



City of Arts & Innovation

City of Riverside

Planning Commission

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

2,167th Meeting

Agenda - Final

Meeting Date: Thursday, January 25, 2018
Publication Date: Friday, January 12, 2018

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 P16-0454 (TM), P17-0266 (VR), P17-0267 (VR): Proposal by Nadim Ariqat to consider the following entitlements: 1) a Tentative Tract Map (TM-37394) to subdivide a 1.72 acre parcel into eight (8) Single-family residential lots; 2) a Variances to allow reduced lot depths for Parcels 1 through 3 and 5 through 8; and 3) a Subdivision Code Modification to allow reduced lot depths for Parcels 1 through 3 and 5 through 8. The site is developed with a single-family residence, located at 4663 Hedrick Avenue, situated east of Hedrick Avenue between Hole Avenue and Wells Avenue, in the R-1-7000 – Single Family Residential Zone, in Ward 6. The Planning Division of the Community & Economic Development Department is recommending that the City Planning Commission determine that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Judy Egüez, Associate Planner (951) 826-3696, jeguez@riversideca.gov

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

- 3 PLANNING CASES P17-0478 (RZ) P17-0630 (DR) P17-0937 (VR) P17-0938 (VR), P17-0939 (VR): Proposal by Mark Durbin of Inland Memorial, Inc. to consider the following entitlements: 1) a Rezone to change the zone of a 0.27 acre parcel from R-1-7000 Single-Family Residential Zone to O-S-1-Office and Building Stories Overlay Zone; (2) a Design Review of project plans for the conversion of an existing residence to an office, demolition of a 460 square foot garage, and addition of nine parking spaces; and 3) Variances to allow fewer parking spaces than required by the Zoning Code; reduced driveway width; and reduced drive aisle width. The site is developed with a single-family residence, located at 4838 Arlington Avenue, situated on the south side of Arlington Avenue, east of Aden Way, in the R-1-7000 – Single Family Residential Zone, in Ward 3. The Planning Division of the Community & Economic Development Department is recommending that the City Planning Commission determine that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Judy Egüez, Associate Planner (951) 826-3696, jeguez@riversideca.gov

Attachments: [Report](#)
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MISCELLANEOUS PLANNING AND ZONING ITEMS

- 4 Items for future agendas and update from Principal Planner.
- 5 Planning Commission 4th Quarter Attendance Report.

Attachments: [4th Quarter Attendance Report](#)

MINUTES

- 6 The minutes of January 11, 2018 to be presented for approval.

Attachments: [Minutes](#)

ADJOURNMENT

Adjournment to the Thursday, February 8, 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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