

Planning Commission Activities - 2017

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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 consider 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 2025, the Riverside Municipal Code and Citywide Design & Sign Guidelines. Following is a summary of Planning Commission activities for calendar year 2017.

General Overview

The 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 – Canyon Springs Parkway and Eucalyptus Avenue
2. Madison Plaza Expansion – Construction of 24 Hour Fitness, Starbucks drive thru restaurant, and multi-tenant commercial building – Madison Street at 91 Freeway
3. Expansion of Arlington Plaza Shopping Center – Construction of Fast food drive thru restaurant and parking lot improvements – Arlington Avenue and Van Buren Boulevard
4. Walter's Auto Group Expansion – Outdoor storage of vehicles - Citrus Business Park Specific Plan area
5. Shopping Center Expansion – Construction of Raising Canes fast food drive thru restaurant - Magnolia and La Sierra Avenues
6. Shopping Center Expansion – 9,520 square foot multi-tenant commercial building - Magnolia and La Sierra Avenues
7. Business Office Park – Two multi-tenant light industrial buildings in the Hunter Business Park Specific Plan area
8. Business Office Park – Six warehouse buildings in the Hunter Business Park Specific Plan area
9. Luv2Play – Indoor Playground - Stater Bros Shopping Center – La Sierra and Hole Avenues
10. Medical Office Building – 24,000 square foot medical office building - Van Buren Boulevard
11. Gless Ranch Market – Allow beer and wine at an existing mini market - 19985 Van Buren Boulevard
12. Arco Service Station Expansion – Construction of two-story office/car wash building, new fuel canopy with six fueling dispensers to replace existing drive thru fast food restaurant – Blaine Street and Iowa Avenue
13. Business Office Park – Eight warehouse buildings - Old 215 Frontage within the Sycamore Canyon Business Park

14. Enterprise Cars Sales – Construction of a 4,000 square foot addition to establish a vehicle sales office – Indiana Avenue and Winstrom Street
15. Agricultural Field Office – Construction of a 1,140 square foot agricultural field office - 7797 Summit Street
16. Modification to Downtown Hampton Inn Hotel and Home 2 Suites– 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- Market Street and 5th Street
17. Freestanding Freeway Sign – new 60-foot high freeway oriented sign for the Madison Plaza – Madison Street at the 91 Freeway
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 - 5405 Arlington Avenue
20. Pacific Grove Hospital Expansion – Construction of a 17,913 square foot expansion and parking lot modifications to an existing hospital - 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 – Main and Orange Streets
22. Jack-In-The-Box – A 1,857 square foot fast food drive thru restaurant for Jack-In-The-Box – Alessandro Boulevard and Barton Road
23. Taco Bell Restaurant – A 2,558 square foot fast food drive thru restaurant for Taco Bell – Van Buren Boulevard and Audrey Avenue

Residential Projects

1. Subdivision in La Sierra Neighborhood – Five lot detached residential subdivision - Cook and Bolton Avenues
2. Mount Hood Senior Apartments – 39 unit senior apartment project – Mount Hood Road and Sacramento Street
3. Zoning Code Amendment – Rezone a 0.49 acre parcel for development with a residence - Houghton Avenue
4. Planned Residential Development – 54 detached single family residences - 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 – 4000 Pierce Street
6. Planned Residential Development – 63 detached single family residences - Myers Street, Primrose Drive and Muir Avenue

Mixed Use Projects

1. Downtown - Main + Nine– Mixed Use Project consisting of 36 dwelling units and 6,794 square feet of multi-tenant commercial lease spaces
2. Downtown - Stalder Plaza – Mixed Use Project consisting of 165 dwelling units, 22,000 square feet of multi-tenant commercial lease spaces

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 5th Cycle