



City of Riverside

Planning Commission

2,115th Meeting

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

City of Arts & Innovation

Agenda

Thursday, July 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.

9:00 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 CASE P14-1014 (Continued from June 18, 2015): Proposal by LA SMSA dba Verizon Wireless to consider a Conditional Use Permit for the collocation of new wireless telecommunications antennas at a height of 40-feet on an existing 60-foot high wireless telecommunications facility camouflaged as a pine tree, on approximately 3.63 acres currently developed with a Church (Pathway Christian Church) located at 6755 Victoria Avenue and situated on the northwesterly of the corner of Victoria Avenue and Mary Street, in the R-1-13000 Single Family Residential Zone, in Ward 3.. 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, Senior Planner, (951) 826-5220; kjsmith@riversideca.gov (Applicant requests continuance off-calendar and staff concurs.)

Attachments: [Request for Continuance](#)

- 3 PLANNING CASES P14-0244, P15-0086-P15-0092: Proposal by Steve Berzansky on behalf of Steven Walker Communities to consider a Tentative Tract Map (TM-36703) to subdivide an approximately 2.21 acre, vacant site, into 6 single family residential lots, related variances and modifications include lot depth and lot width, the project site is generally located on the northeasterly corner of the intersection of Central and Fairview Avenues, in the R-1-13000 Single Family Residential Zone, in Ward 3. It is recommended that the City Planning Commission adopt the Mitigated Negative Declaration in conjunction with these cases. Contact Planner: Brian Norton, Associate Planner, (951) 826-2308 bnorton@riversideca.gov (Applicant requests continuance to August 6, 2015 and staff concurs.)

Attachments: [Request for Continuance](#)

- 4 PLANNING CASE P14-0461 (Continued from July 9, 2015): Proposal by Tae Sek Ha, of Riverside Indoor Shooting Range, Inc. to modify existing conditions of approval from Conditional Use Permit, Planning Case P12-0344, to allow for the retail sale of firearms in conjunction with an existing indoor shooting range, located at 11631 Sterling Avenue, situated on the northerly side of Sterling Avenue, easterly of Merced Drive, in the BMP-S-2-X-10-SP – Business Manufacturing Park, Two-Story Height of Buildings, Building Setback (10-foot building setback from Sterling Avenue), Specific Plan (Magnolia Avenue) Overlay Zones, 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 15301 (Existing Facilities). Contact Planner: Candice Assadzadeh, Assistant Planner, (951) 826-5667 cassadzadeh@riversideca.gov.

Attachments: [PC Report](#)

- 5 PLANNING CASES P14-0805, AND P15-0004 (Continued from July 9, 2015): 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: [PC Report](#)

- 6 PLANNING CASE P15-0083: Proposal by Henry Castro from Core Development Services on behalf of Verizon Wireless to consider a Conditional Use Permit to construct a 60-foot high wireless telecommunications facility camouflaged as a eucalyptus tree, on an approximately 6.9 acre site that is currently developed with storage units, located at 4188 Pierce Street and situated on the southerly corner of the intersection of Collett Avenue and Pierce 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: Gaby Adame, Assistant Planner, (951) 826-5933 gadame@riversideca.gov

Attachments: [PC Report](#)

- 7 PLANNING CASE P15-0132: Proposal by Andrea Urbas of Cortel, on behalf of Verizon Wireless to consider a Conditional Use Permit to construct a 50-foot high wireless telecommunications facility camouflaged as a eucalyptus tree, on an approximately 2.7 acre site that is currently developed with a church, located at 4350 La Sierra Avenue and situated on the southeasterly corner of the intersection of La Sierra Avenue and Collett Avenue, in the R-1-7000 – Single Family Residential 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: Gaby Adame, Assistant Planner, (951) 826-5933 gadame@riversideca.gov

Attachments: [PC Report](#)

- 8 PLANNING CASES P12-0698, P12-0697 AND P12-0601: Proposal by Hank Jong of EGL Associates, Inc. to consider: 1) a General Plan Amendment to amend the General Plan land use designation for approximately 0.27 acres of an existing 5.08-acre parcel from VLDR - Very Low Density Residential to HR - Hillside Residential; 2) a Zoning Code Map Amendment to amend the zoning designation of approximately 0.27 acres of an existing 5.08-acre parcel from the R-1-1/2 Acre – Single-family Residential Zone to the RC – Residential Conservation Zone; and 3) a Tentative Tract Map (TM-36370) to facilitate the subdivision of two contiguous undeveloped parcels totaling approximately 9 acres into 10 lots, located at 14601 Dauchy Avenue, situated on the westerly side of Dauchy Avenue, between Ferrari Drive and Cactus Avenue, in Ward 4. It is recommended that the City Planning Commission recommend to the City Council adoption of a Mitigated Negative Declaration in conjunction with these cases. Contact Planner: Brian Norton, Associate Planner, (951) 826-2308 bnorton@riversideca.gov

Attachments: [PC Report](#)

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 & Economic Development Director
- 11 Items for future agendas.

MINUTES

- 12 The minutes of July 9, 2015 to be presented for approval.

Attachments: [Minutes](#)

ADJOURNMENT

Adjournment to the Thursday, August 6, 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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