



City of Arts & Innovation

City of Riverside

Planning Commission

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

2,181st Meeting

Agenda - Final

Meeting Date: Thursday, September 20, 2018
Publication Date: Friday, September 7, 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 CASE P17-0872 (REVISED CUP): Proposal by Pastor Tom Flores of Elevate Life Church to consider the following revisions to a previously approved Conditional Use Permit to permit the expansion of an existing church facility within Buildings 15, 20 and 22 in a multi-tenant industrial complex (Turner Riverwalk Business Park): 1) relocation of the primary assembly hall from Building 20, a 7,900 square foot building, to Building 15, a 10,900 square foot building; and 2) conversion of Building 20 from an assembly hall to a youth Sunday school and related office uses. Interior modifications are proposed in Building 22, currently occupied by the church children's Sunday school. The project site consists of three non-contiguous parcels totaling approximately 1.70 acres, located at 11754 Warm Springs Road, 4035 and 4027 Trail Creek Road, on the south side of Pierce Street and west of Trailcreek Road, in the BMP-SP – Business Manufacturing Park - Specific Plan (La Sierra University) Overlay Zones, in Ward 7. The Planning Division of the Community & Economic Development Department is recommending that the City Planning Commission determine that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Alyssa Berlino, Assistant Planner, 951-826-5628, aberlino@riversideca.gov

Attachments: [Report P17-0872](#)
[EXHIBITS 3 - 8](#)
[Presentation](#)

- 3 PLANNING CASES P17-0686 (CUP) & P17-0687 (DR): Proposal by Dan Hinson of HC&D Architects to consider the following entitlements to facilitate construction of a 2,558 square foot Taco Bell drive-thru restaurant: 1) a Conditional Use Permit to permit a drive-thru business; and 2) Design Review of project plans. The 0.73-acre project site is partially developed with a single-family residence, located at 16151 Alta Cresta Avenue, on the southwest corner of Alta Cresta Avenue and Van Buren Boulevard, in the CR – Commercial Retail Zone, in Ward 4. 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 Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects), as this project will not have a significant effect on the environment. Contact Planner: Matthew Taylor, (951) 826-5944, mtaylor@riversideca.gov

Attachments: [Report P17-0686](#)

[Exhibits 3-5](#)

[Exhibits 6](#)

[Exhibits 7-8](#)

[Presentation](#)

- 4 PLANNING CASE P18-0606 (AMD): Proposal by the City of Riverside to consider an amendment to the Zoning Code (Title 19 of the Riverside Municipal Code) Chapter 19.570 - Water Efficient Landscape and Irrigation for conformance with the State's Model Water Efficient Landscape and Irrigation Ordinance, and as required to comply with State law. The proposed amendment was previously reviewed and approved by the City Council, but was unintentionally altered by a subsequent project approval. The proposed amendment applies to all City Wards. 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 15307 (Protection of Natural Resources), Section 15308 (Protection of the Environment), and Section 15061(B) (3), as it can be seen with certainty that the code amendment does not have the potential to cause a significant effect on the environment (General Rule). Contact Planner: Doug Darnell, (951) 826-5219, ddarnell@riversideca.gov

Attachments: [Report P18-0606](#)

[Exhibit 2-Existing Chapter 19.570](#)

[Exhibit 3-Proposed Chapter 19.570](#)

[Presentation](#)

- 5 PLANNING CASE P18-0608 (Design Guidelines Amendment): Proposal by the City of Riverside to consider an amendment to the Citywide Design and Sign Guidelines to incorporate Water Efficient Landscape and Irrigation Design Guidelines, which serve to provide guidance for implementation of the City's Water Efficient Landscape and Irrigation Ordinance, Chapter 19.570 of the Zoning Code. The proposed amendment applies to all City Wards. 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 15307 (Protection of Natural Resources), Section 15308 (Protection of the Environment), and Section 15061(B)(3), as it can be seen with certainty that the code amendment does not have the potential to cause a significant effect on the environment (General Rule). Contact Planner: Doug Darnell, (951) 826-5219, ddarnell@riversideca.gov

Attachments: [Report P18-0608](#)

[Exhibit 1 -Proposed Design Guidelines](#)

[Exhibit 2a -Residential Design Guidelines](#)

[Exhibit 2b -Commercial & Mixed Use Design Guidelines](#)

[Exhibit 2c -Industrial Design Guidelines](#)

[Exhibit 2d -Public Facilities Design Guidelines](#)

[Exhibit 3 -Updated Landscape Checklist](#)

[Exhibit 4a -Residential Landscape Guide](#)

[Exhibit 4b -Residential Landscape Checklist](#)

[Exhibit 4c -Residential Landscape Plans](#)

[Exhibit 5a -Commercial Landscape Guide](#)

[Exhibit 5b -Commercial Landscape Checklist](#)

[Exhibit 5c -Commerical Landscape Plans](#)

[Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 6 Items for future agendas and updates from City Planner and Planning Commissioners.
- 7 Excuse Absences of Commissioners from the regular meeting of the Planning Commission for September 6, 2018

That the Planning Commission excuse the absence of Omar Zaki from the Planning Commission regular meeting of September 6, 2018, due to illness.

MINUTES

- 8 The minutes of September 6, 2018 to be presented for approval.

Attachments: [Minutes 9-6-18](#)

ADJOURNMENT

Adjournment to the Thursday, October 4, 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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