



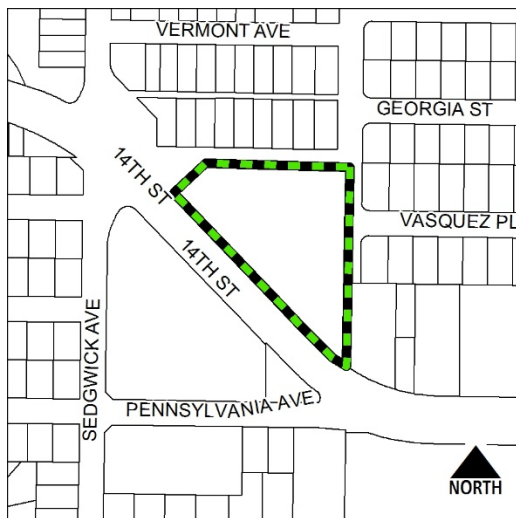
Community & Economic Development Department

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

**PLANNING COMMISSION HEARING DATE: MAY 14, 2020
AGENDA ITEM NO.: 3**

PROPOSED PROJECT

<i>Case Numbers</i>	P20-0243 (Time Extension – Conditional Use Permit) P20-0244 (Time Extension – Design Review)	
<i>Request</i>	To consider a two-year time extension of Planning Cases P09-0808 (Conditional Use Permit) and P09-0809 (Design Review) to facilitate the construction a senior housing facility.	
<i>Applicant</i>	Andrew Walcker of Overland Development Co., on behalf of A Community of Friends	
<i>Project Location</i>	2340 Fourteenth Street, situated on the northeast side of Fourteenth Street between Sedgwick and Kansas Avenues	
<i>APN</i>	221-132-020	
<i>Project Area</i>	3.22 acres	
<i>Ward</i>	2	
<i>Neighborhood</i>	Eastside	
<i>General Plan Designation</i>	MDR – Medium Density Residential	
<i>Zoning Designation</i>	R-1-7000 – Single-Family Residential Zone	
<i>Staff Planner</i>	Judy Egüez, Associate Planner 951-826-3969 jeguez@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) subject to Section 15061(b)(3) (Common Sense Rule) of the CEQA Guidelines, as it can be seen with certainty that the proposed time extensions will have no significant effect on the environment; and
2. **APPROVE** Planning Cases P20-0243 (Time Extension – Conditional Use Permit) and P20-0244 (Time Extension – Design Review), based on the findings outlined in the staff report and subject to the recommended conditions (Exhibit 1).

BACKGROUND

On May 5, 2011, the Planning Commission recommended approval of a Conditional Use Permit, Design Review and Street Vacation (Planning Cases P09-0808, P09-0809, and P09-0810) to facilitate the construction of a 121-unit senior housing facility.

On June 14, 2011, the Conditional Use Permit and Design Review were approved by the City Council, subject to a four-year time limit to commence construction. The Street Vacation request for the vacation of a segment of Eucalyptus Avenue was not considered by City Council at the time the project was approved. However, it was required as a condition of approval and will need to be satisfied.

Time extensions for a total of five years beyond the original expiration date have been granted for the Conditional Use Permit and Design Review by the Community & Economic Development Director as follows:

- First Time Extension: Extended expiration date to June 14, 2016 (P15-0355/ P15-0356)
- Second Time Extension: Extended expiration date to June 14, 2017 (P16-0328/ P16-0428)
- Third Time Extension: Extended expiration date to June 14, 2018 (P17-0432/ P17-0433)
- Fourth Time Extension: Extended expiration date to June 14, 2019 (P18-0340/ P18-0341)
- Fifth Time Extension: Extended expiration date to June 14, 2020 (P19-0309/ P19-0310)

The Zoning Code allows one final extension for up to two years with a public hearing pursuant to Section 19.670.040 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing). As part of Streamline Riverside, Conditional Use Permits are now approved by Planning Commission requiring the Planning Commission to hold the public hearing for the extension.

PROPOSAL

The applicant is requesting approval of the final two-year time extension to extend the expiration date of the previously approved Conditional Use Permit and Design review to June 14, 2022. The applicant has indicated that the additional time is necessary to satisfy the conditions of approval and to obtain the necessary construction permits.

PROJECT ANALYSIS

In 2015, the entitled property was acquired by A Community of Friends (ACOF), a non-profit affordable and supportive housing developer. Since acquisition, ACOF has worked diligently to secure funding from multiple sources for the affordable housing project. Acquiring financing for the project encountered challenges due to changes in requirements from the State funding sources. To qualify for certain financing, modifications to the project were required to relocate the buildings out of the flood plain. The applicant has submitted a Substantial Conformance application to reflect the redesign which is currently under review by Planning Staff. The precise grading plan (PW20-0309) and construction plans (BP-2020-01396) are currently under review by the Public Works Department and the Building & Safety Department, respectively.

There have been no significant changes in the surrounding area or to the development standards applicable to the property's underlying R-1-7000 Zone and MDR land use designation. The activity and the resources invested in this project demonstrates that the developer has shown good faith efforts to complete the senior housing facility.

ENVIRONMENTAL REVIEW

The proposed time extensions are categorically exempt from California Environmental Quality Act (CEQA) review pursuant to Sections 15061(b)(3) (Common Sense Rule) of the CEQA Guidelines,

which stipulates that a project is exempt from CEQA if covered by the general rule that CEQA applies only to projects that have a potential for causing a significant effect on the environment.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by staff regarding the Time Extensions.

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. Staff Recommended Conditions of Approval
2. Location Map
3. General Plan Map
4. Zoning Map
5. Applicant Prepared Time Extension Request
6. Approved Site Plan (Reference Only)
7. Approved Conditions of Approval
8. Existing Site Photos

Prepared by: Judy Egüez, Associate Planner

Reviewed by: Patricia Brenes, Principal Planner and Candice Assadzadeh, Senior Planner

Approved by: Mary Kopaskie-Brown, City Planner



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

PLANNING CASE: **P20-0234** (Time Extension – Conditional Use Permit)
 P20-0244 (Time Extension – Design Review)

Planning Division

1. The new expiration date for Planning Cases P09-0808 (Conditional Use Permit) and P09-0809 (Design Review) shall be June 14, 2022.
2. All previously approved applicable conditions for Planning Cases P09-0808 and P09-0809 shall apply.
3. No additional time extensions can be granted for this project.