



City of Arts & Innovation

City of Riverside

Planning Commission

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

2,166th Meeting

Agenda - Final

Meeting Date: Thursday, January 11, 2018
Publication Date: Friday, December 29, 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 P17-0228 (RZ), P17-0097 (DR), P17-0098 (VR), AND P17-0099 (VR): Proposal by David Peery, on behalf of Kingsfield Development Corporation, to consider the following entitlements for the construction of a 97,435 square foot self-storage facility on 3.02 acres: 1) a Zoning Code Amendment to rezone the project site from R-1-7000 - Single-Family Residential Zone to R-1-7000-CS - Single Family Residential and Commercial Storage Overlay Zones; 2) a Design Review of project plans; 3) a Variance to allow a lot coverage greater than required by Code; and 4) Variance to allow buildings up to two stories and a building height higher than required by Code. The property is located at 6289 Palm Avenue, on the west side of Palm Avenue between Dewey Avenue and Gardena Drive, in Ward 3. 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: Sean P. Kelleher, Associate Planner, (951) 826-5712, skelleher@riversideca.gov

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

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 3 Items for future agendas and update from Principal Planner.

MINUTES

- 4 The minutes of December 14, 2017 to be presented for approval.

Attachments: [Minutes 12-14-17](#)

ADJOURNMENT

Adjournment to the Thursday, January 25, 2018, 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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