



City of Riverside

Planning Commission

2,155th Meeting

Agenda - Final

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

City of Arts & Innovation

Meeting Date: Thursday, July 27, 2017
Publication Date: Friday, July 14, 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 after the decision. Contact the Planning Division for further information.

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.

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 – P17-0216 (TM) & P17-0539 (PRD): The applicant is requesting continuance to August 10, 2017. Proposal by Steve Berzansky of Lot 13, LLP to modify the conditions of approval of Tract Map 31859 and the associated Planned Residential Development to change the use of Lot 13 from a common recreational lot to a buildable lot for the future construction of a single family residence, situated on the south side of Overlook Parkway, west of Bodewin Court, in the RC – Residential Conservation Zone, in Ward 4. The Community and Economic Development Department recommends the Planning Commission determine that this project is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3), as it can be seen with certainty there is no possibility the proposed amendment will have a significant effect on the environment. Contact Planner: Candice Assadzadeh, Associate Planner, (951) 826-5667, cassadzadeh@riversideca.gov

Attachments: [Request for Continuance](#)

- 3 PLANNING CASES P16-0612 (VR), P16-0613 (DR), and P16-0614 (RZ): (Continued from the July 13, 2017 meeting.) Proposal by David Gilmore, on behalf of Grae La Sierra, Inc. to construct a 9,520 square foot multi-tenant commercial building on two contiguous parcels, totaling 1.37 acres. Entitlements for consideration include: 1) a Zoning Code Amendment to rezone 1.0 acre of a larger 1.37 acre site from R-1-7000-SP - Single-Family Residential - Specific Plan (Magnolia Avenue) Overlay Zones to CR-X-10-SP - Commercial Retail - Building Setback (10 feet - Magnolia Avenue) - Specific Plan (Magnolia Avenue) Overlay Zones; 2) a Design Review of project plans; and 3) a Variance to allow for on-sale of alcohol within 600 feet of a hospital. The project site is located at 10920 Magnolia Avenue and situated on the southwest corner of Magnolia Avenue and Park Sierra Drive, in Ward 6. The Planning Division of the Community and Economic Development Department has determined that the proposed project will not have a significant effect on the environment and is recommending that a Mitigated Negative Declaration be adopted. Contact Planner: Sean P. Kelleher, Associate Planner, (951) 826 5712, skelleher@riverside.ca.gov.

Attachments: [Report P16-0612](#)

[Exhibits 3 - 9](#)

[Presentation](#)

- 4 PLANNING CASE P17-0452 (CUP): Proposal by Rob Dodman, of Ratkovich Properties, to consider an amendment to a previously approved Conditional Use Permit for a mixed-use development to: 1) permit a floor area ratio (FAR) higher than 3.0 for the addition of 1,402 square feet of commercial area; and 2) reclassify 2,190 square feet of commercial space previously proposed for a future restaurant use to office space. No changes to the number of residential units, on-site parking spaces or site design are proposed. The project site is located at 3870 Main Street, at the northeast corner of Main and Ninth Street, in the DSP-RC-CR – Downtown Specific Plan – Raincross District – Cultural Resources (Mission Inn Historic District) 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 the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (Infill Development Projects), as this project will not have a significant effect on the environment. Contact Planner: Matthew Taylor, Assistant Planner, (951) 826 5944, mtaylor@riverside.ca.gov.

Attachments: [Report P17-0452](#)

[Exhibits 3-6](#)

[Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 5 Items for future agendas and update from City Planner.
- 6 Planning Commission Quarterly Attendance Report, 2017

Attachments: [2nd Quarter Attendance](#)

- 7 Code of Ethics and Conduct - Review and submit recommendations to the Board of Ethics.

Attachments: [Code of Ethics & Conduct](#)

MINUTES

- 8 The minutes of June 29, 2017 to be presented for approval.

Attachments: [Minutes 6-29-17](#)

ADJOURNMENT

Adjournment to the Thursday, August 10, 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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