



# MEMO

## Community & Economic Development Department

**DATE:** April 30, 2020

**AGENDA ITEM:** 5

**TO:** CITY PLANNING COMMISSION

**FROM:** PATRICIA BRENES, PRINCIPAL PLANNER

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

**RE:** PLANNING COMMISSION ACTIVITY REPORT – 2018 AND 2019

---

Every year, the Mayor and City Council members 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. The City Council date and time for the item have not been finalized, and staff will provide this information to the Planning Commission once confirmed. City Council requests that the report include the following:

- Significant projects/tasks considered by the Planning Commission; and
- Projected projects/tasks for the coming year.

Staff prepared the attached City Council Draft staff report and list of projects for the Commissioners' review and comments. For ease of review, projects have been listed by year and under each year they were grouped by categories:

- City-Initiated Projects
- Commercial and Industrial Development
- Residential Development
- Mixed Use Development
- Workshops/Training
- Anticipated Upcoming Projects

Attachment:

1. Draft City Council Memorandum



*City of Arts & Innovation*

**DRAFT**

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL DATE: DATE: XXX**

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

**SUBJECT: PLANNING COMMISSION REPORT – 2018 and 2019**

**ISSUE:**

Receive and file a report of the activities of the Planning Commission for the 2018 and 2019 calendar years.

**RECOMMENDATIONS:**

That the City Council receive and file the report of the activities of the Planning Commission for 2018 and 2019.

**BACKGROUND:**

The Planning Commission Chairperson Richard Kirby will present the City Planning Commission Report to the City Council. Attached is a copy of Chairperson Kirby'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, Chief Financial Officer/City Treasurer  
Approved by: Rafael Guzman, Assistant City Manager  
Approved as to form: Gary G. Geuss, City Attorney

Attachment:

1. Report from Chairperson Kirby

# City of Riverside Planning Commission Activity Report - 2018 and 2019 May 19, 2020

*Prepared by Richard Kirby, Chairperson*

The City Planning Commission continued to review and consider a broad array of projects in 2018 and 2019, 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 years 2018 and 2019.

## **GENERAL OVERVIEW**

The total number of entitlements (note: some projects require more than one entitlement) presented to the Planning Commission during **2018** was **36** and in **2019** was **59**, compared with **52** in **2017**. The decrease in the number of projects considered by the Planning Commission in 2018 is attributed to the adoption of the "Streamline Riverside" code amendment which reduced the entitlement types that require consideration by the Planning Commission. The higher volume in projects in 2019 can be partly attributable to favorable market conditions and the business-friendly environment in Riverside.

## **Project Summary - 2018**

### **Citywide Initiated Projects**

1. General Plan Amendment - Housing Element 2014-2021 Mid-Cycle Update to the 5th Cycle
2. Zoning Code Amendment – Prohibit marijuana uses, excluding cannabis testing laboratories
3. Zoning Code Amendment – Comprehensive update Chapter 19.556 – Lighting (Dark Skies Ordinance)
4. Zoning Code Amendment – Amendment to the Water Efficient Landscape & Irrigation Ordinance (WELO) for conformance with the State's Ordinance

## **Commercial and Industrial Projects**

### **Ward 1**

5. Center Street Warehouse – Appeal of Design Review approval for a 308,000 square foot warehouse – 3705-3667 Placentia Lane
6. Buddhist Community Center – 9,701 square foot Buddhist Community Center – 2002 Iowa Avenue

### **Ward 2**

7. Starbucks – A 2819 square foot drive thru restaurant – 1301 University Avenue

8. Pad K University Campus Hotel – A seven story, 126 room, extended hotel and 10,862 square foot commercial lease space - 1277 University Avenue

#### Ward 3

9. Palm Avenue Self-Storage Facility – A 97,435 square foot self-storage facility on 3.02 acres – 6289 Palm Avenue
10. Conversion of Residence to Office – 4838 Arlington Avenue

#### Ward 4

11. Alta Cresta Taco Bell – 2,558 square foot drive thru restaurant – 16151 Alta Cresta Avenue

#### Ward 5

12. CBU Specific Plan Amendment and EIR – Facilitate the expansion of the CBU campus boundary and projected increase in student enrollment – 8432 Magnolia Avenue

