



LAND USE SERVICES DEPARTMENT

PLANNING DIVISION

PLANNING COMMISSION STAFF REPORT



HEARING DATE: March 21, 2013

AGENDA ITEM # 2

Project Description

APN: 1016-501-23
 Applicant: CHINO VALLEY CHINESE SDA CHURCH
 Community: CHINO/4TH SUPERVISORIAL DISTRICT
 Location: NORTHEAST CORNER OF RIVERSIDE DRIVE AND PIPELINE AVENUE
 Project No: P201100424
 Staff: HEIDI DURON
 Proposal: CONDITIONAL USE PERMIT APPLICATION TO ESTABLISH A PLACE OF WORSHIP FOR A MAXIMUM OF 250 PERSONS, INCLUDING A 3,456 SQUARE-FOOT OFFICE, A 3,600 SQUARE-FOOT LEARNING CENTER, CONSTRUCTION OF A 3,110 SQUARE-FOOT MULTI-PURPOSE BUILDING, A 4,762 SQUARE-FOOT ASSEMBLY HALL, AND A 5,517 SQUARE-FOOT, 2-STORY SENIOR ASSISTED LIVING FACILITY IN 3 PHASES ON 3.99 ACRES.



22 Hearing Notices Sent On: February 26, 2013

Field Review: March 19, 2013

Report Prepared By: Heidi Duron
Reviewed By: Commissioner Rider

SITE INFORMATION

Parcel Size: 3.99 acres
 Terrain: Graded site
 Vegetation: Installed landscaping; cleared elsewhere

SURROUNDING LAND DESCRIPTION:

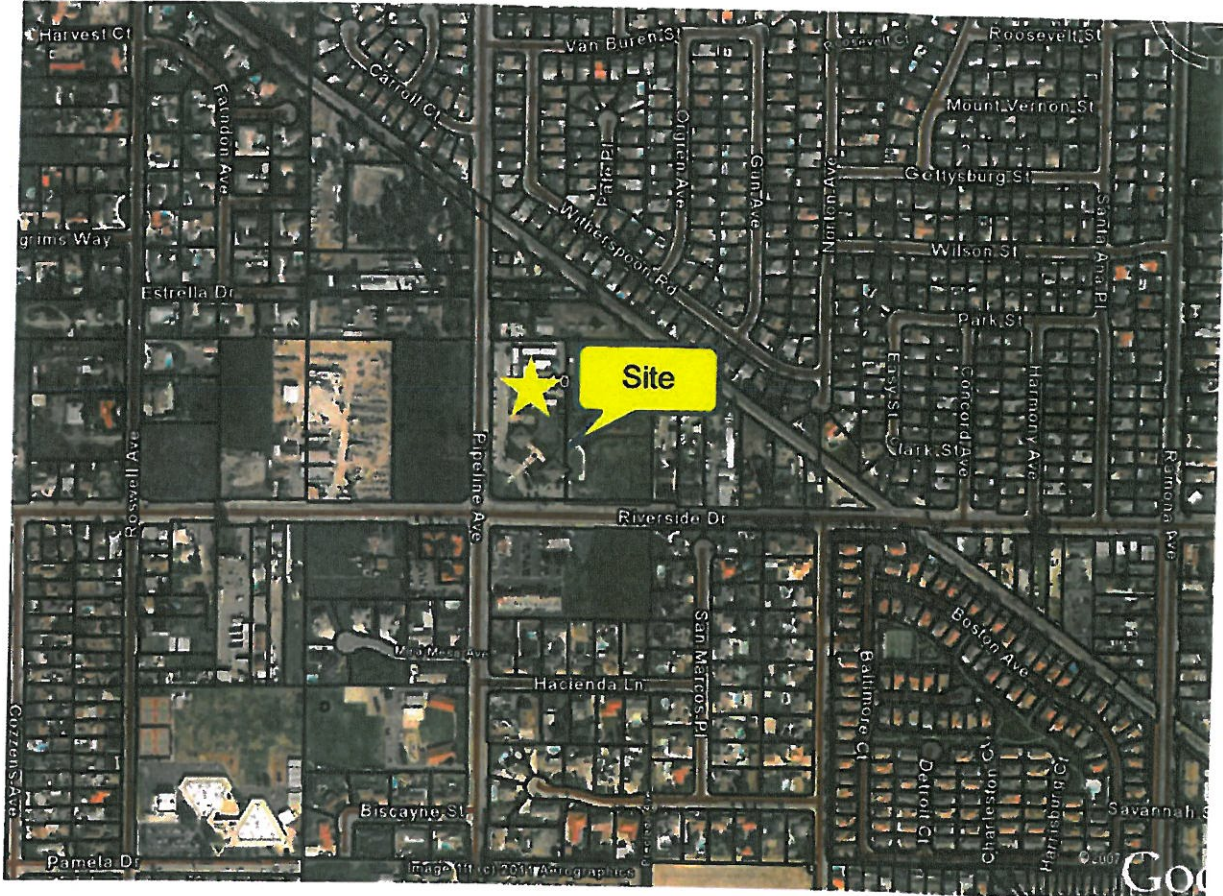
AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT / OVERLAYS
Site	Existing office buildings	Institutional (IN)
North	Single Family Residences	Single Residential-20,000 square-foot minimum lot size (RS-20m)
South	Commercial	City of Chino
East	Bell Tower Wireless Telecommunications facility	Institutional (IN)
West	Vacant	Single Residential-20,000 square-foot minimum lot size (RS-20m)/Neighborhood Commercial (CN)

