



# City of Riverside

## Planning Commission

### 2,191st Meeting

#### Agenda - Revised

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

*City of Arts & Innovation*

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Meeting Date: Thursday, April 4, 2019  
Publication Date: Monday, March 25, 2019

9:00 AM

City Hall - Art Pick Council Chamber  
Originally Published: March 22, 2019

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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 P18-0246 (RZ), P17-0638 (CUP), P18 0247 (CUP), P18-0248 (CUP), P19-0160 (VR) AND P17-0639 (DR): (Continued from March 21, 2019) Proposal by Eric LeVaughan of Sater Oil Group, LLC. to consider the following entitlements: 1) a Zoning Code Amendment to rezone 9.54 acres from BMP – Business and Manufacturing Park Zone and PF - Public Facilities Zone to 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 carwash, and a 3,800 square foot convenience store in conjunction with the off sale of beer and wine (Type 20 alcohol license); 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; 5) a Variance to allow off-sale of alcohol within 600 feet of a public park; and 6) a Design Review of project plans. The project site is situated on the southwest corner of Van Buren Boulevard and Jurupa Avenue, 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](#)  
[Exhibits 3 -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.*

3 The minutes of March 21, 2019 to be presented for approval.

**Attachments:** [PC Minutes 3-21-19](#)

4 Planning Commission Attendance - That the Planning Commission excuse the absence of Omar Zaki due to business, Kerry Parker due to business and Sean Mill due to business, from the March 21, 2019 regular meeting of the Planning Commission.

**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 Planning Commission Rules for the Transaction of Business and the Conduct of Hearings

**Attachments:** [CPC Rules 2019 redline REVISED](#)  
[CPC Rules 2019 clean REVISED](#)  
[CPC Rules 2019 redline](#)

6 Brown Act, Conflict of Interest and Ethics Training

**Attachments:** [Brown Act Presentation](#)

**COMMUNICATIONS**

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

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*The next Planning Commission meeting is scheduled for  
Thursday, April 18, 2019*

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*Sign up to receive critical information such as unexpected road closures, utility outages, missing persons, and evacuations of buildings or neighborhoods.*

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