#### Ward 7

13. Cao Dai Church – Legalize establishment of a place of worship – 10866 Arlington Avenue
14. Elevate Life Church – Church expansion – 11754 Warm Springs Road
15. Arlington Avenue Chevron – vehicle fuel station and a 2,230 square foot convenience store – 8283 Arlington Avenue

### **Residential Projects**

#### Ward 1

16. Mission Inn Townhomes – 13 residential condominium units – 4019 Mission Inn Avenue
17. Palm Avenue Senior Living – Two-story, 59-unit senior housing complex – 4800 Palm Avenue
18. Strong Street Senior Apartments – 58-unit senior apartment complex – 3723-3745 Strong Street
19. Orange/Street Tyco Drive Subdivision – 6-lot residential subdivision – 1606 Orange Street

#### Ward 2

20. Chicago-Linden General Plan and Zoning Code Amendments for future construction of affordable housing

#### Ward 4

21. The Grove Village – 4 single-story, 600 square foot detached transitional supportive housing at Grove Community Church – 19900 Grove Community Drive – Ward 4
22. Alabbasi Compound Subdivision – 8-lot residential subdivision – Terminus of Talcey Terrace, south of Overlook Parkway
23. Lincoln Avenue Condominiums – 201-unit condominium project – 7351 Lincoln Avenue

#### Ward 5

24. CBU Student Housing – Conversion of a 32-unit apartment complex into a 116 bed student housing facility – 8230 Magnolia Avenue
25. Habitat for Humanity Condominiums– 4-unit condominium development – 3753 Myers Street

### Ward 6

26. Hedrick Avenue Subdivision – 8-lot residential subdivision – 4663 Hedrick Avenue

## **Mixed Use Development**

### Ward 3

27. Merrill Brownstones Apartment – Three-story, 108-unit, mixed use development = 3575-3661 Merrill Avenue

## **Project Summary 2019**

### **Citywide Initiated Projects**

1. Zoning Code Amendment – Tiny homes and ADU regulations
2. Zoning Code Amendment – Animal Keeping
3. General Plan and Zoning Code Amendments – Amend tables to be able to establish consistency between the General Plan and Zoning
4. Zoning Code Amendment – Clean up items for consistency with the Streamline Riverside Initiative
5. Zoning Code Amendment – Amend entertainment requirements

## **Commercial and Industrial Projects**

### Ward 1

6. Hideaway Café – Modification of alcohol license to upgrade to the sale of spirits in addition to beer and wine

### Ward 2

7. Revocation of Café Sevilla – Revoked the night club and entertainment in rooftop patio – 3252 Mission Inn Avenue
8. Central at Sycamore – Vehicle fuel station, a 3,200 square foot convenience store, and a 3,800 square foot drive thru restaurant – Northeast corner of Sycamore Canyon Boulevard and Central Avenue
9. Phantom-X eSports Internet Café – Internet café – University Village
10. Canyon Springs Carwash – 4,333 square foot automated vehicle wash facility - 6281 Valley Springs Parkway

### Ward 3

11. Olivewood Memorial Park Expansion – 3,060 square foot mausoleum with 552 crypts, and 492 in ground grave sites - 3300 Central Avenue

### Ward 4

12. Wash Bank Express Carwash – 5,440 square foot automated carwash – 18806 Van Buren Boulevard
13. Hertz Car Rental – Vehicle rental for Lyft and Uber drivers – 7807 Indiana Avenue
14. Church of God – Church expansion – Southwest corner of Diamond and Bunker Streets

### Ward 5

15. Royal Restaurant and Banquet Hall – 20,000 square foot banquet hall – 10170 Indiana Avenue
16. Lincoln Village Commercial – Vehicle fuel station with a 3,062 square foot convenience store with off-sale of beer and wine, and a 1,960 drive thru restaurant – 9501 Lincoln Avenue
17. Magnolia Crossings – Vehicle fuel station with a 3800 square foot convenience store, a 1,200 square foot carwash, a 3,812 square foot fast food drive thru (In-N-Out Burger), and a 9,250 multi-tenant commercial building – Northeast corner of Van Buren Boulevard and 91Freeway

