



**City of Riverside**  
**Planning Commission**  
**2,205th Meeting**

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

*City of Arts & Innovation*

**Agenda**

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Meeting Date: Thursday, November 14, 2019  
Publication Date: Friday, November 1, 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): Continued from October 17, 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

**Attachments:** [Report P19-0461](#)  
[Exhibit 2 - Location Map](#)  
[Exhibit 3 - General Plan Map](#)  
[Exhibit 4 - Zoning and Specific Plan Map](#)  
[Exhibit 5 - Legal Description and Plat Map](#)  
[Exhibit 6 - Existing Site Photos](#)  
[Presentation](#)

- 3 PLANNING CASES P19-0410 (PRD), P19-0411 (TM), P19-0412 (DR): Proposal by Zoe Kranneman of National Community Renaissance to consider the following entitlements for a Planned Residential Development: 1) a Planned Residential Development Permit for the establishment of detached single family dwellings, a private street, and common open space; 2) a Tentative Tract Map (TM-37754) to subdivide 3.74 acres into 34 residential lots; and 3) Design Review of Project Plans. The project site is located at 4350 La Sierra Avenue, on the west side of La Sierra Avenue between Collett Avenue and Spaulding Road, in the R-1-7000 – Single Family Residential 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 15332 – In-Fill Development Projects, 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 P19-0410](#)  
[Exhibit 2 - Location Map](#)  
[Exhibit 3 - General Plan Map](#)  
[Exhibit 4 - Zoning Map](#)  
[Exhibit 5 - Project Plans](#)  
[Exhibit 6 - Applicant Trip Generation Memo](#)  
[Exhibit 7 - Existing Site Photos](#)  
[Presentation](#)

- 4 PLANNING CASES P19-0491 (CUP), P19-0492 (VR), P19-0493 (VR), AND P19-0581 (VR): Proposal by George Saelzler, on behalf of Richardson RV, to consider the following entitlements for a 37-foot high freeway oriented electronic message center sign: 1) Conditional Use Permit to allow a freeway oriented freeway sign with an electronic message center sign; 2) Variance to allow a freeway oriented sign on a commercial site smaller than 9 acres; 3) Variance to allow an electronic message center sign on a commercial site smaller than 10 acres; and 4). Variance to allow a sign area larger than allowed by the Zoning Code. The property is located at 10717 Indiana Avenue, situated on the north side of Indiana Avenue, between Tyler Street and Vallejo 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 15311 (Accessory Structures), as this project will not have a significant effect on the environment. Contact Planner: Nizar Slim, Associate Planner, (951) 826-5932, nslim@riversideca.gov

**Attachments:** [Report P19-0491](#)  
[Exhibit 3 - Location Map](#)  
[Exhibit 4 - General Plan Map](#)  
[Exhibit 5 - Zoning Map](#)  
[Exhibit 6 - Project Plans](#)  
[Exhibit 7 - Applicant Prepared Variance Justifications](#)  
[Exhibit 8 - 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 Planning Commission Attendance - That the Planning Commission excuse the absence of Omar Zaki due to Business and Richard Kirby and Larry Allen due to Illness from the regular meeting of the Planning Commission for October 31, 2019.
- 6 The minutes of October 31, 2019 to be presented for approval.

**Attachments:** [Minutes 10-31-19](#)

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.*

- 7 Update on the Park Master Plan Project

Attachments: [Report](#)  
[Presentation](#)

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, December 12, 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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missing persons, and evacuations of buildings or neighborhoods.*

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