



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, March 2, 2023
Publication Date: Friday, February 17, 2023

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

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

ELECTION OF OFFICERS

- 1 a. Chair
- b. Vice-Chair
- c. Secretary
- d. Sergeant at Arms

PUBLIC COMMENT

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

- 2 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.

- 3 The minutes of February 16, 2023 to be presented for approval.

Attachments: [Minutes 2-16-23](#)

PUBLIC HEARINGS

Individual audience participation is limited to 3 minutes.

- 4 PLANNING CASE PR-2020-000609 (TM, DR, VR): Proposal by Johnny Vu and Lyon Q Doan to consider the following entitlements to facilitate the construction of an 11,146 square foot, six-unit condominium complex: 1) Tentative Tract Map for a one lot subdivision for condominium purposes; 2) Design Review of project plans; and 3) Variance to allow a 3.5-foot wide side yard setback where the Zoning Code requires a 7.5-foot wide side yard setback. The 0.48-acre vacant project site is located at 9321 Duncan Avenue, situated on the north side of Duncan Avenue between Nellie Street and Turnbull Road, in the R-3-1500 – Multiple-Family Residential Zone, in Ward 5. The Planning Division of the Community & Economic Development Department has determined that this proposal is consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017 (SCH No. 2017041039) subject to compliance with the approved Mitigation Monitoring and Reporting Program. Contact Planner: Alyssa Berlino, Associate Planner, 951-826-5628, aberlino@riversideca.gov

Attachments: [REPORT PR-2023-000609](#)
[Exhibit 3 - Existing Site Photos](#)
[Exhibit 4 - Location Map](#)
[Exhibit 5 - General Plan Map](#)
[Exhibit 6 - Zoning Map](#)
[Exhibit 7 - Housing Element Site Map](#)
[Exhibit 8 - Project Plans](#)
[Exhibit 9 - Applicant's Variance Justifications](#)
[Presentation](#)

5 PLANNING CASE PR-2022-001381 (V-TM, DR, VR): Proposal by Moses Kim of Warmington Homes to consider the following entitlements to facilitate the construction of 70 residential condominium dwelling units: 1) Vesting Tract Map for a one-lot subdivision for condominium purposes; 2) Design Review of project plans; and 3) Variance to allow a combination freestanding and retaining wall with a maximum overall height of 16 feet, where the Zoning Code allows a maximum overall height of 10 feet. The 4.50-acre project site consists of six contiguous parcels, developed with existing residential structures, located at 3178, 3188, 3190, 3198, and 3196 Jackson Street, situated on the west side of Jackson Street between Indiana Avenue and Lincoln Avenue, in the R-3-1500 – Multiple-Family Residential Zone, in Ward 5. The Planning Division of the Community & Economic Development Department has determined that this proposal is consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017 (SCH No. 2017041039) 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-2022-001381 \(VEST, DR, VR\)](#)
[Exhibit 3 - Existing Site Photos](#)
[Exhibit 4 - Location Map](#)
[Exhibit 5 - General Map](#)
[Exhibit 6 - Zoning Map](#)
[Exhibit 7 - Housing Element Site Map](#)
[Exhibit 8 - Project Plans](#)
[Exhibit 9 - Applicant Prepared Noise Study](#)
[Exhibit 10 - Applicant Prepared Vibration Study](#)
[Exhibit 11 - Applicant's Variance Justifications 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, March 16, 2023*

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

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www.RiversideAlert.com