



*City of Arts & Innovation*

# **City of Riverside**

## **Planning Commission**

### **2,133rd Meeting**

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

### **Agenda - Final**

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Meeting Date: Thursday, July 14, 2016  
Publication Date: Friday, July 1, 2016

9:00 AM

Art Pick Council Chamber

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#### **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.*

*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 42 U.S.C. §12132 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.*

*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.*

#### **PLEDGE OF ALLEGIANCE**

**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.*

- 1      Public Comments: 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 next order of business.

**9:00 A.M.--PUBLIC HEARINGS**

*This portion of the Planning Commission Agenda is for all matters where staff and public participation is anticipated. Individual audience participation is limited to 3 minutes.*

- 2      PLANNING CASE P16-0161: (Applicant requests continuance to August 11, 2016 and staff concurs.) Proposal by Kyle Knowland of Alta Vista Public Charter School for consideration of a Conditional Use Permit to establish a public charter school for a total of 400 students with approximately 12 students at any given time, ages 14 and 19, in an existing 10,250 square foot tenant space within an existing commercial building at Heritage Plaza, located at 5188 Arlington Avenue, situated on the south of Arlington Avenue between Streeter Avenue and Madison Street, in the CG-Commercial General Zone, in Ward 3. The Community & Economic Development Department has determined that this proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301, as the project constitutes an Existing Facility. Contact Planner: Vanessa Norwood, Contract Senior Planner, (951) 826-2393, [vnorwood@riversideca.gov](mailto:vnorwood@riversideca.gov).

**Attachments:**   [Request for Continuance](#)

- 3      PLANNING CASES P16-0183 and P16-0343: Proposal by Kathy and Dewitt Vercher III for consideration of a Conditional Use Permit and Variance request by to establish a 2,725 square foot, custom motorcycle specialty shop with retail sales of accessories with fewer parking spaces than allowed by Code, located at 6359 Magnolia Avenue in Ward 3. The Community & Economic Development Department has determined that this proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Class 1) as the project constitutes an Existing Facility.  
Contact Planner: Vanessa Norwood, Contract Senior Planner, (951) 826-2393, [vnorwood@riversideca.gov](mailto:vnorwood@riversideca.gov).

**Attachments:**   [Report](#)

[Report Exhibits 3-10](#)

[Presentation](#)

4 PLANNING CASE P16-0251 (Revocation or Modification of Planning Case P15-0255): Request by the City of Riverside Community & Economic Development Department for the revocation or modification of Planning Case P15-0255, a minor conditional use permit to establish entertainment in conjunction with a restaurant (Hideaway Café) located at 3700-3720 Main Street, situated on the southeast corner of Mission Inn Avenue and the Riverside Downtown Pedestrian Mall in the DSP-RC – Downtown Specific Plan – Raincross District Zone in Ward 1. Contact Planner: Travis Randel, Principal Planner (951) 826-5371, [tranel@riversideca.gov](mailto:tranel@riversideca.gov).

Attachments: [Report](#)

[Exhibits 1-10](#)

[Presentation](#)

## **MISCELLANEOUS PLANNING AND ZONING ITEMS**

5 Items for future agendas and update from City Planner

## **MINUTES**

6 The minutes of June 16, 2016 to be presented for approval.

Attachments: [Minutes](#)

## **ADJOURNMENT**

*Adjournment to the Thursday, July 28, 2016, meeting at 9:00 a.m. in the Art Pick Council Chamber.*

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*Art Pick Council Chamber  
3900 Main Street  
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