



City of Riverside

Planning Commission

2,121st Meeting

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

City of Arts & Innovation

Agenda

Thursday, December 3, 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 P15-0098 (Continued from October 22, 2015): 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](#)
 [Powerpoint](#)

- 3 PLANNING CASE P15-0061 AND P15-0062 (Continued from October 22, 2015): Proposal by Henry Castro from Core Development Services on behalf of Verizon Wireless to consider a Minor Conditional Use Permit and height Variance to permit construction of 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. This case was continued from the October 22, 2015 Planning Commission meeting. Contact Planner: Gaby Adame, Assistant Planner, (951) 826-5933 gadame@riversideca.gov

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

- 4 PLANNING CASES P15-0140 AND P15-0141: Proposal by the City of Riverside to consider an Amendment to the General Plan to change the land use designation of the an approximately 1.93 acre site from MDR – Medium Density Residential to HDR – High Density Residential; and to Amend the Municipal Code (Title 19) to change the Zone of the project site from R-1-7000 – Single Family Residential to R-3-Multiple Family Residential. The 1.93 acre three parcel site currently contains a multiple family residential development, situated on the easterly side of Riverside Avenue, northerly of Elizabeth Street, and southerly of Jurupa Avenue, at 6078, 6084, 6090 and 6096 Riverside Avenue, in Ward 3. The Planning Division has determined that the proposed project involves modification to create consistency with land use and zoning designations, 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). Contact Planner: Kyle Smith, AICP, Senior Planner, (951) 826-5220 kjsmith@riversideca.gov

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

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. Community & Economic Development

- 7 Items for future agendas.

MINUTES

- 8 The minutes of October 22, 2015 to be presented for approval.

Attachments: [Minutes](#)

ADJOURNMENT

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

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*Art Pick Council Chamber
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