



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, July 20, 2023
Publication Date: Thursday, July 6, 2023

9:00 AM

City Hall - Art Pick Council Chamber
3900 Main Street, Riverside
Live Webcast at:
www.RiversideCA.gov/Meeting or
www.WatchRiverside.com

MISSION STATEMENT

The City of Riverside is committed to providing high quality municipal services to ensure a safe, inclusive and livable community

Face coverings are strongly recommended.

For virtual Public Comment, two options are available:

VIA TELEPHONE:

Call (669) 900-6833 and enter Meeting ID: 926 9699 1265
Press *9 to be placed in the queue to speak.

Individuals in the queue will be prompted to unmute by pressing *6 to speak.

VIA ZOOM:

Use the following link: <https://zoom.us/j/92696991265>
Select the "raise hand" function to request to speak.
An on-screen message will prompt you to "unmute" and speak.

Public comments are limited to 3 minutes.

Please follow along via the telephone or Zoom options above to ensure you call in at the appropriate time for your item(s).

Public comments regarding items on this agenda or any matters within the jurisdiction of the Planning Commission can be submitted by eComment at www.RiversideCA.gov/Meeting until two hours before the meeting. Email comments to fandrade@riversideca.gov.

Pursuant to the City Council Meeting Rules adopted by Resolution No. 23976, members of all Boards and Commissions and the public are reminded that they must preserve order and decorum throughout the meeting. In that regard, members of all Boards and Commissions, as well as the public participants are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the City Council, Boards and commissions, or their presiding officer constitutes a violation of these rules.

The City of Riverside is committed to fostering a respectful workplace that requires all employees and external stakeholders to embrace a culture of transparency and inclusivity. This includes acceptable behavior from everyone; a workplace that provides dignity, respect, and civility to our employees, customers, and the public they serve. City meetings should be a place where all members of our community feel safe and comfortable to participate. While there could be a high level of emotion associated with topics on this agenda, the City would like to set the expectation that all members of the public use language appropriate to a collaborative, professional, and respectful public environment.

The City is resolute in its commitment to eliminate any form of harassment, discrimination, or retaliation in the workplace. The City maintains a zero-tolerance policy for harassment, discrimination, and retaliation in compliance with new harassment and discrimination laws.

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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.

LISTENING ASSISTIVE DEVICES are available for the hearing impaired--please see the Commission Secretary. 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 materials provided to the Planning Commission are available for public inspection in the Planning Division Office during normal business hours and in the binder located in the meeting room while the meeting is in session.

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard before its scheduled time, but may be heard later in the meeting.

9 A.M.

CHAIR CALLS MEETING TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

Audience participation is encouraged. Public comments are limited to 3 minutes.

- 1 To comment on any matters within the jurisdiction of the Planning Commission, you are invited to participate in person or call at (669) 900-6833 and enter Meeting ID: 926 9699 1265. Press *9 to be placed in the queue to speak. Individuals in the queue will be prompted to unmute by pressing *6 when you are ready to speak.

To participate via ZOOM, use the following link: <https://zoom.us/j/92696991265>, select the "raise hand" function to request to speak. An on-screen message will prompt you to "unmute" and speak - Individual audience participation is limited to 3 minutes.

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.

- 2 The minutes of June 22, 2023 to be presented for approval.

Attachments: [PC Minutes 6-22-23](#)

PUBLIC HEARINGS

Individual audience participation is limited to 3 minutes.

