



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Thursday, July 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 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 P15-0337: Proposal by Larry Slusser of the Legacy Group on behalf of River Springs Charter School to consider a Conditional Use Permit to establish a temporary charter school ("River Springs Charter School") for kindergarten through 8th grade students, with up to 300 students and 17 staff at any given time, within a portion of an existing 50,734 square foot building occupied by the Seventh Day Adventist Church, located on an 4.25 acre site at 5320 Victoria Avenue, situated on the easterly side of Victoria Avenue, northerly of Central Avenue, in the R-1-13000 – Single Family Residential 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 exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities). Contact Planner: Candice Assadzadeh, Assistant Planner, (951) 826-5667 cassadzadeh@riversideca.gov.

Attachments: [report](#)

- 3 PLANNING CASES P14-0805, AND P15-0004: Proposal by Steve Sommers – SDH & Associates Inc., to consider a Tentative Tract Map (TM-36806) to subdivide an approximately 3.72 acre, three-parcel vacant site, into 18 single family residential lots, and Rezone a portion of the property from R-1-7000-WC Single Family Residential and Water Course Overlay Zone to R-1-7000 Single Family Residential Zone, the project site is generally located on the northeasterly corner of the intersection of Gibson Street and Lincoln Avenue, in the R-1-7000-WC Single Family Residential and Water Course Overlay Zone, in Ward 5. 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: Candice Assadzadeh, Assistant Planner, (951) 826-5667 cassadzadeh@riversideca.gov

Attachments: [report](#)

- 4 PLANNING CASES P15-0068, P15-0175, P15-0176, P15-0399, & P15-0400: Proposal by Geoff Ingles of Galardi Group to consider a Conditional Use Permit, Design Review, and Variances related to the demolition of an existing drive-thru restaurant (“Wienerschnitzel”) and the construction of a new approximately 1,144 square foot drive-thru restaurant, located on an 0.31 acre site at 3695 Central Avenue, situated on the northerly side of the Central Avenue and westerly of De Anza Avenue, in the CG Commercial General 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 exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development). Contact Planner: Gaby Adame, Assistant Planner, (951) 826-5933 gadame@riversideca.gov.

Attachments: [report](#)

- 5 PLANNING CASES P15-0265 & P15-0403: Proposal by Luke Robinson of Family Service Association to consider a revised Conditional Use Permit and Design Review to add two modular structures and increase the number of children from 144 to 200 at an existing daycare center (“YWCA”) located on an 2 acre site at 8172 Magnolia Avenue, situated on the southerly side of the Magnolia Avenue and Crowell Avenue intersection, in the R-1-7000 – Single Family Residential 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 exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development). Contact Planner: Gaby Adame, Assistant Planner, (951) 826-5933 gadame@riversideca.gov.

Attachments: [report](#)

- 6 PLANNING CASES P15-0137, P15-0138 & P15-0139: Proposal by All Star Realty on behalf TJ Mart to consider a Conditional Use Permit and Variances to upgrade current ABC License Type 20 (off sale beer & wine) to Type 21 (off sale general) in an approximately 2,300 square feet existing building (TJ Mart) located at 3815 La Sierra Avenue, situated on the northeasterly of Magnolia Avenue and La Sierra Avenue in the Commercial Retail (CR) Zone, in Ward 6. 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 15270 (Projects which are disapproved); if approved the project is categorically exempt per Section 15301 (existing facilities). Contact Planner: Meenaxi Panakkal, Associate Planner, (951) 826-5628 mpanakkal@riversideca.gov or Kyle Smith, Senior Planner, (951) 826-5220 kjsmith@riversideca.gov.

Attachments: [report](#)

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 Interim Community & Economic Development Director
- 9 Items for future agendas.

MINUTES

- 10 The minutes of June 18, 2015 to be presented for approval.

Attachments: [Minutes](#)

ADJOURNMENT

Adjournment to the Thursday, July 23, 2015, meeting at 9:00 a.m. in the Art Pick Council Chamber.

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*Art Pick Council Chamber
3900 Main Street
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