



City of Riverside

Planning Commission

2,176th Meeting

Agenda - Final

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

City of Arts & Innovation

Meeting Date: Thursday, June 28, 2018
Publication Date: Friday, June 15, 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 P17-0761 (SPA), P17-0762 (CUP), AND P17-0763 (TM) - Proposal by Russ Haley of CityMark Communities, LLC to consider the following entitlements for the construction of a multi-family development consisting of 13 residential units on a vacant 0.66 acre parcel: 1) a Specific Plan Amendment to amend the Downtown Specific Plan to permit multi-family residential development, mixed use development, and establish associated development standards within the Neighborhood Commercial District; 2) a Conditional Use Permit to permit the construction of 13 multi-family dwelling units; and 3) a Tentative Tract Map (TTM-37456) for a one lot subdivision for condominium purposes. This property is located at 4019 Mission Inn Avenue, situated on the northwest corner of Mission Inn Avenue and Chestnut Street, in the DSP-NC-SP-CR - Downtown Specific Plan-Neighborhood Commercial District and Cultural Resources Overlay Zones, in Ward 1. The Planning Division of the Community and Economic Development Department has determined that the proposed project will not have a significant effect on the environment and is recommending that a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) be adopted. Contact Planner: Judy Egüez, Associate Planner, 951-826-3969, jeguez@riversideca.gov

Attachments: [Report](#)
[Exhibits 3-6](#)
[Exhibit 7](#)
[Exhibits 8-10](#)
[Presentation](#)

3 Planning Cases P17-0929 (TM), P17-0930 (VR), P17-0931 (VR) and P17-0932 (VR): Proposal by Marwan and Elizabeth Alabbasi to consider the following entitlements for Tentative Tract Map No. 37392: 1) a Tentative Map to subdivide two parcels, totaling 16.79 acres, into 8 residential lots, ranging in size from 1.01 to 3.79 acres, and one lettered lot for private street purposes; and 2) Variances and a Subdivision Code Modification to allow: Lots 7 and 8 to have less than the minimum 2.0 acres in net area for lots with average natural slopes in excess of 15%; to allow a corridor access lot (Lot 1); and to allow Lot 2 to have less than the minimum required lot width at the building setback line. The project site is situated at the eastern terminus of Talcey Terrace, south of Overlook Parkway and west of Via Montecito, in the RC-Residential Conservation Zone, in Ward 4. The Planning Division of the Community and Economic Development Department has determined that the proposed project will not have a significant effect on the environment and is recommending that a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program be adopted. Contact Planner: Matthew Taylor, Assistant Planner, 951-826-5944, mtaylor@riversideca.gov

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

MISCELLANEOUS PLANNING AND ZONING ITEMS

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

MINUTES

5 The minutes of May 31, 2018 to be presented for approval.

Attachments: [Minutes 5-31-18](#)

ADJOURNMENT

Adjournment to the Thursday, July 12, 2018, meeting at 9:00 a.m. in the Art Pick Council Chamber.

*Art Pick Council Chamber
 3900 Main Street
 Riverside, CA 92522
 Planning Division
 951-826-5371*