



City of Riverside

Planning Commission

3900 Main St.
Riverside, CA 92522
Planning Division
(951) 826-5371

2,068th Meeting

City of Arts & Innovation

Agenda

Thursday, May 23, 2013

9:00 AM

Art Pick Council Chamber

MISSION STATEMENT

The City of Riverside is committed to providing high quality municipal services to ensure a safe, inclusive and livable community

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard before its scheduled time, but may be heard later in the meeting.

Oral communications from the audience relating to any of the agenda items are limited to three minutes, and you will be asked to state your name and city of residence.

City Planning Commission action on all items may be appealed to the City Council within ten calendar days for zoning and map cases. Contact the Planning Division for further information.

State law restricts the City Planning Commission from taking action on an item unless it has been included on an agenda and posted at least 72 hours in advance of a meeting, or unless the matter falls within one of the narrow exceptions. Consequently, any item not listed on this agenda will normally have to be delayed until the item can be made part of a posted agenda. Additionally, significant changes to a project made subsequent to posting of the agenda and not addressed in the City Planning Commission staff report will result in continuance of that item in order to allow for adequate review by the Commission.

The City of Riverside wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-5427 or TDD at (951) 826-5439 at least 72 hours before the meeting, if possible.

9 A.M.--PLEDGE OF ALLEGIANCE

9 A.M.--PLANNING/ZONING MATTERS FROM THE AUDIENCE

This is the portion of the meeting specifically set aside to invite your comments on matters of interest to the Commission, including items on the Consent Calendar.

This portion of the agenda will be limited to a cumulative total of 15 minutes, with individual speakers limited to a maximum time limit of 3 minutes. Further discussion of any matter beyond 15 minutes will be continued to following the public hearing calendar or scheduled for a later agenda. If there is no one from the audience wishing to speak, the Commission will move to the Consent Calendar.

Materials related to an item on this Agenda submitted to the City Planning Commission after distribution of the agenda packet are available for public inspection in the Planning Division office during normal business hours.

9 A.M.--PUBLIC HEARINGS

- 1 PLANNING CASE P12-0089: Proposal by Fiona Hilyer for Spectrum Surveying and Engineering to consider a Minor Conditional Use Permit to establish a 55 foot high Wireless Telecommunication Facility within an existing Church Cupola on an approximately 0.7 acre site developed with a religious institution at 3841 Park Avenue, situated on the northeasterly corner of Park Avenue and Ninth Street, in the R-1-7000 - Single Family Residential Zone, in Ward 2. Contact Planner: Travis Randel, Associate Planner (951) 826-5932 trandel@riversideca.gov.

Attachments: [P12-0089 Report](#)

- 2 PLANNING CASES P12-0663 AND P12-0664: Proposal by Steve Rawlings on behalf of Dollar General, to consider a Conditional Use Permit and a Public Convenience or Necessity to establish the off sale of alcohol (beer and wine only) on an approximately 0.81 acre site developed with an approximately 9,890 square foot commercial building, located at 4103 Tyler Street situated northeast corner of Tyler Street and Bonita Avenue in the CR - Commercial Retail Zone, in Ward 6. Contact Planner: Yvette Sennewald, Senior Planner (951) 826-5168 YSennewald@riversideca.gov (Applicant requests continuance to June 6, 2013 and staff concurs.)

Attachments: [P12-0663_0664 Cont Req](#)

- 3 PLANNING CASES P13-0060 & P13-0186: Proposal by Andrew Mitchell on behalf of One Source Security to consider a Conditional Use Permit to allow for the installation of a stand-alone Automatic Teller Machine (ATM) with a drive-thru to replace an existing and abandoned photo booth with a drive-thru, and for the Design Review of plot plan and elevations for the proposed ATM, on an approximately 10.8 acre site currently developed with a retail commercial center (Heritage Plaza), located at 5160 Arlington Avenue situated on the southerly side of Arlington Avenue between Madison Street and California Avenue, in the CG – Commercial General Zone, in Ward 3. Contact Planner: Moises A. Lopez, Associate Planner (951) 826-5264 mlopez@riversideca.gov.

Attachments: [P13-0060 & P13-0186 Report](#)

- 4 PLANNING CASE P11-0372: Proposal by the City of Riverside to consider an amendment to the Zoning Code (Title 19 of the Riverside Municipal Code) to allow by right, the rental of rooms within any single-family residence/dwelling to no more than two individuals per single-family residence/dwelling where the Zoning Code currently allows rental of rooms up to four individuals by right and to require a Room Rental Permit for rental of rooms to more than two individuals up to four individual renters subject to compliance with certain conditions of approval in all Wards. Contact Planner: Doug Darnell, Senior Planner (951) 826-5219 ddarnell@riversideca.gov

Attachments: [P11-0372 Report](#)

9 A.M.--MISCELLANEOUS PLANNING AND ZONING ITEMS

- 5 PLANNING COMMISSION WORKSHOP - PLANNING CASES P13-0207, P13-0208, P13-0209, P13-0210, P13-0211: To consider, at a workshop level, a preliminary plot plan and building elevations associated with a proposed Specific Plan and Environmental Impact Report for the development of a phased campus master plan for the future expansion of the Riverside Community Hospital, on approximately 22.5 acres. This proposal also involves a General Plan Amendment to amend the land use designation from DSP – Downtown Specific Plan to RCH SP – Riverside Community Hospital Specific Plan, an amendment to the Zoning Code (Title 19 of the Municipal Code) to rezone the subject site from the DSP-HC Downtown Specific Plan – Health Care District to the newly created RCHSP – Riverside Community Hospital Specific Plan Zone with appropriate Planning Areas internal to the campus and an amendment to the Downtown Specific Plan to remove the Riverside Community Hospital campus from the Downtown Specific Plan Health Care District, No formal action will be taken at this meeting No formal action will be taken at this meeting, in Ward 1. Contact Planner: Patricia Brenes, Senior Planner (951) 826-5933 pbrenes@riversideca.gov

Attachments: [P13-0207 0208 0209 0210 0211 Report](#)

- 6 PLANNING COMMISSION WORKSHOP – PLANNING CASES P13-0198 AND P13-0199: Proposal by Wakeland Housing and Development Corporation to consider a preliminary plot plan and building elevations for the development of a 30-unit affordable housing complex, which includes the rehabilitation of the former World War II-era Camp Anza Officer’s Club, for adaptive reuse as a community center. The proposed complex is intended for military veterans and their families and is proposed on five contiguous parcels totaling approximately 2.14 acres, located at 5797 Picker Street, situated north of Philbin Avenue, between Picker and Wholstetter Streets, in Ward 6. This proposal also includes a General Plan Amendment and Rezoning to facilitate implementation of the proposed development. Contact Planner: Moises A. Lopez, Associate Planner (951) 826-5264 mlopez@riversideca.gov

Attachments: [P13-0198 & P13-0199 Report](#)

- 7 Brief report from the City Planner on recent City Council actions and major development projects.
- 8 Items for future agendas.

MINUTES

- 9 The Minutes of May 9, 2013 to be presented for approval.

Attachments: [CPC Minutes 5-9-13](#)

ADJOURNMENT

Adjournment to the Thursday, June 6, 2013, meeting at 9 a.m. in the Art Pick Council Chamber.

*Art Pick Council Chamber
3900 Main Street
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