



City of Arts & Innovation

City of Riverside

Planning Commission

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

2,180th Meeting

Agenda - Final

Meeting Date: Thursday, September 6, 2018
Publication Date: Friday, August 24, 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 P17-0853 (GP) AND P17-0854 (RZ): Proposal by Shonda Herold of Wakeland Housing and Development Corporation to consider to following entitlements for consistency with the adopted Chicago-Linden Strategic Plan: 1) a General Plan amendment to change the land use designation of four contiguous parcels from MDR – Medium-Density Residential to HDR – High-Density Residential; and 2) a Zoning Code Amendment to change the zone of seven parcels from the R-1-7000 – Single-Family Residential Zone to the R-3-1500 – Multi-Family Residential Zone. The property consists of seven-parcels, totaling 2.04 acres, partially developed with existing single- and multi-family residences, located at 1705-1761 Seventh Street, on the northwest corner of Seventh Street and Chicago Avenue, in Ward 2. 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 P17-0853](#)
[Exhibits 3-8](#)
[Exhibit 9 - CEQA Document](#)
[Presentation](#)

- 3 PLANNING CASES P18-0122 (CUP) AND P18-0123 (DR): Proposal by Bill Allen, of Harvard Pacific Investments, LLC, to consider 1) a Conditional Use Permit to establish a 58-unit senior apartment complex, and 2) Design Review of the plot plan and building elevations for the construction of the two-story, 59,026-square-foot apartment building and associated recreation and parking areas. The 2.01-acre vacant project site is located at 3723-3745 Strong Street, on the north side of Strong Street between Main and Orange Streets, in the R-3-1500 – Multi-Family Residential Zone, 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 15332 (In-Fill Development Projects), as this project will not have a significant effect on the environment. Contact Planner: Matthew Taylor, Associate Planner, 951-826-5944, mtaylor@riversideca.gov

Attachments: [Report P18-0122](#)

[Exhibits 3-8](#)

[Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 4 Items for future agendas and updates from City Planner and Planning Commissioners.
- 5 Excuse Absences of Commissioners from the regular meeting of the Planning Commission for July 12, 2018

That the Planning Commission excuse the absence of Stan Stosel from the Planning Commission regular meeting of July 12, 2018, due to business.

- 6 Excuse Absences of Commissioners from the regular meeting of the Planning Commission for August 9, 2018

That the Planning Commission excuse the absence of Stan Stosel from the Planning Commission regular meeting of August 9, 2018, due to business.

That the Planning Commission excuse the absence of Omar Zaki from the Planning Commission regular meeting of August 9, 2018, due to vacation.

- 7 Excuse Absences of Commissioners from the regular meeting of the Planning Commission for August 23, 2018

That the Planning Commission excuse the absence of Judy Teunissen from the Planning Commission regular meeting of August 23, 2018 due to vacation.

That the Planning Commission excuse the absence of Omar Zaki from the Planning Commission regular meeting of August 23, 2018 due to illness.

MINUTES

8 The minutes of August 23, 2018 to be presented for approval.

Attachments: [Minutes 8-23-18](#)

ADJOURNMENT

Adjournment to the Thursday, September 20, 2018, meeting at 9:00 a.m. in the Art Pick Council Chamber.

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*Art Pick Council Chamber
3900 Main Street
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