

City of Arts & Innovation

**CITY PLANNING COMMISSION
DRAFT MINUTES**

THURSDAY, FEBRUARY 6, 2020, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

**PLANNING
COMMISSIONERS**

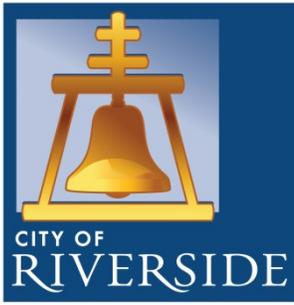
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WARDS

PUBLIC HEARINGS

PLANNING CASES P19-0507 and P19-0508 – CONDITIONAL USE PERMIT AND DESIGN REVIEW FOR THE EXPANSION OF ST. MICHAELS EPISCOPAL CHURCH – 4070 JACKSON STREET, WARD 5

Proposal by Kyle Paine of Community Development Partners to consider a revision to a previously approved Conditional Use Permit and Design Review of project plans to permit the construction of a 50-unit affordable and supportive housing. Veronica Hernandez, Associate Planner, presented the staff report. She indicated that 10 letters in opposition of the proposed project were received after the publication of the report. Staff also received several letters in opposition submitted in response to the February 4th City Council meeting regarding bonds for the project. E-Comments were also submitted for both the City Council meeting and today's Planning Commission hearing. A petition opposing the project with 153 signatures and a petition supporting the project with 131 signatures have also been received. Copies of the letters and petitions were distributed to the Planning Commission. Staff has addressed the majority of the concerns in the staff report. The following responses were provided to unaddressed, Planning-related concerns: Residents have expressed concern about the vacant lot to the west of the project site and the potential for a 2-story building on that lot. The site, like the rest of the surrounding properties, is zoned R-1-7000, which allows for 2-story buildings with a maximum height of 35 feet. There have been no applications submitted to the Planning Division at this time for a project on this site. One of the letters objected to the architecture of the proposed buildings as well as the size of the project. The proposed buildings meet all development standards, including lot coverage, and comply with the Citywide Design and Sign Guidelines, as conditioned. An e-comment received objected to the public hearing notice radius for the project. The Zoning Code requires a 300-foot noticing radius for a Conditional Use Permit. Due to public interest in the project, staff expanded the noticing radius to 1000 feet. Additionally, notices were sent to those who spoke at previous City Council and Planning Commission meetings which had provided either a mailing address or an email address. Nathan Mustafa, City Traffic Engineer, Mobility Planning Manager, stated that the Traffic Engineering Division prepared a memorandum reviewing vehicular traffic associated with the proposed project. He noted that in general apartment and multi-family housing units at 75 units and lower are exempt from analysis. In response to concerns at the previous Planning Commission meetings, staff conducted a review of the site. It was concluded that the



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KIRBY	ROBERTS	RUBIO	PARKER	MILL	ALLEN	ROSSOUW	TEUNISSEN	ZAKI
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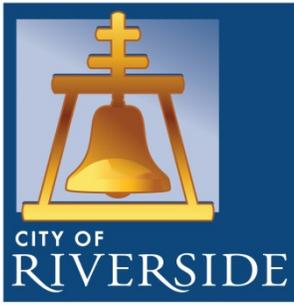
WARDS

site generated less than 50 trips during the peak hour traffic well below the lowest threshold for review. Kyle Paine, stated they were in agreement with the recommended conditions. Larry Haines, Executive Director Mercy House, stated they provided considerable amount of outreach over the last two years. They have done everything they know. He noted that there is misinformation out there and reiterated that this is not a shelter. It has never been proposed as a shelter or drop in center. The project is for permanent housing which is entirely different. Mercy House engages in good neighbor policy and will make sure they do outreach to ensure the clients are in no way a disruption to the neighborhood. Another commitment is the establishment of a neighborhood advisory group in order to obtain neighborhood feedback. Kyle Paine, Community Development Partners, co-developer with Mercy House, spoke regarding occupancy and occupancy standards. Comments from the audience: Shelley Gardner, Bruce McCune, Scott Hilton, Diane Hilton, Paul Anderson, Julie Battaglia, Joseph Morgan, Colleen Morgan, Marsyla Ayala, Cheryl La Count, Susan Pike, Chris Moorhouse, and Janice Schuler spoke in opposition to the project. They expressed concerns regarding: the project being too large, poor location for the project, public safety, potential safety issues for children, Hunt Park negative activities, registered sex offenders, location of the proposed dumpster, traffic, sober living home on Hawthorne, crime rates, impacts to privacy, and that many neighbors were still unaware of the project. George Hague, Erin Thomas, Tony Mize, Carrie Addams, T. Ellsworth Grant II, Kelli Grace Kurtz, Rabbi Suzanne Singer, Conrad Nordquist, Robert Davis, Nancy Melendez and Andrea Briggs spoke in support of the project. Reverend Hannah Cranbury spoke on behalf of some parishioners who live near Hunt Park and were not able to attend today. She spoke in support of the project. Rich Gardner stated that SB50 has been dropped so there is no longer a need to rush this project through and asked for further studies.

The Commission took a five minute break.

The Commission reconvened; all members present.

The Planning Commission expressed their concerns regarding parking for the site. A question was posed by Commissioner Kirby regarding where cars would park during construction. Commissioner Parker inquired how the calculation for the needed parking was determined, it would seem that more parking would be needed in comparison to other projects.



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WARDS

Mr. Paine stated that they would be happy to provide parking plan to address the construction period.

Commissioner Teunissen pointed out that she could see how people would park along Hawthorne Avenue instead of the parking spaces provided at the back of the church. This could create problems in the neighborhood. Commissioner Mill suggested addressing the parking now and restrict parking along Hawthorne Avenue instead of waiting for it to be a problem in the neighborhood. The City should be proactive in this instance.

