



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, April 25, 2024
Publication Date: Friday, April 12, 2024

9:00 AM

City Hall - Art Pick Council Chamber
3900 Main Street, Riverside
Live Webcast at:
www.RiversideCA.gov/Meeting or
www.WatchRiverside.com

MISSION STATEMENT

The City of Riverside is committed to providing high quality municipal services to ensure a safe, inclusive and livable community

Face coverings are strongly recommended.

For virtual Public Comment, two options are available:

VIA TELEPHONE:

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

Press *9 to be placed in the queue to speak.

Individuals in the queue will be prompted to unmute by pressing *6 to speak.

VIA ZOOM:

Use the following link: <https://zoom.us/j/92696991265>

Select the "raise hand" function to request to speak.

An on-screen message will prompt you to "unmute" and speak.

Public comments are limited to 3 minutes.

Please follow along via the telephone or Zoom options above to ensure you call in at the appropriate time for your item(s).

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 PC@riversideca.gov

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Pursuant to the City Council Meeting Rules adopted by Resolution No. 24076, members of all Boards and Commissions and the public are reminded that they must preserve order and decorum throughout the meeting. In that regard, members of all Boards and Commissions, as well as the public participants are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the City Council, Boards and commissions, or their presiding officer constitutes a violation of these rules.

The City of Riverside is committed to fostering a respectful workplace that requires all employees and external stakeholders to embrace a culture of transparency and inclusivity. This includes acceptable behavior from everyone; a workplace that provides dignity, respect, and civility to our employees, customers, and the public they serve. City meetings should be a place where all members of our community feel safe and comfortable to participate. While there could be a high level of emotion associated with topics on this agenda, the City would like to set the expectation that all members of the public use language appropriate to a collaborative, professional, and respectful public environment.

The City is resolute in its commitment to eliminate any form of harassment, discrimination, or retaliation in the workplace. The City maintains a zero-tolerance policy for harassment, discrimination, and retaliation in compliance with new harassment and discrimination laws.

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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 deaf and hard of hearing--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.

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard before its scheduled time, but may be heard later in the meeting.

9 A.M.

CHAIR CALLS MEETING TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

Audience participation is encouraged. Public comments are limited to 3 minutes.

- 1 To comment on any matters within the jurisdiction of the Planning Commission, you are invited to participate in person or call at (669) 900-6833 and enter Meeting ID: 926 9699 1265. Press *9 to be placed in the queue to speak. Individuals in the queue will be prompted to unmute by pressing *6 when you are ready to speak.

To participate via ZOOM, use the following link: <https://zoom.us/j/92696991265>, select the "raise hand" function to request to speak. An on-screen message will prompt you to "unmute" and speak - Individual audience participation is limited to 3 minutes.

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.

- 2 Minutes of April 11, 2024

Attachments: [Minutes](#)

- 3 Record the absence of Vice Chair Wilson from the April 11, 2024, regular meeting as excused

Attachments: [Report](#)

PUBLIC HEARINGS

Audience participation is encouraged. Public comments are limited to 3 minutes.

- 4 CONTINUED FROM APRIL 11, 2024 - PLANNING CASE PR-2023-001533 (CUP): Proposal by Crystal Cardona of Andresen Architecture for a Conditional Use Permit to establish a child daycare facility (The Learning Lab) within an existing 4,645-square-foot commercial building. The 0.51-acre project site consists of two contiguous parcels developed with a 4,645-square foot commercial building and surface parking lot. The property is located at 3711 Central Avenue, situated on the north side of Central Avenue, between De Anza and Magnolia Avenues, in the CG-CR-SP - Commercial General, Cultural Resources and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 3. The Planning Division of the Community & Economic Development Department has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment. Contact Planner: Sarah Zughayer, Assistant Planner, 951-826-5932, szughayer@riversideca.gov

Attachments: [Staff Report](#)

[Exhibit 3 - Existing Site Photos](#)

[Exhibit 4 - Location Map](#)

[Exhibit 5 - General Plan Map](#)

[Exhibit 6 - Specific Plan Map](#)

