



City of Riverside

Planning Commission

2,109th Meeting

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

City of Arts & Innovation

Agenda

Thursday, April 23, 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 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.

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.

- 2 PLANNING CASES P14-1053 AND P14-1054: Proposal by David Ball of CT Realty to consider a Parcel Map to subdivide three existing parcels, totaling 13.08 acres into 5 lots to facilitate the development of 5 warehouse buildings ranging in size from 36,424 to 53,006 square feet in size, generally located at 1750 Dan Kipper Drive, situated on the northerly side of Dan Kipper Drive, westerly of the intersection of Dan Kipper Drive and Sycamore Canyon Boulevard, in the BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Overlay Zones, in Ward 2. 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](#)
[Exhibits](#)

- 3 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 (Continued from the April 9, 2015 meeting due to a lack of a quorum.)

Attachments: [Report](#)
[Exhibits](#)

- 4 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: [Report](#)
 [Exhibits](#)

- 5 PLANNING CASES P14-0730: Proposal by Jim Rogers of Smartlink, LLC, on behalf of Verizon Wireless to consider a Conditional Use Permit to construct a 60-foot high wireless telecommunications facility camouflaged as a pine tree, for the collocation of new Verizon Wireless antennas with existing T-Mobile antennas, on an approximately 19.72 acre site that is fully developed with a public middle school (Arizona Middle School) located at 11045 Arizona Avenue and situated on the northeasterly of the corner of La Sierra Avenue and Arizona Avenue, in the PF – Public Facilities Zone, in Ward 5. 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 Negative Declaration be adopted. Contact Planner: Candice Assadzadeh, Planning Technician, (951) 826-5667 cassadzadeh@riversideca.gov

Attachments: [Report](#)
 [Exhibits](#)

- 6 PLANNING CASES P14-0800: 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 broadleaf tree, on an approximately 2.84 acre site that is developed with an existing industrial use, located at 2727 Main Street and situated on the westerly side of Main Street southerly of the intersection of Main and Poplar Streets, in the DSP-NMS – Downtown Specific Plan – North Main Street Specialty Services District, in Ward 1. 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 Negative Declaration be adopted. Contact Planner: Brian Norton, Associate Planner, (951) 826-2308 bnorton@riversideca.gov

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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 April 9, 2015 to be presented for approval.

Attachments: [Minutes](#)

ADJOURNMENT

Adjournment to the Thursday, May 7, 2015, meeting at 9 a.m. in the Art Pick Council Chamber.

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*Art Pick Council Chamber
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