



PLANNING COMMISSION HEARING DATE: JULY 31, 2025
AGENDA ITEM NO.: 2

PROPOSED PROJECT

Case Number	PR-2021-000950 (Conditional Use Permit, Design Review)	
Request	To consider a revised Conditional Use Permit and Design Review to facilitate the expansion of an existing church (Tabor Romanian Christian Church of Riverside) consisting of a new 6,000-square foot multi-purpose room and site improvements.	
Applicant	Sergiu Capalna of Perennial Gardens	
Project Location	10750 Cochran Avenue, situated on the south side of Cochran Avenue, between Jones Avenue and Polk Street.	
APN	143-300-001	
Project Area	2.53 acres	
Ward	6	
Neighborhood	La Sierra	
General Plan Designation	MDR – Medium Density Residential	
Zoning Designation	R-1-7000 – Single-Family Residential Zone	
Staff Planner	Veronica Hernandez, Senior Planner 951-826-3965 vhernandez@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2021-000950 (Conditional Use Permit, and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions (Exhibits 1 and 2).

SITE BACKGROUND

The subject 2.53-acre property consists of a single parcel, developed with an existing sanctuary building (Tabor Romanian Christian Church of Riverside) and two modular storage buildings. The site was originally developed in the 1960s as a private recreational facility and subsequently acquired by a private youth and family counseling agency in 1991. On August 13, 2002, the City Council approved a Conditional Use Permit for the establishment of the church within an existing 1,826-square-foot building, originally constructed for the recreational facility (Planning Case CU-001-023).

On June 7, 2013, the Community and Economic Development Director granted a Minor Conditional Use Permit for the construction of two temporary modular units to be used for Sunday school classrooms, offices, and storage (Planning Cases P12-0615 and P13-0399).

The church provides worship services on Sundays and Wednesdays, prayer meetings on Monday evenings, and special events such as holiday services throughout the year. Administrative staff are occasionally present on-site throughout the week.

Vehicle access to the church's parking lots is provided via two driveways on Cochran Avenue. Adjacent land uses include single-family residences to the east, south, and west (across Cochran Street), and multi-family residential to the north (Exhibits 3 and 4).

PROPOSAL

The applicant is requesting approval of a revised Conditional Use Permit and Design Review to permit the expansion of the church and associated site improvements consisting of a new 6,000-square-foot multi-purpose building and minor parking lot improvements.

The new two-story building will include a multi-purpose room, conference room, kitchen, bathroom facilities, storage, and several Sunday school and office rooms. The new building will be primarily used for Sunday school and after-church activities, and administrative functions during the week.

Parking lot improvements will include additional paving to facilitate adequate fire access throughout the site, and the construction of two additional handicap parking spaces to the east of the new building. Additionally, the two modular buildings will be removed (plans submitted for final Building plan check will be updated to reflect the removal of both modular buildings, as conditioned). Landscaping throughout the site will be upgraded, including a mix of trees, shrubs, and groundcover, and the dirt lot north of the proposed building will be hydroseeded.

PROJECT ANALYSIS

AUTHORIZATION AND COMPLIANCE SUMMARY

	Consistent	Inconsistent
General Plan 2025 The General Plan 2025 Land Use Designation for the site is MDR – Medium Density Residential (Exhibit 5). The proposed project is consistent with the Objectives and Policies of the General Plan 2025, specifically: <u>Objective LU-59</u> : Maintain and enhance the quality of life in the La Sierra Neighborhood.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
Grading Code Consistency (Title 17) The proposed project has been reviewed against the standards of the Grading Code. The proposed project complies with the standards and provisions of Title 17 of the Riverside Municipal Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning Code Land Use Consistency (Title 19) The project site is zoned R-1-7000 – Single-Family Residential, which allows for churches and expansions of churches (Assemblies of People – Non-Entertainment) contingent on the approval of a Conditional Use Permit and compliance with the Site Location, Operation, and Development Standards (Exhibit 6). The proposed expansion of the church facility is consistent with the applicable development standards of the Zoning Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Compliance with Citywide Design & Sign Guidelines The proposed project substantially meets the objectives of the Citywide Design Guidelines for new development related to building siting and orientation, massing, articulation and architectural treatment, parking layout, landscaping, and lighting (Exhibit 7). As proposed and conditioned, the proposed project is consistent with the Citywide Design Guidelines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Chapter 19.255 Church Site Location, Operation, and Development Standards					
Standard			Proposed/Existing	Consistent	Inconsistent
Minimum Setbacks	Front (Cochran Avenue)	20 feet	138 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side (North)	20 feet	66 feet, 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side (South)	20 feet	210 feet, 7 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear (East)	20 feet	63 feet, 9 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

Conditional Use Permit

Tabor Romanian Christian Church has served the community since 2002. The proposed expansion will provide much-needed space for Sunday School, office, and church activities and will not substantially change church operations. The sanctuary and main gathering areas will remain within the existing building. The expansion has been designed to minimize any potential impact

on the adjoining residential neighborhood by siting the building away from adjacent residences, with entrances oriented towards the interior of the site. Additionally, the number of members is not expected to increase as a result of this proposal.

