



City of Riverside

Planning Commission

2,119th Meeting

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

City of Arts & Innovation

Agenda

Thursday, October 8, 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 CASES P12-0698, P12-0697 AND P12-0601 (Continued from September 3, 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 (Applicant requests further continuance to October 22, 2015.)

Attachments: [Continuance Request](#)

- 3 PLANNING CASES P14-0588, P15-0483, P15-0753, P15-0755, P15-0756 & P15-0757 (Continued from September 17, 2015 to allow for required noticing): Proposal by Atman Kadakia, of Greens Group, to consider two Conditional Use Permits to reopen an existing motor vehicle fuel station with alcoholic beverage sales and to reopen an existing drive-thru restaurant in conjunction with a convenience store, three Variances for proximity to an existing gas station with concurrent sale of motor vehicle fuel with alcoholic beverages, for proximity from any other business with an off-sale general license with less than 15,000 square feet of gross floor area, and for proximity from any other business with an off-sale general license that sells alcoholic beverages as its principal business, and a Public Convenience or Necessity determination due to the over-concentration of alcoholic beverages within the project site census tract, located at 383 E. Alessandro Boulevard, situated on the southerly side of Alessandro Boulevard, westerly of Mission Grove Parkway, in the CR-SP – Commercial Retail, Specific Plan (Mission Grove) Overlay Zones, in Ward 4. 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](#)
[PowerPoint](#)

- 4 PLANNING CASE P15-0098: Proposal by Andrea Urbas of Cortel, on behalf of Verizon Wireless, to consider a Minor Conditional Use Permit to construct a 58-foot high wireless telecommunications facility camouflaged as a bell tower, on an approximately 3.10 acre site that is currently developed with “St. Andrews Newman Center Church”, located at 105 Big Springs Road and situated on the northwesterly corner of the intersection of Big Springs Road and Mt. Vernon Avenue, in the CR-NC – Commercial Retail and Neighborhood Commercial Overlay Zones. The Planning Division of the Community and Economic 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: Candice Assadzadeh, Assistant Planner, (951) 826-5667 cassadzadeh@riversideca.gov

Attachments: [Report](#)

- 5 PLANNING CASES P15-0075, P15-0076 & P15-0819: Proposal by Zach Lauterbach of Evergreen Devco for consideration of a Design Review and two Conditional Use Permits to construct a 11,738 square foot vehicle repair facility ("Les Schwab Tire Center") and a 2,200 square foot drive-thru restaurant ("Dunkin Donuts"), on an approximately 2.11 acre vacant site, generally situated at the northerly side of Van Buren Boulevard, easterly of Prairie Way, in the CR-S-2-X-15/50-SP – Commercial Retail Zone within a Building Stories Overlay Zone (maximum of 2 stories), a Building Setback Overlay Zone (a minimum setback of 15 feet from Van Buren Boulevard, and 50 feet from adjacent residential properties), and a Specific Plan Overlay Zone (Orangecrest Specific Plan), in Ward 4. 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: Candice Assadzadeh, Assistant Planner, (951) 826-5667 cassadzadeh@riversideca.gov.

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

- 6 PLANNING CASE P15-0326: Proposal by Pacific Medical Buildings to consider an amendment to Section 9.5.2 of the Downtown Specific Plan (DSP) to allow a maximum building height of 80 feet for the portion of the Prospect Place Office District bounded by Fourteenth Street, Olivewood Avenue, Prospect Avenue, and State Highway 91, in Ward 1. The DSP currently permits a maximum building height of 35 feet for parcels easterly of Olivewood Avenue in the Prospect Place Office District, and a maximum building height of 80 for parcels westerly of Olivewood Avenue in the Prospect Place Office District. The Planning Division of the Community Development Department has determined that the proposed project involves modification to development standards, with no specific development proposed, therefore this project will not have a significant effect on the environment and is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15061 (potential for causing a significant effect on the environment). It should be noted that this project was circulated for review and consultation by California Native American tribes pursuant to SB 18 and AB 52. Contact Planner: Kyle Smith, AICP, Senior Planner, (951) 826-5220 kjsmith@riversideca.gov

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

- 7 PLANNING CASE P14-0682: Proposal by Chris Colton from Spectrum Services on behalf of Verizon Wireless to consider a Conditional Use Permit to construct a 60-foot high wireless telecommunications facility camouflaged as a monopine, on an approximately 0.37 acre site that is currently developed with a restaurant, located at 4920 Jackson Street and situated southwesterly of the Colony Place and Jackson Street intersection, in the CR—Commercial Retail Zone. The Planning Division of the Community and Economic 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: [Report](#)

- 8 PLANNING CASE P15-0061: Proposal by Henry Castro from Core Development Services on behalf of Verizon Wireless to consider a Minor Conditional Use Permit to construct a 50-foot high wireless telecommunications facility camouflaged as a church monument, on an approximately 4.29 acre site that is currently developed with “Mt. Rubidoux Seventh-day Adventist Church”, located at 5320 Victoria Avenue and situated on the northeasterly corner of the intersection of Victoria Avenue and Central Avenue, in the R-1-13000 – Single Family Residential Zone. The Planning Division of the Community and Economic 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: [Report](#)

- 9 PLANNING CASE P15-0157: Proposal by Andrea Urbas from Cortel on behalf of Verizon Wireless to consider a Conditional Use Permit to construct a 47-foot high wireless telecommunications facility camouflaged as a monopine, on an approximately 7.56 acre site that is currently developed industrial businesses, located at 1151 Spruce Street and situated on the northwesterly corner of the intersection of Rustin Avenue and Spruce Street, in the BMP—Business and Manufacturing Park Zone. The Planning Division of the Community and Economic 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: [Report](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 10 Discussion: Time Limits for Modular/Temporary Structures (Continued from September 17, 2015.)

Attachments: [Modulars and Temporary Structures](#)

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

MINUTES

- 14 The minutes of September 3, 2015 to be presented for approval.

Attachments: [Minutes](#)

ADJOURNMENT

Adjournment to the Thursday, October 22, 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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