



City of Arts & Innovation

City of Riverside

Planning Commission

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

2,131st Meeting

Agenda - Revised

Meeting Date: Thursday, May 19, 2016
Publication Date: Tuesday, May 10, 2016

9:00 AM

Art Pick Council Chamber
Originally Published on May 6, 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 CASE P16-0183: Applicant is requesting continuance to July 14, 2016 and staff concurs. Proposal by Kathy and Dewitt Vercher to consider a Conditional Use Permit to establish a custom motorcycle specialty shop with retail sales of accessories in an existing 2,725 square foot commercial building, located at 6359 Magnolia Avenue, on the north side of Magnolia Avenue between Merrill Avenue and Beatty Drive, in Ward 3. The Planning Division of the Community & Economic Development Department is recommending that the Planning Commission recommend that the City Council determine that this proposal is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities), as this proposed project will not have a significant effect on the environment. Contact Planner: Vanessa Norwood, Contract Senior Planner, (951) 826-2393, vnorwood@riversideca.gov.

Attachments: [Continuance Request](#)

- 3 PLANNING CASES P15-0783 and P15-0457: Proposal by Jim Sullivan of Woodcrest Christian School System to consider a Conditional Use Permit and Design Review for the expansion of Riverside Christian Day School to: 1) increase the student enrollment to a maximum of 500 students; and 2) install three modular classroom buildings and construct a restroom facility. The property is located at 3612 and 3630 Arlington Avenue, on the south side of Arlington Avenue between Glacier Drive and Mt. Diablo Avenue, in the R-1-7000 - Single Family Residential Zone, in Ward 3. The Planning Division of the Community & Economic Development Department is recommending that the Planning Commission recommend that the City Council determine that this proposal is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15314 (Minor Addition to Schools), as this proposed project will not have a significant effect on the environment. Contact Planner: Sean P. Kelleher, Associate Planner, (951) 826-5712 skelleher@riversideca.gov.

Attachments: [Report](#)
 [Exhibits 3-9](#)
 [Presentation](#)

- 4 PLANNING CASES P15-0820 and P16-0219: Proposal by Katy Noel, on behalf of Merlone Geier, to consider an amendment to the Canyon Springs Business Park Specific Plan and Design Review to allow an additional 90 square foot sign panel on the freeway oriented pylon sign, located on the south side of State Route 60, and approximately 250 feet west of Day Street, on a 5.27 acre parcel developed with a commercial shopping center, in the CR-SP – Commercial Retail and Specific Plan (Canyon Springs Business Park) Overlay Zones, in Ward 2. The Planning Division of the Community & Economic Development Department is recommending that the Planning Commission recommend that the City Council determine that this proposal is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New Construction or Conversion of Small Structures), as this proposed project will not have a significant effect on the environment. Contact Planner: Sean P. Kelleher, Associate Planner, (951) 826-5712 or skelleher@riversideca.gov.

Attachments: [Report](#)
 [Exhibits 2 - 8](#)
 [Presentation](#)

- 5 PLANNING CASES P15-0978 and P16-0252: Proposal by Katy Noel, on behalf of MGP X Properties LLC., to consider an amendment to the Canyon Springs Business Park Specific Plan and Design Review to allow the construction of a 75 foot high freeway oriented pylon sign on the east side of Interstate 215 and approximately 200 feet north of Corporate Centre Place, on 15.44 acres, developed with a commercial retail building, in the CR-SP – Commercial Retail and Specific Plan (Canyon Springs Business Park) Overlay Zones, in Ward 2. The Planning Division of the Community & Economic Development Department is recommending that the Planning Commission recommend that the City Council determine that this proposal is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New Construction or Conversion of Small Structures), as this proposed project will not have a significant effect on the environment. Contact Planner: Sean P. Kelleher, Associate Planner, (951) 826-5712 or skelleher@riversideca.gov.

Attachments: [Report](#)
 [Exhibits 2 - 8](#)
 [Presentation](#)

- 6 PLANNING CASE P16-0011: Proposal by Clayton Przekop of Burnham Nationwide, on behalf of Planet Fitness, to consider a Conditional Use Permit to establish an 18,000 square foot health fitness center in an existing multi-tenant retail building and reconstruct a 104-stall surface parking lot within an 18-acre multi-tenant commercial retail complex, located at 4135 Chicago Avenue, between University Avenue and Twelfth Street, in the MU-U-SP – Mixed-Use – Urban, Specific Plan (University Avenue) Overlay Zones, in Ward 2. The Planning Division of the Community & Economic Development Department is recommending that the Planning Commission recommend that the City Council determine that this proposal is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities), as this proposed project will not have a significant effect on the environment. Contact Planner: Matthew Taylor, Planning Technician, (951) 826-5944, mtaylor@riversideca.gov.

Attachments: [Report](#)
 [Exhibits 3-8](#)
 [Presentation](#)

- 7 PLANNING CASES P14-0683, P14-0684, P14-0685, P15-1080, P15-1081 and P15-1082: Proposal by Steve Sommers of SDH and Associates to consider the following entitlements to permit a multi-family residential development with 216 units and 385 parking spaces: 1) amend the General Plan land use designation of 11.75 acres of the 30.9 acre project site from OS-Open Space to MHDR-Medium High Density Residential; 2) rezone 9.0 acres from PF – Public Facilities Zone to R-3-3000 – Multi-Family Residential Zone; rezone 2.75 acres from R-1-7000 – Single Family Residential Zone to R-3-3000 – Multi Family Residential Zone; and rezone approximately 0.8 acres from R-1-7000 – Single Family Residential Zone to PF – Public Facilities Zone; 3) Site Plan Review; 4) Variances to allow building heights greater than permitted and building setbacks less than required by Code; and 5) Grading Exceptions related to on-site grading and retaining walls over six feet in height not open to public view, on a 30.9 acre site, located at 601 Central Avenue, situated on the north side of Central Avenue between Canyon Crest Drive and Quail Run Road, in Ward 2. The Planning Division of the Community and Economic Development Department recommends that the Planning Commission recommend to the City Council adoption of a Mitigated Negative Declaration, as this proposed project will not have a significant effect on the environment. Contact Planner: Brian Norton, Senior Planner, (951) 826-2308 or bnorton@riversideca.gov

Attachments: [Report](#)
 [Exhibits 3 - 12](#)
 [Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 8 Items for future agendas and update from City Planner

MINUTES

- 9 The minutes of April 21 and May 5, 2016 to be presented for approval.

Attachments: [Minutes 4-21-16](#)
 [Minutes 5-5-16](#)

ADJOURNMENT

Adjournment to the Thursday, June 2, 2016, 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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