



City of Arts & Innovation

City of Riverside

Planning Commission

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

2,172nd Meeting

Agenda - Revised

Meeting Date: Thursday, April 5, 2018
Publication Date: Monday, March 26, 2018

9:00 AM

Art Pick Council Chamber
Originally Published - March 23, 2018

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 P14-1033 (DR), P14-1034 (LL): An appeal, on behalf of the Springbrook Heritage Alliance, of an approval by the Development Review Committee for a proposal by Art Day of Transition Properties, L.P. for a Design Review to construct a 308,000 square foot warehouse building, a Lot Line Adjustment to consolidate four parcels into one parcel, and related Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The project site is located at 3705-3667 Placentia Lane, on the south side of Center Street, north of Placentia Lane, between Orange and Main Streets, in Ward 1. Contact Planner: Brian Norton, Senior Planner, (951) 826-5371, bnorton@riversideca.gov

Attachments: [Report P14-1033-1034](#)

[Exhibit 1A](#)

[Exhibit 1B](#)

[Exhibit 1C](#)

[Exhibit 1D](#)

[Exhibit 1E](#)

[Exhibits 2 and 3](#)

[Presentation](#)

- 3 PLANNING CASES P15-0877 (SPA), P16-0067 (CUP), AND P16-0066 (DR): Proposal by Patrick Chiu of Patrick Chui and Associates to consider: 1) a Specific Plan Amendment to amend Subdistrict 4a of the University Avenue Specific Plan to conditionally allow hotels and permit buildings up to 100 feet in height; and 2) a Conditional Use Permit and Design Review to permit the construction of a seven-story, 122,459 square foot extended stay hotel, consisting of 126-guest rooms, and 10,862 square feet of commercial lease space on 0.82-acres. The property is located at 1277 University Avenue, on the east side of Iowa Avenue between Linden Street and University Avenue, in Ward 2. The Community and Economic Development Department recommends that the City Planning Commission recommend the City Council 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: Sean P. Kelleher, Associate Planner, (951) 826-5712, skelleher@riversideca.gov

Attachments: [Report -P15-0877](#)
[Exhibits 3 - 7](#)
[Exhibits 8a](#)
[Exhibits 8b](#)
[Exhibits 9 -11](#)
[Revised Presentation](#)
[Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 4 Items for future agendas and updates from Principal Planner and Planning Commissioners.
- 5 Planning Commission 1st Quarter Attendance Report.

Attachments: [First Quarter Attendance](#)

MINUTES

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

Attachments: [Minutes 3-22-18](#)

ADJOURNMENT

Adjournment to the Thursday, April 19, 2018, meeting at 9:00 a.m. in the Art Pick Council Chamber.

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*Art Pick Council Chamber
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