



City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, JUNE 20, 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, and Commissioners Jack Mosqueda, Richard Kirby, Johnny Wilder, and Benjamin Stewart

ABSENT: Sergeant of Arms Rafael Elizalde, Secretary Jonathan Parker, and Commissioner Raj Singh

STAFF: Maribeth Tinio, Anthony Beaumon, Lorena Verduco, Brian Norton, Matthew Taylor, Daniel Palafox, Paige Montojo, Kimi Palacios, and others

ALSO PRESENT: Nancy Magi, Christopher Harry, Crystal Garcia, and others

Chair Mooney called the meeting to order at 9:03 a.m.

Commissioner Wilder led the Pledge of Allegiance to the Flag.

ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

CONSENT CALENDAR

It was moved by Commissioner Wilson and seconded by Commissioner Wilder to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried with Commissioners Mooney, Wilson, Kirby, Mosqueda, Stewart, and Wilder, voting aye, and Commissioners Parker, Elizalde, and Singh absent.

MINUTES

The minutes of the meetings of May 23, 2024, were approved as presented.

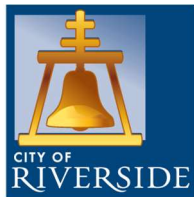
ABSENCE

The Planning Commission recorded the absence of Commissioner Elizalde from the May 23, 2024, regular meeting as excused.

PUBLIC HEARING

PLANNING CASE PR-2024-001678 (AMD) - RIVERSIDE MUNICIPAL CODE (RMC) ZONING CODE AMENDMENTS TO TITLE 19 (ZONING) - INFILL DEVELOPMENT AND SMALL LOT SUBDIVISION ORDINANCE

Hearing was called to consider Planning Case PR-2024-001678 (AMD) a proposal by the City of Riverside to consider Zoning Code 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) and Article IX (Land Use Development Permit Requirements/Procedure) intended to implement a Residential Infill Development Ordinance



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and a Small Lot Subdivision Ordinance as directed by the City Council Housing and Homelessness Committee. The proposed amendments are intended to (1) streamline development standards for existing, undersized lots within the Single Family (R-1) Residential Zones and Multi-Family (R-3 & R-4) Residential Zones; (2) amend the existing Planned Residential Development (PRD) Permit process to implement three new PRD permits as part of a Residential Small Lot Subdivision Program; and (3) make other minor, non-substantive changes, clarifications and technical corrections as required to implement the Infill Development and Small Lot Subdivision Ordinance. Three people spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Wilder and seconded by Vice Chair Wilson recommending that the City Council (1) determine that Planning Case PR-2024-001678 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-2024-001678 (Zoning Text Amendment) as outlined in the staff report and summarized in the Findings section of the staff report. The motion carried with Commissioners Mooney, Wilson, Kirby, Mosqueda, Stewart, and Wilder, voting aye, and Commissioners Parker, Elizalde, and Singh absent.

DISCUSSION CALENDAR

RIVERSIDE MUNICIPAL CODE CHAPTER 2.78 CODE OF ETHICS AND CONDUCT REVIEW

Following discussion, it was moved by Commissioner Mosqueda and seconded by Commissioner Wilder to receive and ordered filed the report regarding amendments to Riverside Municipal Chapter 2.78 Code of Ethics and Conduct with no recommendations for the Board of Ethics. The motion carried with Commissioners Mooney, Wilson, Kirby, Mosqueda, Stewart, and Wilder, voting aye, and Commissioners Parker, Elizalde, and Singh absent.

COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio (1) announced that the Planning Commission meeting of July 3, 2024, is cancelled and that there will be two items for the Planning Commission meeting of July 18, including Mission Grove Apartments; and (2) provided information regarding the upcoming American Planning Association California Chapter Annual Conference to be held September 28-October 1 in Riverside.

The Planning Commission adjourned at 9:43 a.m.



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The above actions were taken by the City Planning Commission on June 20, 2024. There is now a 10-day appeal period that ends on July 1, 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 July 1, 2024.