



City of Riverside

Planning Commission

2,148th Meeting

Agenda - Final

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

City of Arts & Innovation

Meeting Date: Thursday, March 9, 2017
Publication Date: Friday, February 24, 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.

ELECTION OF OFFICERS

- 2 Election of Officers:
 - a. Chair
 - b. Vice-Chair
 - c. Secretary
 - d. Sargeant-at- Arms

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.

- 3 PLANNING CASES P16-0731 (PM) AND P16-0732 (DR): Proposal by Moshe Silagi, on behalf of Rustin Business Park, LLC, to consider 1) Parcel Map (PM-37238) to subdivide 3.99 acres of a larger 4.72-acre site into five parcels; and 2) Design Review of project plans for the construction of six warehouse buildings, ranging in size from 10,000 to 13,850 square feet. The project site is located at 1080 Marlborough Avenue, at the southeast corner of Marlborough Avenue and Rustin Avenue, 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 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 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 2 - 6](#)
[Presentation](#)

- 4 PLANNING CASE P16-0766 (CUP): Proposal by David Stapley, representing Spruce Professional Building, LLC, to consider a Conditional Use Permit to permit a private university within an approximately 15,000 square foot lease area in an existing five-story office building on 2.81-acres, located at 1325 Spruce Street, situated on the northwest corner to Iowa Avenue and Spruce 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 15301 (Existing Facilities), as this project will not have a significant effect on the environment. Contact Planner: Judy Egüez, Associate Planner (951) 826-3969 jeguez@riversideca.gov.

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

DISCUSSION

- 5 PLANNING CASE P17-0106 A workshop by the City of Riverside to review and provide input on potential amendments to the Municipal Code pertaining to the keeping and sales of animals. The potential amendments proposed by City staff pertain to rabbits, dogs, cats, bees, racing pigeons, and chickens. All sections of the Municipal Code related to the keeping and sales of animals may be discussed. No formal action will be taken at this meeting; therefore this item is not subject to the provisions of the California Environmental Quality Act (CEQA). Contact Planner: Christina Bartscher, Associate Planner (951) -826-2393, cbartscher@riversideca.gov.

Attachments: [Report](#)
[Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 6 Adoption of By-laws

Attachments: [By-Laws](#)

- 7 Items for future agendas and update from City Planner

MINUTES

8 The minutes of February 23, 2017 to be presented for approval.

Attachments: [Minutes 2-23-17](#)

ADJOURNMENT

Adjournment to the Thursday, March 23, 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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