	AGENCY	COMMENT
City Sphere of Influence/MAC/CAP:	City of Chino	Ensure road improvements required
Water Service:	City of Chino	Will continue to serve
Sewer/Septic Service	City of Chino	Will continue to serve

In accordance with Section 86.08.010 of the Development Code, this action may be appealed to the Board of Supervisors.

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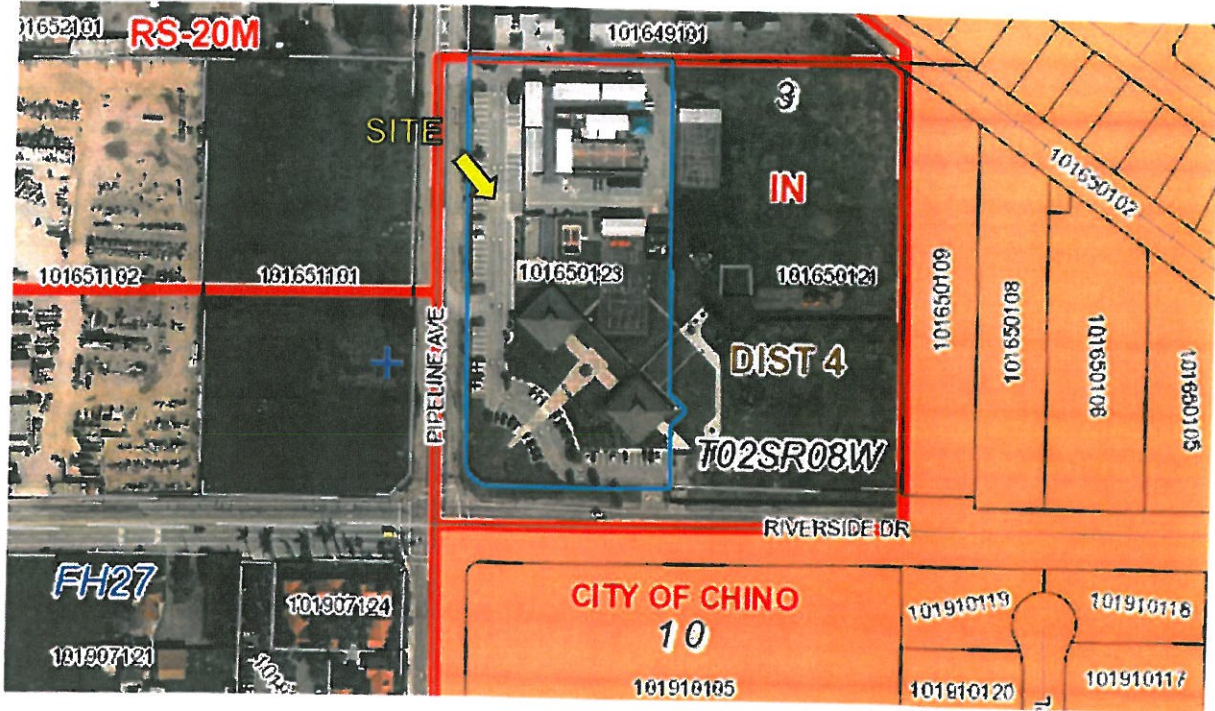
VICINITY MAP