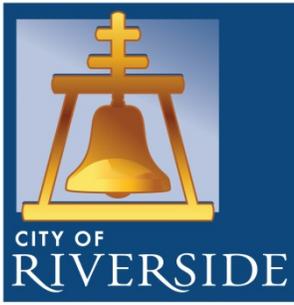
Mr. Mustafa stated he would advise against restricting the parking since that ends up restricting parking for everyone, including the residents. He noted that in neighborhoods with a parking impact, may apply to the Transportation Board for a Preferential Parking Zone. This would require a petition and application by the neighborhood. He noted that to go out with preferential parking permit now would be to predispose something that the data, regulations and information before the Commission does not indicate would occur.

Ms. Assadzadeh explained that the staff report did take into consideration the two uses on the site. The housing portion requires a half space per unit, per State Code. This would result in 25 parking spaces for the housing portion of the project. The City Zoning Code requires parking for churches based on the main assembly area. In this case the calculation was made on fixed seating, 1 space per 4 seats, for a total required parking of 83 spaces and the project will be providing 100 spaces.

The public hearing was closed.

Commissioner Teunissen stated she grew up around the area and understands the impact this will have to the community. She is aware of that Mercy House did a great job at Camp Anza but that project was integrated into the environment, you didn't put 2-story housing in a single-story environment. This is a very small community, across from a park. When she looks at the density of this project and the impact to the community, it is not a good fit and stated that she would not be able to support the project.

Commissioner Kirby stated that he knew the area very well. He has issues with the parking for this project. Mercy House has presented an



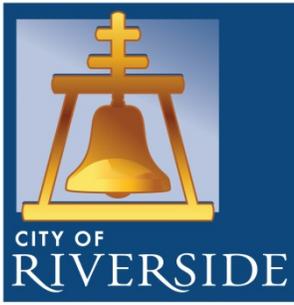
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WARDS	1	2	3	4	5	6	7	3	3
<p>outstanding project and it is needed, just not sure if it's too large for this area. He stated he was still undecided. If the Commission approves the project, there is still the ability to follow-up and ensure they are meeting all the requirements. If they aren't meeting the requirements, the CUP can be revoked. He felt everyone needs to step up and do something. The Commission should vote on this as a project, not with emotion which is very difficult.</p> <p>Commissioner Parker commented that this was a revision to a previously approved Conditional Use Permit which is 60 years old. The CUP references incidental residential uses for housing which were meant for the pastors, priests, and clergy not a 50-unit apartment complex. He felt that this use on the property is no longer incidental residential, this is the primary use. He expressed his concern that the incidental use on the church property is being used as a vehicle to side step the original intent of church property and he did not feel this was right. It overtakes the existing church property and that is where he felt it goes from incidental to the primary function.</p> <p>Commissioner Mill thanked Mercy House for the wonderful work they do. He appreciated the neighborhood residents who came out today. He has stated many times that he is a proponent of affordable housing, at all levels of affordability. The project is right for Riverside and is sorely needed but this project is located in the middle of a single-family residential neighborhood. His opposition isn't based on who will live in these units, it is based on the size and scope of the project and stated he would not be in support of the project.</p> <p>Commissioner Zaki stated this was a complicated application before the Commission. He reminded the Commission of a precedent made by the Commission in approving the Grove project. The problem of homelessness in the City will not be solved unless we take drastic steps. He commended the faith based groups here in Riverside for standing up and trying to solve a problem. He agreed with Commissioner Parker, churches are meant to be churches. Why are we building housing on property that belongs to a church, because now we are faced with complex problems. What happened 60 years ago may not be relevant in 2020. He noted that things change and what neighborhoods looked like 30 years ago has changed. The City is different today and the population has grown exponentially. We have complex issues that require us to think in complex, out of the box fashion. There is no easy answer to this.</p>									



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WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p>Commissioner Roberts agreed with Commissioner Zaki with regard to the problem, it has to be taken care of. She stated she was not on the Commission when the Grove project was considered but understood they put in individual housing type homes, not an apartment structure. She stated the 2-story apartment structure was the sticking point for her because it doesn't fit with the neighborhood. The Commission typically looks at projects and asks that the architecture fit with the architecture nearby, that the egress/ingress work with traffic flow and don't impede the neighborhood. The project itself looks nice but the walls are not tall enough when putting in a 2-story structure looking over people's yards. She also noticed the dumpster issue and thought it was not a good location. She is familiar with the Senate Bill, it did not pass so maybe more time is needed on this so that the project can integrate with the community. She stated that because of the type of structure, she could not support the project.</p> <p>Commissioner Rubio thanked everyone for attending today, it is enlightening to hear both sides. Having lived in riverside the majority of his life, he sees both sides of what is going on but also felt that the separation of church and state is somewhat important. The church is trying to do well for the community, this particular plan is not one he can favor at this time.</p> <p>Following discussion, a motion was made to approve the project, that the Planning Commission: 1) Determine that the proposed project is exempt from the California Environmental Quality Act subject to Section 15332 (In-fill Development Projects), as this proposed project will not have a significant effect on the environment; and 2) Approve Planning Cases P19-0507 (Conditional Use Permit) and P19-0508 (Design Review) based on the findings in the staff report and subject to the recommended conditions.</p> <p>MOTION failed, 3 Ayes, 6 Noes, 0 Abstentions</p> <p>Chair Rossouw stated there is a 10-day appeal period.</p>									
Motion	X								
Second									
Ayes							X		X
Noes		X	X	X	X	X		X	