



City of Riverside

Planning Commission

2,206th Meeting

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, December 12, 2019
Publication Date: Wednesday, November 27, 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 January 9, 2020. 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](#)

- 3 PLANNING CASES P19-0332 (CUP) AND P19-0333 (DR): Proposal by James Broeske to consider a Conditional Use Permit and Design Review of project plans to permit the construction of a 4,333-square foot automated car wash facility and 26 parking spaces. The 1.11-acre site is located at 6281 Valley Springs Parkway, on the west side of Valley Springs Parkway, north of Corporate Center Place, in the CR-SP – Commercial Retail and Specific Plan (Canyon Springs) Overlay Zones, in Ward 2. 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

Attachments: [Report - P19-0332](#)
 [Exhibit 3 - Location Map](#)
 [Exhibit 4 - General Plan Map](#)
 [Exhibit 5 - Zoning and Specific Plan Map](#)
 [Exhibit 6 - Project Plans](#)
 [Exhibit 7 - Business Operations Plan](#)
 [Exhibit 8 - Noise Study](#)
 [Exhibit 9 - Existing Site Photos](#)
 [Presentation](#)

- 4 PLANNING CASES P18-0922 (GPA), P18-0923 (RZ), AND P19-0089 (DR): Proposal by the City of Riverside Housing Authority to consider the following entitlements to facilitate the development of ten affordable dwelling units: 1) General Plan Amendment to change the General Plan land use designation of the project site from MDR – Medium Density Residential to HDR – High Density Residential; 2) Zoning Code Amendment to change the zone of the project site from R-1-7000 – Single-Family Residential Zone to R-3-2000 – Multiple-Family Residential Zone; and 3) Design Review of project plans. The 0.48 acre vacant site consists of three contiguous vacant parcels, located at 2825-2841 Mulberry Street, situated on the west side of Mulberry Street, between Poplar Street and 1st Street, in the R-1-7000 – Single-Family Residential Zone, in Ward 1. The Community and Economic Development Department recommends that the City Planning Commission determine that this 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

Attachments: [Report P18-0922](#)
 [Exhibit 3 - Location Map](#)
 [Exhibit 4 - General Plan Map](#)
 [Exhibit 5 - Zoning Map](#)
 [Exhibit 6 - Project Plans](#)
 [Exhibit 7 - Project Description and Concession Request](#)
 [Exhibit 8 - Draft Negative Declaration](#)
 [Exhibit 9 - Comment Letters](#)
 [Exhibit 10 - Existing Site Photos](#)
 [Presentation](#)

- 5 PLANNING CASE P19-0781 (AMD): Proposal by the City of Riverside to amend Title 19 (Zoning) of the Riverside Municipal Code, including, but not limited to, Articles V (Base Zones and Related Use and Development Provisions), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), IX (Land Use Development Permit Requirements/Procedures) and X (Definitions). The proposed amendments are intended to ensure consistency with recently adopted amendments to Title 5 (Business Taxes, Licenses and Regulations) establishing an Entertainment Permit program. Proposed amendments include, but are not limited to: 1) revisions to the Base Zones Permitted Land Uses Tables relating to Assemblies of People—Entertainment, Incidental Entertainment and Entertainment (Trial Basis Only) uses; 2) revisions to the permit exemption criteria for the on-sale of alcohol at a bona fide eating place; 3) revisions to the standards for Changeable Copy and Electronic Message Center Signs related to entertainment activities; 4) the addition and clarification of definitions related to entertainment activities and uses; and 5) other minor, non-substantive changes and technical corrections required to provide clarity or remove redundancies, as needed. The Community & Economic Development Department recommends that the City Planning Commission recommend that the City Council determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) per §15061(b)(3) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility the proposed amendment will have a significant effect on the environment. Contact Planner: Matthew Taylor, Associate Planner, 951-826-5944, mtaylor@riversideca.gov

Attachments: [Report P19-0781](#)
 [Exhibit 1 - Ordinance 7488](#)
 [Exhibit 2 - Proposed Title 19 Amendments](#)
 [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 November 14, 2019 to be presented for approval.

Attachments: [Minutes 11-14-19](#)

- 7 Planning Commission Attendance - That the Planning Commission excuse the absence of Commissioner Roberts from the regular meeting of the Planning Commission for November 14, 2019 due to vacation.

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, January 9, 2020.*

*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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