



City of Riverside

Planning Commission

2,154th Meeting

Agenda - Final

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

City of Arts & Innovation

Meeting Date: Thursday, June 29, 2017
Publication Date: Monday, June 19, 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, 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.

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 P16-0671 (DR), P16-0672 (PM), and P16-0673 (VR): Proposal by Shakil Patel, on behalf of Shakil Patel and Associates, to construct a 24,043 square foot, two-story medical office building on two contiguous parcels, totaling 1.62 acres. Entitlements for consideration include: 1) a Parcel Map (PM-37218) to subdivide the site into one parcel for condominium purposes; 2) a Design Review of project plans and building elevations; 3) a Variance to allow a building height greater than permitted by the Orangecrest Specific Plan; and 4) a Grading Exception to allow a retaining wall over six-feet in height on the northeast side of the site not readily visible to the public right-of-way. The project is located at 18876 and 18890 Van Buren Boulevard, on the north side of Van Buren Boulevard, and west of Wood Road, in the CR-S-2-X-15/50-SP - Commercial Retail- Two-Story Building Height-Building Setback (15 feet from Van Buren Boulevard and 50 feet from residentially zoned property), and Specific Plan (Orangecrest) Overlay Zones, in Ward 4. The Planning Division of the Community & Economic Development Department is recommending that the Planning Commission determine that the proposal is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects), as this project will not have a significant effect on the environment. Contact Planner: Sean P. Kelleher, Associate Planner, (951) 826 5712, skelleher@riverside.ca.gov.

Attachments: [Report](#)
[Exhibits 3 - 9](#)
[Presentation](#)

3 PLANNING CASES P16-0396 (DR), P16-0397 (CUP) & P17-0440 (VR): Proposal by Ryan Robinson of 4G Development, on behalf of Chick-fil-A, Inc., to consider the following entitlements: 1) a Conditional Use Permit and Design Review of project plans for the construction of a 4,721-square-foot drive-thru restaurant; and 2) a Variance to allow fewer parking spaces than required by the Zoning Code. The subject 0.80 acre site is currently developed with a 9,800-square-foot vacant restaurant building and functions as part of a larger 5.86-acre commercial office and retail complex (Grand Central Plaza), located at 3640 Central Avenue, on the south side of Central Avenue between San Diego and De Anza Avenues, in Ward 3. The Planning Division of the Community & Economic Development Department is recommending that the Planning Commission determine that this proposal is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (Infill Development Projects), as this project will not have a significant effect on the environment. Contact Planner: Matthew Taylor, (951) 826-5944, mtaylor@riversideca.gov.

Attachments: [Report P16-0396-0397](#)
[Exhibits 3-10](#)
[Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

4 Items for future agendas and update from City Planner.

MINUTES

5 The minutes of June 15, 2017 to be presented for approval.

Attachments: [Minutes 6-15-17](#)

ADJOURNMENT

Adjournment to the Thursday, July 13, 2017, meeting at 9:00 a.m. in the Art Pick Council Chamber.

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