



City of Riverside

Planning Commission

2,190th Meeting

Agenda - Final

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

City of Arts & Innovation

Meeting Date: Thursday, March 21, 2019
Publication Date: Friday, March 8, 2019

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 P18-0370 (RZ) AND P18-0369 (PPE): Applicant is requesting further continuance to May 2, 2019 and staff concurs. Proposal by Aleksandar Nadazdin to consider the following entitlements for the construction of a mixed use development comprising of 92 dwelling units and 750 square feet of commercial space, on seven contiguous parcels consisting of 2.92 acres partially developed with single family residences: 1) a Zoning Code Amendment to change the zone from R-1-7000-SP – Single Family Residential Zone and Specific Plan (Magnolia Avenue) Overlay Zones to MU-V-SP – Mixed Use - Village and Specific Plan (Magnolia Avenue) Overlay Zones; and 2) a Site Plan Review of project plans. The project site is located at 3907-3929 Polk Street and 10670-10680 Stetson Avenue, situated on the east side of Polk Street between Cochran and Magnolia Avenues, in the R-1-7000-SP – Single Family Residential Zone and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 6. The Community and Economic Development Department recommends the 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: Candice Assadzadeh, Senior Planner, 951-826-5667, cassadzadeh@riversideca.gov

Attachments: [Continuance Request](#)

- 3 PLANNING CASES P18-0246 (RZ), P17-0638 (CUP), P18 0247 (CUP), P18-0248 (CUP) AND P17-0639 (DR): Applicant is requesting continuance to April 4, 2019 and staff concurs. Proposal by Eric LeVaughan of Sater Oil Group, LLC. to consider the following entitlements: 1) a Zoning Code Amendment to rezone 5.6 acres from BMP – Business and Manufacturing Park Zone to the CR – Commercial Retail Zone; 2) a Conditional Use Permit to permit the construction of a vehicle service station consisting of a 4,872 square foot canopy with 16 fuel stations, a 1,152 square foot automated car wash, and a 3,800 square foot convenience store in conjunction with the off sale of beer and wine; 3) a Conditional Use Permit to permit the construction of a 3,750 square foot drive-thru restaurant; 4) a Conditional Use Permit for the construction of 4,990 square foot multi-tenant building with a drive-thru; and 5) a Design Review of project plans. The project site is situated on the southwest corner of Van Buren Boulevard and Jurupa Avenue, in the BMP - Business and Manufacturing Park Zone, in Ward 7. The Planning Division of the Community and Economic Development Department has determined that the proposed project will not have a significant effect on the environment and is recommending that a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program be adopted. Contact Planner: Alyssa Berlino, (951) 826-5628, aberlino@riversideca.gov

Attachments: [Report - Continuance](#)

- 4 PLANNING CASES P18-0091 (GPA), P18-0092 (RZ), P18-0093 (PPE), P18-0099 (PM 37475), P18-0094-0098 (CUP), P18-0101 (DR), P18-0424 (GE/VR), P18-0100 (MCUP) AND P18-0401 (EIR) Proposal by Jim Guthrie of AFG Development to consider the following entitlements for the construction of a mixed use development on 35.4 acres that includes; a multi-family residential complex consisting of 482 multi-family residential dwelling units; 49,000 square feet of commercial retail space; two hotels, containing 229 rooms; 23 Recreational Vehicle (RV) overnight spaces; and 4) Outdoor entertainment and activities (e.g., farmers market, and car shows). Implementation of the proposed Project requires the following approvals: 1) General Plan Amendment to amend the land use designation of approximately 34.34 acres from MDR – Medium Density Residential and O – Office to MU-U – Mixed Use Urban, and amend the land use designation of the remainder 1.06 acres of the site from O – Office to C – Commercial; 2) Zoning Code Amendment to rezone approximately 34.34 acres from R-1-7000 Single Family Residential Zone, R-3-1500 – Multi-Family Residential Zone, and R-1-7000-WC – Single Family Residential – Watercourse Overlay Zones to MU-U – Mixed Use Urban; and rezone the remainder 1.06 acres of the site from R-1-7000 – Single Family Residential Zone to CR – Commercial Retail Zone; 3) Site Plan Review for site design and building elevations review of the mixed use project, 4) a Tentative Parcel Map No. 37475 to subdivide the 35.4 acre project site into 15 parcels, ranging in size from 0.49 acres to 7.67 acres, including a private drive; 5) Conditional Use Permits to permit each of the following uses: Hotels and RV parking, vehicle fueling station, drive-thru restaurant, live entertainment and special events, and a farmers market; 6) Design Review for site design and building elevation review of the vehicle fueling station; 7) Grading Exception to allow on-site retaining walls higher than permitted by Code; 8) Minor Conditional Use Permit and Variance to permit two freestanding, freeway-oriented monument signs; and 9) an Environmental Impact Report. The project site is located in the northwestern section of the City of Riverside, in the County of Riverside, and is generally bounded by Orange Street to the west, Strong Street to the north, State Route 60 (SR-60) to the south and Interstate 215 (I-215) to the east, in Ward 1. 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 Air Quality, Greenhouse Gas Emissions and Traffic. Contact Planner: Brian Norton, Senior Planner, (951) 826-2308, bnorton@riversideca.gov

Attachments: [Report P18-0091](#)

[Exhibits 3-5](#)

[Exhibits 6](#)

[Exhibits 7-11](#)

[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.

- 5 The minutes of March 7, 2019 to be presented for approval.

Attachments: [Minutes](#)

- 6 Planning Commission Attendance - That the Planning Commission excuse the absence of Richard Rubio from the regular meeting of February 21, 2019, due to vacation.

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.

- 7 Annual Review of the Planning Commissions Rules for the Transaction of Business

Attachments: [Rules 5-31-18](#)

COMMUNICATIONS

- 8 Items for future agendas and updates from City Planner and Planning Commissioners.
- 9 Planning Commission terms of office

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*The next Planning Commission meeting is scheduled for
Thursday, April 4, 2019*

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