



City of Arts & Innovation

City of Riverside

Planning Commission

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

2,171st Meeting

Agenda - Final

Meeting Date: Thursday, March 22, 2018
Publication Date: Friday, March 9, 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 CASE P15-1000 (CUP): Applicant is requesting further continuance to April 19, 2018 and staff concurs. Proposal by Peter Le, representing Riverside Cao Dai Church, to consider a Conditional Use Permit to permit the establishment of a place of worship and associated parking on 2.98 acres, developed with a residence, located at 10866 Arlington Avenue, situated on the south side of Arlington Avenue, west of Mitchell Avenue and east of La Sierra Avenue, in the RR - Rural Residential Zone, in Ward 7. 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: [Request for Continuance](#)

- 3 PLANNING CASE PSP18-0005: Request by the City of Riverside Finance Department for the review of the first two years of the City's FY 2018/19 through FY 2022/2023 five-year Capital Improvement Program (CIP) and determination of consistency with the General Plan 2025, pursuant to Riverside Municipal Code Section 19.050.030 and California Government Code Section 65401. A determination of CIP consistency is not subject to review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines sections 15061(b)(3) and 15378(b)(4). Contact: David Murray, Senior Planner, (951) 826-5773, dmurray@riversideca.gov

Attachments: [Report](#)
[Presentation](#)

- 4 PLANNING CASES P17-0467 (GP), P17-0466 (SPA), P17-0468 (RZ), P17-0469 (PPE), P17-0470 (TPMM), P17-0471 (SV) AND P17-0472 (VR): Proposal by Richard Hamm of Pelican Merrill Avenue, LLC to consider the following entitlements for the construction of a three-story, 98,608 square-foot mixed-use development, consisting of 108 residential units and 1,200 square feet of commercial space: 1) a General Plan Amendment to amend the General Plan land use designation from C – Commercial to MU-U – Mixed-Use-Urban; 2) a Specific Plan Amendment to amend the Magnolia Avenue Specific Plan to include the MU-U – Mixed-Use-Urban Land Use designation in the Magnolia Center District; 3) a Zoning Code Amendment to rezone the project site from CG-SP – Commercial General-Specific Plan (Magnolia Avenue) Overlay Zones to MU-U-SP – Mixed-Use-Urban-Specific Plan (Magnolia Avenue) Overlay Zones; 4) a Site Plan Review; 5) Traffic Pattern Modification Measures for the reconfiguration of Merrill Avenue; 6) a Street Vacation to vacate three-feet of Merrill Avenue; and 7) a Variance to allow perimeter walls higher than permitted by Code. Contact Planner: Brian Norton, Senior Planner (951) 826-2308, bnorton@riversideca.gov

Attachments: [Report](#)
 [Exhibits 3 - 7](#)
 [Exhibits 8 - 10](#)
 [Exhibits 11 - 12](#)
 [Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

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

MINUTES

- 6 The minutes of March 8, 2018 to be presented for approval.

Attachments: [Minutes -3-8-18](#)

ADJOURNMENT

Adjournment to the Thursday, April 5, 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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