- 3 PLANNING CASE PR-2022-001434 (GPA, RZ, DR, VC-S): Proposal by Blaise Rastello of Gilbane Development Company to consider the following entitlements to facilitate the construction of 121 multi-family units: 1) General Plan Amendment to amend the General Plan Land Use designation from MDR – Medium Density Residential and C - Commercial to HDR – High Density Residential; 2) Zoning Code Amendment to rezone the property from R-1-7000 - Single Family Residential to R-3-1500 - Multiple Family Residential; 3) Design Review of project plans; and 4) Summary Vacation to vacate portions of Pliny Street, Samuels Street, and Cary Street. The Community & Economic Development Department recommends that the Planning Commission determine the project will not have a significant effect on the environment and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP). Contact Planner: Judy Egüez, Senior Planner, 951-826-3969, jeguez@riversideca.gov

Attachments: [Report - PR-2022-001434](#)
[Exhibit 3 - Existing Site Photos](#)
[Exhibit 4 - Location Map](#)
[Exhibit 5 - Existing and Proposed General Plan Map](#)
[Exhibit 6 - Existing and Proposed Zoning Map](#)
[Exhibit 7 - ALUC Memo, dated January 12, 2023](#)
[Exhibit 8a - Project Plans](#)
[Exhibit 8b - Project Plans](#)
[Exhibit 8c - Project Plans](#)
[Exhibit 8d - Project Plans](#)
[Exhibit 9 - Applicant prepared Concession Request](#)
[Exhibit 10a - Draft MND](#)
[Exhibit 10b - Draft MND - Ap A-E](#)
[Exhibit 10c - Draft MND - Ap F-G](#)
[Exhibit 10d - Draft MND - Ap H-I](#)
[Presentation](#)

- 4 PLANNING CASE PR-2022-001409 (CUP/DR): Proposal by Benjamin Horning of Dedeaux Properties, LLC to consider a Conditional Use Permit and a Design Review to construct two warehouse buildings totaling 265,758 square feet. The 13.60-acre project site consists of two contiguous parcels developed with a 102,000 square foot industrial building and truck parking. The Community & Economic Development Department recommends that the Planning Commission determine the project will not have a significant effect on the environment and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP). Contact Planner: Regine Kennedy, Senior Planner, 951-826-5712, rkennedy@riversideca.gov

Attachments: [REPORT PR-2022-001409](#)
[Exhibit 3 - Existing Site Photos](#)
[Exhibit 4 - Location Map](#)
[Exhibit 5 - General Plan Map](#)
[Exhibit 6 - Zoning Map](#)
[Exhibit 7 - Specific Plan Map](#)
[Exhibit 8 - Project PlansPart-1](#)
[Exhibit 8 - Project PlansPart-2](#)
[Exhibit 8 - Project PlansPart-3](#)
[Exhibit 9a - Draft Mitigated Negative Declaration and MMRP](#)
[Exhibit 9b - AppendicesPart-1](#)
[Exhibit 9b - AppendicesPart-2](#)
[Exhibit 9b - AppendicesPart-3](#)
[Exhibit 9b - AppendicesPart-4](#)
[Exhibit 9b - AppendicesPart-5](#)
[Exhibit 9b - AppendicesPart-6](#)
[Exhibit 9b - AppendicesPart-7](#)
[Exhibit 9b - AppendicesPart-8](#)
[Exhibit 9b - AppendicesPart-9](#)
[Exhibit 9b - AppendicesPart-10](#)
[Exhibit 9b - AppendicesPart-11](#)
[Exhibit 9b - AppendicesPart-12](#)
[Exhibit 9b - AppendicesPart-13](#)
[Exhibit 9b - AppendicesPart-14](#)
[Exhibit 9b - AppendicesPart-15](#)
[Exhibit 9b - AppendicesPart-16](#)
[Exhibit 9b - AppendicesPart-17](#)
[Exhibit 9b - AppendicesPart-18](#)
[Exhibit 9b - AppendicesPart-19](#)
[Exhibit 9b - AppendicesPart-20](#)
[Exhibit 9b - AppendicesPart-21](#)
[Exhibit 9b - AppendicesPart-22](#)
[Exhibit 9b - AppendicesPart-23](#)
[Exhibit 9b - AppendicesPart-24](#)
[Exhibit 9b - AppendicesPart-25](#)
[Exhibit 9b - AppendicesPart-26](#)
[Exhibit 9b - AppendicesPart-27](#)
[Exhibit 9b - AppendicesPart-28](#)

