



*City of Arts & Innovation*

# City of Riverside

## Planning Commission

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

### 2,134th Meeting

### Agenda - Final

---

Meeting Date: Thursday, July 28, 2016  
Publication Date: Friday, July 15, 2016

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 P15-0947 (Staff requests further continuance to August 25, 2016): Proposal by Andrea Urbas of Cortel, on behalf of Verizon Wireless, to consider a Conditional Use Permit for a 35 foot high wireless telecommunications facility, disguised as a streetlight pole and related equipment within two separate segments of public right-of-ways, situated on the east and west sides of Chicago Avenue and south of Le Conte Avenue, adjacent to property zoned R-1-8500 – Single Family Residential in Ward 3. The Planning Division of the Community & Economic Development Department has determined that this project falls under the New Construction or Conversion of Small Structures Class, pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines, and is therefore categorically exempt from further environmental review. Contact Planner: Vanessa Norwood, Contract Senior Planner, (951) 826-2393 [vnorwood@riversideca.gov](mailto:vnorwood@riversideca.gov) (Continued from the June 16, 2016 Planning Commission meeting.)

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

- 3 PLANNING CASES P16-0168, P15-1107, P16-0389, P16-0388: Proposal by Rick Scott of Corman Leigh Companies to consider the following entitlements to permit a 797 unit, three-story commercial storage facility: 1) Rezone the subject site to apply the CS—Commercial Storage Overlay Zone to the underlying BMP—Business and Manufacturing Park Zone; 2) Design Review of a plot plan and building elevations for the commercial storage facility; 3) Variance for a lesser front yard setback than required by the CS Overlay Zone; and 4) Variance for a greater building height than permitted by the CS Overlay Zone, on 1.67 acres of vacant land, situated on the north side of Third Street and east of Vine Street, in Ward 1. 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 an In-Fill Development Project and is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15332, as this proposed project will not have a significant effect on the environment. Contact Planner: Gaby Adame, Assistant Planner, (951) 826-5933 gadame@riversideca.gov

**Attachments:**    [Report](#)  
                          [Exhibits 3 - 5](#)  
                          [Exhibits 6](#)  
                          [Exhibits 7-8](#)  
                          [Presentation](#)

### **MISCELLANEOUS PLANNING AND ZONING ITEMS**

- 4 Items for future agendas and update from City Planner

### **MINUTES**

- 5 The minutes of July 14, 2016 to be presented for approval.

**Attachments:**    [Minutes](#)

### **ADJOURNMENT**

*Adjournment to the Thursday, August 11, 2016, meeting at 9:00 a.m. in the Art Pick Council Chamber.*

\* \* \* \* \*

*Art Pick Council Chamber  
3900 Main Street  
Riverside, CA 92522  
Planning Division  
951-826-5371*