



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, November 10, 2022
Publication Date: Friday, October 28, 2022

9:00 AM

City Hall - Art Pick Council Chamber
3900 Main Street, Riverside
View Virtual Meeting 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

The Planning Commission will conduct an in-person and virtual meeting. Face coverings are strongly recommended regardless of vaccination status.

To participate virtually, two options are available:

TO PARTICIPATE VIA TELEPHONE:

Call (669) 900-6833 and enter Meeting ID: 926 9699 1265

Press star 9 (*9) to request to speak.

Individuals in the queue will be prompted press star 6 (*6) to unmute and 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.

Public comments are limited to 3 minutes.

Please follow along with the meeting via www.RiversideCA.gov/Meeting, RiversideTV cable channels, or City social media live feeds 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. 23618, 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.

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 October 13, 2022 to be presented for approval.

Attachments: [Minutes 10-27-22](#)

- 3 Planning Commission Attendance - That the Commission excuse the October 27, 2022 absence of Commissioner Roberts due to a illness and Commissioner Kirby due to a personal matter.

PUBLIC HEARINGS

Individual audience participation is limited to 3 minutes.

- 4 PLANNING CASE PR-2022-001331 (CUP): Proposal by Juan Meza to consider a Conditional Use Permit to permit a vehicle repair facility within an existing 18,200-square-foot single tenant space. The project site is developed with two adjacent parcels of land featuring a single-tenant commercial building with a vehicle storage lot on a 40,946-square-foot parcel located at 4745 Hiers Avenue, situated on the northeast side of Hiers Avenue between Wells and Hole Avenues in the CG-Commercial General Zone, in Ward 6. The Planning Division of the Community & Economic Development Department has determined that this proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Gissel Enriquez, Assistant Planner, (951) 826-5652, GEnriquez@riversideca.gov

Attachments: [Report- PR-2022-001331](#)

[Existing Site Photos](#)

[Location Map](#)

[General Plan](#)

[Zoning](#)

[Project Plans](#)

[Presentation](#)

- 5 PLANNING CASE PR-2022-001254 (CUP, DR): Proposal by KVM Partners, LLC to consider the following entitlements to facilitate construction of a drive-thru coffee shop: 1) Conditional Use Permit to permit a 928 square foot drive-thru coffee shop; and 2) Design Review of project plans. The 0.96-acre project site, partially developed with a parking lot, is situated on the north side of E. Alessandro Boulevard between Sycamore Canyon Boulevard and San Gorgonio Drive, in the CR-S-2-SP – Commercial Retail, Building Stories (Maximum 2), and Specific Plan (Sycamore Canyon Business Park) Overlay Zones, in Ward 2. The Planning Division of the Community & Economic Development Department has determined that this proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Candice Assadzadeh, Senior Planner, 951-826-5667, cassadzadeh@riversideca.gov

Attachments: [Report PR-2022-001254](#)

[Existing Site Photos](#)

[Location Map](#)

[General Plan Map](#)

[Specific Plan Map](#)

[Zoning Map](#)

[8a - Project Plans](#)

[8b - Project Plans](#)

[8c - Project Plans](#)

[8d - Project Plans](#)

[Presentation](#)

- 6 PLANNING CASE PR-2020-000190 (TTM, DR, VR): Continued from the October 13, 2022 meeting. Proposal by Tony Vu of Master Construction to consider the following entitlements to construct eleven (11) two-story condominiums: 1) a Tentative Tract Map for condominium purposes; 2) a Design Review of project plans; and 3) a Variance to allow a reduced minimum dimension for private open space in the R-3-1500 Zone. The vacant 0.58-acre project site is located at 8390 Janet Avenue and is situated on the south side of Janet Avenue, west of the intersection of Janet Avenue and Picker Street, in the R-3-1500 – Multi-Family Residential Zone, in Ward 6. The Planning Division of the Community & Economic Development Department has determined that this proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (Infill Development) and Section 15061(b)(3) (Common Sense) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Regine Osorio, Associate Planner, 951-826-5712, rosorio@riversideca.gov

Attachments: [Report](#)
[Existing Site Photos](#)
[Location Map](#)
[General Plan Map](#)
[Zoning Map](#)
[Housing Element Site Map](#)
[Project Plans](#)
[Project Plan](#)
[Project Plans](#)
[Project Plans](#)
[Project Plans](#)
[Project Plans](#)
[Project Plans](#)
[Project Plans](#)
[Public Comment](#)
[Presentation](#)

- 7 PLANNING CASE PR-2022-001391 (AMD): Staff is requesting further continuance off-calendar. Proposal by the City of Riverside to consider amendments to Title 19 (Zoning) of the Riverside Municipal Code, including but not limited to Articles VII (Specific Land Use Provisions) and X (Definitions) to establish Chapter 19.535 (Inclusionary Housing) to implement City Council Housing & Homelessness Committee direction to facilitate the production of housing affordable to very low-, low- and moderate-income households in new residential development projects. The Community & Economic Development Department recommends that the City Planning Commission determine that this project is exempt from 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. Contact Planner: Matthew Taylor, Senior Planner, (951) 826-5944, mtaylor@riversideca.gov

Attachments: [Memo Continuance PR-2022-001391](#)
[PC Workshop Packet 10-13-2022](#)
[PC Agenda Packet 10-13-22](#)
[PC Minutes 10-13-22](#)
[HHC Minutes 10-24-22](#)

WORKSHOP

- 8 PLANNING CASE PR-2022-001391 (AMD): WORKSHOP - Draft amendments to Title 19 (Zoning) of the Riverside Municipal Code intended to implement an Inclusionary Housing Program at the recommendation of the City Council Housing and Homelessness Committee, as requested by the Planning Commission at the public hearing of August 18, 2022 Contact Planner: Matthew Taylor, Senior Planner, (951) 826-5944, mtaylor@riversideca.gov

Attachments: [Workshop - Inclusionary Housing](#)
[Planning Commission Minutes - 08-18-2022](#)
[PC Minutes 10-13-22](#)
[Feasibility Analysis Presentation - 02-28-222](#)
[Direction from Committee](#)
[Inclusionary Housing Draft Ordinance](#)
[Literature Review Summary](#)
[Center for Housing Policy White Paper Presentation](#)

COMMUNICATIONS

- 9 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, November 10, 2022*

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

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missing persons, and evacuations of buildings or neighborhoods.*

www.RiversideAlert.com