



City of Arts & Innovation

City of Riverside

Planning Commission

2,182nd Meeting

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

Agenda - Final

Meeting Date: Thursday, October 18, 2018
Publication Date: Friday, October 5, 2018

9:00 AM

City Hall - 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 of Riverside Planning Commission action on all items may be appealed to the City Council within ten calendar days after the decision. Contact the Planning Division at (951) 826-5371 for further information.

LISTENING ASSISTIVE DEVICES are available for the hearing impaired--please see the Commission Secretary. 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.

Agenda related materials provided to the Planning Commission are available for public inspection in the Planning Division Office during normal business hours and in the binder located in the meeting room while the meeting is in session.

CHAIR CALLS MEETING TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

- 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

Individual audience participation is limited to 3 minutes.

- 2 PLANNING CASES P18-0504 (DR), P18-0574 (VR) & P18-0609 (VR): An appeal, on behalf of Mike Sadeghian, of an approval by the Development Review Committee for the following entitlements: 1) a Design Review for the construction of a 4,397 square foot single-family residence; 2) a Variance to allow for two stories where a maximum of one story is permitted by the Code; and 3) a Variance to allow a building height of 26 feet, where a maximum building height of 20 feet is permitted by the Code. The subject 1.03 acre site is located at 376 Eternal Way, situated at the terminus of Eternal Way, in the RC – Residential Conservation Zone, in Ward 4. The Planning Division of the Community & Economic Development Department recommends 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 15303 (New Construction or Conversion of Small Structures), as the project will not have a significant effect on the environment. Contact Planner: Jack Cartledge, Planning Technician, 951-826-5592, jcartledge@riversideca.gov.

Attachments: [Report P18-0504](#)
 [Exhibit 1 Location Map](#)
 [Exhibit 2 General Plan Map](#)
 [Exhibit 3 Zoning Map](#)
 [Exhibit 4 - Project Plans](#)
 [Exhibit 5 DRC Report](#)
 [Exhibit 6 Appeal Letter](#)
 [Exhibit 7 Comment Letters](#)
 [Presentation](#)

DISCUSSION CALENDAR

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.

- 3 Planning Commission Annual Report to City Council

Attachments: [Annual Report](#)

CONSENT CALENDAR

All matters listed under the CONSENT CALENDAR are considered routine by the Planning Commission and may be enacted by one motion in the form listed below. There will be no separate discussion of these items unless, before the Planning Commission votes on the motion to adopt, Members of the Planning Commission or staff request specific items be removed from the Consent Calendar for separate action. Removed consent items will be discussed following the Discussion Calendar.

- 4 Planning Commission Absences - That the Planning Commission excuse the absence of Richard Rubio due to vacation; and excuse the absence of Judy Teunissen due to illness from the regular meeting of the Planning Commission for September 20, 2018.
- 5 The minutes of September 20, 2018 to be presented for approval.

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

COMMUNICATIONS

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

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*The next regular Planning Commission meeting is scheduled for
Thursday, November 1, 2018*