



City of Riverside

Planning Commission

2,202nd Meeting

Agenda - Final

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

City of Arts & Innovation

Meeting Date: Thursday, October 3, 2019

9:00 AM

City Hall - Art Pick Council Chamber

Publication Date: Friday, September 20, 2019

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 17, 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: [Report P18-0849](#)

- 3 PLANNING CASES P17-0494 (GPA), P17-0495 (RZ), P18-0986 (CUP), P18-0987 (CUP), P18-0988 (PM), P18-0989 (VR), P18-0990 (DR), P18-0991 (PCORN): Proposal by Steve Berzansky of Steven Walker Communities, to consider the following entitlements for the construction of a vehicle fuel station and a 5,250 square foot multi-tenant commercial building, including a drive-thru restaurant: 1) a General Plan Amendment to change the General Plan land use designation from VHDR – Very High Density Residential to C - Commercial; 2) a Zoning Code Amendment to change the zone from R-4 – Multiple Family Zone to CR – Commercial Retail Zone; 3) a Conditional Use Permit to permit a vehicle fuel station consisting of a 3,062 square foot convenience store with off-sale of beer/wine (Type 20 Alcohol License); 4) a Conditional Use Permit to permit a 1,960 square foot drive-thru restaurant; 5) a Parcel Map to subdivide 1.49 acres into two lots; 6) Design Review of project plans; 7) Variances to allow alcohol sales within 100 feet of property zoned for residential uses and a reduced landscape setback along the west property line; and 8) a Determination of Public Convenience or Necessity to allow the off-sale of beer/wine. The 1.49 acre project site is located at 9501 Lincoln Avenue, situated on the northwest corner of Van Buren Boulevard and Lincoln Avenue, in the R-4 – Multiple Family Zone, in Ward 5. The Planning Division of the Community and Economic Development Department has determined that the proposed project will not have a significant effect on the environment and is recommending that a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program be adopted. Contact Planner: Candice Assadzadeh, Senior Planner, (951) 826-5667, cassadzadeh@riversideca.gov.

Attachments: [Report - Exhibit 1-2](#)
[Exhibit 3 - Location Map](#)
[Exhibit 4 - Existing and Proposed General Plan Map](#)
[Exhibit 5 - Existing and Proposed Zoning Map](#)
[Exhibit 6a - Project Plans](#)
[Exhibit 6b - Project Plans](#)
[Exhibit 7 - Distance Requirements Map](#)
[Exhibit 8 - ABC Alcohol License Census Tract Concentration Map](#)
[Exhibit 9 - Applicant Prepared Project Description for 7-Eleven](#)
[Exhibit 10 - Applicant Prepared Variance Justifications](#)
[Exhibit 11 - Applicant Prepared Modification Request](#)
[Exhibit 12 - Applicant Prepared Public Convenience or Necessity Request](#)
[Exhibit 13 - Security Plan](#)
[Exhibit 14 - Public Comment Letters](#)
[Exhibit 15 - Existing Site Photos](#)
[Exhibit 16 - Lincoln Village Commercial Draft MND 9-5-19](#)
[Exhibit 17 - Response to Comment Letters](#)
[Presentation](#)

- 4 PLANNING CASES P18-0020 (RZ), P18-0021 (TM), P18-0022 (CUP), and P18-0023 (DR): Proposal by Joel Farkas of Kings Co, LLC, to consider the following entitlements for the establishment of a 99-unit Mobile Home Park: 1) a Zoning Code Amendment to rezone the 12.88-acre project site from R-1-7000 – Single-Family Residential Zone to R-1-7000-MH – Single-Family Residential and Mobile Home Park Overlay Zones; 2) a Tentative Tract Map for a one lot subdivision for condominium purposes; 3) a Conditional Use Permit to permit ground leases for 99 mobile home spaces; and 4) a Design Review of project plans. The project site is located at 3444 Center Street, on the south side of Center Street, between Orange Street and Claire Street, in the R-1-7000 Single-Family Residential Zone, in Ward 1. The Planning Division of the Community and Economic Development Department has determined that the proposed project will not have a significant effect on the environment and is recommending that a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program be adopted. Contact Planner: Veronica Hernandez, Associate Planner, (951) 826-3965, vhernandez@riversideca.gov.

Attachments: [Report - Exhibits 1-2](#)
[Exhibit 3 - Location Map](#)
[Exhibit 4 - General Plan Map](#)
[Exhibit 5 - Existing and Proposed Zoning Map](#)
[Exhibit 6 - Project Plans](#)
[Exhibit 7 - Project Description](#)
[Exhibit 8 - Draft Initial Study, MND, and Appendices](#)
[Exhibit 9 - DBESP Report](#)
[Exhibit 10 - 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.

- 5 The minutes of September 19, 2019 to be presented for approval.

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

- 6 Planning Commission Attendance - That the Planning Commission excuse the absence of Kerry Parker due to vacation and Judy Teunissen and Richard Kirby due to illness from the September 19, 2019 regular meeting of the Planning Commission.

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 17, 2019*

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

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