



City of Arts & Innovation

City of Riverside

Planning Commission

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

2,138th Meeting

Agenda - Final

Meeting Date: Thursday, October 6, 2016

9:00 AM

Art Pick Council Chamber

Publication Date: Friday, September 23, 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 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 P15-0907 (CUP), P15-0908 (CUP), P15-0909 (DR) and P16-0285 (VR) & P16-0651 (VR) (Applicant requests continuance to October 20, 2016 and staff concurs): Proposal by Alex Mucino of AHD, LP to consider: 1) two Conditional Use Permits and Design Review to permit the construction of a vehicle service station, car wash and convenience store with off-premises sales of beer and wine, and a drive-thru restaurant; and 2) Variances to allow a reduced landscape setback along Orange Street, and a reduced distance separation to a business with the concurrent sale of motor vehicle fuel with alcoholic beverages, on 1.99 vacant acres. This property is located at 2234 Main Street, 2225 Orange Street, and 2243 Orange Street, situated on the southeast corner of Main Street and SR-60 Freeway, in the DSP-NMS – Downtown Specific Plan – North Main Street District, in Ward 1. Contact Planner: Vanessa Norwood, Contract Senior Planner (951) 826-2393 vnorwood@riversideca.gov.

Attachments: [PC Report - P15-0907](#)

- 3 PLANNING CASE P16-0251 (Revocation or Modification of Planning Case P15-0255): Request by the City of Riverside Community & Economic Development Department for the revocation or modification of Planning Case P15-0255, a minor conditional use permit to establish entertainment in conjunction with a restaurant (Hideaway Café) located at 3700-3720 Main Street, situated on the southeast corner of Mission Inn Avenue and the Riverside Downtown Pedestrian Mall in the DSP-RC – Downtown Specific Plan – Raincross District Zone in Ward 1. Contact Planner: Travis Randel, Principal Planner (951) 826-5371, trandel@riversideca.gov. (Continued from the September 8, 2016 meeting.)

Attachments: [Report - P16-0251](#)
 [Ex 2 PD Memo September 21 2016](#)
 [Ex 3 PC Staff Report July 14 2016](#)
 [Ex 4 Letter from Raychele Sterling Aug 12 2016](#)
 [Presentation](#)

- 4 PLANNING CASES P11-0768 (CUP) and P11-0769 (DR): Proposal by Gerald Kohutek of Exclusive Towing to consider a Conditional Use Permit and Design Review of a plot plan and building elevations to permit the establishment of a vehicle impound yard and the remodel of an existing 5,082 square foot building, and a Variance to allow reduced front yard setbacks along Arlington Avenue and Crest Street on 2.07 acres, located at 9920 Arlington Avenue, situated on the southeast corner of Arlington Avenue and Crest Street, in the BMP – Business and Manufacturing Park Zone, in Ward 6. The Planning Division of the Community & Economic Development Department is recommending that the Planning Commission determine that this proposal is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities), as this project will not have a significant effect on the environment. Contact Planner: Sean P. Kelleher, (951) 826-5712, skelleher@riversideca.gov

Attachments: [Report P11-0768_0769](#)
 [Exhibits 3 - 13](#)
 [Presentation](#)

- 5 PLANNING CASES P16-0184 (CUP) and P16-0185 (DR): Proposal by WB Allen Development, LLC. to consider a Conditional Use Permit and Design Review to permit the construction of a 9,712 square foot two story senior housing complex on 0.62 acres, located at 3628 Madison Street, situated on the west side of Madison Street between Delaware Street and Orchard Street, 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 Section 15332 (In-Fill Development Projects), as this project will not have a significant effect on the environment. Contact Planner: Sean P. Kelleher, (951) 826-5712 SKelleher@riversideca.gov.

Attachments: [Report - P16-0184-0185](#)

[Exhibit 3 - 8](#)

[Exhibit 9 - 13](#)

[Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 6 Items for future agendas and update from City Planner

MINUTES

- 7 The minutes of September 8, 2016 to be presented for approval.

Attachments: [Minutes 9-8-16](#)

ADJOURNMENT

Adjournment to the Thursday, October 20, 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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