisory Committee.
11. The Police Department will require that the shelter operator monitor the shelter and surrounding area to guarantee that an efficient livable neighbor exists around the shelter - paying attention to loitering, client traffic, cleanliness of property and streets surrounding the shelter.
12. The Police Department will have a daily presence in the area by site visits, car patrols, or other methods for the well being of the business owners, children and families and other community members.
13. Loitering in or around the facility is prohibited at all times.



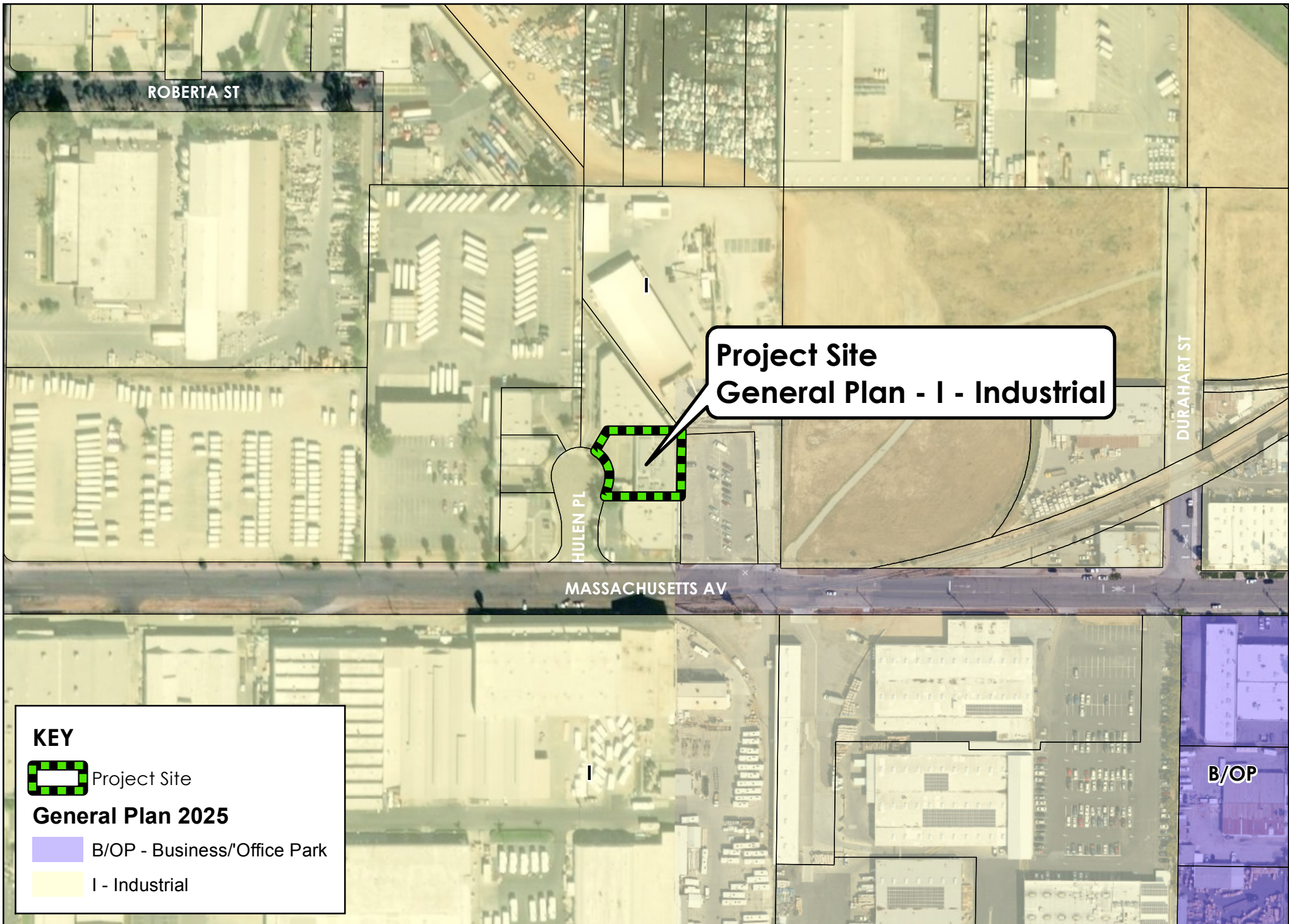


EXHIBIT 6 - GENERAL PLAN MAP

0 50 100 200  
Feet







EXHIBIT 7 - ZONING MAP

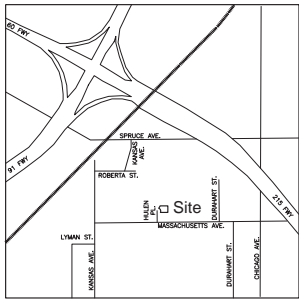
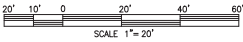
0 50 100 200  
Feet



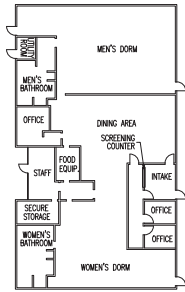
CONDITIONAL USE PERMIT  
2840 HULEN PLACE



SITE PLAN  
SCALE: 1"=20'



VICINTY MAP  
NOT TO SCALE



2840 HULEN PLACE  
SHELTER FLOOR PLAN  
136 TOTAL BEDS  
NOT TO SCALE

**OWNER/APPLICANT**  
PATH OF LIFE MINISTRIES  
1240 PALMYRA AVENUE, SUITE A  
RIVERSIDE CA 92507  
DAMIEN O'FARRELL

**REPRESENTATIVE**  
OVERLAND DEVELOPMENT COMPANY  
2161 ST. LAWRENCE STREET  
RIVERSIDE CA 92504  
ANDREW WALCKER 909-227-4180

