



City of Arts & Innovation

City of Riverside

Planning Commission

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

2,145th Meeting

Agenda - Final

Meeting Date: Thursday, January 26, 2017
Publication Date: Friday, January 13, 2017

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 CASE P16-0314 (TTM): Proposal by Alex Irshaid of Ramcam Group to consider a Tentative Tract Map (TTM-37013) to subdivide a 12.5 acre vacant parcel into five parcels, for the future development of five single-family residences, situated north of Cook Avenue, south of Eddystone Street, and west of Bolton Avenue, in the RC – Residential Conservation Zone, in Ward 6. The Planning Division of the Community & Economic Development Department is recommending that the project will not have a significant effect on the environment based on the findings set forth in the case record, and recommending Planning Commission adopt a Mitigation Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP). Contact Planner: Gaby Adame, Assistant Planner, (951) 826-5933 gadame@riversideca.gov

Attachments: [Report](#)
 [Exhibits 2-8](#)
 [Presentation](#)

- 3 PLANNING CASE P16-0699 (CUP): Proposal by James Stream, on behalf of The Arc of Riverside County Adult Day Program, to consider a Conditional Use Permit for an Adult Day Care Center in an approximately 4,500 square foot lease space in a multi-tenant building, located at 6377 Riverside Avenue, situated on the west side of Riverside Avenue between Wanda Way and Bonita Avenue, in the O-S-1/S-2 - Office Zone with an One- and Two-Story Building Height Overlay Zones, in Ward 3. Contact Planner: Oscar Romero, Planning Technician, 951-826-5277, oromero@riversideca.gov

Attachments: [Report](#)
 [Exhibits 3-8](#)
 [Presentation](#)

- 4 PLANNING CASES P16-0277 (CUP) AND P16-0279 (DR): Proposal by Jeff Lochner, on behalf of Mas Realty, LLC, to consider a Conditional Use Permit and Design Review of project plans for the construction of a 4,000 square foot fast food drive-thru restaurant on a 11.99 acre site and reconfiguration of the existing parking lot within the Arlington Plaza Shopping Center, located at 6350 Van Buren Boulevard, on the south side of Arlington Avenue, between Van Buren Boulevard and Harold Street in the CR – Commercial Retail Zone, in Ward 6. The Planning Division of the Community and 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 15303 (New Construction or Conversion of Small Structures), 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 - 7](#)
[Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 5 Items for future agendas and update from City Planner

MINUTES

- 6 The minutes of January 12, 2017 to be presented for approval.

Attachments: [Minutes 1-12-17](#)

ADJOURNMENT

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

*Art Pick Council Chamber
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