



City of Arts & Innovation

City of Riverside

Planning Commission

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

2,179th Meeting

Agenda - Final

Meeting Date: Thursday, August 23, 2018
Publication Date: Friday, August 10, 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 P17-0960 (CUP) and P17-0961 (VR): Proposal by John Moore, on behalf of Soka Gakkai International-USA, to consider: 1) a Conditional Use Permit to permit a Buddhist Community Center in an existing 9,701 square foot tenant space within the Summit Business Center, a 9.25 acre business park complex; and 2) a Variance to allow fewer parking spaces than required by Code. The site is located at 2002 Iowa Avenue, on the east side of Iowa Avenue between Marlborough Avenue and Spruce Street, in the BMP-SP - Business and Manufacturing Park - Specific Plan (Hunter Business Park) Overlay Zones, in Ward 1. The Community and Economic Development Department recommends that the City 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: Sean P. Kelleher, (951) 826-5712, skelleher@riversideca.gov

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

- 3 PLANNING CASES P18-0367 (TM-37541), P18-0368 (DR), AND P18-0515 (VR): Proposal by Andrew Wennerstrom of Frontier Communities to consider the following entitlements for the construction of a 210 unit condominium project: 1) a Tentative Tract Map (TM-37541) to create a single parcel for condominium purposes; 2) a Design Review of project plans, and 3) a Variance to allow dimensions of the private usable open space to be less than 8 feet. The 9.84 acre property is located at 7351 Lincoln Avenue, on the north side of Lincoln Avenue between Bunker Street and Dorlen Street, in the R-3-1500 – Multiple Family Residential Zone, in Ward 4. The Planning Division of the Community & Economic Development Department is recommending that the City Planning Commission determine that the proposed project is consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017 (SCH No. 2017041039) subject to compliance with the Mitigation Monitoring and Reporting Program approved therefor. Contact Planner: Sean P. Kelleher, (951) 826-5712, skelleher@riversideca.gov.

Attachments: [Report](#)
 [Exhibits 3 -5](#)
 [Exhibits 6](#)
 [Exhibits 7 - 8](#)
 [Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 4 PLANNING COMMISSION WORKSHOP - PLANNING CASES P18-0401 (EIR), P18-0091(GP), P18-0092(RZ), P18-0093(PPE), P18-0094(CUP), P18-0095(CUP), P18-0096(CUP), P18-0097(CUP), P18-0098(CUP), P18-0099(TPM), P18-0100(MCUP), P18-0101(DR), P18-0424 (GE): To consider a workshop for the preparation of an Environmental Impact Report for the proposed development of 35.4 acres with a mixed-use project consisting of: 482 multi-family residential dwelling units; 49,500 square feet of commercial lease space; two hotels with 229 guest rooms; Recreational Vehicle (RV) overnight parking; incidental outdoor entertainment and activities (e.g. farmers market, car shows); and freeway oriented signs. The project site is generally bounded by Orange Street to the west, Strong Street to the north, State Route 60 to the south and Interstate 215 to the east, in Ward 1. No formal action will be taken at this meeting. Contact Planner: Brian Norton, Senior Planner, (951-826-2308, bnorton@riversideca.gov)

Attachments: [Workshop Report](#)

[Exhibit 1](#)

[Exhibit 2a](#)

[Exhibit 2b](#)

[Exhibit 3](#)

- 5 Items for future agendas and updates from City Planner and Planning Commissioners.

MINUTES

- 6 The minutes of August 9, 2018 to be presented for approval.

Attachments: [Minutes 8-9-18](#)

ADJOURNMENT

Adjournment to the Thursday, September 6, 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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