



City of Riverside

Planning Commission

2,198th Meeting

Agenda - Final

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

City of Arts & Innovation

Meeting Date: Thursday, August 8, 2019
Publication Date: Friday, July 26, 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): Continued from the July 25, 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](#)
[Exhibit 3 - Location Map](#)
[Exhibit 4 - General Plan map](#)
[Exhibit 5 - Zoning Map](#)
[Exhibit 6 - Distance Requirements Map](#)
[Exhibit 7 - Project Plans reduced](#)
[Exhibit 8 - Applicant Project Description](#)
[Exhibit 9 - Parking Study](#)
[Exhibit 10 - Noise Study](#)
[Exhibit 11 - Applicant Variance Justification](#)
[Exhibit 12 - Existing Site Photos](#)
[Presentation](#)

- 3 PLANNING CASES P17-0846 (RZ), P17-0813 (CUP), AND P17-0814 (DR): Proposal by Michael Scarbrough of 3K1 Consulting Services, LLC, to consider the following entitlements to establish a 5,380 square foot automated car wash facility: 1) a Zoning Code Amendment to change the zone from RE – Residential Estate Zone to CR – Commercial Retail Zone; 2) Conditional Use Permit to permit a car wash facility; and 3) Design Review of project plans. The 2.36-acre project site is currently vacant and located at the northwest corner of Van Buren Boulevard and Jurupa Avenue, in the RE – Residential Estate Zone, in Ward 7. 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: Veronica Hernandez, Associate Planner, 951-826 3965, vhernandez@riversideca.gov

Attachments: [Report - P17-0846](#)
[Exhibit 3 - Location Map](#)
[Exhibit 4 - General Plan](#)
[Exhibit 5 - Existing and Proposed Zoning Map](#)
[Exhibit 6 - Project Plans reduced](#)
[Exhibit 7 - Noise Study](#)
[Exhibit 8 - Existing Site Photos](#)
[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.

- 4 Planning Commission Attendance - That the Planning Commission excuse the absence of Christine Roberts due to vacation and Omar Zaki due to illness from the regular meeting of the Planning Commission for July 25, 2019.
- 5 The minutes of July 25, 2019 to be presented for approval.

Attachments: [Minutes 7-25-19](#)

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, August 22, 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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