

# MEMO

## Community & Economic Development Department

**DATE:** OCTOBER 18, 2018

**AGENDA ITEM:** 3

**TO:** CITY PLANNING COMMISSION

**FROM:** PATRICIA BRENES, PRINCIPAL PLANNER

**CC:** MARY KOPASKIE-BROWN, CITY PLANNER

**RE:** PLANNING COMMISSION REPORT – 2017

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Every year, the Mayor and City Council invite the Chair and members of the Planning Commission to a City Council meeting to present a report, approximately 5 minutes in length, on Planning Commission activities. This year the report presentation is scheduled on November 13, 2018 at 6:15 p.m. and 15 minutes have been set aside for the report and subsequent discussion with the City Council.

The City Council requests that the report include the following:

- Significant subject matter which occupied the Planning Commission attention;
- Principal tasks coming ahead over the next year; and
- Ways in which the City Council and staff might facilitate the work of the Planning Commission.

Staff prepared the attached draft staff report and list of projects for the Commissioners' review and comments. For ease of review, the projects have been grouped into these categories:

- City-Initiated Projects
- Mixed Use Projects
- Residential Projects
- Commercial and Industrial Projects
- Workshops/Training
- Anticipated 2018 Calendar Year Projects

We will discuss this item at the October 18, 2018 meeting to receive any comments and input you would like added.



*City of Arts & Innovation*

**DRAFT**

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL DATE: NOVEMBER 13, 2018**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT WARDS: ALL**

**SUBJECT: PLANNING COMMISSION REPORT – 2017**

**ISSUE:**

The issue before the City Council is acceptance of a report of the activities of the Planning Commission for the 2017 calendar year.

**RECOMMENDATIONS:**

That the City Council receive and file this report.

**BACKGROUND:**

The Planning Commission Chairperson Maartin Rossouw will present the City Planning Commission Report to the City Council. Attached is a copy of Chairperson Maartin Rossouw's written report.

**FISCAL IMPACT:**

There is no fiscal impact as a result of this report.

Prepared by: David Welch, Community & Economic Development Interim Director  
Certified as to  
availability of funds: Edward Enriquez, Acting Chief Financial Officer/Deputy Treasurer  
Approved by: Rafael Guzman, Assistant City Manager  
Approved as to form: Gary G. Geuss, City Attorney

Attachment: Report from Chairperson Rossouw

# A Summary of the City of Riverside Planning Commission Activities in 2017 November 13, 2017

*Prepared by: Maartin Rossouw, Chairman*

The City Planning Commission continued to review and consider a broad array of projects in 2017, 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 2017.

## **General Overview**

Total number of projects presented to the Planning Commission during **2017** was **50**, compared with **52** in 2016. 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 2017:

### **City-Initiated Projects**

1. Downtown Specific Plan Amendment related to permitted and conditionally permitted uses within the Raincross and Justice Center Districts
2. General Plan 2025 Amendment – 2014-2021 Housing Element update
3. Housing Element Rezoning Program
4. General Plan and Zoning Code Amendments to create consistency with the March Air Reserve Base/March Inland Port Airport Land Use Compatibility Plan

### **Commercial and Industrial Projects**

1. Canyon Springs Specific Plan Amendment and Canyon Springs Healthcare Campus Specific Plan and EIR – to permit a hospital, medical office buildings and senior housing
2. Madison Plaza Expansion - 24 Hour Fitness, Starbucks drive thru restaurant, and multi-tenant commercial building
3. Expansion of Arlington Plan Shopping Center – Fast food drive thru restaurant and parking lot improvements
4. Walter's Auto Group Expansion – Outdoor storage of vehicles in the Citrus Business Park Specific Plan area
5. Shopping Center Expansion at Magnolia and La Sierra Avenues – Raising Canes fast food drive thru restaurant
6. Business Office Park – Two multi-tenant light industrial buildings in the Hunter Business Park Specific Plan area
7. Business Office Park – Six warehouse buildings in the Hunter Business Park Specific Plan area
8. Luv2Play – Indoor Playground at Stater Bros Shopping Center
9. Medical Office Building – 24,000 square foot medical office building on Van Buren Boulevard
10. Shopping Center Expansion at Magnolia and La Sierra Avenues – 9,520 square foot multi-tenant commercial building
11. Gless Ranch Market – Allow beer and wine at an existing mini market at 19985 Van Buren Boulevard
12. Arco Service Station Expansion – Two story office/car wash building, new fuel canopy with six fueling dispensers to replace existing drive thru fast food restaurant

