



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL** **DATE: JULY 24, 2018**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT** **WARD: 1**  
**DEPARTMENT**

**SUBJECT: PUBLIC HEARING – P17-0761 SPECIFIC PLAN AMENDMENT, P17-0762  
CONDITIONAL USE PERMIT, P17-0763 TENTATIVE TRACT MAP, AND P17-  
0764 CERTIFICATE OF APPROPRIATENESS – BY RUSS HALEY ON BEHALF  
OF CITYMARK COMMUNITIES LLC, FOR CONSTRUCTION OF A 13-UNIT  
MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT – LOCATED AT 4019  
MISSION INN AVENUE**

## **ISSUES:**

Approval of a request by Russ Haley, on behalf of CityMark Communities, LLC, to consider a Specific Plan Amendment, Conditional Use Permit, Tentative Tract Map and a Certificate of Appropriateness to facilitate the construction of a 13-unit multiple-family residential development on a 0.66 acre site, located at 4019 Mission Inn Avenue.

## **RECOMMENDATIONS:**

That the City Council:

1. Conduct a public hearing to determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record; adopt a Mitigated Negative Declaration; and adopt a Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Sections 15097 and 21081.6;
2. Approve Planning Cases P17-0761 Specific Plan Amendment, P17-0762 Conditional Use Permit, P17-0763 Tentative Tract Map, and P17-0764 Certificate of Appropriateness, based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report; and
3. Adopt the attached Resolution amending the Downtown Specific Plan – Neighborhood Commercial District.

## **PLANNING COMMISSION RECOMMENDATION:**

On June 28, 2018, the City Planning Commission recommended approval of P17-0761 Specific Plan Amendment, P17-0762 Conditional Use Permit, P17-0763 Tentative Tract Map, by a vote of 7 ayes, 0 noes and 0 abstentions, subject to staff's recommended conditions.

## **CULTURAL HERITAGE BOARD RECOMMENDATION:**

On June 20, 2018, the Cultural Heritage Board recommended approval of Planning Case P17-0764 Certificate of Appropriateness, by a vote of 5 ayes, 1 no and 0 abstentions, subject to staff's recommended conditions.

## **BACKGROUND:**

The project site consists of a 0.66 acre vacant parcel. It is situated on the northwest corner of Mission Inn Avenue and Chestnut Street, within the Neighborhood Commercial District of the Downtown Specific Plan and Seventh Street Historic District. The project site currently consists of sparsely vegetated areas along the perimeter. The site is served by two existing access driveways, along Chestnut Street and Mission Inn Avenue. It is located within the Seventh Street Historic District and was developed with three single family residences during the early 1900's. By the late 1920's the residences were demolished and replaced with commercial development which existed on the site until the City's former Redevelopment Agency acquired the blighted property and demolished the commercial structures.

Surrounding land uses include multiple family residences across the alley to the north, commercial and office uses to the south across Mission Inn Avenue, single family residences and commercial uses to the east across Chestnut Street, and office bungalows to the west.

On January 25, 2017, the Oversight Board for the City of Riverside as Successor Agency to the Redevelopment Agency of the City of Riverside (Successor Agency) adopted a resolution to enter into a Purchase and Sale Agreement with CityMark Communities, LLC for the acquisition of the property. With consent from the California State Department of Finance, the Successor Agency executed the Purchase and Sale Agreement and is currently in escrow to sell 4019 Mission Inn Avenue to CityMark Development.

## **DISCUSSION:**

### **Project Description**

The applicant, Russ Haley on behalf of CityMark Communities, LLC, is requesting approval of amendments to the Downtown Specific Plan – Neighborhood Commercial District, a Conditional Use Permit, a Tentative Tract Map, and a Certificate of Appropriateness to facilitate construction of a multiple-family development consisting of 13 residential condominium units.

