



City of Arts & Innovation

City of Riverside

Planning Commission

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

2,136th Meeting

Agenda - Final

Meeting Date: Thursday, August 25, 2016
Publication Date: Friday, August 12, 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 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 (Applicant is requesting to withdraw their application): 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 (Continued from the July 28, 2016 Planning Commission meeting.)

Attachments: [Report](#)

- 3 Planning Case P16-0124: A proposal by the City of Riverside to amend the Downtown Specific Plan to 1) allow for increases to the maximum building heights within the Raincross, Justice Center, and Prospect Place Office Districts when outside the Mission Inn Historic District, subject to a conditional use permit; and 2) make the definition for "Floor Area Ratio" consistent with the City's Zoning Code, which excludes parking areas from the Floor Area Ratio calculation. Other changes will also be considered that are minor in context, and are generally necessary for technical reasons or clarification. The proposed amendment to the Downtown Specific Plan will not alter the Specific Plan's current maximum permitted Floor Area Ratios (FAR), which limits development intensity; and no development or ground disturbance is proposed in conjunction with this proposed Specific Plan Amendment. The Planning Division of the Community and Economic Development Department recommends that the Planning Commission recommend to the City Council adoption of an Addendum to the Program Environmental Impact Report for the General Plan 2025 Program, pursuant to the provisions of the California Environmental Quality Act Section 15164, as it can be found that this proposed project will not result in significant impacts beyond what was analyzed within the PEIR. Contact Planner: David Murray, Senior Planner: (951) 826-5773, dmurray@riversideca.gov.

Attachments: [Report](#)

[EX 1 - Staff Recommended Findings](#)

[EX 2 - CPC Report 5-7-15](#)

[EX 3 - Downtown SP Districts](#)

[EX 4 - Chapter06 - Raincross District - Redline](#)

[EX 5 - Chapter07 - Justice Center District - Redline](#)

[EX 6 - Chapter09 - Prospect Place Office District - Redline2](#)

[EX 7 - Chapter18 - Definitions - Redline](#)

[EX 8 - Downtown Existing Conditions](#)

[EX 9 - Downtown Proposed Changes](#)

[EX 10 - Addendum No 7 Draft Clean 8-11-16](#)

[Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 4 Items for future agendas and update from City Planner

MINUTES

- 5 The minutes of August 11, 2016 to be presented for approval.

Attachments: [Minutes 8-11-16](#)

ADJOURNMENT

Adjournment to the Thursday, September 8, 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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