[04 Presentation PR-2022-001409](#)

- 5 PLANNING CASE PR-2022-001300 (SITE PLAN REVIEW): Proposal by Todd Cadwell of Pierce Flats, LLC, to consider a Site Plan Review for a mixed-use development consisting of 194 dwelling units and 1,200 square feet of commercial space. The 4.86 vacant project site is located at 4855 Sierra Vista Avenue, situated on the southeast corner of Pierce Street and Sierra Vista Avenue, in the R-3-1500-SP – Multi-Family Residential and Specific Plan (La Sierra University) Overlay Zones, in Ward 7. The Planning Division of the Community & Economic Development Department has determined that the proposed multiple family residential 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. Contact Planner: Veronica Hernandez, Senior Planner, 951-826-3965, vhernandez@riversideca.gov.

Attachments:[Report PR-2022-001300](#)[Exhibit 3 - Existing Site Photos](#)[Exhibit 4 - Location Map](#)[Exhibit 5 - General Plan Map](#)[Exhibit 6 - Specific Plan Map](#)[Exhibit 7 - Zoning Map](#)[Exhibit 8 - Housing Element Map](#)[Exhibit 9 - Project Plans](#)[Exhibit 10 - Parking Analysis](#)[Exhibit 11 - Appendix N Checklist](#)[Exhibit 11a - Appendix A - AQ-GHG-Energy](#)[Exhibit 11b - Appendix B - General Biological Resources Assessment](#)[Exhibit 11c - Appendix B-1 - MSHCP Consistency Analysis](#)[Exhibit 11d - Appendix C - Cultural Resources](#)[Exhibit 11e - Appendix D - Geotechnical Feasibility](#)[Exhibit 11f - Appendix D-1 - Geotechnical Report](#)[Exhibit 11g - Appendix E - Phase I](#)[Exhibit 11h - Appendix F - Drainage Study](#)[Exhibit 11i - Appendix G - PWQMPPart-1](#)[Exhibit 11j - Appendix G - PWQMPPart-2](#)[Exhibit 11k - Appendix H - Noise](#)[Exhibit 11l - Appendix I - Focused Traffic](#)[Exhibit 11m - Appendix J - VMT Analysis](#)[Presentation](#)

DISCUSSION CALENDAR

*This portion of the Planning Commission Agenda is for all matters where staff and public participation is anticipated. Public comments are limited to 3 minutes. Via phone: press *9 to be placed in the queue to speak when the discussion item is called. Via Zoom: select the "raise hand" function to request to speak. An on-screen message will prompt you to "unmute" and speak.*

- 6 ATTENDANCE - That the Planning Commission determine whether the absence of Commissioner Roberts from the June 22, 2023, regular meeting be recorded as excused.

Attachments: [Attendance Report - C. Roberts](#)

- 7 ATTENDANCE - That the Planning Commission determine whether the absence of Commissioner Parker from the June 22, 2023, regular meeting be recorded as excused.

Attachments: [Attendance Rpt - J. Parker](#)

- 8 ATTENDANCE - That the Planning Commission determine whether the absence of Commissioner Singh from the June 22, 2023, regular meeting be recorded as unexcused.

Attachments: [Attendance Rpt - R. Singh](#)

COMMUNICATIONS

- 9 Items for future Planning Commission consideration as requested by members of the Commission. Only items that fall within the powers and duties of the Planning Commission as set forth in the City Charter and/or the Riverside Municipal Code will be agendaized for future discussion.

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*The next Planning Commission meeting is scheduled for
Thursday, August 3, 2022*

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

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Sign up to receive critical information such as unexpected road closures, utility outages, missing persons, and evacuations of buildings or neighborhoods.

www.RiversideAlert.com