



# City of Riverside

## Planning Commission

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

*City of Arts & Innovation*

## Agenda

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Meeting Date: Thursday, February 18, 2021  
Publication Date: Friday, February 5, 2021

9:00 AM

Virtual Meeting  
Live Webcast at  
[www.engageriverside.com](http://www.engageriverside.com)

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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

The Planning Commission will conduct a virtual meeting. View live webcast at [www.engageriverside.com](http://www.engageriverside.com).

To comment, call (951) 826-8600. Callers may call in once for each general public comment, Public Hearing, and Discussion Calendar item. Time is limited to 3 minutes per item. Dial the call-in number when the agenda item is called to be placed in the queue. Please follow along with the meeting via [engageriverside.com](http://engageriverside.com), RiversideTV cable channels, or City social media live feeds to ensure you call in at the appropriate time for your item or items.

Public comments regarding items on this agenda or any matters within the jurisdiction of the Planning Commission can be submitted by eComment at [www.engageriverside.com](http://www.engageriverside.com) until one hour before the meeting. Email comments to [fandrade@riversideca.gov](mailto:fandrade@riversideca.gov).

*The City of Riverside is committed to a workplace that requires acceptable behavior from everyone - a workplace that provides dignity, respect, and civility to our employees, customers, and the public.*

*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.*

*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 at least 72 hours before the meeting, if possible. TTY Users call 7-1-1- for telecommunications relay services (TRS).*

*Agenda related writings or documents provided to the Planning Commission are available at [www.engageriverside.com](http://www.engageriverside.com).*

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.

## 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.*

- 2 The minutes of January 7, 2021 to be presented for approval.

Attachments: [Minutes 1-7-21](#)

- 3 Planning Commission Attendance - That the Planning Commission excuse Commissioner Teunissen, as she left meeting early on January 7, 2021 meeting.

## PUBLIC HEARINGS

*Individual audience participation is limited to 3 minutes.*

- 4 PLANNING CASES P20-0214 (GPA), P20-0215 (SPA), P20-0216 (RZ), P20-0217 (DR), DP-2020-00073 (VR): Proposal by Glen Espinoza of The Motorcycle Company to consider the following entitlements to facilitate a 6,200 square foot expansion of an existing Harley-Davidson showroom: 1) General Plan Amendment for a portion of the lots located at 7681 and 7691 Casa Blanca Street to change the land use designation from MDR – Medium Density Residential to CRC – Commercial Regional Center; 2) Specific Plan Amendment to include a portion of the lots located at 7681 and 7691 Casa Blanca Street into the boundaries of the Riverside Auto Center Specific Plan; 3) Zoning Code Amendment to rezone a portion of the lots located at 7681 and 7691 Casa Blanca Street from R-1-7000 - Single Family Residential Zone to CG-S-2-X-25-SP – Commercial General, Building Stories (maximum of 2 Stories), Building Setback (25 feet), and Specific Plan (Riverside Auto Center) Overlay Zones; 4) Design Review of project plans; and 5) Variance to allow a reduced lot square footage for the conversion from residential to commercial zoning in the Riverside Auto Center Specific Plan. The 2.62-acre project site is developed with a 35,794 square foot Harley-Davidson dealership and two single-family residences, located at 7688 Indiana Avenue, 7681 and 7691 Casa Blanca Street, situated on the south side of Indiana Avenue, north side of Casa Blanca Street, and west of Winstrom Street, in the CG-S-2-X-25-SP – Commercial General, Building Stories (maximum of 2 stories), Building Setback (25 feet) and Specific Plan (Riverside Auto Center) Overlay Zones and the R-1-7000 – Single Family Residential Zone, in Ward 4. 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 (MND) and Mitigation Monitoring and Reporting Program (MMRP) be adopted. Contact Planner: Judy Egüez, Associate Planner, 951-826 3969, [jeguez@riversideca.gov](mailto:jeguez@riversideca.gov)

**Attachments:** [Report P20-0214](#)

[Location](#)

[Existing and Proposed General Plan Map](#)

[Existing and Proposed Specific Plan Map](#)

