



City of Riverside

Planning Commission

2,204th Meeting

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, October 31, 2019
Publication Date: Friday, October 18, 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 CASE P19-0382 (CUP): Applicant is requesting further continuance to December 12, 2019. 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

Attachments: [Report - P19-0382 Continuance](#)

- 3 PLANNING CASES P17-0627 (CUP), P17-0628 (DR) - Proposal by Rhoden D. Skyles of Church Design and Construction to consider the following entitlements to revise a previously approved Conditional Use Permit (CU-017-823) to permit the expansion of an existing 2,738 square foot church: 1) Revised Conditional Use Permit to permit the construction of a 7,078 square foot chapel and surface parking lot; 2) Design Review of project plans. The 1.10 acre site consists of three contiguous parcels and is developed with a church, classroom and office buildings, located at 7406, 7414, 7420, 7428, 7434, 7442 and 7450 Diamond Street, situated on the southwest corner of Diamond and Bunker Streets, in the R-1-7000-Single Family Residential Zone, 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 15332 – In-Fill Development Projects, as this project will not have a significant effect on the environment. Contact Planner: Judy Egüez, Associate Planner, 951-826-3969, jeguez@riversideca.gov.

Attachments: [Report P17-0627](#)
 [Exhibit 3 - Location](#)
 [Exhibit 4 - General Plan Map](#)
 [Exhibit 5 - Zoning Map](#)
 [Exhibit 6 - Project Plans](#)
 [Exhibit 7 - Applicant Modification Request](#)
 [Exhibit 8 - Site Photos](#)
 [Presentation](#)

- 4 PLANNING CASES P18-0571 (SPA), P18-0612 (RZ), P18-0432 (CUP), P18-0433 (CUP), P18-0434 (CUP), P18-0436 (DR), P18-0437 (VR), and P19-0282 (PCorN): Proposal by Oscar Etemadian of Magnolia Crossings, LLC to consider the following entitlements for the construction of a commercial shopping center: 1) A Specific Plan Amendment to amend the Magnolia Avenue Specific Plan to permit a Community Entry Sign (freeway-oriented sign); 2) a Zoning Code Amendment to adjust the boundary of the Neighborhood Commercial Overlay Zone; 3) a Conditional Use Permit to permit a 3,812 square foot fast food drive-thru restaurant; 4) a Conditional Use Permit to permit a vehicle fuel station with a 3,800 square foot convenience store with off-sale of beer/wine (Type 20 Alcohol License) and a 1,300 square foot quick service restaurant; 5) a Conditional Use Permit to permit a 1,200 square foot automated car wash facility; 6) Design Review of project plans, including a 9,250 square foot multi-tenant commercial building; 7) a Variance to allow alcohol sales within 100 feet of single family residences; and 8) A Public Convenience or Necessity Determination to allow a Type 20 Alcohol License in a Census Tract with an over concentration of alcohol licenses. The 3.93 acre project site is vacant and consists of two contiguous parcels, located at 3483 and 3505 Van Buren Boulevard, situated on the northeast corner of State Route 91 and Van Buren Boulevard, in the CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones and the CR-NC-SP – Commercial Retail, Neighborhood Commercial and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 5. 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, Associate Planner, 951-826 3969, jeguez@riversideca.gov

Attachments: [Report P18-0571](#)
 [Exhibit 3 - Location Map](#)
 [Exhibit 4 - General Plan](#)
 [Exhibit 5 - Specific Plan Map](#)
 [Exhibit 6 - Chapter 4 MASP Amendment](#)
 [Exhibit 7 - Rezone Map](#)
 [Exhibit 8 - Distance Requirements Map](#)
 [Exhibit 9 -ABC Alcohol License Census Tract Map](#)
 [Exhibit 10 - Project Plans](#)
 [Exhibit 11 - PCorN and Security Plan](#)
 [Exhibit 12 - Applicant Prepared Variance Justifications](#)
 [Exhibit 13 - Comment Letter \(SCAQMD\) and applicant response](#)
 [Exhibit 14 - Existing Site Photos](#)
 [Exhibit 15 - MND](#)
 [Presentation](#)

- 5 PLANNING CASES P19-0225 (CUP) AND P19-0226 (DR): Proposal by Thilina (Tony) Balasuriya of Terra Bella Investments to consider a Conditional Use Permit and Design Review of project plans to permit a 24 bed assisted living facility (Golden Life Manor) within an existing 8,190-square foot two-story building. The 0.30-acre site is located at 4046 Tyler Street, on the west side of Tyler Street, between Bonita Avenue and Kidd Street, in the CR – Commercial Retail Zone, 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 15530 (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.

Attachments: [Report P19-0225](#)
 [Exhibit 3 - Location Map](#)
 [Exhibit 4 - General Plan Map](#)
 [Exhibit 5 - Zoning Map](#)
 [Exhibit 6 - Project Plans reduced](#)
 [Exhibit 7 - Distance Requirements Map](#)
 [Exhibit 8 - Applicant Business Operations Plan](#)
 [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.

- 6 The minutes of October 17, 2019 to be presented for approval.

Attachments: [PC Minutes 10-17-19](#)

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, November 14, 2019*

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

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missing persons, and evacuations of buildings or neighborhoods.*

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