



City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, DECEMBER 19, 2024, 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, Secretary Jonathan Parker, Sergeant of Arms Rafael Elizalde, and Commissioners Raj Singh, Jack Mosqueda, and Johnny Wilder

ABSENT: Commissioners Richard Kirby and Benjamin Stewart

STAFF: Maribeth Tinio, Anthony Beaumon, Eva Arseo, Winnie Liang, Philip Nitollama, Judy Egüez, and others

ALSO PRESENT: Tim Deland and others

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

Commissioner Mosqueda led the Pledge of Allegiance to the Flag.

ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

PUBLIC HEARINGS

PLANNING CASE PR-2024-001705 - VACATE STREET/ALLEY SEGMENTS - PARK AVENUE BETWEEN 13TH AND 14TH STREETS, ALLEYWAY BETWEEN HOWARD AVENUE AND LINCOLN HIGH SCHOOL - TRAFFIC PATTERN MODIFICATION

Hearing was called to consider Planning Case PR-2024-001705 a proposal by Tim DeLand on behalf of Riverside Unified School District to consider the following entitlements to accommodate the future construction of a new elementary school including a (1) Street Vacation to vacate the following street/alley segments: Park Avenue between 13th Street and 14th Street; the alleyway between Howard Avenue and Lincoln High School; and 2-feet of excess right-of-way along a portion of 14th Street (APN 211-233-021); and (2) Traffic Pattern Modification to convert 13th Street between Howard Avenue and Park Avenue into one-way westbound vehicle travel; and to construct a traffic circle at the intersection of Victoria Avenue and 13th Street. The 6.5-acre project site is developed with existing single-family residences, situated on the north side of 14th Street, between Howard Avenue and Victoria Avenue, in the R-1-7000 - Single-Family Residential, R-3-1500-SP - Multi-Family Residential, CR - Commercial Retail, CG - Commercial General and Specific Plan (Marketplace) Overlay Zones, in Ward 1. One person spoke regarding the matter. The public hearing was officially closed.



City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, DECEMBER 19, 2024, 9:00 A.M.
PUBLIC COMMENT IN-PERSON/TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET, RIVERSIDE, CA 92522

Following discussion, it was moved by Vice Chair Wilson and seconded by Commissioner Wilder recommending that the City Council (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) subject to Section 15061(b)(3) (Common Sense Rule) of the CEQA Guidelines, as it can be seen with certainty that the project will have no significant effect on the environment; (2) approve Planning Case PR-2024-001705 (Street Vacation and Traffic Pattern Modification Measures), based on the findings outlined in the staff report and subject to the recommended conditions described as Exhibit 1 of the staff report; and (3) modifying condition 18 as requested by the applicant to change the spacing of the street trees from centerline from 15 feet to 20 feet; and Staff agrees with the request. The motion carried unanimously with Commissioners Kirby and Stewart absent.

PLANNING CASE SD-2024-00017 – VACATE PORTIONS OF COMMERCE STREET - CONSTRUCTION OF VEHICLE UNDERPASS - THIRD STREET GRADE SEPARATION PROJECT

Hearing was called to consider Planning Case PR-2024-001705 a proposal by the City of Riverside to consider a Street Vacation to vacate portions of Commerce Street to facilitate the construction of a vehicle underpass for the Third Street Grade Separation Project. The street vacation consists of 62,709 square feet of portions of Commerce Street and Third Street from Mission Inn Avenue to north of Third Street, in Ward 1. The Community and Economic Development Department recommends the Planning Commission determine that this project is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3), as it can be seen with certainty there is no possibility the proposed amendment will have a significant effect on the environment. No one spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Wilder and seconded by Commissioner Parker recommending that the City Council (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) subject to Section 15061(b)(3) (Common Sense Rule) of the CEQA Guidelines, as it can be seen with certainty that the project will have no significant effect on the environment; and (2) approve Planning Case SD-2024-00017 (Street Vacation), based on the findings outlined in the staff report and subject to the recommended conditions described in Exhibits 1 of the staff report. The motion carried unanimously with Commissioners Kirby and Stewart absent.

CONSENT CALENDAR

It was moved by Vice Chair Wilson and seconded by Commissioner Mosqueda to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried unanimously with Commissioners Kirby and Stewart absent.



City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, DECEMBER 19, 2024, 9:00 A.M.
PUBLIC COMMENT IN-PERSON/TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET, RIVERSIDE, CA 92522

MINUTES

The minutes of the meeting of December 5, 2024, were approved as presented.

ABSENCES

The Planning Commission recorded the absences of Commissioners Kirby and Singh from the December 5, 2024, regular meeting as excused.

DISCUSSION CALENDAR

ABSENCES FROM NOVEMBER 21ST AND DECEMBER 5TH, 2024, MEETINGS

Following discussion, it was moved by Commissioner Mosqueda and seconded by Commissioner Singh to excuse the absences of Commissioner Elizalde from the November 21st and December 5th, 2024, regular meetings. The motion carried unanimously with Commissioners Kirby and Stewart absent.

COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio announced that the January 2nd, 2025, Planning Commission meeting will be cancelled and wished the Commissioners Happy Holidays.

The Planning Commission adjourned at 9:20 a.m.

The above actions were taken by the City Planning Commission on December 19, 2024. There is now a 10-day appeal period that ends on December 30, 2024. 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 December 30, 2024.