



*City of Arts & Innovation*

# City of Riverside

## Planning Commission

### 2,142nd Meeting

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

### Agenda - Final

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Meeting Date: Thursday, December 1, 2016  
Publication Date: Friday, November 18, 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 P16-0422 (CUP), P16-0660 (PCRN), and P16-0693 (VR): Proposal by Juan Murillo, representing Los Novillos Market, to consider: 1) Conditional Use Permit for the off sale of beer and wine at an existing 5,000 square foot market; 2) a Public Convenience or Necessity for an over concentration of off-sale licenses in Tract 301.03; and 3) a Variance for the off-sale of alcoholic beverages within 100 feet of a residence as required by the Zoning Code. This property is located at 2650 Main Street, situated east side of Main Street and north of Poplar Street, in the DSP-NMS – Downtown Specific Plan - North Main Street District, 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 Sections 15301 (Exempting Facilities) 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 3-13](#)  
[Presentation](#)

- 3 PLANNING CASE P16-0615 (CUP): Proposal by Kevin Aylesworth of All Access Equipment Rentals to consider a Conditional Use Permit to permit the establishment of a large equipment rental facility on 1.33 acres developed with an existing 12,000-square-foot industrial building, located at 2622 Third Street, situated on the south side of Third Street between Commerce Street and Park Avenue, in the BMP-SP – Business and Manufacturing Park - Specific Plan (Marketplace) Overlay Zones, in Ward 2. 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: Matthew Taylor, Assistant Planner, (951) 826-5944, [mtaylor@riversideca.gov](mailto:mtaylor@riversideca.gov)

Attachments:    [Report](#)  
                          [Report Exhibits 3-9](#)  
                          [Presentation](#)

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

- 4 Items for future agendas and update from City Planner

### **MINUTES**

- 5 The minutes of November 17, 2016 to be presented for approval.

Attachments:    [Minutes](#)

### **ADJOURNMENT**

*Adjournment to the Thursday, December 15, 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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