**SITE ADDRESS**  
2840 HULEN PLACE  
RIVERSIDE CA 92507

**A.P.N.**  
210-130-026

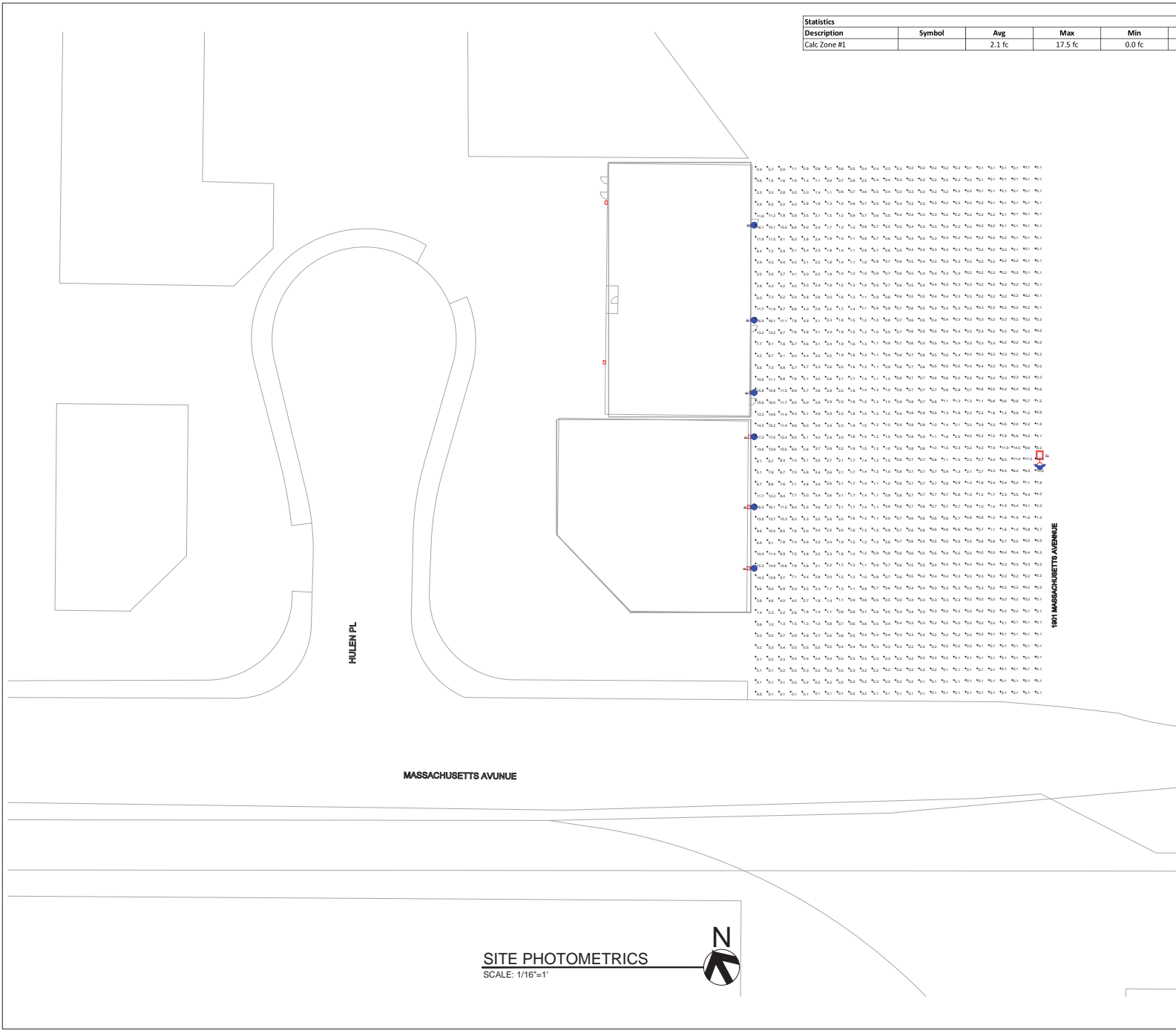
**EXISTING ZONING**  
I - INDUSTRIAL

**EXISTING GENERAL PLAN**  
I - INDUSTRIAL

**PARCEL SIZE**  
0.32 ACRES

P17-0103

						PATH OF LIFE MINISTRIES 2840 HULEN PLACE CONDITIONAL USE PERMIT		
NO.	REVISED BY	DATE	APPROVED BY	DATE	SCALE	DATE	DESIGNED BY	N.D.
						JULY 2018	DZ	
						1"=30'		



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1		2.1 fc	17.5 fc	0.0 fc	N/A	N/A

Lighting Consultant

**JSA**  
JS & ASSOCIATES  
535 PRINCELAND COURT  
CORONA CA 92679  
P: 951.340.2475  
JSASSOCIATESINC.COM

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Owner:

PROJECT:

**HULLEN ST PROJECT**  
RIVERSIDE, CA

REVISIONS:



DRAWN BY: JS  
CHECKED BY:  
DATE: September 4, 2018  
SCALE:  
SHEET TITLE:  
**SITE  
PHOTOMETRICS  
PLAN**  
SHEET NO.:  
**LTG-1**

EXHIBIT 8 - PROJECT PLANS (SITE PLAN / FLOOR PLAN, PHOTOMETRIC PLAN)





Taken from the terminus of Hulen Place looking southeast.



Taken from the west side of Hulen Place looking northeast.



Taken from the northeast corner of the adjacent City parking lot looking north.



Taken from the southeast corner of the adjacent City parking lot looking northwest.