



City of Arts & Innovation

City of Riverside

Planning Commission

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

2,173rd Meeting

Agenda - Final

Meeting Date: Thursday, April 19, 2018
Publication Date: Friday, April 6, 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 P15-1000 (CUP) and P16-0095 (VR): Continued from the March 22, 2018 meeting. Proposal by Peter Le, representing Riverside Cao Dai Church to consider the following entitlements: 1) a Conditional Use Permit to permit the establishment of a place of worship and associated parking on 2.98 acres, developed with a single family residence; and 2) a Variance to allow a reduced rear yard setback. The site is 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: [Report](#)
[Exhibits 3-8](#)
[Presentation](#)

- 3 PLANNING CASE P18-0150 (REVISED CUP): Proposal by Brian Jaramillo, of Tilden-Coil Constructors, Inc., to consider a revision to a previously approved Conditional Use Permit (CU-059-012) to establish four 600-square-foot transitional supportive housing units to be operated in conjunction with an existing Assemblies of People – Non-Entertainment use. The 36-acre project site is developed with an existing church campus (The Grove Community Church) and is located at 19900 Grove Community Drive, on the north side of Grove Community Drive east of Entrefina Way and west of Barton Street, in the R-1-8500-SP – Single-Family Residential and Specific Plan (Orangetrest) Overlay Zones, in Ward 4. 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 15303 (New Construction or Conversion of Small Structures), as this project will not have a significant effect on the environment. Contact Planner: Matthew Taylor, Assistant Planner, 951-826-5944, mtaylor@riversideca.gov

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

- 4 PLANNING CASES P18-0104 (CUP), P18-0105 (DR), P18-0106 (VR), AND P18-0206 (VR): Proposal by Steve Smith of California Baptist University to consider the following entitlements: 1) Conditional Use Permit to permit the conversion of an existing 32-unit apartment complex (College Park Apartments) into a 116 bed student housing facility; 2) Design Review of project plans; and 3) Variances to allow a reduction in the number of required parking spaces, and reduction in width of 26 parking spaces. The project site is located at 8230 Magnolia Avenue, situated on the south side of Magnolia Avenue, between Adams Street and Crowell Avenue, in the R-3-1500-SP – Multi-Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 5. 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: Candice Assadzadeh, Senior Planner, (951) 826-5667, cassadzadeh@riversideca.gov

Attachments: [Report P18-0104](#)
[Exhibits 3-8](#)
[Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 5 Brown Act, Conflict of Interest and Ethics Training

Attachments: [Presentation - Brown Act 2018](#)

- 6 Revision of Planning Commission Meeting Rules

Attachments: [CPC Rules 2017](#)

- 7 Items for future agendas and updates from Principal Planner and Planning Commissioners.

MINUTES

- 8 The minutes of April 5, 2018 to be presented for approval.

Attachments: [Minutes 4-5-18](#)

ADJOURNMENT

Adjournment to the Thursday, May 3, 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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