



City of Riverside

Planning Commission

2,106th Meeting

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

City of Arts & Innovation

Agenda

Thursday, March 19, 2015

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 for zoning and map cases. Contact the Planning Division for further information.

State law restricts the City Planning Commission from taking action on an item unless it has been included on an agenda and posted at least 72 hours in advance of a meeting, or unless the matter falls within one of the narrow exceptions. Consequently, any item not listed on this agenda will normally have to be delayed until the item can be made part of a posted agenda. Additionally, significant changes to a project made subsequent to posting of the agenda and not addressed in the City Planning Commission staff report will result in continuance of that item in order to allow for adequate review by the Commission.

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 Section 202 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

ELECTION OF OFFICERS FOR THE ENSUING YEAR

- 1
 - a. Chair
 - b. Vice-Chair
 - c. Secretary
 - d. Sergeant at Arms

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.

- 2 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.

9 A.M.--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.

- 3 PLANNING CASES P13-0905 & P13-0906: A proposal by Keith Christiansen, Christiansen & Company on behalf of Lofglen Family Trust to consider a Tentative Parcel Map Number 36604, and a Planned Residential Development (PRD) Permit to subdivide an existing 12.41 acre parcel having an average natural slope of 26.4% into seven lots for the future construction of single family residences, as well as the establishment of an approximately 5.20 acre open space area, four lettered lots, and a public cul-de-sac street; resulting in a density of 0.56 dwellings per acre; generally situated on the northerly side of Arlington Avenue, between Royale Place and Hawarden Drive in the RC – Residential Conversation zone in Ward 3. The Planning Division of the Community 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: Kyle Smith, AICP, Senior Planner (951) 826-5220 kjsmith@riversideca.gov (The applicant requests continuance to the April 9, 2015 meeting and Staff concurs)

- 4 PLANNING CASES P14-0076, P14-0077, P14-0078, P14-0079 & P14-0148: Proposal by Bowlus-Pacific Venture Corp. for consideration of Site Plan Review and Design Review of the plot plan and building elevations related to the construction of a 88-unit multiple family residential development consisting of eight two and three-story residential buildings, as well as common & private amenities and covered & uncovered surface parking stalls; a Tentative Tract Map; the Street Vacation of portions of Monte Vista Drive and Pollard Way; and Variances related to building height, vehicular gates, and building setbacks; located on an approximately 3.5 acre site, four parcel site at 739 and 778 Monte Vista Drive, in the R-3-1500 – Multiple-Family Residential Zone, in Ward 2. It is recommended that the Planning Commission recommend to the City Council adoption of a Mitigated Negative Declaration in conjunction with these cases. Contact Planner: Kyle Smith, AICP, Senior Planner (951) 826-5220 kjsmith@riversideca.gov

Attachments: [Report](#)

[Exhibit](#)

- 5 PLANNING CASES P12-0393 & P12-0394: Proposal by John Pitchford and Emily Lawson to consider a Parcel Map to subdivide an approximately 14.63 acre, two-parcel site into three parcels ranging in size from 1.02 to 11.61 acres; a variance for a flag lot, parcel 2, and to allow the existing parcel, located at 6260 Hawarden Drive, to increase from 0.63 acres to 1.02 acres in size, where the Hawarden Drive Special Design Area requires a minimum of 2.0 acres, located at 6240 and 6260 Hawarden Drive, situated on the easterly side of Hawarden Drive, mid-block between Horace Street and Rolling Ridge Road, in the RC – Residential Conservation Zone, Ward 3. The Planning Division of the Community 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: Brian Norton, Associate Planner, (951) 826-2308 bnorton@riversideca.gov

Attachments: [P12-0393_P12-0394 Report Hawarden PM rpg](#)

[P12-0393_0394 Exhibits](#)

- 6 PLANNING CASES P13-0861: Proposal by Jim Rogers of Smartlink, LLC, on behalf of Verizon Wireless to consider a Conditional Use Permit to construct a 55-foot high wireless telecommunications facility camouflaged as a palm tree, on an approximately 8.95 acre site that contains the Sierra Vista Chapel, which is part of the larger La Sierra University Campus, located at 4920 Sierra Vista and situated on the westerly side of Sierra Vista Avenue northerly of the intersection of Sierra Vista Avenue and Pierce Street, in the RE-SP – Residential Estate and Specific Plan (La Sierra University) Overlay Zones. The Planning Division of the Community 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: Brian Norton, Associate Planner, (951) 826-2308 bnorton@riversideca.gov

Attachments: [Report](#)

[P13-0861 Exhibits](#)

- 7 PLANNING CASES P14-0532: Proposal by Brett Smirl of Spectrum Services, Inc, on behalf of Verizon Wireless to consider a Conditional Use Permit to construct a 55-foot high wireless telecommunications facility camouflaged as a eucalyptus tree, on an approximately 1.96 acre site that contains the La Sierra First Southern Baptist Church, located at 10815 Gramercy Place and situated on the northwesterly of the intersection of Gramercy Place and Mitchell Avenue, in the RR – Rural Residential Zone. The Planning Division of the Community 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: Brian Norton, Associate Planner, (951) 826-2308 bnorton@riversideca.gov

Attachments: [P14-0532 10815 Report Gramercy rgp](#)

[P14-0532 Exhibits](#)

- 8 PLANNING CASE P15-0120: Pursuant to Chapter 19.760.070 of the Riverside Municipal Code, proposal by the City of Riverside for the revocation of an existing Conditional Use Permit, CU-023-022, for the establishment of a board and care facility for up to fifteen elderly patients on an approximately 0.55 acre parcel developed with a single-family residence, located at 5175 Van Buren Boulevard in the R-1-7000 – Single-Family Residential Zone.

Attachments: [Report](#)

[Exhibits](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 9 Planning Commission Rules & Bylaws

Attachments: [CPC Rules 2014](#)

- 10 Report on 2015 California League of Cities Planning Commissioners' Academy
- 11 Brief report on recent City Council actions and major development projects
- 12 Long Range Projects:
 - a. Office of Economic Development
 - b. Update from Deputy Director
- 13 Items for future agendas

MINUTES

- 14 The minutes of February 19, 2015 to be presented for approval.

Attachments: [Minutes](#)

ADJOURNMENT

Adjournment to the Thursday, April 2, 2015, meeting at 9 a.m. in the Art Pick Council Chamber.

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*Art Pick Council Chamber
3900 Main Street
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