



# City of Riverside

## Planning Commission

### 2,192nd Meeting

#### Agenda - Final

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

*City of Arts & Innovation*

---

Meeting Date: Thursday, April 18, 2019  
Publication Date: Friday, April 5, 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 P18-0028 (RZ), P18-0031 (CUP), P18-0032 (CUP), P18-0033 (DR) & P18-0034 (PM): Proposal by Eugene Marini of KA enterprises to consider the following entitlements for a commercial development on 2.19 acres: 1) a Zoning Code Map Amendment to apply the CG – Commercial General Zone to the project site; 2) a Tentative Parcel Map (TPM – 37591) to subdivide the subject 2.19 acres into two lots, ranging in size from 1.04 to 1.15 acres; 3) a Conditional Use Permit to permit a vehicle fuel station consisting of a fueling canopy with 12 gasoline pumps, a 3,200 square foot convenience store with off-sale of beer and wine (Type 20 Alcohol License), and a 1,518-square-foot automated vehicle wash facility; 4) a Conditional Use Permit to permit a 3,800-square-foot drive-thru restaurant; and 5) Design Review of project plans. The project site consists of a single vacant parcel with no assigned address and excess right-of-way and is located at the northeast corner of Sycamore Canyon Boulevard and Central Avenue, in Ward 2. 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: Matthew Taylor, (951) 826-5944, mtaylor@riversideca.gov

**Attachments:** [Report](#)

[Exhibit 3 - Location Map](#)

[Exhibit 4 - General Plan Map](#)

[Exhibit 5 - Existing and Proposed Zoning Map](#)

[Exhibit 6 - Project Plans](#)

[Exhibit 7 - Project Description](#)

[Exhibit 8 - ALUC Consistency Determination No. ZAP1304MA18](#)

[Exhibit 9 - Distance Requirements Map](#)

[Exhibit 10a - Draft Initial Study and Mitigated Negative Declaration](#)

[Exhibit 10b - Draft IS-MND Appendices](#)

[Exhibit 11 - Comment Letters](#)

[Exhibit 12 - RCA JPR #18-08-07-01](#)

[Exhibit 13 - Existing Site Photos](#)

[Presentation](#)

- 3 PLANNING CASES P18-0572 (Modification of Minor Conditional Use Permit): Proposal by the Craig Johnston on behalf of the Hideaway Cafe / Mission Galleria to consider a Modification of Planning Case P16-0251 (Modification of Minor Conditional Use Permit) to upgrade the existing on-sale beer and wine license (Type 41 Alcohol License) to allow on-sale of distilled spirits (Type 47 Alcohol License) in conjunction with the eating establishment on a 0.34 acre parcel, located at 3700 Mission Inn Avenue, situated on the southeast corner of Main Street and Mission Inn Avenue, in the DSP-RC-SP-CR – Downtown Specific Plan - Raincross District and Cultural Resources Overlay Zones, in Ward 1. The Planning Division of the Community & Economic Development Department is recommending 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 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: David Murray, Principal Planner (951) 826-5773, dmurray@riversideca.gov

**Attachments:**[Report](#)[Exhibit 1 - Location Map](#)[Exhibit 2 - Context Map](#)[Exhibit 3 - P16-0251 Conditions of Approval](#)[Exhibit 4 - Distance Requirements](#)[Exhibit 5 - ABC Alcohol License Census Tract Concentration Map](#)[Exhibit 6 - Riverside Police Department November 14, 2018 Memorandum](#)[Exhibit 7 - Riverside Police Department February 15, 2019 Memorandum](#)[Exhibit 8 - Riverside Police Department March 21, 2019 Memorandum](#)[Exhibit 9 - Streetplus February 20, 2019 Memorandum](#)[Exhibit 10 - Public Comments](#)[Exhibit 11 - General Plan Map](#)[Exhibit 12 - Specific Plan and Zoning Map](#)[Exhibit 13 - Project Plans](#)[Exhibit 14 - Existing Site Photos](#)[Exhibit 15 - Application](#)[Presentation](#)

- 4 PLANNING CASES P18-0526 (CUP), P18-0527 (DR), P18-0528 (VR), P18-0529 (VR): Proposal by Douglas Fenn of Tait & Associates to consider the following entitlements for the construction of a vehicle fuel station: 1) a Conditional Use Permit to permit a vehicle fuel station (7-Eleven) including a fueling canopy with 12 gasoline pumps and a 3,040 square foot convenience store with off-sale of beer and wine (Type 20 Alcohol License); 2) a Variance to allow a reduced separation requirement for the off-sale of alcoholic beverages from any existing residential dwelling or property zoned for residential uses; 3) Variances to allow a reduced separation requirement for the off-sale of alcoholic beverages from another business with concurrent sale of motor vehicle fuel with alcoholic beverages and from another business licensed for off-sale general alcoholic beverage sales; and 4) Design Review of project plans. The project site consists of two contiguous parcels, totaling 0.78 acres, located at 7410 Wells Avenue and 4890 Van Buren Boulevard, situated on the southwest corner of Van Buren Boulevard and Wells Avenue, in the CR – Commercial Retail Zone, in Ward 6. The Community & Economic Development Department recommends the Planning Commission determine that this project is categorically exempt from the California Environmental Quality Act pursuant to Section 15302 (Replacement and Reconstruction), 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Projects), as this project will not have a significant effect on the environment. Contact Planner: Judy Egüez, Associate Planner, (951) 826-3969, [jeguez@riversideca.gov](mailto:jeguez@riversideca.gov)

**Attachments:** [Report](#)  
[Exhibits 3-6](#)  
[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 April 4, 2019 to be presented for approval.

**Attachments:** [Minutes 4-4-19](#)

## COMMUNICATIONS

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

\* \* \* \* \*

*The next Planning Commission meeting is scheduled for  
Thursday, May 2, 2019*

\* \* \* \* \*

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

*[www.RiversideAlert.com](http://www.RiversideAlert.com)*