



# City of Riverside

## Planning Commission

### 2,199th Meeting

#### Agenda - Final

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

*City of Arts & Innovation*

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Meeting Date: Thursday, August 22, 2019  
Publication Date: Friday, August 9, 2019

9:00 AM

City Hall - Art Pick Council Chamber

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#### 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 P18-0849 (CUP), P18-0850 (VR), P19-0512 (PCORN): Applicant is requesting continuance to September 5, 2019. Proposal by David Vanderzell, on behalf of THVS Investments, LLC to consider the following entitlements: 1) a Conditional Use Permit to permit a dance studio, banquet facility, and entertainment, in conjunction with a Type 42 Alcohol License (On-Sale of Beer and Wine – Public Premises) within an existing 10,666 square foot building; 2) Variance to allow the on-sale of alcoholic beverages within 600 feet of a hospital; and 3) Determination of Public Convenience or Necessity to allow the on-sale of beer and wine in an over concentrated census tract. The project site is located at 3740 Park Sierra Drive, situated on the west side of Park Sierra Drive between Magnolia and Diana Avenues, in the CR-SP - Commercial Retail 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 15301 (Existing Facilities), as this project will not have a significant effect on the environment. Contact Planner: Alyssa Berlino, Assistant Planner, 951-826-5628, [aberlino@riversideca.gov](mailto:aberlino@riversideca.gov)

**Attachments:** [Report P18-0849](#)

- 3 PLANNING CASES P18-0881 (PRD), P18-0882 (TTM), P18-0883 (DR), AND P18-0884 (VR): Proposal by Roger Hobbs, on behalf of Roger Hobbs Companies, to consider the following entitlements for a residential subdivision: 1) Planned Residential Development Permit for the establishment of detached single-family dwellings, private streets, and common open space; 2) Tentative Tract Map No. 37632 to subdivide 4.79 acres into 34 single-family residential lots, and lettered lots for common open space and private streets; 3) Design Review of project plans; and 4) Variance to allow fences and walls within a reduced project perimeter landscape setback along Streeter Avenue. The project site is developed with an existing single-family residence and is located at 6789 Streeter Avenue, situated on the west side of Streeter Avenue between Sierra and Rochester Streets, in the R-1-7000 – Single-Family Residential Zone, in Ward 3. The Community & Economic Development Department has determined that this proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as this project will not have a significant effect on the environment. Contact Planner: Danielle Harper-Scott, Planning Technician, (951) 826-5933, DHarper-Scott@riversideca.gov

**Attachments:** [Report P18-0881](#)  
[Exhibit 3 - Location Map](#)  
[Exhibit 4 - General Plan Map](#)  
[Exhibit 5 - Zoning Map](#)  
[Exhibit 6 - Project Plans](#)  
[Exhibit 7 - Variance Justifications](#)  
[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 Larry Allen from the the Planning Commission meeting of August 8, 2018 due to business.
- 5 The minutes of August 8, 2019 to be presented for approval.

**Attachments:** [PC Minutes 8-8-19](#)

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, September 5, 2019*

*For live Webcast of the Committee Meeting:  
[RiversideCA.gov/Meeting](http://RiversideCA.gov/Meeting) or  
[Engageriverside.com](http://Engageriverside.com)*

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