[Exhibit 7 - Zoning Map](#)

[Exhibit 8 - Circulation Plan](#)

[Exhibit 9 - Plans](#)

[Notice](#)

[Presentation](#)

- 5 PLANNING CASE PR-2022-001252 (GPA, RZ, PPE, PM, EIR): Proposal by Jamie Chapman of Riverside Property Owner, LLC, to consider the following entitlements for the construction of a mixed-use development consisting of 388 multi-family residential dwelling units and 25,320 square feet of commercial retail space: (1) General Plan Amendment to amend the land use designation of the project site from C - Commercial to MU-V - Mixed Use-Village; (2) Zoning Code Amendment to rezone the project site from CG - Commercial General Zone to MU-V - Mixed Use-Village Zone; (3) Site Plan Review for site design and building elevations; (4) Tentative Parcel Map (38638) to subdivide the 17.37-acre project site into 2 parcels, ranging in size from 2.93-acres to 14.44-acres; and (5) an Environmental Impact Report. The 17.37-acre project site is located at 5261 Arlington Avenue, generally situated northeast of the intersection of Arlington and Streeter Avenues, in Ward 3. The Draft Environmental Impact Report determined that even with feasible mitigation measures Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use, and Transportation would result in significant and unavoidable environmental impacts. Copies of the Draft Environmental Impact Report are available for inspection at the Planning Division of the Community &

Economic Development Department, City Hall, 3900 Main Street, Riverside and can also be viewed on the City's website:

<https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>.

Copies of the Draft EIR are available for public viewing at the following City facilities: (1) the Riverside Main Public Library, 3911 University Avenue, Riverside, CA 92501; and (2) Marcy Public Library, 6927 Magnolia Avenue, Riverside, CA 92506. Any comments must be submitted, in writing, prior to the hearing on or before April 25, 2024, to the following address: City of Riverside, Community & Economic Development Department, Planning Division, Attention: Brian Norton, 3900 Main Street, 3rd Floor, Riverside, CA 92522, bnorton@riversideca.gov

Attachments: [Staff Report](#)

[Ex. 3a - Site Photos](#)

[Ex. 3b - Site Photos](#)

[Ex. 4 - Location Map](#)

[Ex. 5 - Existing and Proposed General plan Map](#)

[Ex. 6 - Existing and Proposed Zoning Map](#)

[Ex. 7 - Airport Land Use Compatability Zones](#)

[Ex. 8a - Project Plans - Architecture](#)

[Ex. 8b - Project Plans Architecture](#)

[Ex. 8c - Project Plans Architecture](#)

[Ex. 8d - Project Plans Architecture](#)

[Ex. 8e - Project Plans Architecture](#)

[Ex. 8f - Project Plans Civil-Parcel Map](#)

[Ex. 8g- Project Plans Landscape Plans](#)

[Ex. 8h - Project Plans Landscape Plans](#)

[Ex. 8i - Project Plans Landscape Plans](#)

[Ex. 9a - Airport Land Use Commission \(ALUC\) Agenda-1-12-23](#)

[Ex. 9b - ALUC Final Inconsistency Determination \(ZAP1107R122\)](#)

[Ex. 9c - ALUC Letter to Planning Commission 1-18-23](#)

[Ex. 9d - Arlington Mixed Development Project Appeal Letter](#)

[Ex. 9e - Applicants Response to ALUC Determination](#)

[Ex. 9f - Airport Response to Foulger Pratt Rebuttal to ALUC](#)

[Ex. 10 - Public Comments Letters - 45-day DEIR Comment Period](#)

[Ex. 11 - Public Comment Letter - Project Notice](#)

[Ex. 12 - Draft Environmental Impact Report](#)

[Notice](#)

[Presentation](#)

COMMUNICATIONS

- 6 Items for future Planning Commission consideration as requested by members of the Commission. Only items that fall within the powers and duties of the Planning Commission as set forth in the City Charter and/or the Riverside Municipal Code will be agendaized for future discussion.

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The next Planning Commission meeting is scheduled for Thursday, May 9, 2024

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

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www.RiversideAlert.com