



# 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, December 5, 2024  
Publication Date: Friday, November 22, 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)

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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.

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](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 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](http://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 HEARING

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

2 PLANNING CASE PR-2024-001746 (AMD): Proposal by the City of Riverside to consider amendments to Titles 18 (Subdivision) and 19 (Zoning) of the Riverside Municipal Code (RMC), including but not limited to Title 18 Article IV (Requirements for Filing and Approval Process) and Title 19 Articles III (Nonconforming Provisions), V (Base Zones and Related Use and Development Provisions), VI (Overlay Zones), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), IX (Land Use Development and Permit Requirements/Procedures), and X (Definitions). The proposed amendments are intended to:

1. Align the RMC with recent changes to California Law related to Accessory Dwelling Units, Density Bonus, and Electrified Security Fences;
2. Align language in the Alcohol Sales and Outdoor Lighting chapters with standard regulatory and industry terms;
3. Streamline minor adjustments to development standards;
4. Clarify pet grooming and personal services as permitted home occupations;
5. Clarify screening options for ground-mounted utility equipment;
6. Adjust the allowed heights of fences and walls in side and rear yards of Single-Family Residential Zones;
7. Adjust the permitted retaining wall heights in Title 19 for consistency with those in Title 17; and
8. Make other minor and/or non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies.

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](mailto:cmanges@riversideca.gov).

**Attachments:** [Report](#)

[Ex 1a. Chapter 18.150 GENERAL APPLICATION PROCESSING PROCE](#)  
[Ex 1aa. Chapter 19.690 EFFECTIVE DATES TIME LIMITS AND EXTI](#)  
[Ex 1b. Chapter 19.080 NONCONFORMITIES](#)  
[Ex 1bb. Chapter 19.720 VARIANCE](#)  
[Ex 1c. Chapter 19.120 MIXED USE ZONES MU N MU V MU U](#)  
[Ex 1cc. Chapter 19.770 SITE PLAN REVIEW PERMIT](#)  
[Ex 1d. Chapter 19.130 INDUSTRIAL ZONES BMP I AI AND AIR](#)  
[Ex 1dd. Chapter 19.780 PLANNED RESIDENTIAL DEVELOPMENT PERI](#)  
[Ex 1e. Chapter 19.150 BASE ZONES PERMITTED LAND USES](#)  
[Ex 1ee. Chapter 19.910 DEFINITIONS](#)  
[Ex 1f. Chapter 19.180 BUILDING SETBACK OVERLAY ZONE X](#)  
[Ex 1g. Chapter 19.200 BUILDING STORIES OVERLAY ZONE S](#)  
[Ex 1h. Chapter 19.265 BAIL BONDS ESTABLISHMENTS](#)  
[Ex 1i. Chapter 19.280 CHECK CASHING ESTABLISHMENTS](#)  
[Ex 1j. Chapter 19.315 GROUP HOUSING SIX OR MORE OCCUPANTS](#)  
[Ex 1k. Chapter 19.330 HOTEL MOTEL LONG TERM STAY](#)  
[Ex 1l. Chapter 19.350 PAROLEE PROBATIONER HOME](#)  
[Ex 1m. Chapter 19.442 ACCESSORY DWELLING UNITS ADU](#)  
[Ex 1n. Chapter 19.445 AGRICULTURAL FIELD OFFICE](#)  
[Ex 1o. Chapter 19.450 ALCOHOL SALES](#)  
[Ex 1p. Chapter 19.455 ANIMAL KEEPING](#)  
[Ex 1q. Chapter 19.485 HOME OCCUPATIONS](#)  
[Ex 1r. Chapter 19.545 DENSITY BONUS](#)  
[Ex 1s. Chapter 19.550 FENCES WALLS AND LANDSCAPE MATERIAL](#)  
[Ex 1t. Chapter 19.555 OUTDOOR EQUIPMENT SCREENING](#)  
[Ex 1u. Chapter 19.556 OUTDOOR LIGHTING](#)  
[Ex 1v. Chapter 19.580 PARKING AND LOADING](#)  
[Ex 1w. Chapter 19.620 GENERAL SIGN PROVISIONS](#)  
[Ex 1x. Chapter 19.625 PRIVATE PARTY SIGNS ON CITY OWNED PR](#)  
[Ex 1y. Chapter 19.660 GENERAL APPLICATION PROCESSING PROCE](#)  
[Ex 1z. Chapter 19.670 PUBLIC HEARINGS AND NOTICE REQUIREMEN](#)  
[Ex 2a. Sample HCD Guidance Letter](#)  
[Ex 2b. SB 1211 Bill Text](#)  
[Ex 3. AB 3116 Bill Text](#)  
[Ex 4. AB 2694 Bill Text](#)  
[Ex 5. AB 2371 Text](#)  
[Ex 6. Administrative Adjustment Summary Table](#)

[Ex 7. Ground-Mounted Utility Equipment Screening Research Summary Table 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.*

3 Minutes of November 21, 2024

**Attachments:** [Minutes](#)

4 Record the absence of Commissioners Elizalde, Parker, and Singh from the November 7, 2024, regular meeting as excused

**Attachments:** [Report](#)

5 Record the absence of Commissioner Stewart from the November 21, 2024, regular meeting as excused

**Attachments:** [Report](#)

**DISCUSSION CALENDAR**

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

6 Determine whether the absence of Commissioner Elizalde from the November 21, 2024, should be recorded as excused or unexcused

**Attachments:** [Report](#)

**COMMUNICATIONS**

7 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, December 19, 2024*

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

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