



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, May 13, 2021
Publication Date: Friday, April 30, 2021

9:00 AM

Virtual Meeting
Live Webcast at
www.riversideca.gov/meeting

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.
The Art Pick Council Chamber will not be open to the public.

View live webcast at www.riversideca.gov/meeting or
www.WatchRiverside.com with open captions.

For public comment or to listen to the meeting live by phone, call:

(669) 900-6833
Meeting ID: 926 9699 1265

Press *9 to be placed in the queue to speak when the agenda item is called.
Individuals in the queue will be prompted to unmute by pressing *6 to speak.
Time is limited to 3 minutes.

Please follow along with the meeting via www.riversideca.gov/meeting, 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.riversideca.gov/meeting until two hours 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.

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 April 29, 2021 to be presented for approval.

Attachments: [Minutes 4-29-21](#)

PUBLIC HEARINGS

Individual audience participation is limited to 3 minutes.

- 3 PLANNING CASE PR-2020-000427 (CUP AND DR): Proposal by Ali Harb of Harb Group, Inc. to consider the following entitlements to facilitate a remodel of an existing vehicle wash facility (Splash Car Wash & Detail Center): 1) Modification of the previously approved Conditional Use Permit (P05-0614) to permit the conversion of the vehicle wash facility from full service to self-service; and 2) Design Review of Project plans for the demolition of the commercial lease spaces, remodel of the vehicle wash facility and installation of vacuum stations. The project site consists of a 0.72-acre parcel, located at 18651 Van Buren Boulevard, situated on the south side of Van Buren Boulevard and east of Dauchy Avenue, in the CR-SP – Commercial Retail and Specific Plan (Orangecrest) Overlay Zones, in Ward 4. The Planning Division of the Community & Economic Development Department has determined that this proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Candice Assadzadeh, Senior Planner, 951-826 5667, cassadzadeh@riversideca.gov

Attachments: [Report PR-2020-000427](#)
[Location Map](#)
[General Plan Map](#)
[Zoning and Specific Plan Map](#)
[Project Plans](#)
[Existing Site Photos](#)
[Presentation](#)

- 4 PLANNING CASE PR-2021-001057 (CUP, VR, AND DR): Proposal by Clifford Sessum of Bethesda Revival Center to consider the following entitlements for the expansion of a church campus: 1) Conditional Use Permit to permit a 1,920 square foot addition consisting of two 960 square foot modular buildings and associated site improvements; 2) Variance to allow a reduced landscape setback along Woodcrest Lane, where the Zoning Code requires a minimum 15 foot landscape setback; and 3) Design Review of project plans. The 0.61-acre project site is located at 16681 Wood Road, situated on the southwest corner of Wood Road and Woodcrest Lane in the R-1-13000-SP – Single Family Residential and Specific Plan (Orangecrest) Overlay Zones, in Ward 4. The Planning Division of the Community & Economic Development Department has determined that this proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Judy Egüez, Associate Planner, 951-826 3969, jeguez@riversideca.gov

Attachments: [Report](#)
[Location Map](#)
[General Plan Map](#)
[Zoning and Specific Plan Map](#)
[Plans](#)
[Applicant Prepared Justifications](#)
[Comment Letter](#)
[Site Photos](#)
[Presentation](#)

- 5 PLANNING CASES P20-0476 (CUP) & P20-0477 (DR): Proposal by Clarence Vong of One Design Lab to consider the following entitlements to facilitate the construction of a 10,055 square foot vehicle wash facility: 1) Conditional Use Permit to permit a self-automated vehicle wash facility; and 2) Design Review of project plans. The project site consists of two contiguous parcels partially developed with a residence, totaling 1.15 acres, located at 3745 and 3729 Van Buren Boulevard, situated on the east side of Van Buren Boulevard between Magnolia Avenue and Andrew Street in the CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 5. The Planning Division of the Community & Economic Development Department have determined that this proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Alyssa Berlino, Associate Planner, 951-826-5628, aberlino@riversideca.gov.

- Attachments:**
- [Report](#)
 - [Location Map](#)
 - [General Plan Map](#)
 - [Zoning and Specific Plan Map](#)
 - [Project Plans](#)
 - [Project Plans](#)
 - [Existing Site Photos](#)
 - [Noise Study](#)
 - [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, May 27, 2021.*

*For live Webcast of the Committee Meeting:
RiversideCA.gov/Meeting or
Engageriverside.com*

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