



City of Riverside

Planning Commission

2,189th Meeting

Agenda - Final

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

City of Arts & Innovation

Meeting Date: Thursday, March 7, 2019
Publication Date: Friday, February 22, 2019

9:00 AM

City Hall - 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.

City of Riverside Planning Commission action on all items may be appealed to the City Council within ten calendar days after the decision. Contact the Planning Division at (951) 826-5371 for further information.

LISTENING ASSISTIVE DEVICES are available for the hearing impaired--please see the Commission Secretary. 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.

Agenda related materials provided to the Planning Commission are available for public inspection in the Planning Division Office during normal business hours and in the binder located in the meeting room while the meeting is in session.

CHAIR CALLS MEETING TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

- 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.

ELECTION OF OFFICERS

- 2 Election of Officers:
 - a. Chair
 - b. Vice-Chair
 - c. Secretary
 - d. Sergeant-at-Arms

PUBLIC HEARINGS

Individual audience participation is limited to 3 minutes.

- 3 PLANNING CASES P18-0370 (RZ) AND P18-0369 (PPE): Applicant is requesting continuance to March 21, 2019. Proposal by Aleksandar Nadazdin to consider the following entitlements for the construction of a mixed use development comprising of 92 dwelling units and 750 square feet of commercial space, on seven contiguous parcels consisting of 2.92 acres partially developed with single family residences: 1) a Zoning Code Amendment to change the zone from R-1-7000-SP – Single Family Residential Zone and Specific Plan (Magnolia Avenue) Overlay Zones to MU-V-SP – Mixed Use - Village and Specific Plan (Magnolia Avenue) Overlay Zones; and 2) a Site Plan Review of project plans. The project site is located at 3907-3929 Polk Street and 10670-10680 Stetson Avenue, situated on the east side of Polk Street between Cochran and Magnolia Avenues, in the R-1-7000-SP – Single Family Residential Zone and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 6. The Community and Economic Development Department recommends the Planning Commission determine that this project is exempt from the California Environmental Quality Act pursuant to Section 15332 (In-Fill Development Projects), as this project will not have a significant effect on the environment. Contact Planner: Candice Assadzadeh, Senior Planner, 951-826-5667, cassadzadeh@riversideca.gov

Attachments: [Report P18-0370_0369](#)

- 4 PLANNING CASES P18-0843 (REVOCATION): Continued from February 7, 2019. Proposal by the City of Riverside to consider the applicant's request to surrender and terminate Planning Cases: CU-024-978 (Minor Conditional Use Permit) and P03-1166 (Revised Minor Conditional Use Permit) for Cafe Sevilla Restaurant, Tapas Bar, and Nightclub in entirety, located at 3252 Mission Inn Avenue, situated on the southeast corner of Mission Inn Avenue and Mulberry Street, in the CR-SP-CR – Commercial Retail, Specific Plan (Riverside Marketplace), and Cultural Resources Overlay Zones, in Ward 2. Contact Planner: Sean P. Kelleher, Associate Planner (951) 826-5712, skelleher@riversideca.gov

Attachments: [Report P18-0843](#)

[Exhibits A - E](#)

- 5 PLANNING CASE P18-0908 (RZ): Proposal by the City of Riverside to consider a Zoning Code Amendment to rezone six contiguous parcels from R-1-1/2 Acre – Single Family Residential to R-1-10500 – Single Family Residential, consistent with the General Plan Land Use Designation of MDR – Medium Density Residential. The 4.09 acre project site is located at 12200 Knoefler Drive and 4405, 4415, 4425, 4437, 4449 Gilchrist Drive, situated on the east side of Gilchrist Drive, between Raley Drive and Macfar Lane, in Ward 7. The Community and Economic Development Department recommends the Planning Commission determine that this project is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3), as this project will not have a significant effect on the environment. Contact Planner: Jack Cartledge, Planning Technician, 951-826-5592, jcartledge@riversideca.gov

Attachments: [Report P18-0908](#)

[Exhibit 1 - Location Map](#)

[Exhibit 2 - Plat Map](#)

[Exhibit 3 - General Plan Map](#)

[Exhibit 4 - Existing/Proposed Zoning Map](#)

[Exhibit 5 - Site Photos](#)

[Presentation](#)

CONSENT CALENDAR

All matters listed under the CONSENT CALENDAR are considered routine by the Planning Commission and may be enacted by one motion in the form listed below. There will be no separate discussion of these items unless, before the Planning Commission votes on the motion to adopt, Members of the Planning Commission or staff request specific items be removed from the Consent Calendar for separate action. Removed consent items will be discussed following the Discussion Calendar.

6 The minutes of February 21, 2019 to be presented for approval.

Attachments: [Minutes 2-21-19](#)

7 Planning Commission Attendance - That the Planning Commission excuse the absence of Richard Rubio from the regular meeting of February 21, 2019, due to vacation.

COMMUNICATIONS

8 Items for future agendas and updates from City Planner and Planning Commissioners.

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*The next Planning Commission meeting is scheduled for
Thursday, March 21, 2019*

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