



City of Riverside

Planning Commission

2,144th Meeting

Agenda - Final

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

City of Arts & Innovation

Meeting Date: Thursday, January 12, 2017
Publication Date: Friday, December 30, 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 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 P15-0847 (CUP), P15-0848 (CUP), P15-0850 (DR): Proposal by Greg Lukosky of PRP Investors Madison, LLC to consider the following entitlements for the development of a 8.21 acre site, developed with Dennis Restaurant, with a phased commercial development: 1) a Conditional Use Permit to permit a 37,849 square foot health and fitness center (24 Hour Fitness); 2) a Conditional Use Permit to permit a 1,950 square foot drive thru restaurant (Starbucks); and 3) Design Review of plot plan and building elevations for the health and fitness center, drive thru restaurant, and construction of a 41,117 square foot retail building. This property is located at 3590 Madison Street, situated west of Madison Street and north of the SR-91 Freeway, in the CR – Commercial Retail Zone and CR-S-2-X – Commercial Retail, 2-Story Height of Buildings and Building Setback Overlay Zones, in Ward 3. The Planning Division of the Community and Economic Development Department recommends that the Planning Commission adopt 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: [Staff Report](#)
[Exhibits 3-5](#)
[Exhibit 6](#)
[Exhibits 7-8](#)
[Exhibit 9 Initial Study](#)
[Exhibit 9 TIA Report](#)
[Exhibit 9 Cultural](#)
[Exhibit 9 Historic Impact Report](#)
[Exhibit 9 Historic Aerials](#)
[Exhibit 9 Paleo](#)
[Exhibit 9 Air Quality](#)
[Exhibit 9 Soils](#)
[Exhibit 9 Noise](#)
[Exhibit 9 Phase I](#)
[Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 3 Items for future agendas and update from City Planner
- 4 Planning Commission Attendance 4th Quarter

Attachments: [4th Qtr Attendance 2016](#)

MINUTES

5 The minutes of December 15, 2016 to be presented for approval.

Attachments: [DRAFT Minutes 12-15-16](#)

ADJOURNMENT

Adjournment to the Thursday, January 26, 2017, meeting at 9:00 a.m. in the Art Pick Council Chamber.

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*Art Pick Council Chamber
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