



# City of Riverside

## Planning Commission

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

*City of Arts & Innovation*

## Agenda

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Meeting Date: Thursday, December 8, 2022  
Publication Date: Wednesday, November 23, 2022

9:00 AM

City Hall - Art Pick Council Chamber  
3900 Main Street, Riverside  
View Virtual Meeting at  
[www.RiversideCA.gov/Meeting](http://www.RiversideCA.gov/Meeting) or  
[www.WatchRiverside.com](http://www.WatchRiverside.com)

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### 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](http://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](http://www.RiversideCA.gov/Meeting) until two hours before the meeting. Email comments to [fandrade@riversideca.gov](mailto:fandrade@riversideca.gov).

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**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.*

9:00 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 November 10, 2022, to be presented for approval

**Attachments:** [Minutes 11-10-22](#)

- 3 Planning Commission Attendance - That the Commission excuse the November 10, 2022, absence of Commissioner Singh due to business and Commissioner Rush leaving early due to business

## PUBLIC HEARING

*Individual audience participation is limited to 3 minutes.*

- 4 PLANNING CASE PR-2021-001208 (RZ, DR): Proposal by Steve Kienle of Kienle & Kienle Investments to consider the following entitlements to facilitate an office and associated parking lot: 1) Rezone the project site from R-1-7000 – Single Family Residential Zone to O – Office Zone; and 2) Design Review of project plans. The project site consists of two contiguous parcels, totaling 1.44 acres, located at 8568 and 8540 Indiana Avenue, situated on the south side of Indiana Avenue between Bernard and Vance Streets, in Ward 5. 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 15061.b.3 (Common Sense), Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15311 (Accessory Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Judy Egüez, Senior Planner, 951-826 3969, [jeguez@riversideca.gov](mailto:jeguez@riversideca.gov)

**Attachments:** [Report PR-2021-001208](#)  
[Exhibit 3 - Site Photos](#)  
[Exhibit 4 - Location Map](#)  
[Exhibit 5 - General Plan Map](#)  
[Exhibit 6 - Existing and Proposed Zoning Maps](#)  
[Exhibit 7 - Project Plans](#)  
[Exhibit 8 - Airport Land Use Commission Determination - Dated 7-15-22](#)  
[Presentation](#)

## WORKSHOP

- 5 PLANNING CASE PR-2022-001453 (AMD): WORKSHOP - Draft amendments to Title 19 (Zoning) of the Riverside Municipal Code intended to implement the legalization of Cannabis Uses at the recommendation of the City Council Economic Development, Placemaking and Branding/Marketing Committee. Contact Planner: Judy Egüez, Senior Planner, (951) 826-3969, [jeguez@riversideca.gov](mailto:jeguez@riversideca.gov)

**Attachments:** [Workshop - 2022-12 Commercial Cannabis](#)  
[Exhibit 1 - Notice of Intent to Circulate Petition](#)  
[Exhibit 2 - EDPBMC Committee Report - 10-20-2022](#)  
[Exhibit 3 - Draft RMC Changes - Title 19](#)  
[Exhibit 4 - Draft Amendments - Titles 5 and 9 - Reference Only](#)  
[Exhibit 5 - Presentation](#)

COMMUNICATIONS

- 6 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, December 22, 2022*

*For live Webcast of the Committee Meeting:  
[RiversideCA.gov/Meeting](http://RiversideCA.gov/Meeting) or  
[WatchRiverside.com](http://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](http://www.RiversideAlert.com)*