



City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, FEBRUARY 13, 2025, 9:00 A.M.
PUBLIC COMMENT IN-PERSON/TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET, RIVERSIDE, CA 92522

PRESENT: Chair Lorraine Mooney, Vice Chair Launa Wilson, Sergeant of Arms Rafael Elizalde, and Commissioners Raj Singh, Richard Kirby, Benjamin Stewart Jack Mosqueda, and Johnny Wilder

ABSENT: Secretary Jonathan Parker

STAFF: Maribeth Tinio, Anthony Beaumon, Lorena Verdusco, Matthew Taylor, Daniel Palafox, Kimi Palacios, and others

ALSO PRESENT: Jen Larratt-Smith, Mike McCarthy, Andrew Silva, and others

Chair Mooney called the meeting to order at 9:00 a.m.

Commissioner Singh led the Pledge of Allegiance to the Flag.

ORAL COMMUNICATIONS FROM THE AUDIENCE

Malissa McKeith spoke regarding Citizens United for Resources and the Environment (CURE) and the General Plan process.

PUBLIC HEARINGS

PLANNING CASE PR-2023-001523 - AMENDMENTS TO TITLE 19 (ZONING) OF THE RIVERSIDE MUNICIPAL CODE (RMC) ARTICLES V (BASE ZONES AND RELATED USE AND DEVELOPMENT PROVISIONS), VII (SPECIFIC LAND USE PROVISIONS), AND X (DEFINITIONS)

Hearing was called to consider Planning Case PR-2023-001523 a proposal by the City of Riverside to consider amendments to Title 19 (Zoning) of the Riverside Municipal Code (RMC), including but not limited to Articles V (Base Zones and Related Use and Development Provisions), VII (Specific Land Use Provisions), and X (Definitions). The proposed amendments implement policy direction from the City Council Land Use Committee and are intended to: (1) introduce a new definition for sensitive receptors throughout Title 19 including amending applicable tiered development standards for new industrial development adjacent to specified uses; (2) repeal the existing Floor Area Ratio (FAR) table and replace with a new table which evaluates a parcels proximity to a sensitive receptor and parcel size to determine cumulative building area; (3) provide additional landscaping buffering requirements for new industrial development adjacent to sensitive receptors; (4) modify project notification requirements by increasing the notification radius for warehousing and distribution projects, require on-site Notice of Filing signs, and require notice to multi-tenant occupants in addition to real property owners; (5) introduce green building and on-site renewable energy requirements for new Warehousing and Distribution Facilities; (6) revise the Base Zones Permitted Land Uses Permitted Use Table to modify the required entitlements to establish



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warehousing and distribution facilities greater than 400,000 square feet; (7) align the Zoning Code with recent changes to State law including implementation of Assembly Bill (AB) 98; and (8) make other minor and/or non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies. Four people spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Kirby and seconded by Commissioner Mosqueda recommending that the City Council (1) determine that Planning Case PR-2023-001523 is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule), as it can be seen with certainty that approval of the project will not have an effect on the environment; and (2) approve Planning Case PR-2023-001523 (Zoning Text Amendment) as outlined in the staff report and summarized in the Findings section of this report. The motion carried unanimously with Commissioner Parker absent.

CONSENT CALENDAR

It was moved by Commissioner Mosqueda and seconded by Commissioner Singh to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried unanimously with Commissioner Parker absent.

MINUTES

The minutes of the meeting of December 19, 2024, were approved as presented.

ABSENCE

The Planning Commission recorded the absence of Commissioner Kirby from the December 19, 2024, regular meeting as excused.

DISCUSSION CALENDAR

ABSENCE FROM DECEMBER 19TH, 2024, MEETING

Following discussion, it was moved by Commissioner Mosqueda and seconded by Commissioner Singh to excuse the absence of Commissioner Stewart from the December 19, 2024, regular meeting. The motion carried unanimously with Commissioner Parker absent and Commissioner Stewart abstaining.

PLANNING COMMISSION 2025 WORKPLAN

Following discussion, it was moved by Vice Chair Wilson and seconded by Commissioner Singh to receive and approve the draft 2025 Workplan. The motion carried unanimously with Commissioner Parker absent.



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COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio announced that (1) the meeting of February 27th includes a sign code update and the Annual Progress Report on the General Plan; (2) the February 27th meeting will be the last meeting for a few commissioners and new commissioners will begin in March; and (3) there will not be a meeting on March 13th, 2025.

The Planning Commission adjourned at 10:17 a.m.

The above actions were taken by the City Planning Commission on February 13, 2025. There is now a 10-day appeal period that ends on February 24, 2025. During this time, any interested person may appeal this action to the City Council by submitting a letter of appeal and paying the appeal fee. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on February 24, 2025.