



City of Riverside

Planning Commission

2,111th Meeting

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

City of Arts & Innovation

Agenda

Thursday, May 21, 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 P15-0247, P15-0248, P15-0250, P15-0251, P15-0252, P15-0363: Proposal by Rob Dodman of Ratkovich Properties for consideration of a 1) Conditional Use Permit, 2) Tentative Tract Map and 3) Parking related Variances to facilitate the construction of a mixed-use project, consisting of 91 residential units, approximately 8,841 square feet of commercial space and a 115-stall parking garage, on three parcels totaling 0.62 acres, partially developed with an existing commercial building (Imperial Hardware) and a surface parking lot, located at 3744, 3768 and 3776 Main Street, situated on the northeasterly corner of the intersection of University Avenue and Main Street in DSP-RC – Downtown Specific Plan – Raincross 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 exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects). Contact Planner: Brian Norton, Associate Planner (951) 826-2308 bnorton@riversideca.gov until May 14, 2015 or Gabriel Perez, Principal Planner (951) 826-5981 gjperez@riversideca.gov after May 14, 2015.

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

- 3 PLANNING CASE P13-0852: Proposal by Steve Smith of California Baptist University (CBU) for consideration of a Draft Environmental Impact Report for the demolition of the Riverside Free Methodist Church site located at 8431 Diana Avenue on an approximately 3.14-acre project site in the southeast portion of the CBU Riverside campus, approximately 107 feet north of State Route 91 (SR-91), within the CBU Specific Plan area in Ward 5. Contact Planner: Teri Delcamp, Historic Preservation Senior Planner (951) 826-2117 tdelcamp@riversideca.gov.

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

- 4 PLANNING CASES P14-0472, P14-0473, P15-0322, AND P15-0321: Proposal by Ridge Crest Cardinal – Riverside LP to consider a Tentative Tract Map (TM-39534); a related Planned Residential Development to subdivide an approximately 13.5 acre two-parcel vacant site, into 85 single family residential lots with common open space and shared amenities; the Design Review of the plot plan and building elevations for the proposed residential planned residential development; and variances related to building setback measurements, the project site is located at on the northerly side of Grove Community Drive, between Trautwein Road and Worchester Lane, in the R-1-8500-SP – Single Family Residential and Specific Plan (Orangecrest) Overlay Zones, in Ward 4. The project involves revisions to the “Grove Community Church Development Agreement,” to permit the proposed residential development. 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](#)
 [Exhibits](#)

- 5 PLANNING CASES P13-0956, P13-0959, P13-0960, P13-0963, P13-0964, P13-0965 & P13-0966: Proposal by MIG | Hogle-Ireland for consideration a phased development consisting of three (3) industrial buildings totaling approximately 1,461,449 square feet of Industrial Warehouse Distribution space. The proposal involves consideration of text and map amendments to the General Plan and Hunter Business Park Specific Plan related to vehicular and pedestrian circulation, planned storm drain concepts, and open space; to vacate an approximately 2,250 foot long portion of Columbia Avenue, a planned & dedicated but not yet constructed 110-foot wide foot wide arterial roadway located between Palmyrita Avenue and Michigan Avenue; for Tentative Parcel Map 36683 to subdivide the 72.5-acre site into three (3) parcels; for Design Review of the plot plan and building elevations; for a Minor Conditional Use Permit to permit a building which exceeds 400,000 square feet; and for a variance to allow a building height of up to 56 feet where 45 feet is the maximum height allowed. The project site is a nine-parcel, approximately 72.5 acre, vacant site is located at the southeast corner of Palmyrita Avenue and Michigan Avenue, and north of Sugarloaf Mountain in the BMP-SP – Business Manufacturing Park and Specific Plan (Hunter Business Park) Overlay Zones, 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 Mitigated Negative Declaration be adopted. Contact Planner: Kyle Smith, AICP, Senior Planner (951) 826-5220 kjsmith@riversideca.gov

Attachments: [Report](#)
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- 6 PLANNING CASE P15-0155: Proposal by Kyle Knowland on behalf of Alta Vista South Public Charter to consider a Conditional Use Permit to open a charter high school in a 10,000 square foot square site located at 4135 Chicago Avenue, #140, and situated in the southeasterly corner of 12th street and Chicago Avenue, in the MU-U – Mixed Use-Urban Zone, in Ward 2. The Planning Division of the Community Development Department has determined that this proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 as the project constitutes an existing facility. Contact Planner: Gayat Adame, Planning Assistant, (951) 826-5933 gadame@riversideca.gov

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

- 7 PLANNING CASES P14-0513: Proposal by Henry Ramirez of Fiesta Max Event Centers to consider a Minor Conditional Use Permit to establish on-sale of alcoholic beverages in conjunction with an existing 6,900 square foot banquet hall facility, located at 9900 Indiana Avenue, on the southerly side of Indiana Avenue, westerly of the intersection of Indiana Avenue and Harrison Street, within an approximately 12.11 acre fully developed site with warehouse and business office buildings, 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 the project be exempt under Section 15301 Existing Facility. Contact Planner: Brian Norton, Associate Planner (951) 826-2308 bnorton@riversideca.gov until May 14, 2015. Contact Gabriel Perez, Principal Planner, gjperez@riversideca.gov after May 14, 2015 for any questions related to this case.

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

- 8 PLANNING CASES P14-0246, P14-1059, P14-0901: Proposal by Eric Flodine of Strata Crest, LLC to consider an Annexation and accompanying Pre-Zoning and General Plan Amendment of an approximately 16.6 acres located at the northwest corner of Sycamore Canyon Boulevard and Central Avenue, just west of the State Route 60, I-215 freeway. The annexation includes a vacant 9.7 acre parcel (APN 256-050-012) with an existing City of Riverside General Plan 2025 Land Use Designation of Commercial (C) with the balance of the area within public ownership, primarily as right-of-way. The proposed annexation and accompanying General Plan Amendment will be a map change only and will not change the General Plan Land Use Designation. The proposed Pre-Zoning for the 9.7 acre parcel is Commercial General (CG), which is consistent with the existing, underlying General Plan designation. The Annexation area is proposed to be added to Ward 2. Contact Planner: David Murray (951) 826-5773.

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

MISCELLANEOUS PLANNING AND ZONING ITEMS

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

MINUTES

- 12 The minutes of May 7, 2015 to be presented for approval.

Attachments: [Minutes](#)

ADJOURNMENT

Adjournment to the Thursday, June 4, 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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