



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, April 15, 2021
Publication Date: Friday, April 2, 2021

9:00 AM

Virtual Meeting
Live Webcast at
www.engageriverside.com

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.

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, 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 until one hour before the meeting. Email comments to 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.

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

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 CASES P19-0560 (CUP), P19-0561 (VR), P19-0562 (VR): Proposal by Overland Development Company to consider the following entitlements for the construction of a dual branded hotel (AC Marriott and Residence Inn) and the conversion and modification of the former fire station into office space: 1) a Conditional Use Permit to permit a hotel development, with a floor-area-ratio greater than 3.0, and a building height greater than 60 feet; 2) a Variance to reduce the required 15-foot front setback on Mission Inn Avenue; and 3) a Variance to allow fewer parking spaces than required by Code. The 0.94-acre, project site, is currently developed with the vacant former City of Riverside fire station #1 and surface parking lot and is located at 3420-3482 Mission Inn Avenue, situated on the south side of Mission Inn Avenue between Lemon and Lime Streets, in the DSP-RC-CR – Downtown Specific Plan, Raincross District and Cultural Resources Overlay Zones, in Ward 1. The Community & 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 it can be seen with certainty there is no possibility the proposed project will have a significant effect on the environment. Contact Planner: Brian Norton, Senior Planner, (951) 826-2308, bnorton@riversideca.gov.

Attachments: [Report](#)
[Location Map](#)
[General Plan Map](#)
[Zoning Map](#)
[Downtown Specific Plan Map](#)
[Project Plans - Architectural](#)
[Project Plans - Architectural](#)
[Project Plans - Civil](#)
[Project Plans - Landscape](#)
[Project Plans - Photometric](#)
[Applicant Project Description](#)
[Applicant Variance Justification - Parking](#)
[Parking Study](#)
[Applicant Variance Justification - Building Setback](#)
[Existing Site Photos](#)
[CEQA - Infill Streamlining Checklist](#)
[Appendix A - Historic Resources Report](#)
[Appendix B - Traffic Impact Analysis](#)
[Appendix D - Noise and Vibration Analysis](#)
[Appendix E - Air Quality GHG Analysis](#)
[Appendix H - Geotechnical Evaluation](#)
[Presentation](#)

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.

- 3 Brown Act Training

Attachments: [Brown Act Training CPC 2021](#)

COMMUNICATIONS

- 4 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, April 29, 2021*

*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.*

[www.RiversideAlert.com](#)