



*City of Arts & Innovation*

# City of Riverside

## Planning Commission

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

### 2,139th Meeting

### Agenda - Final

---

Meeting Date: Thursday, October 20, 2016  
Publication Date: Friday, October 7, 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 CASES P15-0907 (CUP), P15-0908 (CUP), P15-0909 (DR) and P16-0285 (VR) & P16-0651 (VR) (Applicant requests further continuance to the November 3, 2016 meeting 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](mailto:vnorwood@riversideca.gov). (Continued from the October 6, 2016 meeting.)

**Attachments:** [PC Report - continuance](#)

- 3 PLANNING CASE P16-0329 (CUP): Proposal by Kyle Knowland of Alta Vista Public Charter to consider a Conditional Use Permit to establish a public charter school for a total of 500 students with approximately 35 students at any given time, ages 14 through 19, within an existing 6,647 square foot lease space, in a multi-tenant office building, located at 1695 Spruce Street, situated at the northeast corner of Spruce Street and Chicago Avenue, in the BMP-SP - Business and Manufacturing Park-Specific Plan (Hunter Business Park) Overlay Zones, in Ward 1. 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: Gaby Adame, Assistant Planner, (951) 826-5933, gadame@riversideca.gov.

**Attachments:**    [PC Report - P16-0329](#)  
                          [Ex 3 Aerial](#)  
                          [Ex 4 General Plan](#)  
                          [Ex 5 Zoning](#)  
                          [Ex 6 Floor Plan w Furniture](#)  
                          [Ex 6 Floor Plan](#)  
                          [Ex 6 Site Plan \(wide view\)](#)  
                          [Ex 6 Site Plan](#)  
                          [Ex 7 Site Photos](#)  
                          [Ex 8 Comment Letter](#)  
                          [Presentation](#)

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

- 4 Items for future agendas and update from City Planner

### **MINUTES**

- 5 The minutes of October 6, 2016 to be presented for approval.

**Attachments:**    [Minutes 10-6-16](#)

### **ADJOURNMENT**

*Adjournment to the Thursday, November 3, 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*