The proposed project will include an enhanced building design and high-quality landscaping to improve the site. The proposed project will not have substantial adverse effects on the surrounding properties or uses. The proposed project will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area. The project complies with the standards of the Zoning Code and Citywide Design Guidelines.

ENVIRONMENTAL REVIEW

The Planning Division of the Community & Economic Development Department has determined that this project is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

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 Planning Staff.

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 Division Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Findings
2. Conditions of Approval
3. Existing Site Photos
4. Location Map
5. General Plan Map
6. Zoning Map
7. Project Plans (Site Plan, Floor Plans, Roof Plan, Building Elevations, Preliminary Grading Plans, Photometric Plan, Conceptual Landscape Plans, Wall and Fence Plan)

Prepared by: Veronica Hernandez, Senior Planner

Reviewed by: Brian Norton, Principal Planner

Approved by: Maribeth Tinio, City Planner



CITY OF
RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 1 – FINDINGS

PLANNING CASE: **PR-2021-000950** (Conditional Use Permit Design Review)

A. Conditional Use Permit Findings Pursuant to Chapter 19.760.040, as supported by the staff report

1. The proposed project is substantially compatible with other existing and proposed uses in the area, including the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
2. The proposed project will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area; and
3. The proposed project will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest.



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EXHIBIT 2 – CONDITIONS OF APPROVAL

PLANNING CASE: PR-2021-000950 (Conditional Use Permit, and Design Review)

Planning Division

1. All applicable conditions of approval of Planning Case CU-001-023 shall continue to apply.
2. Plans shall conform to the exhibits attached to this report. Proposed modifications to the approved design shall be submitted to the Planning Division and shall include revised exhibits and a narrative description of the proposed modifications. The applicant is advised that an additional application and fee may be required.
3. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the project plans on file with this case except for any specific modifications that may be required by these conditions of approval.
4. Advisory: Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and plans, will be required prior to sign permit issuance.

Operational Conditions

5. A copy of the Conditional Use Permit and the final Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation.
6. All operations shall comply with Title 7 (Noise Control) of the Riverside Municipal Code.

Prior to Grading Permit Issuance:

7. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;
 - c. Compliance with all recommendations of the required Project specific Water Quality Management Plan;
 - d. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems; and
 - e. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement.

During Grading and Construction Activities:

8. During all project site construction, the Construction Contractor shall limit all construction-related activities that would result in a noise disturbance to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or federal holidays.
9. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. The generation of dust and fugitive dust shall be controlled as required by SCAQMD Rule 403;
 - b. Grading activities shall cease during period of high winds (greater than 25mph);
 - c. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
 - d. At the end of the day streets shall be swept if visible soil material is carried onto adjacent paved public roads;
 - e. All trucks and other equipment shall be washed before leaving the site;
 - f. The ground cover in disturbed areas shall be replaced immediately after construction;
 - g. Disturbed/loose soil shall always be kept moist; and
 - h. A 15 mile per hour speed limit shall be enforced on unpaved portions of the construction site.
10. The developer shall be responsible for erosion and dust control during both the grading and construction phases of the project.
11. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to eliminate the need for diesel powered generators or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

Prior to Building Permit Issuance:

12. Landscape and Irrigation Plans shall be submitted to Planning Division for Landscape Design Review approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required. Landscaping and irrigation plans must be submitted prior to building permit issuance.
13. Plans submitted for Plan check review shall specify the location, design and color of all domestic water meters, backflow preventers, and all on- and off-site utility cabinets subject to Planning Division and Public Utilities' review and approval. The visibility of such facilities shall be minimized and include use of the smallest preventer possible, be painted green, and consist of some form of screening including but not limited to berming, landscaping, and/or installation of a screen wall.
14. Photometric/Lighting Plan: An exterior lighting plan shall be submitted with building permit plans review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum intensity of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be

shielded to minimize offsite glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-way. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles located within 50 feet of residentially zoned property shall not exceed 14 feet in height.

During Construction:

15. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport or urban pollutants, and flooding.

Prior to Certificate of Occupancy:

16. The modular buildings shall be removed per Planning Cases P12-0615 and P13-0399.
17. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Contact the Case Planner to schedule the final inspection at least one week prior to needing the release of utilities.

Standard Conditions

18. There shall be a **one-year time limit** in which to commence the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
19. The Conditional Use Permit may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of five years beyond the original approval expiration date prior to issuance of any building permits. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.

Prior to **July 31, 2026**, if building permits have not been obtained, a time extension request shall be submitted to the Planning Division. The request shall include a letter stating the reasons for the extension of time and associated fee shall be submitted to the Planning Division. **PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE SUBJECT ENTITLEMENT.**

20. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.
21. The Conditional Use Permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.

