



City of Arts & Innovation

City of Riverside

Planning Commission

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

2,147th Meeting

Agenda - Final

Meeting Date: Thursday, February 23, 2017
Publication Date: Friday, February 10, 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 P16-0624 (PPE): Proposal by Ken Gutierrez, representing Walter's Auto Group, to consider a Site Plan Review for the outdoor storage of vehicles, on a 3.66 acre vacant parcel, located at 3203 Harrison Street, situated on the east side of Harrison Street between Indiana Avenue and Fox Street, in the R-1-7000-SP – Single Family Residential Zone and Specific Plan (Citrus Business Park) Overlay Zones, in Ward 5. 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 Projects), as this project will not have a significant effect on the environment. Contact Planner: Candice Assadzadeh, Associate Planner, (951) 826-5667, cassadzadeh@riversideca.gov

Attachments: [Report](#)
 [Exhibits 3-7](#)
 [Presentation](#)

- 3 PLANNING CASE P16-0690 (CUP) & P16-0691 (DR): Proposal by Mo Mokled of PM Design Group, Inc. to consider a Conditional Use Permit and Design Review to permit the construction of a 4,473 square foot fast food drive-thru restaurant (Raising Canes) with outdoor patio, located at 11066 Magnolia Avenue, situated on the south side of Magnolia Avenue and east of La Sierra Avenue, in the CG-X-SP – Commercial General, Building Setback, and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 6. 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: Suhaim Bawany, Planning Technician, (951) 826-5658, sbawany@riversideca.gov

Attachments: [Report](#)
[Exhibits 3-10](#)
[Presentation](#)

- 4 PLANNING CASE P16-0784 (PM): Proposal by Steve Sommers of SDH Associates, Inc., on behalf of MS Northgate, LLC, to consider Tentative Parcel Map No. 37244 to subdivide a 3.76-acre parcel, previously approved to be developed with two multi-tenant light industrial buildings, into two lots ranging in size from 1.59 to 2.11 acres. This property is located at 925-975 Marlborough Avenue, at the northwest corner of Marlborough Avenue and Northgate Street, in the BMP-SP – Business and Manufacturing Park and Specific Plan (Hunter Business Park) Overlay Zones, 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 Section 15315 (Minor Land Divisions), as this project will not have a significant effect on the environment. Contact Planner: Matthew Taylor, Assistant Planner, (951) 826-5944, mtaylor@riversideca.gov

Attachments: [Report](#)
[Exhibits 2-6](#)
[Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 5 Items for future agendas and update from City Planner

MINUTES

6 The minutes of February 9, 2017 to be presented for approval.

Attachments: [Minutes 2-9-17](#)

ADJOURNMENT

Adjournment to the Thursday, March 9, 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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