



City of Riverside

Planning Commission

2,143rd Meeting

Agenda - Final

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

City of Arts & Innovation

Meeting Date: Thursday, December 15, 2016
Publication Date: Friday, December 2, 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.

SPEAKER CARDS--If you wish to address the City Council, please complete and submit a speaker card to the Planning Commission Secretary. Speaker cards can be found at the east entrance to the Art Pick Council Chamber and City Hall lobby. Speaker cards will be accepted until conclusion of public comment on the agenda item. In accordance with the Public Records Act, any information you provide on this form is available to the public.

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 P16-0510 (CUP), P16-0511 (DR), and P16-0512 (VR): Proposal by Abe Harb, on behalf of Harkin Inc., to consider: 1) Conditional Use Permit to permit a 3,688 square foot automated carwash building and 2,193 square foot canopy structure on 0.5 acres; 2) Design Review of a plot plan and building elevations for the construction of the automated carwash facility; 3) Variances to allow reduced side yard building setbacks and a reduced front yard setback for an accessory structure. The property is located at 3345 Madison Avenue, on the east side of Madison Avenue, south of Indiana Avenue, in the CR-S-2-X-15-Commercial Retail-Two-Story Building Height, and Building Setback (15 feet from all property lines) Overlay Zones, in Ward 4. The Planning Division of the Community and Economic Development Department is recommending that the Planning Commission recommend 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](#)
 [Exhibits 3 - 8](#)
 [Presentation](#)

- 3 PLANNING CASES P15-0958 (CUP), P15-0959 (DR), And P15-1105 (PM): Proposal by Lisa Kolieb of Akerman, LLP to consider 1) a Parcel Map to subdivide a 3.96 acre vacant parcel into two parcels; and 2) a Conditional Use Permit and Design Review to permit the construction of an automated car wash facility, and two multi-tenant commercial buildings, totaling 16,607 square feet. The property is located at 6458 Van Buren Boulevard, on the west side of Van Buren Boulevard and north of Arlington Avenue, in the CR-AP -- Commercial Retail and Airport

Protection Overlay Zones, in Ward 7. 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 15332 (In-fill Development), 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: [Report](#)
 [Report Exhibits 3-5](#)
 [Report Exhibit 6](#)
 [Report Exhibit 7](#)
 [Presentation](#)

- 4 PLANNING CASES P14-1072 (EIR), P14-1081 (DR), P14-1082 (MCUP),
 P16-0101 (GP), P16-0102 (PM), AND P16-0103 (VR): 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 (362,174 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 13 Comment Ltrs 1-21](#)
 [Report Exhibit 13 Comment Ltrs 22-33](#)
 [Report Exhibit 13 Comment Ltrs 34](#)
 [Report Exhibit 13 Comment Ltrs 35-46](#)
 [Report Exhibit 14 - Draft EIR](#)
 [Report Exhibit 15 Refined Health Risk Assessment](#)
 [Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

5 Items for future agendas and update from City Planner

MINUTES

6 The minutes of December 1, 2016 to be presented for approval.

Attachments: [Minutes](#)

ADJOURNMENT

Adjournment to the Thursday, January 12, 2017 meeting at 9:00 a.m. in the Art Pick Council Chamber.

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*Art Pick Council Chamber
3900 Main Street
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Planning Division
951-826-5371*