



City of Riverside

Planning Commission

2,193rd Meeting

Agenda - Final

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

City of Arts & Innovation

Meeting Date: Thursday, May 2, 2019
Publication Date: Friday, April 19, 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 requests further continuance to May 16, 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: [Request for Continuance P18-0370](#)

- 3 PLANNING CASES P18-0526 (CUP), P18-0527 (DR), P18-0528 (VR), P18-0529 (VR): Continued from the April 18, 2019 meeting. 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

Attachments: [Report](#)
[Exhibits 3-6](#)
[Exhibits 7-11](#)
[Presentation](#)

- 4 PLANNING CASES P19-0189 (LL) and P19-0215 (GE): Proposal by Marwan Alabbasi to consider a Lot Line Adjustment to consolidate/merge two lots into one lot, totaling 2.92 acres; and a Grading Exception to allow the combination of two existing building pads, totaling 43,640 square feet. The site is located at 7215 and 7237 Alabbasi Way, situated on the southwest corner of Alabbasi Way and Talcey Terrace, at the terminus of Talcey Terrace, in the RC - Residential Conservation Zone, in Ward 4. 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 15305 (Minor Alterations in Land Use Limitations), as this project will not have a significant effect on the environment. Contact Planner: Brian Norton, Senior Planner, 951-826-2308, bnorton@riversideca.gov

Attachments: [Report](#)
[Exhibit 3-5](#)
[Exhibit 6 - TM-37392](#)
[Exhibit 7 - Grading Plan](#)
[Exhibit 8-11](#)
[Presentation](#)

DISCUSSION CALENDAR

5 PLANNING CASE PSP19-0033: A request for Planning Commission review of projects added to the fiscal year (FY) 2019/2020 Capital Improvement Program (CIP), and determination that the projects are consistent with General Plan 2025. The projects under consideration were not previously considered as part of the two-year budget and two-year CIP (FY 2018/2019 & FY 2019/2020), which the Planning Commission reviewed and determined consistent with General Plan 2025 in March, 2018. The Planning Division of the Community and Economic Development Department has determined that CIP consistency review is not subject to the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061(b)(3), because the review is not considered a “project” as defined by section 15378(b)(4). Contact Planner: Jay Eastman, (951) 826-5264, jeastman@riversideca.gov

Attachments: [Report](#)
[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.

6 The minutes of April 18, 2019 to be presented for approval.

Attachments: [PC Minutes 4-18-19](#)

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, May 16, 2019*

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