



City of Riverside

Planning Commission

2,125th Meeting

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

City of Arts & Innovation

Agenda

Thursday, February 18, 2016

9:00 AM

Art Pick Council Chamber
Originally Published February 5, 2016

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 P14-0683 (GPA), P14-0684 (RZ), P14-0685 (PPE), P15-1080 (VR), P15-1081 (VR) & P15-1082 (GE): (Applicant requests further continuance off-calendar.) To; 1) permit and establish a 220-unit multi-family residential project by; 2) amending the land use designation of 11.75 acres of the 30.9 acre project site from OS – Open Space to MHDR – Medium High Density Residential; 3) rezone 11.75 acres of the 30.9 acre project site from PF – Public Facilities to R-3-3000 – Multi-Family Residential; 4) rezone approximately 0.8 acres from R-1-7000 – Single Family Residential to PF – Public Facilities Zone; 5) Variances requested for building setback and building height and a grading exception related to on-site grading. (Continued from the January 21, 2016 meeting.)

Attachments: Request for Continuance

- 3 PLANNING CASE P15-1030: Proposed conditional use permit by TerWisscha Construction, Inc., to establish a Veterinary Clinic on approximately 0.81 acres developed with an existing 6,058 square foot standalone commercial building, at 4375 Van Buren Boulevard situated on the west side of Van Buren Boulevard approximately 1,000' north of California Street in the CR-S-1-X Commercial Retail Zone, maximum one story building height, and a 6' setback from the southern property line, within Ward 5. The Community & Economic Development Department has determined that this proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 as the project constitutes an existing facility. Contact Planner: Sean P. Kelleher, MBA, Associate Planner, (951) 826-5712 skelleher@riversideca.gov

Attachments: [Report](#)
[Power Point](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 4 Update from City Planner
- 5 Items for future agendas

MINUTES

- 6 The minutes of January 21, 2016 to be presented for approval.

Attachments: [Minutes](#)

ADJOURNMENT

Adjournment to the Thursday, March 3, 2016, meeting at 9:00 a.m. in the Art Pick Council Chamber.

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*Art Pick Council Chamber
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