



City of Arts & Innovation

City of Riverside

Planning Commission

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

2,110th Meeting

Agenda - Final

Thursday, May 7, 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 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. 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: Kyle Smith, AICP, Senior Planner, (951) 826-5220 kjsmith@riversideca.gov (Continued from the April 23, 2015 meeting due to a lack of quorum - the applicant requests a continuance off calendar and Staff concurs).

Attachments: [Partial Rescind Letter](#)

- 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 April 9, 2015 - Staff requests continuance to the June 18, 2015 meeting.)

- 4 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 0.6 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 April 9, 2015)

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

- 5 PLANNING CASE P14-1073: Proposal by Andrea Urbas of Cortel, Inc, 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, on an approximately 0.49 acre site that is currently vacant, located at 1115 La Cadena Drive and situated on the northwesterly corner of the intersection of La Cadena Drive and Interchange Street, in the CG – Commercial General 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 Negative Declaration be adopted. Contact Planner: Brian Norton, Associate Planner, (951) 826-2308 bnorton@riversideca.gov

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

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 6 Workshop - Downtown Specific Plan Workshop and Discussion Regarding Urban Design Concepts and Trends

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

- 7 Brief report on recent City Council actions and major development projects
- 8 Long Range Projects:
a. Office of Economic Development
b. Update from Interim Community Development Director

- 9 Items for future agendas.

MINUTES

- 10 The minutes of April 23, 2015 to be presented for approval.

Attachments: [Minutes](#)

ADJOURNMENT

Adjournment to the Thursday, May 21, 2015, meeting at 9 a.m. in the Art Pick Council Chamber.

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*Art Pick Council Chamber
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