



City of Riverside

Planning Commission

2,108th Meeting

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

City of Arts & Innovation

Agenda

Thursday, April 9, 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

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.

9:00 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.

- 2 PLANNING CASES P13-0905 & P13-0906: A proposal by Keith Christiansen, Christiansen & Company on behalf of Lofgren 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 (Continued from the March 19, 2015 meeting - Applicant requests continuance to May 7, 2015 Planning Commission meeting and staff concurs)

Attachments: [Request for Continuance](#)

- 3 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. Contact Planner: Travis Randel, Senior Planner (951) 826-5932, trandel@riversideca.gov. (Continued from March 19, 2015 - Staff requests continuance to the May 7, 2015 meeting.)

- 4 PLANNING CASE P12-0309: Proposal by California Baptist University (CBU) to consider the vacation of Diana Avenue between Adams and Monroe Streets, including Wilma Court and Emily Court in their entirety, the area to be vacated is approximately 3.4 acres, in Ward 5. It is recommended that the Planning Commission recommend to the City Council adoption of a Negative Declaration in conjunction with the approval of this case. Contact Planner: Kyle Smith, AICP, Senior Planner, (951) 826-5220 kjsmith@riversideca.gov

Attachments: [P12-0309 report](#)
[P12-0309 exhibits](#)

- 5 PLANNING CASES P14-0600, P14-0601, P14-0602 & P15-0044: Proposal by Darrell A. Butler for consideration of 1) an Amendment to the Municipal Code (Title 19) to rezone approximately 6.2 acres from the CR-S-2-SP – Commercial Retail, Height of Building (two stories), and Specific Plan (Sycamore Canyon Business Park) Overlay Zones to the BMP-S-2-SP – Business and Manufacturing Park, Height of Building (two stories), and Specific Plan (Sycamore Canyon Business Park) Overlay Zones; 2) for Design Review of the plot plan and building elevations related to the construction of an approximately 121,390 square foot multiple tenant industrial building as associated surface parking and landscaping; 3) for a variance to permit a building to encroach into the required 40-foot front yard setback; 4) vacation of excess right-of-way beyond the terminus of the existing cul-de-sac on Mt. Baldy Drive; The project site is located on a vacant four-parcel site totaling approximately 6.2 acres situated at the southeasterly corner of Mt. Baldy Drive and San Gorgonio Drive, in the CR-S-2-SP – Commercial Retail, Height of Building (two stories), and Specific Plan (Sycamore Canyon Business Park) Overlay Zones, in Ward 2. It is recommended that the Planning Commission recommend to the City Council adoption of a Mitigated Negative Declaration in conjunction with the approval of this case. Contact Planner: Kyle Smith, AICP, Senior Planner 951-826-5220 kjsmith@riversideca.gov

Attachments: [P14-0600-0601-0602-P15-0044 report](#)
[P15-0600-0601-0602-P15-0044 exhibits](#)

- 6 PLANNING CASES P14-0536 and P14-0537: Proposal by Mike Sater of Burger Builders, L.L.C. for consideration of a Conditional Use Permit and Design Review of the plot plan and elevations related to the construction of an approximately 3,750 square drive thru business ("Steak N' Shake") on an approximately 0.59 acre site, located at the northwesterly corner of Valley Springs Parkway and Corporate Circle Place, zoned CR-SP – Commercial Retail and Specific Plan (Canyon Springs) Overlay Zones, in Ward 2. It has been determined that this proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 as the project constitutes an in-fill development. Contact Planner: Kyle Smith, AICP, Senior Planner (951) 826-5220 kjsmith@riversideca.gov

Attachments: [06 P14-0536-0537 report](#)
[06 P14-0536-0537 Exhibits](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 7 Brief report on recent City Council actions and major development projects
- 8 Long Range Projects:
a. Office of Economic Development
b. Update from Deputy Director
- 9 Items for future agendas.

MINUTES

- 10 The minutes of March 19, 2015 to be presented for approval.

Attachments: [Minutes](#)

ADJOURNMENT

Adjournment to the Thursday, April 23, 2015, meeting at 9 a.m. in the Art Pick Council Chamber.

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*Art Pick Council Chamber
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