



City of Riverside

Planning Commission

2,158th Meeting

Agenda - Final

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

City of Arts & Innovation

Meeting Date: Thursday, September 7, 2017
Publication Date: Friday, August 25, 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 P16-0082 (CUP) and P16-0083 (DR): Proposal by Fred Cohen of CJC Design, Inc. to consider the following entitlements: 1) Conditional Use Permit to permit a 1,960 square foot automated car wash on the ground level of a proposed two-story, 2,744 square foot building, and demolition of a drive thru fast food restaurant to permit the construction of a 2,926 square foot fueling canopy with six fuel dispensers for the expansion of an existing service station on a 0.84-acre site currently developed with a service station, convenience store, and a drive-thru fast food restaurant; and 2) Design Review of project plans. This property is located at 1340 and 1360 Blaine Street, on the southeast corner of Blaine Street and Interstate 215, in the CR – Commercial Retail Zone, in Ward 1. The Community and Economic Development Department recommends the Planning Commission determine that this project is exempt from the California Environmental Quality Act pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 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: [PC Report](#)
[Exhibits 3-8](#)
[Presentation](#)

- 3 PLANNING CASE P16-0648 (REVISED CUP): Proposal by Omar Marroquin of OJM Architectural Design to consider an amendment to a previously approved Conditional Use Permit to convert an existing 1,601 square foot church dining hall into a residential caretaker unit on a 0.36 acre parcel, developed with a church and a classroom and dining hall, located at 4192 Park Avenue, on the northeast corner of Park Avenue and Twelfth Street, in the R-1-7000 -- Single Family Residential Zone and R-1-7000-SP – Single-family Residential - Specific Plan (Riverside Marketplace) Overlay Zones, in Ward 2. 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 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: [PC Report](#)
 [Exhibits 3-7](#)
 [Presentation](#)

- 4 PLANNING CASES P16-0497 (GPA), P14-0294 (SP), P14-0297 (RZ), AND P14 0295 (EIR): Proposal by Paula Purcell, on behalf of TDA Investment Group, to consider a phased development on 50.85 vacant acres with a Healthcare Campus consisting of: 1) a 280-bed, 5-story hospital with penthouse; 2) five, 2 to 4-story medical office buildings, ranging in size from 40,000 to 100,000 square feet; 3) a 234-unit, 3-story senior housing facility; 4) a 290-bed, 3-story independent living/memory care, assisted living, and skilled nursing facility; and 5) two 4-level parking structures. Entitlements for this project include: 1) a General Plan Amendment to amend the land use of the project site from C-Commercial to CSHCSP - Canyon Springs Healthcare Campus Specific Plan; 2) a proposed Canyon Springs Healthcare Campus Specific Plan; 3) a Specific Plan Amendment to remove the Project Site from the Canyon Springs Business Park Specific Plan; and 4) a Zoning Code Amendment to rezone the property from CR-SP - Commercial Retail - Specific Plan (Canyon Springs Business Park) Overlay Zones and the O-SP - Office - Specific Plan (Canyon Springs Business Park) Overlay Zones to CSHCSP - Canyon Springs Healthcare Campus Specific Plan; and 5) Environmental Impact Report related to the project. The property is located north of Eucalyptus Avenue, west of Day Street, east of Valley Springs Parkway, and south of Corporate Centre Place, in Ward 2. Contact Planner: Sean P. Kelleher (951) 826-5712, skelleher@riversideca.gov

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

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 5 Items for future agendas and update from Deputy Director.

MINUTES

- 6 The minutes of August 24, 2017 to be presented for approval.

Attachments: [Minutes 8-24-17](#)

ADJOURNMENT

Adjournment to the Thursday, September 14, 2017, meeting at 6:00 p.m. in the Art Pick Council Chamber.

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*Art Pick Council Chamber
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