

City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, DECEMBER 5, 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, Johnny Wilder, and Benjamin Stewart
- ABSENT:** Sergeant of Arms Rafael Elizalde and Commissioners Raj Singh and Richard Kirby
- STAFF:** Maribeth Tinio, Anthony Beaumon, Lorena Verduco, Matthew Taylor, Clarissa Manges, and others

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

Vice Chair Wilson led the Pledge of Allegiance to the Flag.

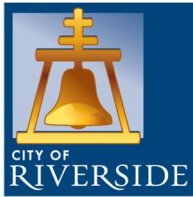
ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

PUBLIC HEARING

PLANNING CASE PR-2024-001746 - AMENDMENTS TO TITLES 18 (SUBDIVISION) AND 19 (ZONING) OF THE RIVERSIDE MUNICIPAL CODE (RMC)

Hearing was called to consider Planning Case PR-2024-001746 a proposal by the City of Riverside to consider amendments to Titles 18 (Subdivision) and 19 (Zoning) of the Riverside Municipal Code (RMC), including but not limited to Title 18 Article IV (Requirements for Filing and Approval Process) and Title 19 Articles III (Nonconforming Provisions), V (Base Zones and Related Use and Development Provisions), VI (Overlay Zones), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), IX (Land Use Development and Permit Requirements/Procedures), and X (Definitions). The proposed amendments are intended to: (1) align the RMC with recent changes to California Law related to Accessory Dwelling Units, Density Bonus, and Electrified Security Fences; (2) align language in the Alcohol Sales and Outdoor Lighting chapters with standard regulatory and industry terms; (3) streamline minor adjustments to development standards; (4) clarify pet grooming and personal services as permitted home occupations; (5) clarify screening options for ground-mounted utility equipment; (6) adjust the allowed heights of fences and walls in side and rear yards of Single-Family Residential Zones; (7) adjust the permitted retaining wall heights in Title 19 for consistency with those in Title 17; and (8) make other minor and/or non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies. The Community & Economic Development Department recommends that the City Planning Commission determine that this project is exempt from



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the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility the project will have a significant effect on the environment. No one spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Parker and seconded by Commissioner Mosqueda recommending that the City Council (1) determine that Planning Case PR-2024-001746 is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule), as it can be seen with certainty that approval of the project will not have an effect on the environment; and (2) approve Planning Case PR-2024-001746 (Zoning Text Amendment) as outlined in the staff report and summarized in the Findings section of the staff report. The motion carried unanimously with Commissioners Elizalde, Singh, and Kirby absent.

CONSENT CALENDAR

It was moved by Commissioner Mosqueda 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, Singh and Kirby absent.

MINUTES

The minutes of the meeting of November 21, 2024, were approved as presented.

ABSENCES

The Planning Commission recorded the absences of Commissioners Elizalde, Parker, and Singh from the November 7, 2024, regular meeting as excused.

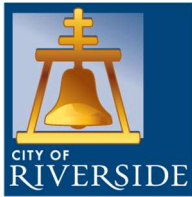
ABSENCE

The Planning Commission recorded the absence of Commissioner Stewart from the November 21, 2024, regular meeting as excused.

DISCUSSION CALENDAR

ABSENCE FROM NOVEMBER 21, 2024, MEETING

Following discussion and without formal motion, the Planning Commission continued to the next meeting the discussion regarding the absence of Commissioner Elizalde.



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COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio announced that (1) the City Council approved the Mission Grove project; and (2) there will be a Planning Commission meeting on December 19th.

The Planning Commission adjourned at 9:32 a.m.

The above actions were taken by the City Planning Commission on December 5, 2024. There is now a 10-day appeal period that ends on December 16, 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 16, 2024.