



*City of Arts & Innovation*

# City of Riverside

## Planning Commission

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

### 2,117th Meeting

### Agenda - Final

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Thursday, September 3, 2015

9:00 AM

Art Pick Council Chamber

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#### 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****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 CASES P12-0698, P12-0697 AND P12-0601 (Continued from July 23, 2015): 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](mailto:bnorton@riversideca.gov) (Staff is requesting a continuance to a future meeting date to be determined at the September 3, 2015 meeting.)

**Attachments:** [Staff Request for Continuance](#)

- 3 PLANNING CASES P13-0263, P13-0264, P15-0269, P15-0158 & P14-0769: Proposal by Mike Sadeghian to consider: 1) an Amendment to the General Plan to change the General Plan land use designation of approximately 7.7 acres from VLDR – Very Low Density Residential to C – Commercial; 2) to amend the Municipal Code (Title 19) to rezone approximately 7.7 acres from the R-1-1/2 Acre- SP – Single-Family Residential and Specific Plan (Orangecrest) Overlay Zones to CR-SP – Commercial Retail and Specific Plan (Orangecrest) Overlay Zones; 3) A Conditional Use Permit to establish an approximately 10,000 square foot day care center for up to 175 children; 4) A Conditional Use Permit to establish an approximately 2,540 drive-thru restaurant, and 5) Design Review of the plot plan and building elevations for an approximately 4,700 square foot and an approximately 6,000 square foot shell buildings for the future occupancy by commercial/retail uses, an approximately 10,000 square foot day care center, an approximately 2,540 square foot drive-thru restaurant, an approximately 10,000 square foot two-story office building, an approximately 8,000 square foot medical office building, as well as associated surface parking; located on an approximately 7.7 acre site, two-parcel site at 18171 Van Buren Boulevard, situated on the southwesterly corner of Van Buren Boulevard and Little Court, 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: Kyle Smith, AICP, Senior Planner, (951) 826-5220 [kjsmith@riversideca.gov](mailto:kjsmith@riversideca.gov) (This case was continued off-calendar at the December 4, 2015 City Planning Commission Meeting)

Attachments: [Report](#)

- 4 PLANNING CASES P15-0673 and P15-0674: Proposal by the City of Riverside to consider an amendment to the Zoning Code (Title 19 of the Municipal Code) to add, as Chapter 19.219, the Residential Protection Overlay Zone, establishing development standards for specifically-designated single-family neighborhoods in response to the existing moratorium on building permits for the addition of bedrooms on existing Single-Family Residential zoned (R-1) properties (P15-0673); and 2) consider applying the Residential Protection Overlay Zone to all R-1 (Single-Family Residential) zoned properties within the existing Moratorium area (P15-0674). The Planning Division of the Community & Economic Development Department is recommending that the Planning Commission determine that this proposal is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the proposed amendment to the Zoning Code and application of the Residential Protection Overlay Zone will have a significant effect on the environment. Contact Planner: David Murray, Senior Planner, (951) 826-5773 [dmurray@riversideca.gov](mailto:dmurray@riversideca.gov)

Attachments: [Report](#)

**MISCELLANEOUS PLANNING AND ZONING ITEMS**

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

**MINUTES**

- 8 The minutes of August 6, 2015 to be presented for approval.

Attachments:    [Minutes](#)

**ADJOURNMENT**

*Adjournment to the Thursday, September 17, 2015, meeting at 9:00 a.m. in the Art Pick Council Chamber.*

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