The proposed development will consist of five buildings with 13 two-story residential units. Each unit will include a kitchen, dining area, living area, a master bedroom, two bedrooms, bathrooms, a laundry room, a two-car garage, and two enclosed patios. A series of interconnected pedestrian walkways are provided throughout the site allowing for pedestrian entry to the units located along Mission Inn Avenue, Chestnut Street, and through the courtyard.

Access to the garages for five of the units along the north (rear) side of the property will be provided from an existing 15-foot wide alley that extends from Chestnut Street to Brockton Avenue. The remaining eight garages will be accessed from Chestnut Street, via a proposed 20-foot wide private motor court enhanced with decorative permeable pavers.

The building elevations are designed in a contemporary style architecture and includes design elements similar to Pueblo Revival architecture, such as flat roofs, stucco, and articulation of massing with varying height, recessed windows, and architectural canopies.

On June 25, 2018, per recommendation of the Cultural Heritage Board (CHB), a subcommittee, consisting of three CHB members, worked with staff and the applicant on revisions to the building elevations to incorporate a warm color palette and design elements complementary to the historic character of the district.

The proposal to amend the Neighborhood Commercial District of the Downtown Specific Plan would allow multiple-family residential and mixed use development in the Neighborhood Commercial District, subject to approval of a Conditional Use Permit, and establish associated development standards for these uses. Staff supports the proposed Specific Plan Amendment, as the proposed project would be a logical transition between the multi-family and single family residences to the north. Furthermore, the project will be compatible with the surrounding uses and complements the development pattern along Mission Inn Avenue and Chestnut Street.

### Public Comments

After the close of the CEQA public comment period, staff received three comment letters and one phone call concerned about this project. A response by staff is provided with each concern:

- Concern: Provide clarification and detailed information regarding the Specific Plan Amendment, site plan detail, building height, and mitigation measures.

Response: Staff contacted the concerned resident and provided clarification and details about the project.

- Concern: Objection to the proposed grading along the west property line as it would raise the site about 8 feet, thus raising the overall height of the proposed buildings in relation to the office bungalows to the west of the site. The proposed grading would direct all the flow down an artificially created steep slope onto the property to the west. Lastly, trees need to be such that no branches would intrude into the shared property boundary.

Response: Conceptual grading plans show that the grading on the site will be minimal and only raised up to 12 inches in certain areas. Drainage will be captured on site and directed into bio-retention areas also located on site. In reference to the condition of approval requiring trees along the west property line, the condition was removed and replaced with a condition that requires the fence along the west property line to be increased in height from 5 to 6 feet.

- Concern: Objection to the proposed building elevations. Riverside has become a destination thanks to the Mission Inn and the Festival of Lights. This project is on Mission Inn Avenue. Better care should be taken to maintain the integrity of the historic beauty of our downtown.

Response: The CHB approved the proposed building elevations with the condition that a subcommittee and the developer work together on revisions to the building elevations to incorporate a warm color palette and design elements complementary to the historic character of the Seventh Street Historic District.

- Concern: Objection to the removal of an existing Canary Island Date Palm to accommodate the proposed driveway on Chestnut Street.

Response Upon further review, Public Works staff added condition of approval # 56 to require the removal of the four palm trees along Chestnut Street, immediately adjacent to the subject property, as they conflict with the existing overhead utility lines and may be detrimental to the public safety.

For additional background, please refer to the June 20, 2018 Cultural Heritage Board and the June 28, 2018 City Planning Commission staff reports and meeting minutes.

### **FISCAL IMPACT:**

There is no fiscal impact associated with this project, since all project costs are borne by the applicant.

Prepared by:	David Welch, Community & Economic Development Interim Director
Certified as to availability of funds:	Adam Raymond, 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 Report – June 28, 2018
3. City Planning Commission Minutes – June 28, 2018
4. Cultural Heritage Board Recommended Conditions
5. Cultural Heritage Board Report – June 20, 2018
6. Cultural Heritage Board Minutes – June 20, 2018
7. Comment Letters
8. Resolution
9. Presentation