

memorandum

date April 1, 2020
to City of Riverside
from Zoe Kranemann, Senior Development Manager
subject Project Description for Golden/Pierce Multifamily Development

PROJECT DESCRIPTION

Located on the northeast corner of Golden Avenue and Pierce Street in the La Sierra neighborhood, the 5.51-acre Project site is currently owned by the Pacific Union Conference of the Seventh-Day Adventist Church (the Church). The Project site is generally rectangular and comprised of six parcels (APN 146-141-029, 065, 066, 067, 071 and 072). There is a single parcel (APN 146-141-028), occupied with a single-family home located off of Hollyhock Street, that is not included in the Project area. The largest parcel is partially developed with the Church Risk Management and Broadcast Center and three storage buildings (totaling approx. 1,400 square feet) located in the southwestern corner of the site and surface parking accessible from Golden Ave. Pierce Street (Pierce access not presently in use). The five smaller parcels are developed with single family rental homes that are owned and managed by the Church. Fronting Pierce Street, roughly a third of the site is zoned Office (O), and the remaining portion is zoned Single Family Residential (R-1-7000). Similarly, within the Riverside General Plan 2025 a portion of the site fronting Pierce street is designated Office (O), and the remaining area is designated Medium Density Residential (MDR). The current land use designation and zoning allow for a base density of up to 6.2 dwelling units per acre. Residential development is not currently allowed in the Office land use designation or zone.

The proposed Project will require a Lot Line Consolidation and Lot Line Adjustment to merge six parcels into two new parcels. Parcel A will be approximately 1.38-acres (60,204 square feet) L-shape parcel on the western third of the site, fronting Golden Avenue. Parcel B will be approximately 4.10 acres (178,615 square feet) on the central and eastern portions of the site fronting Pierce and Hollyhock Streets. Approximately 0.03 acres or 1,200 square feet are required as a right-of-way dedication. The development of the two parcels will occur as one (1) phase and construction is expected to last roughly 18-24 months.

Parcel A would maintain the 16,855 square foot Church Risk Management and Broadcast Center building in its current location. The uses and operation of this existing building will not change as a part of this Project. To the north and east of the Church building there are three existing storage facilities, one permanent (approximately 1,000 square feet) and two temporary (approximately 200 square feet each), a carport covering 20 parking spaces, a propane generator to provide backup power to the Church building, and a cement pad with three satellite dishes. The satellite dishes will be removed and relocated to a new location off-site. The cement pad, storage facilities, carport, and surface parking lot will be demolished. Two new 1,000 square foot storage buildings and surface parking would be constructed along Golden Avenue, to the north of the Church Broadcast Center. New carports are proposed covering twenty parking spaces to the east and the north of



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the existing Church building. The existing propane tank will be disconnected and removed. The existing generator will be relocated to the south of the new storage facilities, near the proposed carport parking area and screened for view. The main access point for the Broadcast Center facility and parking would remain on Golden Avenue, but will allow for a right-only electronically-controlled exit onto Pierce Street at the current access point. To accommodate employees and visitors on Parcel A, 70 parking spaces (including 1 standard EV space and 1 van ADA accessible EV space) will be provided, of which 20 will be under a newly constructed carport. This meets the City's code requirement of 68 spaces based on the required ratio of 1 space per 250 square feet. Parcel A will also include 4 short term and 4 long term bicycle parking spaces.

To develop Parcel B, the existing five single family homes, owned by the Church, will be demolished. The now vacant 4.1-acre site would be developed with seven, two- and three-story residential buildings to provide a total of 80 apartment homes surrounding a community center and recreational amenities to be located in the center of the site. Developed at an overall density of 19.5 units per acre, there will be an estimated 40 1-bedroom units (652-712 square feet), 20 2-bedroom units (891 square feet), and 20 3-bedroom units (1,137 square feet). In total, the plan for Parcel A proposes 87,080 square feet of residential development and 4,018 square feet of recreational facilities (community room and pool building). The total gross building area is 91,098 square feet.

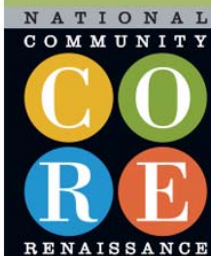
The site plan and building locations on Parcel B have been designed with neighborhood compatibility in mind. The buildings located internally on the site near existing residential uses are limited to 2-stories in height, while buildings along the Pierce Street right-of-way are limited to 3-stories in height. Near the corner of Hollyhock and Pierce Street the Project's largest building has been designed to step from 2-stories where it is close to the existing single-family home to 3-stories as it approaches Pierce Street. This provides a gradual transition from surrounding lower density uses and visually breaks up the mass of the development. In choosing an architectural style, careful consideration for the character and scale of surrounding neighborhood has been taken to ensure that the project architecture and massing blends in with the existing surrounding uses. In the center of the site, centrally located from the residential buildings, the development will provide a number of recreational amenities, including: an approximately 3,539 square foot community center, swimming pool with 479 square foot pool building, tot lot, BBQ patio area, and large activity lawn. Trash enclosures will be provided at three separate locations, are ADA accessible, and will match the architectural style of the main buildings.

The residential development proposed on Parcel B will provide seventy-nine (79) units affordable to households earning less than 60 percent of the Area Median Income (AMI) of which forty-nine percent (49%) of the units will be set-aside for Permanent Supportive Housing (PSH). There will be one managers unit onsite that will not be income restricted. National CORE and Mercy House will employ Staff and provide a range of supportive services onsite for the PSH and traditional affordable housing units based on the specific needs of the households selected to live in the community. Typical supportive services include: counseling, financial literacy, youth programs, healthy living education, and job training.