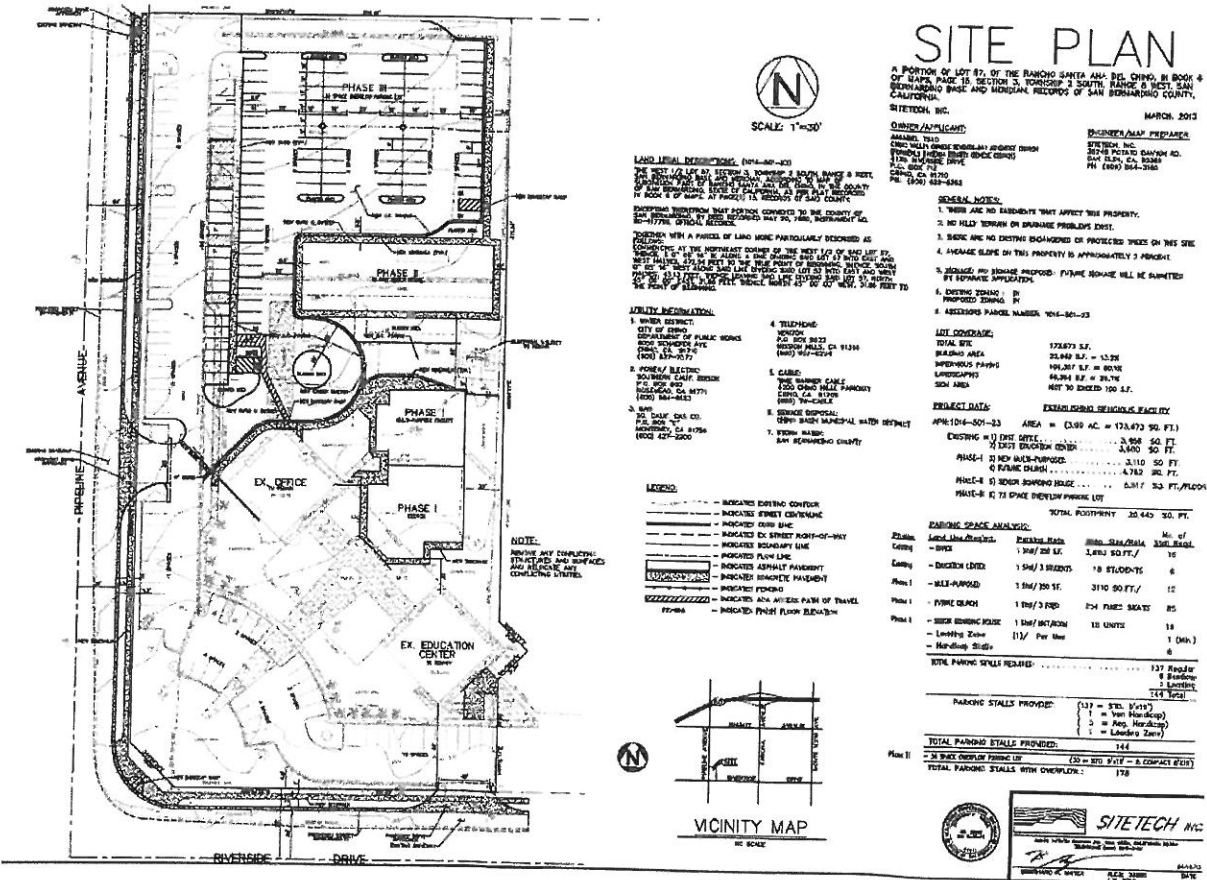


AERIAL VIEW



LAND USE ZONING DISTRICT MAP





PROJECT DESCRIPTION AND BACKGROUND:

The proposed project ("Project") is a Conditional Use Permit (CUP) application to establish a place of worship for a maximum of 250 persons and a senior boarding house in 3 phases on 3.99 acres. The proposed religious facility includes a 3,456 square-foot office, a 3,600 square-foot learning center to be established in existing structures, and construction of a 3,110 square-foot multi-purpose building and a 4,762 square-foot assembly hall in Phase 1. A 5,517 square-foot, 2-story senior assisted living facility is proposed to be constructed in Phase 2. The facility is designed to accommodate 18 seniors, primarily from within the congregation. The facility will be staffed with a full-time manager and two part-time staff. Phase 3 consists of additional overflow parking. The religious facilities will generally be utilized Monday through Friday from 10 a.m. to 8 p.m. and from 9 a.m. to 9 p.m. on Saturdays and Sundays. Additional usage outside of these parameters will sporadically occur for special occasions. The church office will be staffed by a maximum of two full-time employees and two part-time volunteers.

