



City of Arts & Innovation

**City of Riverside
Planning Commission**

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

2,165th Meeting

Agenda - Final

Meeting Date: Thursday, December 14, 2017
Publication Date: Friday, December 1, 2017

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.

City Planning Commission action on all items may be appealed to the City Council within ten calendar days after the decision. Contact the Planning Division for further information.

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.

- 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

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 CASES P17-0257 (CUP) & P17-0258 (DR): Proposal by Dan Hinson of HC&D Architects, on behalf of J and R Hock Enterprises, Inc., to consider a Conditional Use Permit and Design Review to permit the construction of a 2,558 square foot drive-thru restaurant on a vacant 0.70-acre parcel, located at 9241 and 9265 Audrey Avenue, on the northeast corner of Audrey Avenue and Van Buren Boulevard, in the CR-X-50-S-2-AP – Commercial Retail, Building Setback (50-feet from the easterly property line), Building Stories (two stories), and Airport Protection Overlay Zones, in Ward 6. 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 Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Matthew Taylor, Assistant Planner, 951-826-5944, mtaylor@riversideca.gov

Attachments: [Report](#)

[Exhibits 3-10](#)

[Presentation](#)

3 PLANNING CASES P16-0885 (TM), P16-0886 (PRD), P16-0506 (DR), AND P17-0874 (VR): Proposal by Brett Crowder, on behalf of Coastal Commercial Properties, to consider the following entitlements for a planned residential development on 9.30 acres: 1) a Tentative Tract Map (TM-37219) to subdivide ten parcels into 63 residential lots; 2) a Planned Residential Development Permit for 63 single family detached residences; 3) a Design Review of project plans; and 4) a Variance to allow reduced setbacks along the project perimeter of lot 10. The property is located west of Myers Street, north of Primrose Drive and bisected by Muir Avenue, in the R-1-7000 – Single-Family Residential Zone and R-1-7000-SP – Single-Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 5. The Planning Division of the Community & Economic Development Department has determined that the proposed project will not have a significant effect on the environment and is recommending that a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program be adopted. Contact Planner: Sean P. Kelleher, Associate Planner, (951) 826-5712, skelleher@riversideca.gov.

Attachments: [Report](#)

[Exhibit 3 - 5](#)

[Exhibit 6a](#)

[Exhibit 6b](#)

[Exhibit 7 - 9](#)

[Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

4 Items for future agendas and update from Deputy Director.

MINUTES

5 The minutes of November 30, 2017 to be presented for approval.

Attachments: [Minutes 11-30-17](#)

ADJOURNMENT

Adjournment to the Thursday, January 11, 2018, meeting at 9:00 a.m. in the Art Pick Council Chamber. Due to a lack of scheduled items, the December 28, 2017 meeting has been cancelled.

* * * * *

*Art Pick Council Chamber
3900 Main Street
Riverside, CA 92522
Planning Division
951-826-5371*