



City of Riverside

Planning Commission

2,194th Meeting

Agenda - Final

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

City of Arts & Innovation

Meeting Date: Thursday, May 16, 2019
Publication Date: Friday, May 3, 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 CASE P18-0369 (PPE): Proposal by Aleksandar Nadazdin to consider a Site Plan Review of project plans 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. 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: [Report](#)
[Exhibits 3 - 6](#)
[Exhibit 7 - Project Plans](#)
[Exhibit 7a - Project Plans](#)
[Exhibits 8-10](#)
[Presentation](#)

- 3 Planning Case P18-0214 (CUP): Proposal by Ghatas Toumah to consider a Conditional Use Permit to permit the upgrade of the current Type 20 Alcohol License (Off-Sale Beer and Wine) to a Type 21 Alcohol License (Off-Sale General) in conjunction with an existing 2,272 square foot market, located at 881 Main Street, situated on the northwest corner of Main Street and Alamo Street, in the CG – Commercial General Zone, in Ward 1. The Community & Economic Development Department recommends the Planning Commission determine that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities), 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](#)

[Exhibit 3 - Location Map](#)

[Exhibit 4 - General Plan Map](#)

[Exhibit 5 - Zoning Map](#)

[Exhibit 6 - Project Plans](#)

[Exhibit 7 Distance Requirements Map](#)

[Exhibit 8 - ABC Alcohol License Census Tracts Map](#)

[Exhibit 9 - Security Plan](#)

[Exhibit 10 - Site Photos](#)

[Presentation](#)

- 4 Planning Cases P18-0083 (Revised CUP), P18-0084, P18-0616 and P18-0617 (Grading Exceptions): Proposal by Matt Acton to consider the following entitlements to facilitate the expansion of an existing cemetery (Olivewood Memorial Park) on 3.48 acres of a larger 52.7 acre site: 1) a revision to a previously approved Conditional Use Permit (CU-017-689) to permit the construction of a 3,060-square-foot mausoleum with 552 crypts and 492 conventional gravesites; and 2) Grading Exceptions to allow retaining walls higher than six feet in height, manufactured slopes steeper than 3.9 to 1 and higher than 20 feet in vertical height, and a vehicular driveway wider than 15 feet. The project area is located at 3300 Central Avenue, on the south side of Central Avenue between State Route 91 and Rumsey Drive, in the RC – Residential Conservation Zone, in Ward 3. 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, Associate Planner, 951-826-5944, mtaylor@riversideca.gov

Attachments: [Report](#)
[Exhibit 3 - Location Map](#)
[Exhibit 4 - General Plan Map](#)
[Exhibit 5 - Zoning Map](#)
[Exhibit 6 - CU-017-689](#)
[Exhibit 7 - Project Plans](#)
[Exhibit 8 - Project Description](#)
[Exhibit 9 - Applicant Provided Grading Exception Justifications](#)
[Exhibit 10 - Draft IS-MND and Appendices](#)
[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 May 2, 2019 to be presented for approval.

Attachments: [Minutes 5-2-19](#)

COMMUNICATIONS

- 6 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 30, 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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