



City of Riverside

Planning Commission

2,183rd Meeting

Agenda - Final

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

City of Arts & Innovation

Meeting Date: Thursday, November 1, 2018
Publication Date: Friday, October 19, 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 CASE P17-0533 (TM): Proposal by BJ Ghuman of Go-Man Constructions and Investments Inc. to consider Tract Map 37146 to subdivide a 1.96-acre parcel, developed with a single-family residence and ancillary detached structures, into six (6) parcels for future development of single family residences. The project site is located at 1606 Orange Street, situated on the southeast corner of Orange Street and Tyco Drive, in the R-1-7000 – Single 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: Suhaim Bawany, Assistant Planner, (951) 826-5658, sbawany@riversideca.gov

Attachments: [Report P17-0533](#)
[EXHIBIT 1 - Conditions](#)
[EXHIBIT 2 - 5](#)
[EXHIBIT 6 - SITE PHOTOS](#)

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.

- 3 The minutes of October 18, 2018 to be presented for approval.

Attachments: [Minutes 10-18-18](#)

COMMUNICATIONS

- 4 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 15, 2018*