



City of Riverside

Planning Commission

2,200th Meeting

Agenda - Final

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

City of Arts & Innovation

Meeting Date: Thursday, September 5, 2019
Publication Date: Friday, August 23, 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 P18-0849 (CUP), P18-0850 (VR), P19-0512 (PCORN): The applicant is requesting further continuance to September 19, 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

Attachments: [P18-0849 Report](#)

- 3 PLANNING CASES P18-0970 (GPA), P18-0971 (RZ), P18-0972 (TTM), P18-0973 (PRD), P18-0974 (DR), P18-0975 (VR): Proposal by Oscar Graham of Passco Pacifica, LLC to consider the following entitlements to facilitate a planned residential development: 1) General Plan Amendment to change the General Plan land use designation from C – Commercial to MDR – Medium Density Residential; 2) Zoning Code Amendment to change the zone from CR – Commercial Retail Zone to R-1-7000 – Single-Family Residential Zone and a portion of the site to R-1-7000-S – Single-Family Residential and Building Stories (maximum 3 stories) Overlay Zones; 3) A Tentative Tract Map (No. 37626) to subdivide 7.07 acres into 56 single-family residential lots, lettered lots for open space and street purposes; 4) a Planned Residential Development Permit for the establishment of detached single-family dwellings, private streets and common open space; 5) Design Review of project plans; and 6) a Variance to allow a reduced perimeter landscape setback. The vacant project site is located at the southeast corner of Tyler Street and Jurupa Avenue, in the CR – Commercial Retail Zone, in Ward 7. Pursuant to Section 15270(a) of the California Environmental Quality Act (CEQA) Guidelines, CEQA does not apply to projects which a public agency rejects or disapproves. Contact Planner: Candice Assadzadeh, Senior Planner, 951-826-5667, cassadzadeh@riversideca.gov

Attachments: [Report P18-0970](#)
[Exhibit 2 Location Map](#)
[Exhibit 3 Existing and Proposed General Plan Maps](#)
[Exhibit 4 Existing and Proposed Zoning Maps](#)
[Exhibit 5 ALUC Map](#)
[Exhibit 6a Project Plans](#)
[Exhibit 6b Project Plans](#)
[Exhibit 6c Project Plans](#)
[Exhibit 7 Superior Design Criteria & LEED Checklist](#)
[Exhibit 8 Variance Findings](#)
[Exhibit 9 ALUC Staff Report](#)
[Exhibit 10 ALUC Denial Letter](#)
[Exhibit 11 Initial Study MND](#)
[Exhibit 12 Existing Site Photos](#)
[Presentation](#)

4 PLANNING CASE P19-0565 (ZONING CODE AMENDMENT):

A proposal by the City of Riverside to amend the Zoning Code (Title 19 of the Riverside Municipal Code), including but not limited to, Article II (Zoning Code Administration, Interpretation and Enforcement), Article V (Base Zones and Related Use and Development Provisions), Article VIII (Site Planning and General Development Provisions), Article IX (Land Use Development Permit Requirements/Procedures), and Article X (Definitions). The proposed modifications are intended to be consistent with the City's "Streamline Riverside" Initiative to identify and implement strategic changes to provide greater clarity and reduce ambiguity within the Zoning Code. The proposed amendments include, but are not limited to, revisions to the standards for: 1) Accessory Buildings and Structures; 2) Multiple-Family and Mixed-Use developments; 3) Recycling Facilities; 4) Parking and Loading; and 5) Permitted Uses and Incidental Uses Tables; 6) Temporary Uses. Other minor changes and technical corrections may be considered as necessary for clarification or to remove redundancies. The Community & Economic Development Department recommends that City Planning Commission determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), as it can be seen with certainty there is no possibility the proposed amendment will have a significant effect on the environment. Contact Planner: David Murray, Principal Planner (951) 826-5773, dmurray@riversideca.gov

Attachments: [Report P19-0565](#)[Exhibit 1 - CEDD and Director Changes](#)[Exhibit 2 - Residential Zones](#)[Exhibit 3 - Mixed Use Zones](#)[Exhibit 4 - Base Zones Permitted Land Uses](#)[Exhibit 5 - Recycling Facilities](#)[Exhibit 6 - Accessory Structures](#)[Exhibit 7 - Parking and Loading](#)[Exhibit 8 - Design Review](#)[Exhibit 9 - Temporary Use Permits](#)[Exhibit 10 - Site Plan Review](#)[Exhibit 11 - Definitions](#)[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 August 22, 2019 to be presented for approval.

Attachments: [Minutes 8-22-19](#)

6 Planning Commission Attendance - That the Planning Commission excuse the absence of Judy Teunissen from the Planning Commission meeting of August 22, 2019 due to vacation.

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, September 19, 2019*

*For live Webcast of the Committee Meeting:
RiversideCA.gov/Meeting or
Engageriverside.com*

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