



City of Riverside

Planning Commission

2,197th Meeting

Agenda - Final

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

City of Arts & Innovation

Meeting Date: Thursday, July 25, 2019
Publication Date: Friday, July 12, 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): Applicant is requesting further continuance to the August 8, 2019 meeting. 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 P18-0492 (CUP), P18-0590 (PCRN), P18-0591 (VR), P18-0592 (VR), and P18-0593 (VR): Proposal by Surinder Pal Singh of Gurkirpa Properties, Inc. to consider the following entitlements to permit a Type 20 Alcohol License (Off-Sale Beer and Wine) in conjunction with an existing gas station convenience store: 1) Conditional Use Permit to permit the off sale of beer and wine; 2) Determination of Public Convenience or Necessity to allow the off-sale of beer and wine in an over concentrated census tract; and 3) Variances to allow reduced separation requirements from an assemblies of people – non-entertainment, an existing business with the concurrent sale of vehicle fuel with alcoholic beverages, and an existing business licensed for off-sale general alcoholic beverage sales with less than 15,000 square feet of floor area. The project site is located at 1340 and 1360 Blaine Street, situated on the southeast corner of Blaine Street and Interstate 215, in the CR – Commercial Retail Zone, in Ward 1. 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 15301 (Existing Facilities), 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 - P18-0492](#)

[Exhibits 3-9](#)

[Exhibits 10-11](#)

[Presentation](#)

- 4 PLANNING CASES P19-0380 (TTM) AND P19-0480 (VR): Proposal by La Sierra Victoria Development, LLC to consider the following entitlements: 1) Tentative Tract Map (TTM-37764) to subdivide 8.80 acres into fourteen single family residential lots, ranging in size from 21,784 to 34,329 square feet, for future development of single family residences; and 2) Variance to allow a reduced lot depth for Parcel 5. The project is situated on the southeast corner of La Sierra and Victoria Avenues, in the R-1-1/2 Acre - Single Family Residential Zone, in Ward 5. The Community and Economic Development Department recommends that the City Planning Commission determine that the project is consistent with the previously adopted Mitigated Negative Declaration (MND) for Tract Map (TM-36713) and find that no further CEQA review is required. Contact Planner: Brian Norton, Senior Planner, 951-826 2308, bnorton@riversideca.gov

Attachments: [Report P19-0380](#)

[Exhibits 3-5](#)

[Exhibits 6 - Project Plans](#)

[Exhibits 7-9](#)

[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 June 27, 2019 to be presented for approval.

Attachments: [Minutes 6-27-19](#)

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.

- 6 PLANNING CASES PSP19-0039: A request by the Riverside Unified School District (RUSD) for a City Planning Commission determination of General Plan conformity and reporting on the potential acquisition of one parcel for the expansion of the existing Lincoln High School, or for the development of a future elementary school site. The parcel is located at 2859 14th Street (APN 211-234-009), adjacent and west of Lincoln High School. The parcel is zoned R-1-7000 – Single Family Residential, is designated MDR – Medium Density Residential by the General Plan, and is located in Ward 2. The City’s determination is not subject to the California Environmental Quality Act (CEQA), as RUSD is the “Lead Agency” for CEQA, and the approving authority for acquisition of the subject property. Contact Planner: Jay Eastman, (951) 826-5264, jeastman@riversideca.gov

Attachments: [Report PSP19-0039](#)
[Exhibit 1 - RUSD Request](#)
[Exhibit 2 - Aerial](#)
[Exhibit 3 - General Plan Map](#)
[Exhibit 4 - Zoning Map](#)
[Presentation](#)

COMMUNICATIONS

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

* * * * *

*The next Planning Commission meeting is scheduled for
Thursday, August 8, 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