



# **City of Riverside**

## **Planning Commission**

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

*City of Arts & Innovation*

## **Agenda**

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Meeting Date: Thursday, May 28, 2020

9:00 AM

View Virtual Meeting

Publication Date: Wednesday, May 20, 2020

Live Webcast at

[www.engageriverside.com](http://www.engageriverside.com)

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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**

**The Planning Commission will conduct a virtual meeting. View live webcast at [www.engageriverside.com](http://www.engageriverside.com).**

**To comment, call (951) 826-8600. Callers may call in once for each general public comment, Public Hearing, and Discussion Calendar item. Time is limited to 3 minutes per item. Dial the call-in number when the agenda item is called to be placed in the queue. Please follow along with the meeting via [engageriverside.com](http://engageriverside.com), RiversideTV cable channels, or City social media live feeds to ensure you call in at the appropriate time for your item or items.**

**Public comments regarding items on this agenda or any matters within the jurisdiction of the Planning Commission can be submitted by eComment at [www.engageriverside.com](http://www.engageriverside.com) until one hour before the meeting. Email comments to [fandrade@riversideca.gov](mailto:fandrade@riversideca.gov).**

*The City of Riverside is committed to a workplace that requires acceptable behavior from everyone - a workplace that provides dignity, respect, and civility to our employees, customers, and the public.*

*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.*

*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) 351-6162 at least 72 hours before the meeting, if possible. TTY Users call 7-1-1- for telecommunications relay services (TRS).*

*Agenda related writings or documents provided to the Planning Commission are available at [www.engageriverside.com](http://www.engageriverside.com).*

#### CHAIR CALLS MEETING TO ORDER

#### PLEDGE OF ALLEGIANCE

#### PUBLIC COMMENT

- 1 You are invited to participate by phone at 951-826-8600 to comment on agenda items and matters within the jurisdiction of the Planning Commission. Each caller will be given up to 3 minutes total for comments on items not on the agenda.

#### PUBLIC HEARINGS

*This portion of the Planning Commission Agenda is for all matters where staff and public participation is anticipated. Individual audience participation is limited to 3 minutes..*

2 PLANNING CASES P20-0179 (AMD), P20-0190 (SPA) AND P20-0191 (SPA) Proposal by the City of Riverside to amend the following regulations to implement the proposed policies of the revised Good Neighbor Guidelines for Siting New and/or Modified Industrial Facilities NG-2020): 1) Title 19 (Zoning) of the Riverside Municipal Code, including, but not limited to, Articles V (Base Zones and Related Use and Development Provisions), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), and X (Definitions); 2) the Hunter Business Park Specific Plan (HBPSP); and 3) the Sycamore Canyon Business Park Specific Plan (SCBPSP). Proposed amendments include, but are not limited to: 1) revisions to Industrial Zones chapter to modify building setback and height requirements and to establish maximum building size within certain proximities to residential land uses; 2) revisions to the Base Zones Permitted Land Uses Permitted Use Table to modify the required entitlements to establish warehousing and distribution facilities; 3) addition of a new chapter establishing specific use regulations including site location, development and operational standards for warehousing and distribution facilities of varying sizes; 4) modifications to outdoor storage and truck yard screening requirements; 5) addition of a definition for warehousing and distribution facilities; 6) amendments to Chapter 3.0 (Development Standards and Criteria) of the SCBPSP to conform to the proposed Zoning Code Amendments; 7) amendments to Chapter III (Development Standards and Design Guidelines) of the HBPSP to conform to the proposed Zoning Code Amendments; and 8) other minor, non-substantive changes and technical corrections required to provide clarity or remove redundancies, as needed. The Community & Economic Development Department recommends that the Planning Commission recommend the City Council determine that the proposed amendments are exempt from the CEQA pursuant to Section 15061(b)(3) as it can be seen with certainty that there is no possibility that this proposal will have a significant effect on the environment. Contact Planner: Matthew Taylor, Senior Planner, (951) 826-5944/ [mtaylor@riversideca.gov](mailto:mtaylor@riversideca.gov).

**Attachments:**

- [Report P20-0179](#)
- [Exhibit 2 - Proposed Code Amendments](#)
- [Exhibit 3 - Proposed HBPSP Amendments](#)
- [Exhibit 4 - Proposed SCBPSP Amendments](#)
- [Exhibit 5 - Good Neighbor Guidelines-2008](#)
- [Exhibit 6 - WRCOG Good Neighbor Guidelines](#)
- [Exhibit 7 - LUC Report and Minutes - 3-10-2016](#)
- [Exhibit 8 - City Council Report and Minutes - 10-25-2016](#)
- [Exhibit 9 - LUC Report and Minutes - 03-09-2020](#)
- [Exhibit 10 - Good Neighbor Guidelines -2020](#)
- [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. Removed consent items will be discussed following the Discussion Calendar.*

3 The minutes of May 14, 2020 to be presented for approval.

**Attachments:** [Minutes 5-14-20](#)

4 Planning Commission Attendance - That the Planning Commission excuse the absence of Judy Teunissen from the May 14, 2020 meeting due to illness. Richard Rubio left the May 14, 2020 meeting early due to business.

## DISCUSSION CALENDAR

*You are invited to participate by phone at 951-826-8600 to comment on matters within the jurisdiction of the Planning Commission - Individual audience participation is limited to 3 minutes.*

5 Social Media Platform

## COMMUNICATIONS

6 Brown Act, Conflict of Interest and Ethics Training

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

7 Items for future agendas and updates from City Planner and Planning Commissioners.

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*The next Planning Commission meeting is scheduled for  
Thursday, June 11, 2020*

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

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