[Existing and Proposed Zoning Map](#)

[ALUC Memo, dated August 20, 2020](#)

[Project Plans-Reduced](#)

[Applicant Prepared Variance Justifications](#)

[Draft Mitigated Negative Declaration](#)

[Existing Site Photos](#)

[Presentation](#)

- 5 PLANNING CASES P19-0863 (PPE), P20-0133 (CUP): Proposal by Darrin Olson of Magnolia Partnership, LLC to consider the following entitlements to facilitate construction of a mixed-use development with 450 residential dwelling units and 9,000 square feet of multi-tenant commercial space: 1) Site Plan Review for site design and building elevations; and 2) Conditional Use Permit to permit accessory structures (carports) and recreational open space within the MU-V-SP and MU-V-SP-WC - Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay Zones. The 16.11-acre site is located at 10411-10481 Magnolia Avenue, situated on the north side of Magnolia Avenue, between Tyler Street and Polk Street, in the MU-V-SP and MU-V-SP-WC - Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay Zones and MU-V-WC-SP – Mixed Use-Village - Water Course and Specific Plan (Magnolia Avenue) Overlay Zones, Ward 6. The Planning Division of the Community and Economic Development Department has determined, under Section 15183.3 Streamlining for Infill Projects, pursuant to Public Resources Code Section 21094.5, that the proposed project is consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017 (SCH No. 2017041039), subject to compliance with the approved Mitigation Monitoring and Reporting Program. Contact Planner: Brian Norton, Senior Planner, 951-826 2308, [bnorton@riversideca.gov](mailto:bnorton@riversideca.gov)

**Attachments:** [Report P19-0863](#)  
[Location Map](#)  
[General Plan Map](#)  
[Zoning Map](#)  
[Magnolia Specific Plan Map - La Sierra and Galleria District](#)  
[Housing Element Map](#)  
[1 Project Plans Architectural - Magnolia Flats Arch-5th Submittal Set UPDATE](#)  
[2 Project Plans Architectural - Magnolia Flats Arch-5th Submittal Set UPDATE](#)  
[Project Plans Civil - Magnolia Flats-Entitlement Plans-Civil-10.02.20](#)  
[Project Plans Landscape - Magnolia Flats-LS-Entitlement Package 2020-10-05](#)  
[1 - Project Plans Photometric - 2021.01.20 MAGNOLIA-FLATS SITE-LTG DE](#)  
[2 - Project Plans Photometric - 2021.01.20 MAGNOLIA-FLATS SITE-LTG DE](#)  
[Applicant Project Description](#)  
[Existing Site Photos](#)  
[Appendix N Checklist](#)  
[Appendix A - Burrowing Owl Habitat Assessment](#)  
[Appendix B - Feasibility Level Investigation](#)  
[Appendix C - Geotechnical Investigation](#)  
[Appendix D - Percolation Testing](#)  
[Appendix E - Greenhouse Gas Assessment](#)  
[1 Appendix F - Phase I Environmental Assessment](#)  
[2 Appendix F - Phase I Environmental Assessment](#)  
[3 Appendix F - Phase I Environmental Assessment](#)  
[4 Appendix F - Phase I Environmental Assessment](#)  
[5 Appendix F - Phase I Environmental Assessment](#)  
[Appendix G - No Further Action Letter - Unocal 76 Gas Station](#)  
[Appendix H - No Further Action Letter - One-Hour Dry Cleaner](#)  
[1 Appendix I - Preliminary Water Quality Management Plan](#)  
[2 Appendix I - Preliminary Water Quality Management Plan](#)  
[3 Appendix I - Preliminary Water Quality Management Plan](#)  
[Appendix J - Preliminary Drainage Study](#)  
[Appendix K - Noise Impact Analysis](#)  
[Appendix L - Magnolia Flats Traffic Analysis](#)  
[Presentation](#)

## COMMUNICATIONS

- 6 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, March 4, 2021.*

*For live Webcast of the Committee Meeting:  
[RiversideCA.gov/Meeting](http://RiversideCA.gov/Meeting) or  
[Engageriverside.com](http://Engageriverside.com)*

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