22. The Developer shall comply with all federal, state, and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
23. This permit is issued based upon the business operations plan and information submitted by the Developer, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. The Developer shall notify Community Development Department, Planning Division, of any change in operations and such change may require a revision to this permit. Failure to notify the city of any change in operations is material grounds for revocation of this Conditional Use Permit.
24. The Developer is subject to this Conditional Use Permit acknowledges all conditions imposed and accepts this permit subject to those conditions and with the full awareness of the provisions of Title 19 of the Riverside Municipal Code. The Developer shall inform all its employees and future operators of the business subject to this permit of the restrictions and conditions of this permit as they apply to the business operations.
25. Failure to abide by all conditions of this Conditional Use Permit shall be cause for revocation.
26. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
27. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation, or further legal action.
28. The Developer shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

Fire Department

29. **All New Buildings:** An automatic sprinkler system shall be installed and maintained in operable condition in all new buildings.
30. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
31. Construction plans shall be submitted and permitted prior to construction.
32. Fire Department access shall be maintained during all phases of construction and shall be met in accordance with all Fire Department requirements.
33. To comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition).
34. Provide for Fire Department access to the facility. "Knox" key devices are available for use in the city. Contact the Fire Department for applications and details.
35. Effective Jan. 1, 2023, per CA Fire Code, 510 and the Riverside Municipal Code, Sections 16.32.330 and 16.36 requires Emergency Responder Communication Coverage. Please review the applicable sections to ensure coverage will be met for the new project. Should

a said system be required, plans shall be submitted to the Riverside Police Communication Analyst (951) 353-7270, for review and approval. The Riverside Police Communication Analyst will conduct an acceptance test of the system and a copy of the report shall be forwarded to the Fire Department. Contact Fire Prevention for more details.

36. Any required fire hydrants shall be installed and operational prior to Fire Department release of permit. Plans shall be submitted to the fire department for the private fire service underground for review and permit.

Parks, Recreation & Community Services

37. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve, and trail fees) for privately developed areas.

Public Works – Land Development

Conditions to be Fulfilled Prior to permit issuance Unless Otherwise Noted:

38. Storm Drain construction will be contingent on engineer's drainage study.
39. Deed for widening Cochran Avenue to 33 feet from monument centerline to Public Works specifications.
40. Installation of sewers and sewer laterals to serve this project to Public Works specifications.
41. Size, number, and location of driveways to Public Works specifications.
42. On all plans, provide linear footage labels along all parcel lines. Remove existing *Morus alba* trees & stumps; Protect in place existing *Handroanthus impetiginosus* street trees. Plant additional 24 inches box size *Handroanthus impetiginosus* in public right-of-way. Tree Inspector to determine whether existing *Handroanthus impetiginosus* will need to be replaced if dead or in poor condition. Schedule site inspection after fine grading and hardscape installation is completed at least two working days prior, for Tree Inspector to determine precise locations for new plantings. No planting to occur prior to scheduled site inspection. Planting, staking, irrigation, root barriers to Landscape & Forestry specifications.
43. Required double trash enclosure per City standards. Trash service shall be serviced by Athens Services.
44. Prior to final inspection for the development project, the developer shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department.

45. Prior to issuance of a building or grading permit, the developer shall submit to the City for review and approval, a project specific WQMP that:
 - a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
 - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
46. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or Property Owners Association Conditions, Covenants and Restrictions (C,C&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.
47. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity. The project developer shall cause the approved final project specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.
48. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the developer shall:
 - a. Demonstrate that all structural BMP's described in the project specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that developer is prepared to implement all non-structural BMP's described in the approved project specific WQMP; and
 - c. Demonstrate that an adequate number of copies of the approved project specific WQMP are available for the future owners/ occupants.
49. Encroachment permit for existing perimeter wall is required to allow wall to be within dedicated right of way on Cochran Avenue.
50. Proposed curb drain in Cochran Avenue to be constructed per Public Works Standard Drawing 410 for Parkway Drain.

Public Works – Traffic

51. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a bike rack that can accommodate a minimum of two bikes. The installation of the bike racks shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.
52. Prior to the issuance of a Certificate of Occupancy, the applicant shall:
 - a. Construct a stop sign (R1-1), stop bar, stop legend, at the project driveways. Stop signs must conform to City Standard 664 and the stop bar and legends must conform to the City standard 650.
 - b. Intersection of Polk Street at Cochran Avenue:
 - i. Upgrade existing crosswalks to high visibility crosswalk per City Standard Plan No. 640 at all four legs of the intersection.

All signage and striping improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) standards and should be per City of Riverside, Public Works requirements. The applicant shall hire a contractor to complete the work. The contractor shall complete the construction work with an approved Public Works Permit. The installation of the signage and striping shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvements.

Public Utilities - Water

53. Project is required to install a separate dedicated water meter for landscape irrigation.
54. New water service installations are processed under a separate plan and permit submitted directly to the Public Utilities Department. Water plan must be submitted prior to issuance of building permit.