



**City of Riverside**  
**Planning Commission**  
**2,203rd Meeting**

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

*City of Arts & Innovation*

**Agenda**

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Meeting Date: Thursday, October 17, 2019  
Publication Date: Friday, October 4, 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 CASE P19-0461 (VC): Applicant is requesting continuance to November 14, 2019. Proposal by Steve Smith of California Baptist University (CBU) to consider a Street Vacation to vacate approximately 2.83-acres of public streets consisting of a segment of Diana Avenue, approximately 2,250 feet in length and 50 feet in width, and Emily Court, approximately 130 feet in length and 60 feet in width, located between Wilma Court and Adams Street, in Ward 5. 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 15061(b)(3), as it can be seen with certainty there is no possibility the proposed amendment will have a significant effect on the environment. Contact Planner: Candice Assadzadeh, Senior Planner, (951) 826-5667, [cassadzadeh@riversideca.gov](mailto:cassadzadeh@riversideca.gov)

**Attachments:** [Report Continuance P19-0461](#)

- 3 PLANNING CASES P18-0849 (CUP), P18-0850 (VR), P19-0512 (PCORN): Continued from 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, social mixers, and banquet facility (Assemblies of People-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](#)

[Exhibit 3 - Location Map](#)

[Exhibit 4 - General Plan Map](#)

[Exhibit 5 - Specific Plan and Zoning Map](#)

[Exhibit 6 - Project Plans](#)

[Exhibit 7 - Distance Requirements Map](#)

[Exhibit 8 - ABC License Census Tract Concentration Map](#)

[Exhibit 9 - Applicant Project Description, Security Mgmt, Alcohol Mgmt Plans](#)

[Exhibit 10 - Applicant Prepared Public Convenience or Necessity Request](#)

[Exhibit 11 - Applicant Prepared Variance Justifications](#)

[Exhibit 12 - Acoustical Analysis Prepared by Christopher Jean](#)

[Exhibit 13 - Traffic Study Technical Memorandum](#)

[Exhibit 14 - Comment Letters](#)

[Exhibit 15 - Existing Site Photos](#)

[Presentation](#)

- 4 PLANNING CASE P19-0382 (CUP): Proposal by Colleen Basenese, on behalf of Hertz Car Sales, to consider a Conditional Use Permit to permit vehicle rental sales with outdoor display of vehicles in conjunction with an existing 1,301 square foot office building. The 0.45 acre project site is located at 7807 Indiana Avenue, on the north side of Indiana Avenue, between Jefferson and Winstrom Streets, in the CG-SP – Commercial General and Specific Plan (Riverside Auto Center) Overlay Zones, in Ward 4. 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: Veronica Hernandez, Associate Planner, (951) 826-3965, [vhernandez@riversideca.gov](mailto:vhernandez@riversideca.gov)

**Attachments:** [Report P19-0382](#)  
[Exhibit 3 - Location Map](#)  
[Exhibit 4 - General Plan Map](#)  
[Exhibit 5 - Zoning & Specific Plan Map](#)  
[Exhibit 6 - Project Plans](#)  
[Exhibit 7 - Applicant Business Operations Plan](#)  
[Exhibit 8 - Existing Site Photos](#)  
[Presentation](#)

- 5 P17-0689 (CUP), P17-0688 (DR) and P19-0278 (GE): Proposal by Andrew Paszterko of Gasoline Retail Facilities Consulting to consider the following entitlements for the construction of a vehicle wash facility on a portion of a vacant 2.20 acre parcel: 1) Conditional Use Permit to permit a 5,440 square foot automated vehicle wash facility; 2) Design Review of project plans; and 3) Grading Exception for retaining walls higher than permitted by Code. The site is located at 18806 Van Buren Boulevard, situated on the north side of Van Buren Boulevard between Winchester Way and Prairie Way, in the CR-S-2-X-15/50-SP – Commercial Retail, Building Stories (maximum of 2 stories), Building Setback (a minimum setback of 15 feet from Van Buren Boulevard and 50 feet from adjacent residential properties) and Specific Plan (Orangecrest) Overlay Zones and the R-1-13000-SP - Single-Family Residential and Specific Plan (Orangecrest) Overlay Zones, in Ward 4. The Community & Economic Development Department recommends that the Planning Commission determine the project will not have a significant effect on the environment and that a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) be adopted. Contact Planner: Judy Egüez, (951) 826-3969, jeguez@riversideca.gov

**Attachments:**

[Report P17-0689](#)

[Exhibit 3 - Location map](#)

[Exhibit 4 - General Plan Map](#)

[Exhibit 5 - Zoning and Specific Plan Map](#)

[Exhibit 6 - Project Plans](#)

[Exhibit 7 - Applicant Prepared Grading Exception Justificaitons](#)

[Exhibit 8 - Site Photos](#)

[Exhibit 9 - Draft MND](#)

[Exhibit 10 - Comment Letter](#)

[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.*

- 6 Planning Commission Attendance - That the Planning Commission excuse the absences of Richard Kirby due to illness, Kerry Parker due to business and Richard Rubio due to vacation from the October 3, 2019 regular meeting of the Planning Commission.

7 The minutes of October 3, 2019 to be presented for approval.

Attachments: [Minutes 10-3-19](#)

COMMUNICATIONS

8 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](http://RiversideCA.gov/Meeting) or  
[Engageriverside.com](http://Engageriverside.com)*

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