



*City of Arts & Innovation*

# City of Riverside

## Planning Commission

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

### 2,177th Meeting

### Agenda - Final

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Meeting Date: Thursday, July 12, 2018  
Publication Date: Friday, June 29, 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.

**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 P18-0279 (RZ), P18-0280 (CUP), P18-0281 (DR), P18-0282 (GE): Proposal by Mohamad Younes of Invision Palm, LLC to consider the following entitlements for the construction of a 50,876 square foot, two-story senior housing complex consisting of 59 dwelling units: 1) a Zoning Code Amendment to rezone a portion of the site from O – Office Zone to R-1-7000 – Single Family Residential Zone; 2) a Conditional Use Permit to permit the construction of a senior housing complex; 3) Design Review of project plans; and 4) a Grading Exception for retaining walls higher than permitted by Code along the east property line. The 1.96-acre project site consists of two contiguous vacant parcels, located at 4800 Palm Avenue, situated on the east side of Palm Avenue between Tequesquite Avenue and Beechwood Place, in the R-1-7000 – Single Family Residential Zone and O – Office Zone, in Ward 1. The Community & Economic Development Department recommends the Planning Commission determine the project is exempt from the California Environmental Quality Act pursuant to Section 15332 (In-Fill Development Projects), as the project will not have a significant effect on the environment. Contact Planner: Judy Egüez, Associate Planner, (951) 826-3969, [jeguez@riversideca.gov](mailto:jeguez@riversideca.gov)

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

**MISCELLANEOUS PLANNING AND ZONING ITEMS**

- 3 Northside Specific Plan Update

4 Code of Ethics and Conduct Annual Review

Attachments: [Code of Ethics Review](#)

5 Planning Commission 2nd Quarter Attendance Report

Attachments: [2nd Quarter Attendance](#)

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

## **MINUTES**

7 The minutes of June 28, 2018 to be presented for approval.

Attachments: [Minutes 6-28-18](#)

## **ADJOURNMENT**

*Adjournment to the Thursday, July 26, 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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