



City of Arts & Innovation

City of Riverside

Planning Commission

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

2,184th Meeting

Agenda - Final

Meeting Date: Thursday, November 29, 2018
Publication Date: Friday, November 16, 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 P15-0989 (GPA), P17-0543 (SPA), P15-0987 (RZ), AND P15-0990 (EIR): Proposal by California Baptist University (CBU) to consider a Specific Plan Amendment to facilitate campus expansions to accommodate the projected student population through 2025, entailing a maximum of 400,000 square feet of academic, recreation, and student housing facilities and a maximum student enrollment of 12,000 students. This proposal involves the following entitlements: 1) a General Plan Amendment to change the General Plan land use designation for the Health Sciences Campus and Wellness Center from PF – Public Facilities/Institutional to CBUSP – California Baptist University Specific Plan (CBUSP); 2) a Zoning Code Amendment to change the Planning Areas from MU/A - Mixed Use/Academic, MU/R - Mixed Use/Residential, MU/U - Mixed Use/Urban, A - Athletics, and OS - Open Space to CBUSP - California Baptist University Specific Plan Zone; 3) a Zoning Code Amendment to change the Planning Areas from MU/A-CR –Mixed Use/Academic and Cultural Resources Overlay Zones and MU/R-CR –Mixed Use/Residential and Cultural Resources Overlay Zones to CBUSP-CR – California Baptist University Specific Plan and Cultural Resources Overlay Zones; 4) a Zoning Code Amendment to change the zone of the Health Sciences Campus and Wellness Center from R-1-7000 – Single Family Residential Zone to CBUSP - California Baptist University Specific Plan Zone; 5) Specific Plan Amendments to remove the Health Sciences Campus and Wellness Center from the Magnolia Avenue Specific Plan and to incorporate them into the California Baptist University Specific Plan; and 6) an Environmental Impact Report related to the proposed project. The property is located at 8432 Magnolia Avenue, generally bounded by Adams Street, Monroe Street, Magnolia Avenue, and State Route (SR-91), in Ward 5. The City of Riverside has prepared a Draft Environmental Impact Report for this project. All significant effects of the proposed project have been reduced to less than significant with implementation of mitigation measures with the exception of impacts to traffic. Contact Planner: Candice Assadzadeh, Senior Planner, (951) 826-5667, cassadzadeh@riversideca.gov

Attachments: [Report P15-0989](#)

[Exhibits 3-11](#)

[Exhibits 12-13](#)

[Presentation](#)

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 November 1, 2018 to be presented for approval.

Attachments: [PC Minutes 11-1-18](#)

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.

- 5 Art Pick Council Chamber - Emergency Response Briefing (Carl Carey)

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, December 13, 2018*