One gated, vehicular entry point to the site is provided off Pierce Street, with emergency vehicle access (EVA) off of Hollyhock Street. The entry point to the site is a 24-foot circular driveway providing direct access to surface parking located near each of the seven residential buildings and central amenities. A pedestrian gate will also be located east of the vehicle gate providing egress to and from Hollyhock Street. The site plan for Parcel B proposes 120 uncovered parking spaces



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onsite to accommodate resident parking needs, including 4 residential spaces (1 van, 3 standard spaces) and 2 guest spaces (1 van, 1 standard) that are ADA accessible. Of the 120 spaces, 4 will be reserved for electric vehicle charging (3 for cars and 1 that is ADA van accessible). Parcel B will also include 6 short term and 6 long term bicycle parking spaces. Per the City's density bonus ordinance, Section 19.545.060, the Project is allowed to propose a reduced parking ratio, as well as, uncovered parking in lieu of carports or garages on Parcel B. The parking standards incentives shown in Section 19.545.060, do not require the Project to apply for the density bonus to utilize the reduced standards which are as follows: 1 parking space per one-bedroom unit and 2 parking spaces for two- and three-bedroom units. Per Section 19.545.060, the development is required to provide a total of 120 parking spaces which can be uncovered.

The proposed Project would require a General Plan Amendment from Office (O) and Medium Density Residential (MDR) to Office (O) for Parcel A and High-Density Residential (HDR) for Parcel B. It will also necessitate a Zone Change from Office (O) and Single-Family Residential (R-1-7000) to Office (O) for Parcel A, to reflect the reconfigured Office parcel for the SDA Church on the western side of the site, and Multi-Family Residential (R-3-1500) for Parcel B, to permit additional density for the residential development on the eastern portion of the site. A summary of the Project's consistency with the applicable development standards based on the proposed Zoning is provided in Tables 1 and 2. The Project will also necessitate a Lot Line Consolidation and Lot Line Adjustment to merge six parcels into two. An Initial Study/Mitigated Negative Declaration (IS/MND) with technical studies prepared for the following study areas: Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Noise and Traffic will be prepared analyzing potential impacts of the Project.

As shown in the tables below, the project has largely been designed to comply with the standards within the Riverside Municipal Code, however the Project is requesting two development concessions. The first is a reduction of the front yard setbacks along Pierce Street and Hollyhock Lane for Parcel B. To accommodate the proposed design the project is requesting a concession to reduce the setback along Pierce from 25 feet to 15 feet and Hollyhock from 15 feet to 10 feet which is consistent with the placement of existing development in the area. Second, the Project is requesting a concession to allow ground floor patios to encroach into the setbacks along Hughley Drive, Hollyhock Street and the interior parcel line between Parcels A and B.

The Project has been designed to provide the maximum amount of housing for low income families, which is critical to addressing the housing crisis facing Southern California. The development is in partnership with the City with the goal of providing much needed workforce housing in the La Sierra neighborhood. If the Project is required to adhere to the required setbacks, it would require a reduction in the number of affordable units or parking spaces. National CORE believes the reduction in the setbacks and the proposed encroachments will not have a significant impact on the quality of life or aesthetics of the Project or the surrounding neighborhood. The Project would be consistent with the existing development pattern and setbacks of existing buildings on Pierce and set back further than existing homes on Hollyhock Lane. The development of the Project also directly implements the General Plan Housing Element and City's goals to provide a variety of affordable housing options. Given the seriousness of the housing crisis in California National CORE believes the concessions requested are a necessary trade off to achieve the maximum number of units for working families.



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TABLE 1: PROJECT STATISTICS PARCEL A

Lot Area	Acres: 1.38	Provided: 60,204
FAR	Maximum: 1.0	Provided: 0.38
(Front) Setback from Golden Avenue	Required: 15 ft	Provided: 15 ft
(Front) Setback from Pierce Street	Required: 15 ft	Provided: 15 ft
Side Setback Internal (east)	Required: 5 ft	Provided: 5 ft +
Rear Setback from Hugley**	Required: 15 ft	Provided: 15 ft+
Parking	Required: 68 spaces	Provided: 70 spaces
Height/Stories**	Maximum: 40 ft	Proposed: ~35 ft or less

*Based on Office zoning.

**Off-site parking is provided within the setback per Table 19.110.030 footnote 1. No buildings are located within the setback.

TABLE 2: PROJECT STATISTICS PARCEL B

Size of Property	Acres: 4.10	Square Feet: 178,615
Front Setback from Pierce Street	Required: 25 ft	Provided: 15 ft
Front Setback from Hollyhock Lane	Required: 15 ft	Provided: 10 ft
Rear Setback from Hugley Street	Required: 15 ft	Provided: 15 ft
Side Setbacks		
Internal (Parcel A on west)	Required: 7.5 ft	Provided: 7.5 ft
Internal (north)	Required: 7.5 ft	Provided: 15 ft +
Internal to SFH in R-1 zone	Required: 35 ft (2 stories)	Provided: 37 ft
Parking	Required: 120 spaces	Provided: 120 spaces
Density*	Maximum: 29 du/ac	Proposed: 19.5 du/ac
Height/Stories**	Maximum: 40ft (3 stories)	Proposed: 34.5ft (2/3 stories)
Common Open Space	Required: 24,000 sf	Provided: 61,244 sf
Private Open Space	Required: 5,600 sf	Provided: 7,112 sf

*Based on R-3-1500 zoning.

** For a development of three acres or greater, up to 60 percent of the units may be in buildings up to three stories, 40-foot maximum height subject to Community & Economic Development Director review and approval per the 19.100.040 - Residential development standards.



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