



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, May 8, 2025
Publication Date: Friday, April 25, 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. 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 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-2025-001768 (AMD): Continued from February 27, 2025 - 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 VIII (Site Planning and General Development Provisions), IX (Land Use Development Permit Requirements/Procedures), and X (Definitions). The pro-proposed amendments implement policy direction from the City Council Land Use Committee related to general sign provisions and are intended to:

1. Promote high-quality signs through enhanced standards for materials and construction;
2. Reduce sign clutter and over concentration of wall signage;
3. Establish development standards for blade signs;
4. Establish a Creative Sign Permit process to allow for the flexible application of development standards for creative and high-quality designs;
5. Clarify and establish standards for window signage and transparency; and
6. Make other minor and/or non-substantive changes and technical corrections as required to provide clarity, improve useability, 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: Paige Montojo, Senior Planner, (951) 826-5773, pmontojo@riversideca.gov.

Attachments: [Report](#)

[Attachment 1 - 2.27 Staff Report](#)

[Attachment 2 - Proposed Amendments to 19.620](#)

[Attachment 3 - Amortization Option 2](#)

[Attachment 4 - Chapters 19.590 19.650](#)

[Presentation](#)

- 3 PLANNING CASE PR-2025-001788: A request for Planning Commission annual review of projects included in the fiscal year (FY) 2025/2026 Capital Improvement Program (CIP), and determination that the projects are consistent with General Plan 2025 pursuant to California Government Code Section 65401. The Community & Economic Development Department recommends that the City Planning Commission determine that the CIP consistency review is not subject to the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061(b)(3), because the review is not considered a “project” as defined by Section 15378(b)(4). Contact Planner: Clarissa Manges, Assistant Planner, (951) 826-5264, cmanges@riversideca.gov.

Attachments: [Report](#)

[Exhibit 1 - 2025 CIP Projects](#)

[Exhibit 2 - 2025 CIP Project Descriptions](#)

[Presentation](#)

- 4 PLANNING CASE PR-2025-001795 (AMD): Proposal by the City of Riverside to consider an amendment to Article V (Base Zones and Related Use and Development Provisions) of Title 19 (Zoning) of the Riverside Municipal Code (RMC) for consistency with recent changes to the City’s Commercial Cannabis Business Program. 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: Matthew Taylor, Principal Planner, (951)-826-5944, mtaylor@riversideca.gov.

Attachments: [Report](#)

[Exhibit 1 - Council Report 01-07-25](#)

[Exhibit 2 - Council Minutes 01-07-25](#)

[Exhibit 3 - Council Report 03-25-25](#)

[Exhibit 4 - Council Minutes 03-25-25](#)

[Exhibit 5 - Draft Amendments - Table 19.150.020.A](#)

[Exhibit 6 - Downtown Neighborhood](#)

[Exhibit 7 - Midtown Area](#)

[Exhibit 8 - Draft Amendments - Chapter 5.77](#)

[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.

5 Minutes of April 24, 2025

Attachments: [Minutes](#)

COMMUNICATIONS

- 6 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, May 22, 2025*

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

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missing persons, and evacuations of buildings or neighborhoods.*

www.RiversideAlert.com