



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, August 14, 2025
Publication Date: Friday, August 1, 2025

9:00 AM

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

MISSION STATEMENT

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

For virtual Public Comment, two options are available:

VIA TELEPHONE:
Call (951) 826-8688

**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 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. 24255, 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 and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the City Council or the presiding officer constitutes a violation of these rules.

The City of Riverside is committed to fostering a workplace that provides dignity, respect, and civility to our employees, customers, and the public they serve.

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) 826-2211 at least 72 hours before the meeting, if possible.

Agenda related writings or documents provided to the Commission are available for public inspection at www.RiversideCA.gov/Meeting and in the binder located at the entrance of the meeting room.

PLEASE NOTE--The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Commission Members.

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.

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 (951) 826-8688. 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.

PUBLIC HEARINGS

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

2 PLANNING CASE PR-2021-001174 (CUP, GE): Proposal by Lynette Pasley to consider the following entitlements to legalize unpermitted accessory structures: (1) Conditional Use Permit to permit accessory structures within the Water Course Overlay Zone; and (2) Grading Exception to allow grading and development within the Woodcrest Arroyo and the 50-foot setback buffer. The 4.66-acre site is fully developed with a single-family residence, detached garage, and accessory structures, located at 2190 St. Lawrence Street, situated on the west side of St. Lawrence Street between Dufferin Avenue and Hermosa Drive, in the RA-5 - Residential Agricultural Zone and RA-5-WC - Residential Agricultural and Water Course Overlay Zones, in Ward 4. The Planning Division of the Community & Economic Development Department has determined that the proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15311 (Accessory Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Candice Assadzadeh, Senior Planner, 951-826-5667, cassadzadeh@riversideca.gov.

Attachments: [Report](#)

[Exhibit 3 - Existing Site Photos](#)

[Exhibit 4 - Location Map](#)

[Exhibit 5 - General Plan Map](#)

[Exhibit 6 - Zoning Map](#)

[Exhibit 7 - Arroyo Map](#)

[Exhibit 8 - Project Plans and Water Course Overlay Zone Narrative](#)

[Exhibit 9 - Applicant Prepared Grading Exception Justifications](#)

[Exhibit 10 - Biological Resources Assessment](#)

[Presentation](#)

3 PLANNING CASE PR-2023-001617 (CUP, DR, PCRN): Proposal by Alex Mucino of AHD, LP, for the following entitlements to facilitate development of a 2,787 square foot convenience store: (1) Conditional Use Permit to permit the off-sale of alcohol (Type 21 - Off Sale General); (2) Design Review of project plans; and (3) Public Convenience or Necessity (PCRN) to allow for an over concentration of off-sale alcohol licenses in Census Tract 317.03. The vacant 0.72-acre project site consists of two continuous parcels, located at 9652 and 9662 Indiana Avenue, situated south of Indiana Avenue between Van Buren Boulevard and Myers Street, in the MU-V -

Mixed-Use - Village Zone, in Ward 5. The Planning Division of the Community & Economic Development Department has determined that the proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Yenifer Cid, Associate Planner, 951-826-5652, ycid@riversideca.gov.

Attachments: [Report](#)

- [Exhibit 3 - Existing Site Photos](#)
- [Exhibit 4 - Location Map](#)
- [Exhibit 5 - General Plan Map](#)
- [Exhibit 6 - Zoning Map](#)
- [Exhibit 7 - Census Tract ABC](#)
- [Exhibit 8 - Distance Requirements Map](#)
- [Exhibit 9 - Plans](#)
- [Presentation](#)

4 PLANNING CASE PC-2025-00085 (TTM): Proposal by Andrew Verdugo of MV 20296 LLC, to consider a Tentative Tract Map (TTM 39277) to create a one-lot subdivision for condominium purposes for a previously approved multifamily residential project. The 1.75-acre project site consists of three contiguous parcels and is located at 4714 Jurupa Avenue, situated on the south side of Jurupa Avenue between Tower Road and Greenfield Avenue, in the R-3-2500 - Multiple-Family Residential Zone, in Ward 3. The Planning Division of the Community & Economic Development Department has determined that the proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15304 (Minor Alterations to Land) and 15061 (Common Sense) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Angela Cayabyab, Assistant Planner, 951-826-5145, ACayabyab@riversideca.gov

Attachments: [Report](#)

[Exhibit 2 - Existing Site Photos](#)
[Exhibit 3 - Location Map](#)
[Exhibit 4 - General Plan Map](#)
[Exhibit 5 - Zoning Map](#)
[Exhibit 6 - Tentative Tract Map No. 39277](#)
[Presentation](#)

