



City of Arts & Innovation

City of Riverside

Planning Commission

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

2,162nd Meeting

Agenda - Final

Meeting Date: Thursday, October 19, 2017
Publication Date: Friday, October 6, 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 P15-0907 (CUP), P15-0908 (CUP), P15-0909 (DR), P16-0285 (VR), P16-0651 (VR), P17-0544 (PCRN) & P17-0646 (GE): Proposal by Alex Mucino of AHD, LP to consider the following entitlements for the development of 1.99 vacant acres with a commercial complex: 1) a Conditional Use Permit to permit the construction of a vehicle service station consisting of a 4,855 square foot canopy, a 968 square foot automated car wash, and a 3,645 square foot convenience store in conjunction with the off sale of beer and wine; 2) a Conditional Use Permit to permit the construction of a 2,546 square foot fast food drive-thru restaurant; 3) Design Review of project plans; 4) Variances to allow a reduced landscape setback along Orange Street, and a reduced separation requirement from a business with the concurrent sale of motor vehicle fuel with alcoholic beverages; 5) a Determination of Public Convenience or Necessity to allow the off-sale of beer and wine; and 6) a Grading Exception to allow retaining walls higher than allowed by Code. The project site is located at 2234 N. Main Street, 2225 Orange Street, and 2243 Orange Street, situated south of State Route 60, between Main and Orange Streets, in the DSP-NMS – Downtown Specific Plan – North Main Street District, in Ward 1. The Planning Division of the Community and 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 be adopted. Contact Planner: Candice Assadzadeh, Associate Planner, (951) 826-5667, cassadzadeh@riversideca.gov

Attachments: [Report](#)
[Exhibits 3-6](#)
[Exhibits 7-12](#)
[Presentation](#)

- 3 PLANNING CASE P17-0268 (REVISED CUP): Proposal by Nelson Smith, on behalf of Pacific Grove Hospital, to consider an amendment to a previously approved Conditional Use Permit to permit (CU-022-656) a 17,913 square foot addition to an existing hospital (Pacific Grove Hospital) and parking lot modifications, on a 3.75-acre site, located at 5900 Brockton Avenue, on the southeast corner of Brockton Avenue and Maplewood Place, in the R-1-7000-SP – Single Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 1. 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 (Infill Development Projects), as this project will not have a significant effect on the environment. Contact Planner: Judy Egüez, Associate Planner, 951-826-3969, jeguez@riversideca.gov

Attachments: [Report](#)
 [Exhibits 3-7](#)
 [Presentation](#)

- 4 PLANNING CASE P15-1010 (GPA) AND P17-0124 (AMD): (Staff is requesting a continuance to the meeting of November 2, 2017.) A proposal by the City of Riverside to amend the City's General Plan and Zoning Code to create consistency with the March Air Reserve Base/March Inland Port Airport Land Use Compatibility Plan (March ALUCP). The proposal includes: (1) a General Plan Amendment to amend the Land Use & Urban Design, Public Safety, Noise, and Circulation & Community Mobility Elements of the General Plan, and (2) Zoning Code Text Amendments deleting Chapter 19.170 - Airport Protection Overlay Zone, adding new Chapter 19.149 - Airport Land Use Compatibility, and other minor amendments throughout the Zoning Code to reference Chapter 19.149. The proposed amendments only serve to implement the provisions of the March Airport Land Use Compatibility Plan (March ALUCP), which was adopted by the Riverside County Airport Land Use Commission (ALUC) on November 13, 2014 (Resolution No. 2014-01). The ALUC's adoption included the certification of a Final Environmental Impact Report (State Clearinghouse #2013071042); therefore pursuant to CEQA Guidelines Section 15183, no further environmental review is required by the City. Staff Contact: Luke Seibert, Associate Planner. Phone Number: (951) 826-5617 E-mail: Lseibert@riversideca.gov

Attachments: [Request for Continuance](#)

- 5 PLANNING CASES P17-0096 (GPA), P17-0180 (RZ), 17-0182 (AMD) AND P17-0521 (SPA): A proposal by City of Riverside to implement the City of Riverside 2014-2021 General Plan Housing Element Implementation Plan by amending the City's Zoning Map, Zoning Code (Title 19), General Plan and University Avenue Specific Plan (UASP), and to consider a Draft Program Environmental Impact Report (DPEIR) prepared for the proposal. The 2014-2021 Housing Element identifies and analyzes the existing and projected housing needs, and articulates the City's official policies for the preservation, conservation, improvement, and production of housing within the City. The following proposed amendments implement the 2014-2021 General Plan Housing Element and accommodate the City's remaining Regional Housing Needs Assessment (RHNA) allocation: (1) Zoning Map – Amendments to accommodate a RHNA of 4,767 DUs for lower-income households. There are 300 individual properties identified for potential rezoning to Multi-Family Residential or Mixed-Use. These properties have been group into 67 “sites”; (2) General Plan – Amendments to ensure consistency between land use designations and the proposed Zoning Map amendments; (3) Zoning Code – Amendments to promote diversity in housing types, sustainability and affordability, and other land use provisions that support multiple-family residential and other residential uses, including “second units” (accessory dwelling units). Amendments are also proposed to protect property investments, include but not limited to, changes to Zoning Code sections related to nonconformities, and drive-thru business within mixed-use zones. Proposed amendments to Riverside Municipal Code Title 19 – Zoning include, but are not limited to: Chapter 19.080, Nonconformities; Article V, Base Zones and Related Use and Development Provisions; Chapter 19.100, Residential Zones; Chapter 19.150, Permitted Uses Tables; Chapter 19.170, Design Review; Chapter 19.770, Site Plan Review Permit; Chapter 19.525, Accessory Dwelling Units; and the creation of definitions and regulations for Tiny Homes and Tiny Home Communities. The proposed amendments will bring the City into compliance with State law regarding Supportive and Transitional Housing (Senate Bill 2) and Single Room Occupancies (Assembly Bill 2634); and (4) University Avenue Specific Plan (UASP) Amendments – Amendments to Chapter 6, Land Use Regulations (Land Use Table), and other applicable sections of the UASP. These will remove the 15-acre minimum requirement for mixed- use developments, allow stand-alone multiple-family residential by right for properties zoned MU-V and MU-U, and defer to mixed-use standards in the Zoning Code. Staff Contact: Doug Darnell, AICP, Senior Planner. Phone Number: (951) 826-5219, E-mail: ddarnell@riversideca.gov

Attachments: [Report](#)
 [Exhibit 2 - Candidate Site Maps](#)
 [Exhibit 3 - Code Amendment Summary Table](#)
 [Exhibit 4 - Zoning Code Amendment](#)
 [Exhibit 5 - UASP Amendments](#)
 [Exhibit 6 - Sites Recommended for Removal](#)
 [Exhibit 7 - HCD Determination Letter](#)
 [Exhibit 8 - Public Comments](#)
 [Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

6 Items for future agendas and update from Deputy Director.

MINUTES

7 The minutes of October 5, 2017 to be presented for approval.

Attachments: [Minutes 10-5-17](#)

ADJOURNMENT

Adjournment to the Thursday, November 2, 2017, meeting at 9:00 a.m. in the Art Pick Council Chamber.

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*Art Pick Council Chamber
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