The Project site is located on the northeast corner of Riverside Drive and Pipeline Avenue within the sphere of influence of the City of Chino. The land use zoning designation of the site is Institutional (IN). The site was previously entitled for a private K-8 school, and is currently developed with the 3,456 square-foot building proposed for the office and the 3,600 square-foot building proposed for the learning center, as well as parking areas. The site has been graded, with the majority of the site paved and landscaped. The Project is in the Fourth Supervisorial District.

ANALYSIS:

Land Use Compatibility. The Project site is zoned Institutional, with another institutional use being proposed. The site is on the corner of a major intersection with commercial development on the south side of Riverside Drive. While there is residential development immediately adjacent to the north, an existing block wall and landscaped setbacks have already been constructed to provide an appropriate buffer for the different uses.

The City of Chino General Plan land use designation for the property is RD2 (Residential 2 dwelling units/acre), and a church is also a use permitted with a Conditional Use Permit.

Traffic and Parking. A Focused Traffic Impact Study was prepared by Robert Kahn, a Registered Professional Engineer, on June 14, 2012, and revised on July 11, 2012. The Project will result in 64 total vehicles during the peak A.M. hour on Saturdays. This increase in the number of vehicle trips is considered to be minimal; the volume to capacity ratio on roads, and the congestion level at intersections will remain below the planned thresholds of concern for those facilities. The Project will not exceed, either individually or cumulatively, the level of service [LOS] standard established by the County congestion management agency for designated roads or highways. The County Traffic Division has reviewed the Traffic Impact Study and, based on the analysis, concluded that the Project would not cause any significant impact in the adjacent roadway network.

Additionally, the Project provides adequate parking for all phases, and includes additional overflow parking in Phase 3.

Public Notification. Notices regarding the Project were mailed to the owners of 21 properties surrounding the Project site. Staff has received no correspondence in response to the Project notice. Notification was also provided to the City of Chino. While no written correspondence was received, through follow-up communication it was conveyed that the City wants to be sure the Project is conditioned for the appropriate public improvements, as was required for the previously entitled school. These improvements have been required as conditions of approval,

in particular the requirement for curb, gutter and sidewalks along Riverside Drive and Pipeline Avenue.

ENVIRONMENTAL REVIEW:

Planning Staff prepared an Initial Study (IS) for the Project pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the California Environmental Quality Act (CEQA) Guidelines. The Initial Study, which reflects the County's independent judgment, determined that the Project will not have a significant adverse impact on the environment with the implementation of all the Conditions of Approval and adherence to the Mitigation Measures. Therefore, adoption of a Mitigated Negative Declaration is recommended. Staff prepared and mailed 22 Notices of Availability (NOA) on February 26, 2013. The Initial Study was posted with the Clerk of the Board and on the County website for public review. At the time of writing the staff report there were no comments received in response to the NOA.

SUMMARY:

The proposed Project is consistent with County goals and policies regarding land use, specifically that the County will have a compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses that are fiscally viable and meet general social and economic needs of the residents. Therefore, Planning Staff recommends approval of the Project.

RECOMENDATION: That the Planning Commission:

- 1) **ADOPT** the Mitigated Negative Declaration and find that the Initial Study was completed in compliance with the California Environmental Quality Act, that it has been reviewed and considered prior to approving the Project and that the Initial Study/Mitigated Negative Declaration reflects the independent judgment of San Bernardino County;
- 2) **ADOPT** the Findings for approval of a Conditional Use Permit as contained in the Staff Report;
- 3) **APPROVE** the Conditional Use Permit to establish a place of worship for a maximum of 254 persons, including a 3,456 square-foot office, a 3,600 square-foot learning center, construction of a 3,110 square-foot multi-purpose building, a 4,762 square-foot assembly hall, and a 5,517 square-foot, 2-story senior assisted living facility in 3 phases on 3.99 acres.;
- 4) **FILE** a Notice of Determination.

ATTACHMENTS:

Exhibit A: Findings
Exhibit B: Conditions of Approval
Exhibit C: Initial Study