



*City of Arts & Innovation*

# City of Riverside

## Planning Commission

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

### 2,140th Meeting

### Agenda - Final

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Meeting Date: Thursday, November 3, 2016  
Publication Date: Friday, October 21, 2016

9:00 AM

Art Pick Council Chamber

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#### 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), P16-0285 (VR) and 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:** [Report](#)

- 3 PLANNING CASES P15-0862 (GPA), P15-0863 (RZ), P15-0864 (TTM), P15-0865 (PPE), P15-0866 (DR) & P16-0647 (VR): Proposal by Jeff Moore of RC Hobbs Company, Inc. to consider the following entitlements to permit a 36 unit multi-family residential development: 1) General Plan Amendment to amend the General Plan land use designation of the site from PF – Public Facilities to MHDR-Medium High Density Residential; 2) Zone Change to rezone the site from R-1-7000 – Single Family Residential to R-3-3000 – Multi-Family Residential Zone; 3) Tentative Tract Map (TTM-36994) for one lot condominium parcel; 4) Site Plan Review; 4) Design Review of plot plan and building elevations for the multi-family residential development; and 5) Variance to reduce the building setback between multi-family residential buildings to less than 15 feet as required by the Zoning Code, on a 2.96 acre site, currently developed with a single family residence, located at 4105 Jefferson Avenue, situated on the east side of Jefferson Avenue between Willow and California Avenues, in Ward 3. 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: Gaby Adame, Assistant Planner, (951) 826-5933, gadame@riversideca.gov

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

[Report Exhibits 3-5](#)

[Report Exhibit 6 - Project Plans](#)

[Report Exhibit 7 - Applicant Prepared Variance Justifications](#)

[Report Exhibit 8 - Existing Site Photos](#)

[Report Exhibit 9 - CEQA Document](#)

[Presentation](#)

- 4 PLANNING CASES P14-1072, P14-1081, P14-1082, P16-0101, P16-0102, AND P16-0103: Proposal by Hillwood Enterprises L.P. and The Magnon Company to consider an Environmental Impact Report for the construction of two industrial warehouse buildings, Building 1 (1,012,995 square feet) and Building 2 (352,174 square feet), to operate as a distribution center. This proposal involves the following entitlements: 1) an amendment to the General Plan Circulation Element and to the Sycamore Canyon Business Park Specific Plan Circulation Plan to remove planned but unconstructed streets; 2) Tentative Parcel Map No. 36879 to consolidate 17 parcels into two parcels; Minor Conditional Use Permit to permit industrial buildings greater than 400,000 square feet in area; 3) Design Review of a plot plan and building elevations for the construction of two distributions centers and on-site improvements; and 4) Grading Exceptions for creation of slopes in excess of 20 feet in height and Variance to allow fewer parking spaces than required by the Zonin Code. This 76-acre property is located on the west side of Lance Drive between Sierra Ridge Drive and Dan Kipper Drive, in the BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park Specific Plan) Overlay Zones, in Ward 2. Contact Planner: Patricia Brenes (951) 826-2307, pbrenes@riversideca.gov.

**Attachments:**[Report](#)[Report Exhibits 3- 8](#)[Report Exhibit 9 - Building Elevations](#)[Report Exhibit 9 - Conceptual Landscape Plan](#)[Report Exhibit 9 - Grading Exceptions Plan](#)[Report Exhibit 9 - Line of Site](#)[Report Exhibit 9 - Photo Simulations](#)[Report Exhibit 9 - Preliminary Grading Plan](#)[Report Exhibit 9 - Site Plan](#)[Report Exhibit 9 - Tentative Parcel Map](#)[Report Exhibits 10 - 12](#)[Report Exhibit 13a - Comment Letters](#)[Report Exhibit 13b - Comment Letters](#)[Report Exhibit 14 - Draft EIR](#)[PowerPoint](#)**MISCELLANEOUS PLANNING AND ZONING ITEMS**

- 5 Items for future agendas and update from City Planner
- 6 Discussion to cancel the December 29, 2016 Planning Commission meeting.

**MINUTES**

- 7 The minutes of October 20, 2016 to be presented for approval.

Attachments: [Minutes 10-20-16](#)

### **ADJOURNMENT**

*Adjournment to the Thursday, November 17, 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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