



# City of Riverside

## Planning Commission

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

*City of Arts & Innovation*

### Agenda - Final

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Meeting Date: Thursday, December 13, 2018  
Publication Date: Friday, November 30, 2018

9:00 AM

City Hall - Art Pick Council Chamber

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#### 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 P18-0646 (CUP), P18-0648 (DR) & P18-0649 (VR): Proposal by Karl Huy of Travis Companies, Inc., to consider the following entitlements for the replacement of a vehicle fuel station: 1) a Conditional Use Permit to permit a vehicle fuel station (Chevron) including a fueling canopy with 8 gasoline pumps and a 2,230-square-foot convenience store; 2) Design Review of project plans; and 3) a Variance to allow a reduced rear yard building setback. The 0.48-acre project site is developed with an existing vehicle fuel station and convenience store to be demolished and is located at 8283 Arlington Avenue, at the northeast corner of Arlington Avenue and Lake Street, in the CR – Commercial Retail Zone in Ward 7. 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) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Matthew Taylor, (951) 826-5944, mtaylor@riversideca.gov

**Attachments:** [Report, Ex 4-5](#)

[Exhibits 1-3](#)

[Exhibits 6-9](#)

[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.*

- 3 Planning Commission Absences - That the Planning Commission excuse the absence of Omar Zaki from the regular meeting of the Planning Commission for November 29, 2018, due to business..
- 4 The minutes of November 29, 2018 to be presented for approval.

Attachments: [PC Minutes 11-29-18](#)

COMMUNICATIONS

- 5 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 27, 2018.*