



# City of Riverside

## Planning Commission

### 2,207th Meeting

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

*City of Arts & Innovation*

## Agenda

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Meeting Date: Thursday, January 9, 2020  
Publication Date: Friday, December 20, 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 P19-0382 (CUP): Continued from 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](mailto:vhernandez@riversideca.gov)

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

[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](#)

- 3 PLANNING CASE P19-0353 (VC): Proposal by Hector Casillas, on behalf of the Riverside County Transportation Commission, to consider a Street Vacation to vacate an approximately 514 square foot L-shaped segment of public right-of-way to facilitate the development of the Riverside Transit Agency Layover Facility, located at the terminus of Ninth Street, east of Santa Fe Avenue, 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 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: Veronica Hernandez, Associate Planner, 951-826-3965, [vhernandez@riversideca.gov](mailto:vhernandez@riversideca.gov)

**Attachments:**    [Report P19-0353](#)  
                          [Exhibit 2 - Location Map](#)  
                          [Exhibit 3 - General Plan Map](#)  
                          [Exhibit 4 - Zoning and Specific Plan Map](#)  
                          [Exhibit 5 - Project Plans](#)  
                          [Exhibit 6 - Legal and Plat Map](#)  
                          [Exhibit 7 - Existing Site Photos](#)  
                          [Presentation](#)

- 4 PLANNING CASES P19-0388 (GPA) AND P19-0389 (RZ): Proposal by Steve Berzansky of BP Riverside Partners, LLC for the following entitlements: 1) a General Plan Amendment to change the land use designation from MDR – Medium Density Residential to HDR – High Density Residential; and 2) a Zoning Code Amendment to change the zone from R-1-7000 – Single Family Residential Zone to R-3-1500 – Multi-Family Residential Zone. The 6.86 acre project site consists of two contiguous parcels, located at 9174 and 9258 Indiana Avenue, on the south side of Indiana Avenue between Gibson Street and Jackson Street, in the R-1-7000 – Single Family Residential 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](mailto:cassadzadeh@riversideca.gov)

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

[Exhibit 3 Location Map](#)

[Exhibit 4 Existing-Proposed General Plan Maps](#)

[Exhibit 5 Existing-Proposed Zoning Maps](#)

[Exhibit 6 Existing Site Photos](#)

[Exhibit 7 Initial Study MND](#)

[Presentation](#)

- 5 PLANNING CASE P18-0208 (SPA): Proposal by the City of Riverside to amend the La Sierra University Specific Plan (LSUSP) to achieve consistency with existing General Plan Land Use and Zoning designations established per the 5th Cycle Housing Element Rezoning Program. Proposed amendments include changing the Specific Plan land use of two properties totaling approximately 6.6 acres as follows: 1) LSUSP Subarea 11 (approximately 5 acres), located at the southeast corner of Pierce Street and Riverwalk Parkway, from "Commercial" to "Multi-Family Residential (29 du/ac)"; and 2) LSUSP Subarea 12 (approximately 1.6 acres), located on the south side of Pierce Street west of La Sierra Avenue, from "Commercial" to "Mixed-Use Village." The sites are situated at the locations described above, in Ward 7. The Community and Economic Development Department recommends that the City Planning Commission recommend the City Council 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 that there is no possibility that this proposal will have a significant effect on the environment. Contact Planner: Matthew Taylor, Associate Planner, (951) 826-5944, [mtaylor@riversideca.gov](mailto:mtaylor@riversideca.gov)

**Attachments:**    [Report P18-0208](#)  
                          [Exhibit 1 - Amendment \(Redline\)](#)  
                          [Exhibit 2-Location Map](#)  
                          [Exhibit 3 - General Plan Map](#)  
                          [Exhibit 4 - Zoning Map](#)  
                          [Exhibit 5 - Existing - Proposed Specific Plan Maps](#)  
                          [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 December 12, 2019 to be presented for approval.

**Attachments:**    [Minutes 12-12-19](#)

## 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, January 23, 2020*

*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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