

City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, MAY 23, 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, Secretary Jonathan Parker, and Commissioners Jack Mosqueda, Richard Kirby, Raj Singh, Johnny Wilder, and Benjamin Stewart
- ABSENT: Sergeant of Arms Rafael Elizalde
- STAFF: Maribeth Tinio, Anthony Beaumon, Lorena Verduco, Chris Scully, Philip Nitollama, Judy Egüez, Winnie Liang, Daniel Palafox, Paige Montojo, Kimi Palacios, and others
- ALSO PRESENT: Feng Xiao, Scott Langer, Ciriaco Pinedo, Vicky Santos, Laurel Reimer (via Teams) 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 Kirby and seconded by Commissioner Parker to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried with Commissioners Mooney, Wilson, Kirby, Mosqueda, Parker, Singh, Stewart, and Wilder, voting aye, and Commissioner Elizalde absent.

MINUTES

The minutes of the meetings of April 25, 2024, were approved as presented.

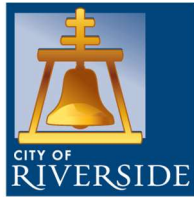
ABSENCE

The Planning Commission recorded the absence of Commissioner Parker from the April 25, 2024, regular meeting as excused.

PUBLIC HEARINGS

PLANNING CASE PR-2023-001601 - SITE PLAN REVIEW - MIXED USE DEVELOPMENT - 18 DWELLING UNITS AND 1,477 SQUARE FEET OF GROUND FLOOR RETAIL - 1775 AND 1795 UNIVERSITY AVENUE

Hearing was called to consider Planning Case PR-2023-001601 a proposal by Feng Xiao to consider a Site Plan Review to facilitate a Mixed Use Development consisting of 18 dwelling units and 1,477 square feet of ground floor retail. The 0.63-acre vacant project site consists of



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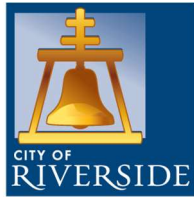
two contiguous parcels, located at 1775 and 1795 University Avenue, situated on the northeast corner of University Avenue and Mesa Street, in the MU-U-SP - Mixed Use-Urban and Specific Plan (University Avenue) Overlay Zones, in Ward 1. The Planning Division of the Community & Economic Development Department has determined that the proposed multiple family residential project is consistent with the EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021 (SCH No. 2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program. One person spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Parker and seconded by Commissioner Singh to (1) determine that the proposed project is consistent with the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021 (SCH No. 2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program; and (2) approve Planning Case PR-2023-001601 (Site Plan Review) based on the findings outlined in the staff report and subject to the recommended conditions as Exhibits 1 and 2 of the staff report. The motion carried with Commissioners Mooney, Mosqueda, Parker, Singh, Stewart, and Wilder, voting aye, Commissioners Kirby and Wilson, voting no, and Commissioner Elizalde absent.

PLANNING CASE PR-2024-001652 - MODIFICATION OF CONDITIONS OF APPROVAL - REMOVE CONDITION OF APPROVAL TO FACILITATE INSTALLATION OF SECURITY GATES AT ENTRANCE OF EXISTING RESIDENTIAL SUBDIVISION - RIVERWALK AREA 7 - SIERRA VISTA AVENUE SITUATED ON EAST SIDE OF RIVERWALK PARKWAY BETWEEN COLLETT AVENUE AND WATERSON DRIVE

Hearing was called to consider Planning Case PR-2024-001652 a Proposal by Dawn Scoggins of WSR Management to consider a Modification of Conditions of Approval for a Planned Residential Development (Case No. PD-005-990) to remove a condition of approval to facilitate the installation of security gates at the entrance of an existing residential subdivision (Riverwalk Area 7). The project site is designed as a vehicular subdivision entrance, located on Sierra Vista Avenue, situated on the east side of Riverwalk Parkway, between Collett Avenue and Waterson Drive, in the R-3-4000-SP – Multifamily Residential and Specific Plan (La Sierra University) Overlay Zones, in Ward 7. The Planning Division of the Community & Economic Development Department has determined that this proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures) and 15061(b)(3) (Common Sense) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment. One person spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Wilder and seconded by Commissioner Wilson to (1) determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities), 15303 (New Construction



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or Conversion of Small Structures), and 15061(b)(3) (Common Sense) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and (2) approve Planning Case PR-2024-001652 Modification of Conditions subject to the recommended conditions of approval as Exhibit 1 of the staff report. The motion carried with Commissioners Mooney, Wilson, Kirby, Mosqueda, Parker, Singh, Stewart, and Wilder, voting aye, and Commissioner Elizalde absent.

PLANNING CASE PR-2023-001619 - CONDITIONAL USE PERMIT - CHILDCARE FACILITY - 4103 TYLER STREET

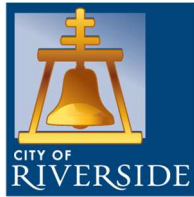
Hearing was called to consider Planning Case PR-2023-001619 a proposal by Matthew Dillard of MPD Designs, LLC for a Conditional Use Permit to establish a childcare facility for up to 123 children (ages 0-5 years) within an existing one-story 10,168-square-foot commercial building. The 0.82-acre project site is located at 4103 Tyler Street, situated on the northeast corner of Tyler Street and Bonita Avenue, in the CR - Commercial Retail Zone, in Ward 6. The Planning Division of the Community & Economic Development Department determined the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines of the CEQA Guidelines, as the project will not have a significant effect on the environment. One person spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Parker and seconded by Commissioner Singh to (1) determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and (2) approve Planning Case PR-2023-001619 (Conditional Use Permit) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions as Exhibits 1 and 2 of the staff report. The motion carried with Commissioners Mooney, Wilson, Kirby, Mosqueda, Parker, Singh, and Stewart, voting aye, Commissioner Wilder, voting no, and Commissioner Elizalde absent.

Vice Chair Wilson left the meeting during the following workshop.

WORKSHOP

PLANNING CASE PR-2024-001678 (AMD): POTENTIAL ZONING CODE AMENDMENTS TO TITLE 19 ZONING OF THE RIVERSIDE MUNICIPAL CODE (RMC) - 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 AND A SMALL LOT SUBDIVISION ORDINANCE



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The Planning Commission conducted a workshop on the draft Residential Infill Development and Small Lot Subdivision Ordinances as directed by the City Council Housing and Homelessness Committee.

Following discussion and without formal motion, the Planning Commission received and ordered filed the presentation regarding potential 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 an Infill Housing and Small Lot Subdivision Ordinance as directed by the City Council Housing and Homelessness Committee. The proposed amendments are intended to: (1) implement a Residential Infill Development program to implement new development standards for 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) clarify other minor, non-substantive changes and technical corrections as required to implement the Infill Development and Small Lot Subdivision Ordinance.

COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio announced that the Planning Commission meeting of June 6, 2024, is cancelled and that there will be three items for the Planning Commission meeting of June 20, including the annual review of the Code of Ethics and Conduct, a wireless facility, and the formal public hearing for the Residential Infill Development and Small Lot Subdivision Ordinances.

The Planning Commission adjourned at 10:28 a.m.

The above actions were taken by the City Planning Commission on May 23, 2024. There is now a 10-day appeal period that ends on June 3, 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 June 3, 2024.