



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, October 13, 2022
Publication Date: Friday, September 30, 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.

* * * * *

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 September 29, 2022 to be presented for approval.

Attachments: [Minutes 9-29-22](#)

- 3 Planning Commission Attendance - That the Commission excuse the September 29, 2022 absence of Commissioner Parker due to vacation and Commissioner Kirby due to illness. Commissioner Wilder was late to the meeting.

PUBLIC HEARINGS

- 4 PLANNING CASE PR-2020-000190 (TTM, DR, VR): Applicant is requesting continuance to October 27, 2022. 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: [Continuance Request](#)

- 5 PLANNING CASE PR-2021-001180 (VC, SNC): Proposal by Shahvand Aryana of Spencer Ct. W2, LLC to consider the following entitlements: 1) Street Vacation to vacate Spencer Court, a public street consisting of 0.84-acres, approximately 500 feet in length and 60 feet in width; and 2) Street Name Change of Spencer Court from “Spencer Court” to “Aryana View Court”. The project site is situated east of Green Orchard Place between Lone Peak Court and Crystal View Terrace, in Ward 4. The Planning Division of the Community & Economic Development Department has determined that this proposal 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: Alyssa Berlino, Associate Planner, 951-826-5628, aberlino@riversideca.gov

Attachments: [REPORT](#)
[Existing Site Photos](#)
[Location Map](#)
[General Plan Map](#)
[Zoning Map](#)
[Legal and Plat Map](#)
[Conceptual Street Plan](#)
[Street Name Exhibit](#)
[Presentation](#)

WORKSHOP

- 6 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](#)[Planning Commission Minutes - 08-18-2022](#)[Draft Technical Memo - In-Lieu Fees](#)[Inclusionary Housing - Direction from Committee](#)[Inclusionary Housing Draft Ordinance](#)[Housing and Homelessness Committee Report - May 23, 2022](#)[Presentation](#)

PUBLIC HEARINGS

Individual audience participation is limited to 3 minutes.

7 PLANNING CASE PR-2022-001391 (AMD): Continued from the Planning Commission meeting of August 18, 2022 - 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:** [Report](#)
 [Housing and Homelessness Committee Report - May 23, 2022](#)
 [Inclusionary Housing Draft Ordinance](#)
 [Planning Commission Minutes - August 18, 2022](#)
 [Draft Technical Memo - Potential In-Lieu Fee](#)
 [Housing and Homelessness Committee Report - February 28, 2022](#)
 [Inclusionary Housing - Direction from Committee](#)
 [Presentation](#)

COMMUNICATIONS

8 Items for future agendas and updates from City Planner and Planning Commissioners.

* * * * *

*The next Planning Commission meeting is scheduled for
 Thursday, October 27, 2022*

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

* * * * *

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

www.RiversideAlert.com