



# City of Riverside

## Planning Commission

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

*City of Arts & Innovation*

### Agenda

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Meeting Date: Thursday, March 28, 2024  
Publication Date: Thursday, March 14, 2024

9:00 AM

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

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### 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](http://www.RiversideCA.gov/Meeting) until two hours before the meeting. Email comments to [PC@riversideca.gov](mailto: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.**

\* \* \* \* \*

*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

ROLL CALL

ELECTION OF OFFICERS

- 1
  - a. Chair
  - b. Vice-Chair
  - c. Secretary
  - d. Sergeant at Arms

PUBLIC COMMENT

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

- 2 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.*

3 Minutes of February 15, 2024

Attachments: [Draft Minutes](#)

## PUBLIC HEARING

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

- 4 PLANNING CASE PR-2023-001571 (MOD, CUP,DR): Proposal by Michelle Rubin of Regional Properties, Inc, to consider the following entitlements for the construction of a new 3,500-square foot Panera Bread restaurant including (1) Conditional Use Permit to permit a drive-thru restaurant; (2) Design Review of project plans; and (3) Modification of Conditions to modify a condition of Parcel Map 30214 prohibiting drive-thru businesses. The 1.37-acre vacant project site consists of two contiguous parcels in the Mission Grove Shopping Center, located at 509 East Alessandro Boulevard, situated on the south side of Alessandro Boulevard, between Northrop Drive and Mission Grove Parkway, in the CR-SP - Commercial Retail and Specific Plan (Mission Grove) Overlay Zones, in Ward 4. The Planning Division of the Community & Economic Development Department has determined that the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15332 (Infill Development) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Sarah Zughayer, Assistant Planner, 951-826-5932, [szughayer@riversideca.gov](mailto:szughayer@riversideca.gov).

Attachments: [Report](#)  
[Exhibit 3 - Existing Site Photos](#)  
[Exhibit 4 - Location Map](#)  
[Exhibit 5 - General Plan Map](#)  
[Exhibit 6 - Zoning Map](#)  
[Exhibit 7 - Specific Plan Map](#)  
[Exhibit 8 - Plans](#)  
[Exhibit 9 - PM 30214 Conditions](#)  
[Notice](#)  
[Presentation](#)

## DISCUSSION CALENDAR

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

- 5 Determine whether the absence of Commissioner Elizalde on February 1, 2024, should be recorded as excused or unexcused

Attachments: [Report](#)

- 6 Determine whether the absence of Commissioner Singh on February 1, 2024, should be recorded as excused or unexcused

Attachments: [Report](#)

- 7 Determine whether the absence of Commissioner Kirby on February 15, 2024, should be recorded as excused or unexcused

Attachments: [Report](#)

## COMMUNICATIONS

- 8 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, April 11, 2024*

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

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*Sign up to receive critical information such as unexpected road closures, utility outages, missing persons, and evacuations of buildings or neighborhoods.*

*[www.RiversideAlert.com](http://www.RiversideAlert.com)*