

A Summary of the City of Riverside Planning Commission Activities in 2016 May 23, 2017

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The City Planning Commission continued to review and consider a broad array of projects in 2016, ranging from large industrial and commercial developments to infill housing and commercial center expansions. The volume of project activity has remained relatively stable since the economic recovery began in 2013. The Planning Commission continues to see high quality projects reflective of the on-going commitment of the Planning Commission and City staff to implement the goals and objectives of the City's General Plan, the Riverside Municipal Code and Citywide Design Guidelines.

Following is a summary of Planning Commission activities for calendar year 2016.

General Overview

Total number of projects presented to the Planning Commission during **2016** was **52**, compared with **62** in 2015. Partly responsible for the decrease in the number of cases reviewed by the Planning Commission is the adoption of the "Streamline Riverside" code amendment which reduced the types of projects that require review by the Planning Commission. For example, many telecommunications facilities no longer require Planning Commission review.

The following are some of the highlighted projects reviewed and approved by the City Planning Commission in 2016:

City-Initiated Projects

- Streamline Riverside Code Amendment:
 - Changed the Review Authority for Land Use Entitlements
 - Established the Development Review Committee
 - Updated the Permitted and Incidental Use Tables
 - Reduced Variances by allowing modifications to development standards
 - Updated the Wireless Telecommunications Facilities ordinance
 - Updated Planned Residential Development standards and procedures
 - Created Design Review exemptions for minor projects
- Downtown Specific Plan Amendment to allow "Tall Buildings"

Commercial and Industrial Projects

- Downtown Hotels at Market Street and 5th Street – Two hotels with a total of 259 room (phased) Residential Development
- Sycamore Canyon Warehouses – 1.4 million square foot industrial distribution buildings in Sycamore Canyon Business Park Specific Plan area
- In-N-Out Remodel – Remodel and expansion of the In-N-Out Burger restaurant on Indiana Avenue
- McDonalds – Construction of a new drive-thru restaurant at northeast corner of Spruce Street and Iowa Avenue
- Canyon Springs Signs – New Freeway-oriented pylon signs facing the 215 Freeway
- Exclusive Towing – Auto impound facility
- Los Novillos Market – allow beer and wine at an existing meat market at 2650 Main Street
- Self-Storage Facility – 3rd Street & Vine Street
- Fast Food Drive Thru Restaurant – Northwest corner of La Cadena Drive and Interchange Street

- Planet Fitness – Health fitness center on Chicago Avenue between University Avenue and Twelfth Street
- The Learning Experience – Child care center at Mission Grove Plaza on Mission Village Drive
- Motorcycle Specialty Shop – Retail and custom motorcycle shop on Magnolia Avenue
- Cowboy Jr. Restaurant – Fast food drive thru restaurant on Arlington Avenue east of Phoenix Avenue
- All Access Equipment Rentals – Large equipment rental business on Third Street between Commerce Street and Park Avenue
- Automated Carwash Facility – located on Madison Avenue, south of Indiana Avenue
- Retail Building and Automated Carwash Facility – located on Van Buren Boulevard, north of Arlington Avenue

Residential Projects

- Mission Lofts – Mixed-use development consisting of 212 residential units and commercial spaces near the Downtown Metrolink Station
- Quail Run – 216-unit apartment project on Central Avenue between Canyon Crest Drive and Quail Run Road
- Oakmont Senior Apartments – 85-unit senior apartment project on Alessandro Blvd
- Harris Farm – 36-unit attached single-family residential development at 4105 Jefferson Street
- Dauchy Subdivision – 10-lot single-family detached subdivision on Dauchy Avenue
- Madison Avenue – 12-unit senior apartment project

Workshops/Training:

The following workshops were presented to the Planning Commission:

- Streamline Riverside Workshop
- Animal Keeping Workshop

The following training was provided by staff to the Commission:

- City Attorney's Office Brown Act Training for New Commissioners

Anticipated 2017 Calendar Year Projects

- Streamline Phase 2 Code Amendment
 - Design Review Thresholds
 - Multi-Family Development Standards
 - Substantial Conformance process
 - Administrative Adjustment process
 - Review List of Permitted Land Use Types for appropriate Review Authority
- Housing Element Adoption and Rezoning Program
- Animal Keeping Ordinance
- Second Unit Ordinance
- Northside Specific Plan
- Marketplace/University Avenue Specific Plans
- Industrial/Residential Compatibility Development Standards
- Canyon Springs Specific Plan Amendment and Canyon Springs Healthcare Campus Specific Plan and EIR – to permit a hospital, medical office buildings and senior housing
- California Baptist University Specific Plan Amendment and EIR – To allow for expansion of the campus and student enrollment