#### Ward 6

18. 7-Eleven Vehicle Fuel Station – Vehicle fuel station, a 3,040 square foot convenience store with off sale of beer and wine – 4890 Van Buren Boulevard
19. Artivan Dance Studio – Dance studio, banquet facility and social mixer – 3740 Park Sierra Avenue
20. Quick'n Clean Carwash – 6,208 square foot automated carwash – Northwest corner of California and Hole Avenues
21. Golden Life Manor Assisted Living Facility – 24 bed assisted living facility – 4046 Tyler Street

#### Ward 7

22. Riverside Gateway Plaza – Commercial Development – Southwest corner of Van Buren and Jurupa Avenue
23. Quick'n Clean Carwash – 5,800 square foot automated carwash – Northwest corner of Van Buren and Jurupa Avenue

### **Residential Development**

#### Ward 1

24. Center Street Mobile Home Park – 99 space mobile home park – 3444 Center Street
25. Mulberry Street Cottages – 10 affordable detached single-family residences – 2825 – 2541 Mulberry Street

#### Ward 3

26. Camden Planned Residential Development – 34 detached single-family residences – 6789 Streeter Avenue

#### Ward 4

27. Wood & Lurin Planned Residential Development – 90 detached single-family residences – Both side of Wood Road south of Lurin Avenue

#### Ward 5

28. Victoria/ La Sierra Tract Map – 14 single family residential lots – Southeast corner of Victoria and La Sierra Avenues

#### Ward 6

29. La Sierra Avenue PRD – 34 detached single-family residences – 4350 La Sierra Avenue

#### Ward 7

30. RiverPointe Planned Residential Development – 56 detached single-family residences – Southeast corner of Tyler Street and Jurupa Avenue

### **Mixed Use Development**

#### Ward 1

31. The Exchange and EIR - 482 multifamily development, 49,500 commercial lease spaces, two hotels with 229 rooms, RV parking and freeway-oriented sign – at the 60/215 freeway interchange

#### Ward 6

32. Mixed Use/Polk Street Apartments – 92 dwelling units apartment complex and 750 square feet of commercial space – Polk Street and Stetson Avenue

### **WORKSHOPS/TRAINING**

The following workshops were presented to the Planning Commission:

#### **2018**

1. Workshop for The Exchange Project and EIR – 482 multifamily development, 49,500 commercial lease spaces, two hotels with 229 rooms, RV parking and freeway-oriented sign – at the 60/215 freeway interchange – Ward 1
2. General Services Training - Emergency Response Briefing
3. City Attorney's Office Training - Brown Act Training and Revision of Planning Commission Meeting Rules
4. City Attorney's Office Training - Code of Ethics and Conduct Annual Review

#### **2019**

1. City Attorney's Office Training - Brown Act Training and Conflict of Interest and Ethics Training

## **ANTICIPATED 2020 PROJECTS**

### Citywide

1. Northside Moratorium – Industrial Development
2. Zoning Code Amendment – Good Neighbor Guidelines Update
3. Zoning Code Amendment – Tiny Homes and ADU
4. Vehicle Miles Travelled (VMT)

### Ward 1

5. Northside Specific Plan and EIR
6. Empire Pharmacy Retail Development – Columbia Avenue

### Ward 2

7. Sycamore Hills Distribution Center and EIR – Two industrial buildings totaling 603,100 square feet - North side of Alessandro Boulevard and east of Barton Street
8. Alessandro Carwash –Automated carwash – Northeast corner of Alessandro Boulevard and Vista Grande Drive
9. Crestview Apartments and EIR – 237 residential apartment units - Northwest Corner of Central Avenue and Sycamore Canyon Boulevard

### Ward 6

10. Adult Day Care – Park Sierra Drive

### Ward 7

11. Multi Family Development – 80 affordable residential units – La Sierra Avenue
12. La Sierra Specific Plan Amendment – Five Points (Housing Element Site)
13. Planned Residential Development – 22 detached single-family residences - Bushnell and Jones Avenues