



# City of Riverside

## Planning Commission

### 2,186th Meeting

#### Agenda - Final

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

*City of Arts & Innovation*

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Meeting Date: Thursday, January 10, 2019  
Publication Date: Friday, December 28, 2018

9:00 AM

City Hall - 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 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.

## PUBLIC HEARINGS

*Individual audience participation is limited to 3 minutes.*

- 2 PLANNING CASE P18-0742 (REZONE): Proposal by Boyd Bradshaw to consider a Zoning Code Amendment to rezone a 0.96-acre parcel, developed with a single family residence, from PF – Public Facilities Zone to R-1-7000 – Single Family Residential Zone. The project site is located at 2599 Field Lane, situated on the northwest corner of Field Lane and Bubbling Well Road, in Ward 1. The Community & Economic Development Department has determined that this proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3), as it can be seen with certainty there is no possibility the proposed amendment will have a significant effect on the environment. Contact Planner: Danielle Harper-Scott, (951) 826-5933, DHarper-Scott@riversideca.gov

**Attachments:** [Report P18-0742](#)  
[Exhibits 2-7](#)  
[Presentation](#)

- 3 PLANNING CASE P17-0103 (MODIFICATION OF CONDITIONS OF APPROVAL): Proposal by Damien O'Farrel of Path of Life Ministries to consider modification of conditions of approval related to Planning Cases P04-1083 (Conditional Use Permit) and P05-0605 (Revised Conditional Use Permit), to modify operational characteristics of the Shelter. The 0.32 acre site is located at 2840 Hulen Place, situated at the terminus of Hulen Place, in the I-ES – General Industrial and Emergency Shelter Overlay Zones, in Ward 1. The Planning Division of the Community & Economic Development Department is recommending that the City Planning Commission determine that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Sean P. Kelleher, Associate Planner (951) 826-5712, skelleher@riversideca.gov

**Attachments:** [Report P17-0103](#)  
[Exhibits 2 - 9](#)  
[Presentation](#)

- 4 PLANNING CASE P18-0865 (ZONING CODE AMENDMENT): Proposal by the City of Riverside to consider an amendment to the Zoning Code (Title 19 of the Riverside Municipal Code), involving Chapter 19.442 – Accessory Dwelling Units; Section 19.150.020.B – Incidental Land Uses Table; Section 19.580.050 Parking Requirements; and Chapter 19.910 – Definitions. The proposed amendments are necessary to comply with State law, and will apply to all City Wards. The Community & Economic Development Department recommends that City Planning Commission determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3), as it can be seen with certainty there is no possibility the proposed amendment will have a significant effect on the environment (General Rule). Contact Planner: Doug Darnell, Senior Planner (951) 826-5219, ddarnell@riversideca.gov

**Attachments:** [Report P18-0865](#)  
[Exhibit 2a 19.150.020-Permitted Land Uses](#)  
[Exhibit 2b 19.442 Accessory Dwelling Unit](#)  
[Exhibit 2c 19.580.060 Parking](#)  
[Exhibit 2d 19.910.050 Definitions](#)  
[Exhibit 3 Accessory Dwelling Parking Exemp](#)  
[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.*

7 The minutes of December 13, 2018 to be presented for approval.

Attachments: [Minutes 12-13-18](#)

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, January 24, 2019*