



*City of Arts & Innovation*

# City of Riverside

## Planning Commission

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

### 2,160th Meeting

### Agenda - Final

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Meeting Date: Thursday, September 21, 2017  
Publication Date: Friday, September 8, 2017

9:00 AM

Art Pick Council Chamber

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#### 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 P17-0552 (MCUP) and P17-0319 (VR): Proposal by Greg Lukosky of HFC/PRP Madison, LLC to consider a Minor Conditional Use Permit to allow the construction of a 60-foot high, 222 square foot freeway-oriented sign for the Madison Plaza, within an approximately 9.07 acre commercial complex, developed with commercial uses; and 2) a Variance to allow the proposed freeway-oriented sign to be located within 1,000 feet of an existing freeway-oriented sign (Mobil/Circle K). The property is located at 3500 Madison Street, situated on the northwest corner of Madison Street and SR-91 Freeway, in the CR - Commercial Retail Zone and CR-S-2-X - Commercial Retail, Building Stories (2 stories), and Building Setback (Minimum 15-foot setback from Madison Street and 50-feet from adjacent residential properties) Overlay Zones, in Ward 3. 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 15311 (Accessory Structures), as this project will not have a significant effect on the environment. Contact Planner: Candice Assadzadeh, Associate Planner, 951-826-5667, [cassadzadeh@riversideca.gov](mailto:cassadzadeh@riversideca.gov)

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

- 3 PLANNING CASES P17-0624 (Revised CUP), P17-0625 (Revised DR), P17-0626 (VR): Proposal by Atman Kadakia of ASK Ventures, LLC to consider an amendment to a previously approved Conditional Use Permit and Design Review related to the construction of a Hampton Inn Hotel and Home 2 Suites: 1) to permit increasing the height of the Hampton Inn Hotel from five to six stories and the number of guest rooms from 112 to 140 during Phase 1; and 2) to permit reducing the height of the Home 2 Suites from six to five stories and the number of guest rooms from 147 to 119 during Phase 2; and 3) a Variance to permit fewer parking spaces than required by Code for Phase 1. The project site is located at 3505 Market Street, at the southwest corner of Market and Fifth Streets, in the DSP-RC – Downtown Specific Plan – Raincross District Zone, in Ward 1. The Planning Division of the Community & Economic Development Department is recommending that the Planning Commission determine that this proposal is consistent with the provisions of the Streamline for Infill provisions, under Section 15183.3 of the California Environmental Quality Act, as approved on April 26, 2016. Contact Planner: Brian Norton, Senior Planner, (951) 826-2308, [bnorton@riverside.ca.gov](mailto:bnorton@riverside.ca.gov)

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

- 4 PLANNING CASES P17-0481 (CUP) P17-0482 (DR): Proposal by Robert Inge of RBI Landscape, Inc. to consider a Conditional Use Permit and Design Review of project plans to permit a 1,140 square foot Agricultural Field Office on 12 acres, currently developed with an agricultural use, located at 7797 Summit Street, situated on the northeast corner of Summit Street and Jefferson Streets, in the RA-5 – Residential Agricultural 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 Sections 15303 (New Construction or Conversion of Small Structures), as this project will not have a significant effect on the environment. Contact Planner: Judy Egüez, Associate Planner, 951-826-3969, [jeguez@riversideca.gov](mailto:jeguez@riversideca.gov)

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

- 5 PLANNING CASES P16-0617 (RZ), P16-0618 (DR), & P17-0609 (VR): Proposal by Kevin Wolf of Wolf Nejedly V, LLC to consider the following entitlements for the construction of a 4,056 square foot addition to an existing 930 square foot building to establish a vehicle sales office (Enterprise Cars Sales) on four contiguous parcels, totaling 0.92 acres: 1) a Zoning Code Amendment to change the zone of four contiguous parcels from R-1-7000- SP – Single Family Residential and Specific Plan (Riverside Auto Center) Overlay Zones to CG - SP - Commercial General and Specific Plan (Riverside Auto Center) Overlay Zones; 2) Design Review of project plans; and 3) a Variance to allow a 6 foot high vinyl fence in lieu of a required 6 foot high masonry wall. This property is located at 7715-7745 Indiana Avenue, situated on the north side of Indiana Avenue, south of the SR 91 Freeway, east of Jefferson Street, and west of Winstrom Street, 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 Sections 15061(b)(3) and 15332 (In-Fill Development Projects) as the project will not have a significant effect on the environment. Contact Planner: Alyssa Berlino, Planning Technician (951)826-5628, [aberlino@riversideca.gov](mailto:aberlino@riversideca.gov)

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

- 6 PLANNING CASES: P16-0556 (SP), P15-1035 (PM), P16-0557 (DR), and P17 0227 (GE): Proposal by Bob McMath on behalf of Rev Wheel, LLC to consider the following entitlements to facilitate construction of eight industrial buildings ranging in size from 11,412 to 33,335 square feet: 1) a Specific Plan Amendment to amend the Sycamore Canyon Business Park Specific Plan to change the land use designation of 23.60 acres from Retail Business Office and Industrial Support to Industrial, and revise the standards in Chapter 3 - Development Standards and Criteria of the Specific Plan; 2) a Parcel Map (PM-36981) to subdivide three parcels (APN - 263-091-014, 263-091-015, and 263-100-021) into six parcels, ranging in size from 27,105 to 72,165 square feet; 3) a Design Review of project plans; and 4) a Grading Exception to allow retaining walls higher than permitted by the Zoning Code. The subject site is located on the west side of Old 215 Frontage Road, between Alessandro Boulevard and Cottonwood Avenue, in the BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Overlay Zones, in Ward 2. 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](mailto:skelleher@riverside.ca.gov)

**Attachments:**    [Report](#)  
                              [Exhibit 3 - 11](#)  
                              [Presentation](#)

- 7 PLANNING CASES P16-0112 (GPA), P16-0113 (RZ), P16-0114 (TM), P16-0111 (PRD & DR), and P16-0883 (VR): Proposal by Steve Berzansky of Steven Walker Communities, Inc., to consider the following entitlements for a 54-lot planned residential development on 6.85 acres: 1) a General Plan Amendment to change the land use designation from B/OP – Business/Office Park to MDR – Medium Density Residential; 2) a Zoning Code Amendment to change the zone from PF – Public Facilities Zone to R-1-7000 – Single-Family Residential Zone; 3) a Tract Map No. 37032 to subdivide two contiguous parcels into 54 residential lots; 4) a Planned Residential Development and Design Review for 54 single-family detached residences; and 5) Variances to allow fences and walls higher than permitted by Code and to allow reduced setbacks along the project perimeter. The property is located at 9170 Indiana Avenue, situated on the south side of Indiana Avenue between Gibson Street and Jackson Street, in the PF – Public Facilities Zone, in Ward 5. The Planning Division of the Community & 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 and Mitigation Monitoring and Reporting Program be adopted. Contact Planner: Stephanie Tang, Senior Planner (951)826-3965, [stang@riversideca.gov](mailto:stang@riversideca.gov)

**Attachments:**    [Report](#)  
                          [Exhibits 3-7](#)  
                          [Exhibits 8](#)  
                          [Exhibit 9-10](#)  
                          [Presentation](#)

## **MISCELLANEOUS PLANNING AND ZONING ITEMS**

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

## **MINUTES**

- 9 The minutes of September 7, 2017 to be presented for approval.

**Attachments:**    [Minutes 9-7-17](#)

## **ADJOURNMENT**

*Adjournment to the Thursday, October 5, 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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