



# City of Riverside

## Planning Commission

### 2,201st 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, September 19, 2019  
Publication Date: Friday, September 6, 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): The applicant is requesting further continuance to October 3, 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 P17-0690 (GPA), P17-0691 (RZ), P17-0692 (CUP), P17-0693 (PM), and P17-0694 (DR): Proposal by Michael Scarbrough of 3K1 Consulting Services, LLC, to consider the following entitlements to establish a 6,208 square foot automated car wash facility: 1) General Plan Amendment to amend the land use designation from MDR - Medium Density Residential to C - Commercial; 2) a Zoning Code Amendment to change the zone from R-1-7000 - Single-Family Residential Zone to CR - Commercial Retail Zone; 3) Conditional Use Permit to permit a car wash facility; 4) Tentative Parcel Map No. 37475 to subdivide the 1.86 acre project site into 2 parcels (0.46 acres and 1.39 acres) ; and 5) Design Review of project plans.. The 1.46-acre project site is currently vacant and located at the northeast corner of California Avenue and Hole Avenue, in R-1-7000 – Single Family Residential Zone, in Ward 6. The Community and Economic Development Department recommends the Planning Commission determine that project will not have a significant effect on the environment based on the findings set forth in the case record, and recommend that the City Council adopt a Negative Declaration. Contact Planner: Veronica Hernandez, Associate Planner, 951-826 3965, [vhernandez@riversideca.gov](mailto:vhernandez@riversideca.gov).

**Attachments:** [Report P17-0960](#)  
[Exhibit 3 - Location Map](#)  
[Exhibit 4 - General Plan Map](#)  
[Exhibit 5 - Rezone Map](#)  
[Exhibit 6 - Project Plans reduced size](#)  
[Exhibit 7 - Initial Study Hole & California Carwash](#)  
[Exhibit 8 - Public Comments](#)  
[Exhibit 9 - 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 Omar Zaki due to business and Judy Teunissen due to vacation, from the Planning Commission meeting of September 5, 2019.

5 The minutes of September 5, 2019 to be presented for approval.

Attachments: [Minutes 9-5-19](#)

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 Riverside Police Department Update – An update on the proposed entertainment permits for venues that offer entertainment and Conditional Use Permit conditions of approvals for alcohol sales.

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, October 3, 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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