



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, September 12, 2024
Publication Date: Thursday, August 29, 2024

9:00 AM

City Hall - Art Pick Council Chamber
3900 Main Street, Riverside
Live Webcast at:
www.RiversideCA.gov/Meeting

MISSION STATEMENT

The City of Riverside is committed to providing high quality municipal services to ensure a safe, inclusive, and livable community.

For virtual Public Comment, two options are available:

VIA TELEPHONE:

Call (951) 826-8688

Press *9 to be placed in the queue to speak.

Individuals in the queue will be prompted to unmute by pressing *6 to speak.

VIA ZOOM:

Use the following link: <https://zoom.us/j/92696991265>

Select the "raise hand" function to request to speak.

An on-screen message will prompt you to "unmute" and speak.

Public comments are limited to 3 minutes.

Please follow along via the telephone or Zoom options above to ensure you call in at the appropriate time for your item(s).

Public comments regarding items on this agenda or any matters within the jurisdiction of the Commission can be submitted by eComment at www.RiversideCA.gov/Meeting until two hours before the meeting.

Email comments to PC@riversideca.gov

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Pursuant to the City Council Meeting Rules adopted by Resolution No. 24076, members of all Boards and Commissions and the public are reminded that they must preserve order and decorum throughout the Meeting. In that regard, members of all Boards and Commissions and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the City Council or the presiding officer constitutes a violation of these rules.

The City of Riverside is committed to fostering a workplace that provides dignity, respect, and civility to our employees, customers, and the public they serve.

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 at least 72 hours before the meeting, if possible.

Agenda related writings or documents provided to the Commission are available for public inspection at www.RiversideCA.gov/Meeting and in the binder located at the entrance of the meeting room.

PLEASE NOTE--The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Commission Members.

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.

9 A.M.

CHAIR CALLS MEETING TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

Audience participation is encouraged. Public comments are limited to 3 minutes.

- 1 To comment on any matters within the jurisdiction of the Planning Commission, you are invited to participate in person or call at (951) 826-8688. Press *9 to be placed in the queue to speak. Individuals in the queue will be prompted to unmute by pressing *6 when you are ready to speak.

To participate via ZOOM, use the following link: <https://zoom.us/j/92696991265>, select the "raise hand" function to request to speak. An on-screen message will prompt you to "unmute" and speak - Individual audience participation is limited to 3 minutes.

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.

2 Minutes of August 15, 2024

Attachments: [Minutes](#)

PUBLIC HEARINGS

Audience participation is encouraged. Public comments are limited to 3 minutes.

3 PLANNING CASE PR-2024-001655 (CUP, DR): Proposal by Maria Gomez of Red Hook Capital Partners, Inc., to consider the following entitlements: 1) Conditional Use Permit to permit a charter school (Scholarship Prep School) for transitional kindergarten through 8th grade students; and 2) Design Review of project plans. The project site is fully developed and consists of two contiguous parcels totaling 1.58 acres, located at 9707 Magnolia Avenue and 3840 Myers Street, situated on the north side of Magnolia Avenue between Myers Street and Dykes Lane, in the MU-U-SP – Mixed Use – Urban and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 5. The Planning Division of the Community & Economic Development Department has determined that the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Alyssa Berlino, Associate Planner, 951-826-5628, aberlino@riversideca.gov

Attachments: [Staff Report](#)
[Exhibit 3 - Existing Site Photos](#)
[Exhibit 4 - Location Map](#)
[Exhibit 5 - General Plan Map](#)
[Exhibit 6 - Zoning Map](#)
[Exhibit 7 - Specific Plan Map](#)
[Exhibit 8 - Project Plans](#)
[Exhibit 8b - Project Plans](#)
[Exhibit 9 - Project Description](#)
[Presentation](#)

- 4 PLANNING CASE PR-2023-001569 (RZ, CUP, DR): Proposal by Braden Bernards of CVP – Riverside DB, LLC, to consider the following entitlements for the establishment of a new 950-square foot Dutch Bros. coffee shop: 1) Zone Code Map Amendment to rezone the property from R-1-7000 – Single-Family Residential to CR – Commercial Retail; 2) Conditional Use Permit for the establishment of a drive-thru restaurant; and 3) Design Review of project plans. The 0.75-acre project site consists of two contiguous parcels, is currently developed with a single-family residence, to be demolished, and is located at 4990 and 4970 Van Buren Boulevard, situated on the west side of Van Buren Boulevard, north of Wells Avenue, in the R-1-7000 – Single-Family Residential Zone, in Ward 6. The Planning Division of the Community & Economic Development Department has determined that the proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15061 (Common Sense) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Veronica Hernandez, Senior Planner, 951-826-3965, vhernandez@riversideca.gov

Attachments: [Staff Report](#)
[Exhibit 3 - Existing Site Photos](#)
[Exhibit 4 - Location Map](#)
[Exhibit 5 - General Plan Map](#)
[Exhibit 6 - Existing and Proposed Zoning Map](#)
[Exhibit 7 - Project Plans](#)
[Presentation](#)

- 5 PLANNING CASE PR-2023-001629 (CUP,DR): Proposal by Michael Haddadin of Haddadin Holding, LLC to consider the following entitlements to expand an existing vehicle fuel station and car wash facility: 1) Conditional Use Permit to modify the existing Conditional Use Permit (CU-071-001) to increase the size of the existing car wash tunnel by 367 square feet, and add 2,600 square feet of restaurant space; and 2) Design Review of project plans. The 1.51-acre project site is currently developed with an existing 3,600 square-foot gas station (AM/PM), including a

convenience store, fuel pumps and a 1,088 square-foot car wash tunnel. The project is located at 501 E. Alessandro Boulevard, situated on the southwest corner of Alessandro Boulevard and Northrop Street, in the CR-SP - Commercial Retail and Specific Plan (Mission Grove) Overlay Zones, in Ward 4. The Planning Division of the Community & Economic Development Department has determined that the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Sarah Zughayer, Assistant Planner, 951-826-5932, szughayer@riversideca.gov

- Attachments:**
- [Staff Report](#)
 - [Exhibit 3 - Site Photos](#)
 - [Exhibit 4 - Location Map](#)
 - [Exhibit 5 - General Plan Map](#)
 - [Exhibit 6 - Zoning Map](#)
 - [Exhibit 7 - Specific Plan Map](#)
 - [Exhibit 8 - Project Plans](#)
 - [Presentation](#)

COMMUNICATIONS

- 6 Items for future Planning Commission consideration as requested by members of the Commission. Only items that fall within the powers and duties of the Planning Commission as set forth in the City Charter and/or the Riverside Municipal Code will be agendaized for future discussion.

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The next Planning Commission meeting is scheduled for Thursday, September 26, 2024

*For live Webcast of the Committee Meeting:
RiversideCA.gov/Meeting or WatchRiverside.com*

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www.RiversideAlert.com