5 PLANNING CASE PR-2025-001793 (AMD): Proposal by the City of Riverside to consider an omnibus zoning cleanup to amend Title 19 (Zoning) of the Riverside Municipal Code (RMC), including, but not limited to, Articles II (Zoning Code Administration, Interpretation, and Enforcement), V (Base Zones and Related Use and Development Provisions), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), and IX (Land Use Development Permit Requirements/Procedures). The proposed amendments are intended to:

1. Align the RMC with recent changes to California law pertaining to permit streamlining for hydrogen fuel stations;
2. Codify findings of public convenience or necessity (PCoN) for overconcentration of alcohol licenses pursuant to California law;
3. Implement permitting requirements for junk dealers/scrap metal recyclers pursuant to City Council direction;
4. Streamline permitting requirements for a variety of uses, including several in the Neighborhood Commercial Overlay (NC Overlay) Zone;
5. Make minor adjustments, clarifications, and corrections pertaining to accessory dwelling units, accessory structures, density bonuses, temporary use permits, and zoning administrator language; and
6. Make other minor, non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies as necessary.

The Community & Economic Development Department recommends that the City Planning Commission determine that this project is exempt from the California

Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility the project will have a significant effect on the environment. Contact Planner: Clarissa Manges, Assistant Planner, (951) 826-5264, cmanges@riversideca.gov.

Attachments: [Report](#)

- [1a. Chapter 19.060 Interpretation of Code](#)
- [1b. Chapter 19.150 Base Zones Permitted Land Uses](#)
- [1c. Chapter 19.410 Vehicle Fuel Stations](#)
- [1d. Chapter 19.440 Accessory Buildings and Structures](#)
- [1e. Chapter 19.442 Accessory Dwelling Units ADU](#)
- [1f. Chapter 19.450 Alcohol Sales](#)
- [1g. Chapter 19.455 Animal Keeping](#)
- [1h. Chapter 19.465 Caretaker Living Quarters](#)
- [1i. Chapter 19.545 Density Bonus](#)
- [1j. Chapter 19.650 Approving and Appeal Authority](#)
- [1k. Chapter 19.740 Temporary Use Permit](#)
- [1l. Chapter 19.850 Fair Housing and Reasonable Accommodation](#)
- [1m. Chapter 19.895 Room Rental Permit](#)
- [2. SB 1418 Bill Text](#)
- [3. Hydrogen Fuel Station Requirements Comparison Chart](#)
- [4. Analysis of Existing Hydrogen Fuel Stations Chart](#)
- [5. Findings of Public Convenience or Necessity Comparison Chart](#)
- [6. Ordinance 7709](#)
- [7. Economic Development Committee Meeting Staff Report 2-20-2025](#)
- [8. Neighborhood Commercial Overlay Streamlining Summary Table](#)
- [9. Daycare Permitting Comparison Chart](#)
- [Presentation](#)

6 PLANNING CASE PR-2025-001800 (AMD): Proposal by the City of Riverside to consider Senate Bill 9 (SB 9) amendments to Titles 18 (Subdivision), 19 (Zoning), and 20 (Cultural Resources) of the Riverside Municipal Code (RMC), including, but not limited to, Title 18 Article III (Maps and Permits), Title 19 Article VII (Specific Land Use Provisions), and Title 20. The proposed amendments are intended to bring the RMC into compliance with recent guidance from the California Department of Housing and Community Development (HCD) pertaining to the implementation of SB 9 and SB 450. The Community & Economic Development Department recommends that the City Planning Commission determine that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility the project will have a significant effect on the environment, and pursuant to Government Code §65852.21(k). Contact Planner: Clarissa Manges, Assistant Planner, (951) 826-5264, cmanges@riversideca.gov.

Attachments: [Report](#)

- [1a. Chapter 18.085 Urban Lot Splits](#)
- [1b. Chapter 19.443 Two Unit Developments](#)
- [1c. Chapter 20.50 Definitions](#)
- [2. SB 9 Bill Text](#)
- [3. Ordinances 7591 and 7592](#)
- [4. AB 434 Bill Text](#)
- [5. SB 450 Bill Text](#)
- [6. HCD Letter to the City of Riverside - March 21 2025](#)

[Presentation](#)

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.

7 Minutes of July 31, 2025

Attachments: [Minutes](#)

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 agendized for future discussion.

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*The next Planning Commission meeting is scheduled for
Thursday, August 28, 2025*

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

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www.RiversideAlert.com