



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: OCTOBER 12, 2021
FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 1
DEPARTMENT

SUBJECT: P19-0563 CERTIFICATE OF APPROPRIATENESS - AN APPEAL BY GREENS EHRENBERG, LLC OF A DENIAL BY THE CULTURAL HERITAGE BOARD FOR ENVIRONMENTAL DETERMINATION AND CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF A HOTEL AND ADAPTIVE REUSE OF THE FORMER CENTRAL FIRE STATION INTO OFFICE SPACE, LOCATED IN THE MISSION INN HISTORIC DISTRICT; AND P19- 0560 CONDITIONAL USE PERMIT, P19-0561 VARIANCE, P19-0562 VARIANCE - AN APPEAL BY LOUZEAU DRURY, ON BEHALF OF SUPPORTERS ALLIANCE FOR ENVIRONMENTAL RESPONSIBILITY (SAFER), OF THE PLANNING COMMISSION'S APPROVAL OF ENVIRONMENTAL DETERMINATION, CONDITIONAL USE PERMIT, AND VARIANCES FOR THE CONSTRUCTION OF A HOTEL LOCATED AT 3420-3482 MISSION INN AVENUE, SITUATED ON THE SOUTH SIDE OF MISSION INN AVENUE BETWEEN LEMON AND LIME STREETS, IN THE DSP-RC-DOWNTOWN SPECIFIC PLAN RAINCROSS DISTRICT

ISSUE:

An Appeal by Greens Ehrenberg, LLC, of a denial by the Cultural Heritage Board (CHB) for environmental determination and a Certificate of Appropriateness for the construction of a hotel and the adaptive reuse of the former Central Fire Station into office space, located in the Mission Inn Historic District; and an Appeal by Louzeau Drury, on behalf of Supporters Alliance for Environmental Responsibility (SAFER), of the Planning Commission's approval of the environmental determination, Conditional Use Permit, and Variances for the construction of a hotel, located at 3420 – 3482 Mission Inn Avenue, situated on the south side of Mission Inn Avenue between Lemon and Lime Streets, in the DSP – RC – Downtown Specific Plan Raincross District.

RECOMMENDATION:

That the City Council:

1. Approve the applicant's request for a continuance to the November 16, 2021 City Council meeting to allow additional time to respond to the comment letters.

BACKGROUND:

On August 17, 2021, City Council received several letters in opposition of the project claiming the following: 1) the project does not comply with CEQA; 2) the project does not qualify for a Variance;

3) the Conditional Use Permit findings are legally inadequate; 4) the project is not consistent with the City's General Plan; and 5) the project conflicts with public bidding law and the approved purchase and sale agreement. In order for staff and the applicant to adequately address the comment letters, City Council continued the matter to the October 12, 2021 meeting.

The applicant, who is appealing the CHB action, is now requesting a further continuance to the November 16, 2021 meeting to allow additional time to respond to the comment letters.

The appellant of the Planning Commission decision concurs with this continuance.

STRATEGIC PLAN ALIGNMENT

This item contributes to the Envision Riverside 2025 City Council **Strategic Priority 3 – Economic Opportunity (Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship, and investment and Goal 3.4 - Collaborate with key partners to implement policies and programs that promote local business growth and ensure equitable opportunities for all).**

This item aligns with the following Cross-Cutting Threads:

1. **Community Trust** – The proposed project was reviewed at public meetings held by the City Planning Commission, Cultural Heritage Board, and Land Use, Sustainability, and Resilience Committee.
2. **Equity** – The proposed project aligns with the Equity Cross-Cutting Thread in that every member of the community will have access to the project amenities and benefits of this project in downtown
3. **Fiscal Responsibility** – The proposed project costs are borne by the applicant and will increase Transient Occupancy Tax revenue when the hotel is open for business.
4. **Innovation** - The proposed project responds to the need for additional lodging in the Downtown area due to new tourist development.
5. **Sustainability and Resiliency** – The proposed project will result in the adaptive reuse of the Central Fire Station, and all new construction will meet the most up-to-date building codes.

FISCAL IMPACT:

There is no fiscal impact associated with this action.

Prepared by: David Welch, Community & Economic Development Director
Certified as to availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Phaedra A. Norton, City Attorney

Attachments:

1. Applicant's Continuance Request – CHB Appeal
2. Planning Commission Decision Appeal - Appellant's Concurrence Letter