13. Business Office Park – Eight warehouse buildings on Old 215 Frontage within the Sycamore Canyon Business Park
14. Enterprise Cars Sales – A 4,000 square foot addition to establish a vehicle sales office
15. Agricultural Field Office – A 1,140 square foot agricultural field office at 7797 Summit Street
16. Modification to Downtown Hotels at Market Street and 5<sup>th</sup> Street – Increase the height of the Hampton Inn Hotel from five to six stories and guest rooms from 112 to 140 during Phase 1, and reduce the height of Home 2 Suites from six to five stories and guest rooms from 147 to 119 during Phase 2
17. Freestanding Freeway Sign – new 60 foot high freeway oriented sign for the Madison Plaza
18. Zoning Code Amendment – Rezone a 0.11 acre parcel on Madison Street and Railroad Avenue for future commercial development
19. Carnes Culiacan Super Market – Allow beer and wine at an existing mini market at 5405 Arlington Avenue
20. Pacific Grove Hospital Expansion – A 17,913 square foot expansion and parking lot modifications to an existing hospital at 5900 Brockton Avenue
21. Commercial Complex – vehicle service station, car wash and convenience store with alcohol sales, and a 2,546 fast food drive thru restaurant
22. Jack-In-The-Box – A 1,857 square foot fast food drive thru restaurant for Jack-In-The-Box
23. Taco Bell Restaurant – A 2,558 square foot fast food drive thru restaurant for Taco Bell

### **Residential Projects**

1. Cook/Bolton Subdivision in La Sierra Neighborhood – Five lot detached residential subdivision
2. Mount Hood Road – 39 senior apartment project
3. Zoning Code Amendment – Rezone a 0.49 acre parcel on Houghton Avenue for development with a residence
4. Planned Residential Development – 54 detached single family residences at 9170 Indiana Avenue
5. Riverside Meadows Expansion – Modification to allow six additional mobile home ground lease spaces to an existing 354-units mobile home park
6. Planned Residential Development – 63 detached single family residences on Myers Street, Primrose Drive and Muir Avenue

### **Mixed Use Projects**

1. Downtown Main + 9<sup>th</sup> Development – Mixed Use Project containing 36 dwelling units and 6,794 square feet of multi-tenant commercial area
2. Downtown Stalder Development – Mixed Use Project containing 165 dwelling units, 22,000 square feet of multi-tenant commercial area

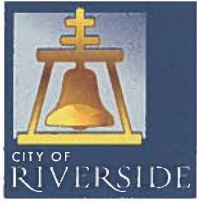
### **Workshops/Training:**

The following workshops were presented to the Planning Commission:

1. Keeping and sales of animals (rabbits, dogs, cats, bees, racing pigeons, and chickens)
2. City Attorney's Office Brown Act Training for New Commissioners

### **Anticipated Next Calendar Year Projects**

1. Tiny Homes and ADU Code Amendment
2. Water Efficient Landscape Ordinance Amendment
3. Update on Housing Policies
4. Dark Skies Ordinance
5. California Baptist University Specific Plan Amendment and EIR – To allow for expansion of the campus and student enrollment
6. Self-Storage Facility at 6289 Palm Avenue
7. Starbucks Drive Thru Restaurant at University and Iowa Avenues
8. Merrill Avenue Brownstones (Mixed Use Project across Riverside Plaza)
9. Transitional Supportive Housing at the Grove Community Church
10. Housing Element 2014-2021 Mid-Cycle Update to the 5<sup>th</sup> Cycle



Office of the  
City Clerk

*City of Arts & Innovation*

September 17, 2018

Maartin J. Rossouw  
11553 Trailrun Court  
Riverside, CA 92505

Dear Mr. Rossouw:

The Mayor and City Council invite you and members of the Planning Commission to the City Council meeting on Tuesday, November 13, 2018, at 6:15 p.m., to present a brief report concerning the Planning Commission activities. The City Council requests that the report be approximately five minutes in length and deal with the following material:

1. Significant subject matter which occupied the Planning Commission attention during the past year;
2. The principal tasks which lie ahead over the next year; and
3. Ways in which the City Council and staff might facilitate the work of the Planning Commission.

Fifteen minutes has been set aside for the report and subsequent discussion with the City Council. **Please submit your report to my Office by Wednesday, October 17, 2018, for distribution to the City Council.**

If you have any questions about the report or its presentation, please feel free to call.

Sincerely,

  
COLLEEN A. NICOL, MMC  
City Clerk

cc: City Manager  
City Attorney  
Mayor  
Staff Coordinator

