

Ward 5 St. Michaels Project

1/17/2020

Questions:

1. What is the maximum number of people planned to occupy the planned 50 unit facility? As I understand the project is planning to include 25 one bedroom units and 25 two bedroom units in a two story configuration. Also now planned is a Friary, how many Friars are planned for this installation? How many staff members will be onsite full time 24-7, and how many will be part time?
2. How can this multi-family project be placed in an area zoned R-1-7000 Single Family Residential?



COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

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CITY OF RIVERSIDE

GENERALIZED REQUIREMENTS FOR RESIDENTIAL ZONES

ZONE		PRIMARY USES PERMITTED	SITE DEVELOPMENT STANDARDS											
			MINIMUM LOT			MINIMUM BLDG SETBACKS ⁵							DENSITY - MAXIMUM ^{1,11}	MAX LOT COVERAGE
			AREA (Sq. Ft.) - per dwelling	WIDTH (Feet)	DEPTH (Feet)	FRONT ^{7,14,16} (Feet)	SIDES ^{5,14} (Feet)	STREET SIDE ^{5,14} (Feet)	REAR ^{5,14} (Feet)	MAX HEIGHT ¹⁰ (Feet)				
RA-5	Residential Agricultural	One Family dwelling, Agricultural Area	5 Acres ^{2,9}	300 ²	500 ²	40 ²	20 ²	20 ²	25 ²	35 ²	0.2	30%		
RC ¹²	Residential Conservation	One Family dwelling, Environmentally Sensitive Areas	Varies ⁷	130 ¹²	100 ¹²	30 ^{2,4}	25 ¹	25 ¹	25 ¹	20 ¹⁰	0.5	N/A		
RR	Rural Residential	One Family Dwelling, Livestock	20,000	100 ¹³	150	30	20	20	100	35	2.1	30%		
RE	Residential Estate	General Agriculture, One Family Dwelling Per Lot	1 Acre	130 ¹³	150	30	25	25	30	35	1	30%		
R-1-1/2 acre	Single Family Residential	One Family Dwelling	21,780	125 ¹³	150	30 ⁴	20 ²	.	35	35	2	30%		
R-1-13000	Single Family Residential	One Family Dwelling	13,000	100 ¹³	110	25 ¹	15 ²	.	30	35	3.4	30%		
R-1-10500	Single Family Residential	One Family Dwelling	10,500	90 ¹³	110	25 ¹	10/15 ³	.	25	35	4.1	35%		
R-1-8500	Single Family Residential	One Family Dwelling	8,500	80 ¹³	100	25 ¹	12.5/7.5 ³	.	25	35	5.1	35%		
R-1-7000	Single Family Residential	One Family Dwelling	7,000	60 ¹³	100	20 ¹	10/7.5 ³	.	25	35	6.2	40%		

3. Currently there are 3 churches occupying the site, 2 having worship services on Saturday/Sunday. This has already impacted the parking on Hawthorne in both directions, allowing one automobile pass at a time.
 - a. Redemption Evangelical Services Saturday, 10:30am – 12:30pm
 - b. Faith Community Church, Sunday, 8:45am – 8:00pm
 - c. St. Michaels Episcopal Outreach Ministry' 7 days a week, taken from the website "Once a traditional church, St. Michael's is now a vibrant ministry center welcoming all people. Our community offers a place to start over, worship, get food, get sober, learn something new, study the Bible, make new friends, grow a garden, learn karate, get support for health problems, and learn about other cultures. We are open seven days a week."
4. What was the previously approved conditional use permit and how can I get a copy to share with my neighbors?
5. The plan listed in the Planning cases indicates a 50 unit affordable housing (no mention of square feet) a 6700 square foot parish hall, a 2950 square foot friary, and a 1300 square foot green house. No mention of a play facility for families with children. Has there been an impact study addressing the area? This study must include the environmental impact concerning the additional traffic, noise and over population of this small area. The California Environmental Quality Act section 15332, part (d) states "Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality". So far there has not been any report or study to my knowledge that traffic and noise have been addressed. As noted

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in 3 (above) traffic is a concern for the immediate area adjacent to the proposed facility (primarily on Hawthorne Street) a major ingress/egress to the neighborhood.

