



City of Arts & Innovation

City of Riverside

Planning Commission

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

2,196th Meeting

Agenda - Final

Meeting Date: Thursday, June 27, 2019
Publication Date: Friday, June 14, 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 P18-0956 (CUP), P18-0957 (DR), AND P19-0252 (VR): The applicant is requesting continuance to July 11, 2019. Proposal by Shiv Talwar of Design Concepts to consider the following entitlements to establish a 20,000 square foot banquet hall facility and restaurant in conjunction with a Type 47 Alcohol License (On-Sale General – Eating Place): 1) Conditional Use Permit to permit a banquet hall facility within an existing multi-tenant commercial complex (Tyler Village); 2) Design Review of project plans; and 3) Variance to allow fewer parking spaces than required by Code. The 8.15-acre project site is located at 10170 Indiana Avenue, on the south side of Indiana Avenue between Tyler and Harrison Streets, in the CR-S-2-X - Commercial Retail, Building Stories (Two-Story Maximum), and Building Setback (10-feet from Tyler Street) Overlay Zones, in Ward 5. Contact Planner: Veronica Hernandez, Associate Planner, 951-826 3965, vhernandez@riversideca.gov

Attachments: [Report P18-0956](#)

- 3 PLANNING CASES P18-0836 (PRD), P18-0840 (TM), P18-0841 (DR) and P18-0842 (VR): Proposal by Brett Crowder of Coastal Commercial Properties to consider the following entitlements for a residential subdivision: 1) a Planned Residential Development consisting of detached single-family dwellings, private streets, common open space amenities and water quality facilities; 2) a Tentative Tract Map (TM-37593) to subdivide 18.38 acres into 90 single-family residential lots, open space and private streets; 3) Design Review of project plans; and 4) a Variance to allow fences and walls over three feet in height within a reduced perimeter landscape setback. The 18.38-acre project site consists of three vacant parcels and is located on both sides of Wood Road between Lurin Avenue and Newsom Road in the R-1-13000-SP – Single-Family Residential and Specific Plan (Orangecrest) Overlay Zones, in Ward 4. 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 P18-0836](#)
 [Exhibit 3 - LocationMap](#)
 [Exhibit 4 - GeneralPlan](#)
 [Exhibit 5 - Zoning-SpecificPlan](#)
 [Exhibit 6 - Project Plans](#)
 [Exhibit 7 - Variance Justification Form](#)
 [Exhibit 8 - Draft IS-MND](#)
 [Exhibit 8A - Project Description 11-2-18](#)
 [Exhibit 9 - Photo Exhibit 10-26-18](#)
 [Presentation](#)

- 4 PLANNING CASE P19-0054, P19-0057 (GENERAL PLAN & ZONING CODE AMENDMENT): A proposal to amend the City of Riverside General Plan 2025 and Zoning Code (Title 19 of the Riverside Municipal Code) to comply with State law (SB 1333) requiring cities (including charter cities) to have zoning that is consistent with general plan land use. The proposal includes an amendment to Table LU-5 - Zoning/General Plan Consistency Matrix and establishes a process and criteria for evaluating and determining consistency for those properties with inconsistent Zoning and General Plan land use designations. This action does not propose to rezone properties or increase allowable General Plan land use densities. Contact Planner: David Murray, Principal Planner (951) 826-5773, dmurray@riversideca.gov

Attachments: [Report P19-0054](#)
 [Exhibit 1 - SB-1333 Planning and Zoning](#)
 [Exhibit 2 - General Plan Amendment](#)
 [Exhibit 3 - Zoning Code Text Amendment](#)
 [Exhibit 4 - General Plan - Zoning Consistency Steps](#)
 [Exhibit 5 - ALUC Staff Report 6-13-19](#)
 [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 Planning Commission Attendance - That the Planning Commission excuse the absence of Christine Roberts from the regular meeting of May 30, 2019.
- 6 The minutes of May 30, 2019 to be presented for approval.

Attachments: [Minutes 5-30-19](#)

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, July 11, 2019*

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