



City of Riverside

Planning Commission

2,067th Meeting

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

City of Arts & Innovation

Agenda

Thursday, May 9, 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.--MISCELLANEOUS PLANNING AND ZONING ITEMS

- 1 Measure A Presentation - from Cindie Perry, Intergovernmental and Communications Officer

9 A.M.--DISCUSSION CALENDAR

This portion of the City Planning Commission's agenda is for all matters where staff and public participation is anticipated, and for any item removed from the Consent Calendar by the City Planning Commission or the public at the beginning of the Commission meeting. Audience participation is encouraged.

- 2 PLANNING CASE P13-0072: Proposal by Dusteen A. Ferguson to consider a variance to legalize a second driveway and driveway approach for the storage of recreational vehicles on the non-garage side of the property, located at 7255 Foxcroft Street, situated on the westerly side of Foxcroft Street between Port Royal Way and Cannon Road, in the R-1-8500 – Single Family Residential Zone, and in Ward 4. Variance Request: 1) to legalize the existing second driveway and driveway approach where a single driveway and driveway approach would be allowed; and 2) to legalize the parking of recreational vehicles on the southerly (non-garage) side yard portion of the lot where RV parking would not be permitted. Contact Planner: Patricia Brenes, Senior Planner (951) 826-5933 pbrenes@riversideca.gov

Attachments: [P13-0072 Staff Report](#)

9 A.M.--PUBLIC HEARINGS

- 3 PLANNING CASES P11-0675 AND P11-0676: Proposal by Keith Christiansen on behalf of Van Owen Holdings, LLC to consider proposed Tentative Tract Map 36377 and a related Planned Residential Development to subdivide approximately 13.9 acres of vacant land into 10 single family residential lots and establish a planned residential development with common open space and shared amenities, situated on the southerly side of Arlington Avenue, between Royale Place and Sunset Ranch Drive, in the R-1-1/2 Acre – Single Family Residential and the RC – Residential Conservation Zones, in Ward 3. Contact Planner: Yvette Sennewald, Senior Planner, (951) 826-5168, YSennewald@RiversideCa.gov

Attachments: [P11-0675-0676 Report](#)

- 4 PLANNING CASE P12-0742: Proposal by Manheim Investments Inc. to consider a revised Conditional Use Permit to allow for minor indoor vehicle repair and inspections within an existing 56,000 square-foot office/industrial building situated on an approximately 27.71 acre site where the outdoor storage of wholesale vehicles has been previously approved (but not yet completed) at 6900 Jurupa Avenue, situated on the southerly side of Jurupa Avenue, easterly of Wilderness Avenue and westerly of Fremont Street in the BMP-Business and Manufacturing Park Zone, in Ward 3. Contact Planner: Kyle Smith, Associate Planner (951) 826-5220 kjsmith@riversideca.gov

Attachments: [P12-0742 Report](#)

- 5 PLANNING CASE P13-0140: Proposal by Raymond Garcia of Mazz Bar and Grill to consider a Conditional Use Permit for entertainment activities, including live bands, DJs, dancing, etc., located at an existing restaurant (Mazz Bar and Grill), located at 3555 Riverside Plaza Drive, situated at the southeast corner of Merrill Avenue and De Anza Avenue, easterly of Magnolia Avenue, in the CR-SP - Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 3. Contact Planner: Kyle Smith, Associate Planner (951) 826-5220 kjsmith@riversideca.gov

Attachments: [P13-0140 Report](#)

- 6 PLANNING CASES P13-0151 AND P13-0203: Proposal by Beverages & More, Inc. and Mark Rubin of Regional Properties, Inc. to consider a Conditional Use Permit to allow off-sale general alcohol sales (Type 21 License) and on-sale beer and wine for public premises (Type 42 License), and to consider the Design Review of the plot plan and building elevations for an approximately 8,137 square-foot single-story retail building and associated parking on two vacant contiguous parcels totaling approximately 0.82 acres, located at 7562 Mission Grove Parkway, situated on the northeasterly corner of Mission Grove Plaza and Mission Village Drive, in the CR-SP – Commercial Retail and Specific Plan (Mission Grove) Overlay Zones, in Ward 4. Contact Planner: Moises A. Lopez, Associate Planner (951) 826-5264 mlopez@riversideca.gov

Attachments: [P13-0151-0203 Report](#)

- 7 PLANNING CASES P13-0111 AND P13-0235: Proposal by the City of Riverside to consider a Specific Plan Amendment to expand the boundaries of the Riverside Auto Center Specific Plan area, to incorporate 11 additional properties generally located between Winstrom Street and Madison Street, on both sides of Indiana Avenue. The proposal also involves an amendment to the Zoning Code (Title 19) to apply the Specific Plan Overlay Zone to the 11 parcels that will be considered to be incorporated within the boundaries of the RACSP area, within Wards 4 and 5. Contact Planner: Moises A. Lopez, Associate Planner (951) 826-5264 mlopez@riversideca.gov.

Attachments: [P13-0111-0235 Report](#)

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

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

MINUTES

- 10 The minutes of April 18, 2013 to be presented for approval.

Attachments: [CPC Minutes 4-18-13](#)

ADJOURNMENT

Adjournment to the Thursday, May 23, 2013, meeting at 9 a.m. in the Art Pick Council Chamber.

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*Art Pick Council Chamber
3900 Main Street
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