6. As noted in 3 (above) there are 2 churches having services at the site and as noted in part 5 (above) the plan includes a 6700 square foot parish hall, the immediate question is why is the city supporting the construction of a new parish hall for the use of these 2 churches? Along these lines what is the purpose for a 1300 square foot greenhouse? If the intention is to provide services for the proposed residents is there a real need for the greenhouse?
7. What will be the make-up of the planned residents of the facility? What is the vetting process for these persons? Will there be any provided services on the property for Mental Health, Substance Abuse, Financial Assistance, and General Guidance etc.? There are no guarantees the selected applicants for these units are vetted and acceptable occupants. With no background information collected on these individuals it is impossible to know their moral character and/or their personal behavior will be acceptable for occupancy. How can we (the current residents) feel safe in this environment?
8. Have any other sites been considered for Ward 5? If so what are they and where are they located? Has the previous K-Mart site or the soon to be vacated Sears site been considered? These sites K-Mart and Sears or located very near shopping sites for groceries, gasoline pharmacies and other shopping needs.
9. Will the soup kitchen operated by Mother Mary (pastor of St. Michaels) be allowed to continue? If so will the city provide additional resources (police) on a regular basis to ensure the neighborhood remains safe?

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Concerns:

1. The project is planning to include 50 units comprised of 25 one bedroom units and 25 two bedroom units in a two story configuration. This will house approximately 150 persons as well as bring in approximately 100 additional vehicles impacting the surrounding streets in the neighborhood.
2. Current Mercy House permanent housing facilities include:
 - a. The Cove, Newport Beach, Ca. 12 Units
 - b. The Orchard, Santa Ana, Ca. 71 Units (previous motel)
 - c. Home Front Camp Anza, Riverside Ca. 29 Units
 - d. Louis Martin Residence Anaheim, Ca. 5 Rooms
 - e. Katherine Drexel Residences I/II/III, Orange/Anaheim Ca. 3 Homes (Single Family)
 - f. Francis Residence, Ontario Ca. info not available
 - g. San Miguel Residence, Santa Ana, Ca. 9 Units
 - h. Bethany Residence, Orange, Ca. 14 Single Women
 - i. Emmanuel Residence, Santa Ana, Ca. 21 Single Adults
 - j. Joseph Residence, Santa Ana, Ca. Info not available
 - k. Regina Residence, location not available, 2 Families
3. Are we the Experiment or the Sacrifice?
4. Has there been an impact study addressing the area? This study must include the environmental impact concerning the additional traffic and over population of this small area.
5. The City of Riverside has committed to 400 low income/homeless housing units built in the city over a 10 year period. There are 7 wards in this city which would equate to approximately 60 units per ward. By placing 50 of the approximate 60 units in one location seems to be an additional burden on this small area.
6. This neighborhood already has a Sylvia's Sober Living home located at 9184 Hawthorne directly across the street from the proposed St. Michaels project. This site has cars parking on Hawthorne and the lawn. This results in other persons in the neighborhood that would normally not be here. Also several people getting picked up on adjacent street (Stotts) around the corner from the facility on numerous occasions.
7. The developer of the St. Michaels project suggested at two recent meetings that the size of the proposed project have the 50 units to be financially viable. The same argument could be said for the adjacent home owners whose property values may well be significantly impacted negatively. Young Families with significant mortgages as well as retirees with equity for retirement income have similar concerns as the developer.
8. There are no guaranties the selected applicants for these units are vetted and acceptable occupants. With no background information collected on these individuals it is impossible to know their moral character and/or their personal behavior will be acceptable for occupancy. How can we (the current residents) feel safe in this environment!
9. Within the past couple of years, Mother Mary (pastor of St. Michaels) has instituted a soup kitchen at the facility. Since this soup kitchen started there have been several incidents of thefts and at least one mugging in the neighborhood.

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10. All I get from this project is that the Episcopal Diocese of Los Angeles stands a lot to gain for the use of the land for \$1.00. They will get a new 6700 square foot Parish Hall, a 2950 square foot Friary, a 1300square foot greenhouse, up keep of the property. It appears that there is a lot to gain for the Episcopal Dioceses of Los Angeles, and this entire neighborhood gets is more traffic (automobile/foot) and the possibility of significant crime in the immediate area!

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