



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, March 18, 2021
Publication Date: Friday, March 5, 2021

9:00 AM

Virtual Meeting
Live Webcast at
www.engageriverside.com

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.

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, 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 until one hour before the meeting. Email comments to 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) 826-5427 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.

CHAIR CALLS MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

- 1
 - a. Chair
 - b. Vice-Chair
 - c. Secretary
 - d. Sergeant at Arms

PUBLIC COMMENT

- 2 Public Comments: This portion of the agenda will be limited to a cumulative total of 15 minutes, with individual speakers limited to a maximum time limit of 3 minutes. Further discussion of any matter beyond 15 minutes will be continued to following the public hearing calendar or scheduled for a later agenda. If there is no one from the audience wishing to speak, the Commission will move to the next order of business.

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 January 7, 2021 to be presented for approval.

Attachments: [Minutes 2-18-21](#)

PUBLIC HEARINGS

Individual audience participation is limited to 3 minutes.

- 4 PLANNING CASE PR-2020-00067 (CUP, VR, VR): Proposal by David Goodwin of Goodwin's Organic Food & Drinks to consider the following entitlements: 1) Conditional Use Permit to permit the off-sale of alcoholic beverages (Type 20-Off-Sale of Beer and Wine); 2) Variance to allow for the off-sale of alcohol within 600 feet of an assemblies of people non-entertainment and a public park (Islander Park); and 3) Variance to allow for the off-sale of alcohol within 1,000 feet of a business licensed by the State of California for the off-sale general alcoholic beverage sales with less than 15,000 square feet of gross floor area. The site consists of 0.91 acres and is developed with an existing market (Goodwin's Organic Food & Drinks), located at 191 Big Springs Road, situated on the north side of Big Springs Road between Watkins Drive and Mt. Vernon Avenue, in the CR-NC – Commercial Retail and Neighborhood Commercial Overlay Zones, in Ward 2. The Community and Economic Development Department recommends that the City Planning Commission determine that this project is exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities), as this project will not have a significant effect on the environment. Contact Planner: Candice Assadzadeh, Senior Planner, 951-826 5667, cassadzadeh@riversideca.gov

Attachments: [Report](#)
[Location Map](#)
[General Plan Map](#)
[Zoning Map](#)
[Distance Requirements Map](#)
[ABC Census Tract Concentration Map](#)
[Project Plans](#)
[Applicant Prepared Variance Justifications](#)
[Existing Site Photos](#)
[Public Comment Letter](#)
[Presentation](#)

WORKSHOP

- 5 HOUSING ELEMENT WORKSHOP - A workshop to update and inform the City Planning Commission about the Phase I General Plan Update – Housing Element, Public Safety Element and Environmental Justice Policies project

Attachments: [Report](#)

[HCD Final Regional Housing Need Assessment - October 15, 2019](#)

[SCAG Final RHNA Allocation Methodology - March 5, 2020](#)

[SCAG 6th-Cycle Proposed Final RHNA](#)

[Draft Preferred Alternative Housing Opportunity Sites](#)

[Presentation](#)

COMMUNICATIONS

- 6 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, April 1, 2021.*

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

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