



*City of Arts & Innovation*

# City of Riverside

## Planning Commission

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

### 2,170th Meeting

### Agenda - Final

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Meeting Date: Thursday, March 8, 2018  
Publication Date: Friday, February 23, 2018

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.

**ELECTION OF OFFICERS**

- 2 Election of Officers:
  - a. Chair
  - b. Vice-Chair
  - c. Secretary
  - d. Sergeant-at-Arms

**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.*

- 3 PLANNING CASES P17-0420 (CUP) AND P17-0421 (DR): Proposal by Katie Rounds of the Kaidence Group to consider a Conditional Use Permit and Design Review of project plans for the construction of a 2,819 square foot drive-thru restaurant (Starbucks). The subject 0.88 acre site is currently developed with a 3,020 square-foot restaurant building (Coco's), located at 1301 University Avenue, on the northwest corner of University and Iowa Avenues, in the CR-SP – Commercial Retail and Specific Plan (University Avenue) 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 15332 (In-Fill Development Projects), as this project will not have a significant effect on the environment. Contact Planner: Brian Norton, Senior Planner (951) 826-2308, bnorton@riversideca.gov

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

- 4 PLANNING CASE P17-0667 (VC): Proposal by the City of Riverside to consider a Street Vacation to abandon an approximately 0.46-acre segment of Fairmount Boulevard, a public street 328 feet in length and 60 feet in width, located between Mission Inn and University Avenues in the DSP-RC – Downtown Specific Plan Raincross District, in Ward 1. This proposal will facilitate the construction of the Downtown Branch of the Riverside Public Library. Planning Division Staff are recommending that the Planning Commission determine the project is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects), as the project will not have a significant effect on the environment. Contact Planner: Matthew Taylor, Assistant Planner, (951) 826-5944, [mtaylor@riversideca.gov](mailto:mtaylor@riversideca.gov).

**Attachments:**    [Report - P17-0667](#)  
                          [Exhibits 1-6](#)  
                          [Presentation](#)

### **MISCELLANEOUS PLANNING AND ZONING ITEMS**

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

### **MINUTES**

- 6 The minutes of February 22, 2018 to be presented for approval.

**Attachments:**    [Minutes 2-22-18](#)

### **ADJOURNMENT**

*Adjournment to the Thursday, March 22, 2018, meeting at 9:00 a.m. in the Art Pick Council Chamber.*

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