

*City of Arts & Innovation*

## PLANNING COMMISSION DRAFT MINUTES

THURSDAY, NOVEMBER 21, 2024, 9:00 A.M.  
PUBLIC COMMENT IN-PERSON/TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET, RIVERSIDE, CA 92522

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- PRESENT:** Chair Lorraine Mooney, Vice Chair Launa Wilson, Secretary Jonathan Parker and Commissioners Jack Mosqueda, Richard Kirby, Johnny Wilder, and Raj Singh (left early)
- ABSENT:** Sergeant of Arms Rafael Elizalde and Commissioner Benjamin Stewart
- STAFF:** Maribeth Tinio, Susan Wilson, Lorena Verduco, Brian Norton, Doug Webber, Judy Egüez, Calora Boyd, Kimi Palacios, Philip Nitollama, and others
- ALSO PRESENT:** Alex Reich (virtual), Chris Gregerson (virtual), Michael Schmitt (virtual), Stephen Summers and others

Chair Mooney called the meeting to order at 9:00 a.m.

Commissioner Singh 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 Wilder and seconded by Commissioner Parker to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried unanimously with Commissioners Elizalde and Stewart absent.

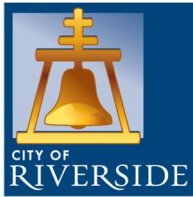
### MINUTES

The minutes of the meeting of November 7, 2024, were approved as presented.

### PUBLIC HEARING

PLANNING CASE PR-2024-001728 - TENTATIVE PARCEL MAP PM-39048 - SUBDIVIDE 4.59-ACRE PARCEL INTO THREE PARCELS SITUATED ON EAST SIDE OF IOWA STREET BETWEEN BURLINGTON NORTHERN SANTA FE (BNSF) RAILWAY AND SPRUCE STREET - 1810 IOWA STREET

Hearing was called to consider Planning Case PR-2024-001728 a proposal by Alex Reich of Reich Brothers to consider Tentative Parcel Map PM-39048 to subdivide 4.59-acre parcel into three parcels. The project site is developed with an industrial office park consisting of three buildings, located at 1810 Iowa Street, situated on the east side of Iowa Street between the BNSF Railway and Spruce Street, in the BMP-SP - Business Manufacturing Park and Specific Plan (Hunter Business Park) Overlay Zones, in Ward 2. The Planning Division of the Community



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& Economic Development Department determined the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Two people spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Wilder and seconded by Commissioner Singh to (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and (2) approve Planning Case PR-2024-001728 (Tentative Parcel Map) based on the findings outlined in the staff report and subject to the recommended conditions as Exhibit 1 of the staff report. The motion carried unanimously with Commissioners Elizalde and Stewart absent.

Commissioner Singh left the meeting during the following item.

### DISCUSSION CALENDAR

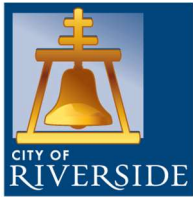
#### VEHICLE MILES TRAVELED (VMT) MITIGATION BANK PILOT PROGRAM

Following discussion, it was moved by Commissioner Parker and seconded by Commissioner Mosqueda recommending that City Council (1) approve the recommendations in the VMT Mitigation Program Report; (2) adopt a Resolution approving the Vehicle Miles Traveled (VMT) Mitigation Bank Pilot Program, recommending Option A (VMT Mitigation Bank Option) and associated bike projects detailed within the VMT Mitigation Program Report; (3) introduce an Ordinance, amending Title 16 of the Riverside Municipal Code by adding Chapter 16.80 related to the Vehicle Miles Traveled (VMT) Impact Fee Mitigation Program; (4) modify the existing California Environmental Quality Act (CEQA) VMT transportation impact threshold to the current jurisdictional baseline VMT per capita for new residential projects and the current jurisdictional baseline VMT per employee for new office and industrial projects and revise the Traffic Impact Analysis (TIA) Guidelines accordingly. The motion carried unanimously with Commissioners Elizalde, Stewart, and Singh absent.

### COMMUNICATIONS

#### ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio (1) announced that there will be Planning Commission meetings on December 5th and 19th; (2) announced that the Mission Grove project will going for City Council consideration on December 3rd as a public hearing; and (3) provided information regarding the General Plan Update and Climate Action & Adaptation Plan.



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

The above actions were taken by the City Planning Commission on November 21, 2024. There is now a 10-day appeal period that ends on December 2, 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 December 2, 2024.