



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, May 11, 2023
Publication Date: Tuesday, May 9, 2023

9:00 AM

City Hall - Art Pick Council Chamber
3900 Main Street, Riverside
Live Webcast at:
www.RiversideCA.gov/Meeting or
www.WatchRiverside.com
Originally Published: April 28, 2023

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.

For virtual Public Comment, two options are available:

VIA TELEPHONE:

Call (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 to speak.

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 via the telephone or Zoom options above 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. 23976, 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 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 April 27, 2023 to be presented for approval.

Attachments: [Minutes 4-27-23](#)

- 3 ATTENDANCE - That the Planning Commission excuse the April 27, 2023 absence of Commissioner Kirby due to personal matters.

PUBLIC HEARINGS

Individual audience participation is limited to 3 minutes.

- 4 PLANNING CASE: PR-2023-001502 (TTM): Continued from April 27, 2023. Applicant is requesting further continuance to May 25, 2023. Proposal by Mohammed Hossain of H2O, LLC to consider a Tentative Tract Map (TM 37279) to subdivide a vacant 1.6-acre parcel into seven (7) residential lots. The project site is located at 1008 Clark Street, situated on the north side of Paschels Way, east of Cozumel Court, in the NSP-MDR – Northside Specific Plan – Medium Density Residential Overlay Zone, in Ward 1. 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 Sections 15332 (In-Fill Development Projects) and 15061 (b) (3) (Common Sense Rule) of the CEQA Guidelines, as it can be seen with certainty that the project will not have a significant effect on the environment. Contact Planner: Suhaim Bawany, Associate Planner, 951-826 5658, sbawany@riversideca.gov

Attachments: [Report - Continuance](#)
[Exhibit 1 - Applicant Email 4-28-23](#)

- 5 PLANNING CASE PR-2022-001269 (CUP,DR): Proposal by Erick Marroquin of Tait & Associates to consider the following entitlements for the redevelopment of an existing commercial shopping center (Arlington Plaza): 1) a Conditional Use Permit for a 2,100 square foot drive-thru building on Parcel 2; 2) a Conditional Use Permit for a 2,800 square foot drive-thru building on Parcel 3; 3) a Conditional Use Permit for a 6,540 square foot multi-tenant commercial building with drive-thru on Parcel 7; and 4) a Design Review of the proposed buildings and parking lot modifications. The 11.99-acre site consists of seven contiguous parcels and is developed with an existing commercial shopping center. The Project site is located at 6008-6390 Van Buren Boulevard and is situated on the southwest corner of Van Buren Boulevard and Arlington Avenue, in the CR - Commercial Retail 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 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines, as it can be seen with certainty that the project will not have a significant effect on the environment. Contact Planner: Regine Kennedy, Senior Planner, 951-826-5712, rkennedy@riversideca.gov

Attachments: [REPORT PR-2022-001269 & Ex 1 and 2](#)

[Exhibit 3 - Existing Site Photos](#)

[Exhibit 4 - Location Map](#)

[Exhibit 5 - General Plan Map](#)

[Exhibit 6 - Zoning Map](#)

[Exhibit 7 - Project PlansPart-1](#)

[Exhibit 7 - Project PlansPart-2](#)

[Exhibit 7 - Project PlansPart-3](#)

[Exhibit 7 - Project PlansPart-4](#)

[Exhibit 7 - Project PlansPart-5](#)

[Exhibit 7 - Project PlansPart-6](#)

[Exhibit 7 - Project PlansPart-7](#)

[Exhibit 7 - Project PlansPart-8](#)

[Presentation PR-2022-001269](#)

DISCUSSION CALENDAR

*This portion of the Planning Commission Agenda is for all matters where staff and public participation is anticipated. Public comments are limited to 3 minutes. Via phone: press *9 to be placed in the queue to speak when the discussion item is called. Via Zoom: select the "raise hand" function to request to speak. An on-screen message will prompt you to "unmute" and speak.*

- 6 PLANNING CASE PR-2023-001501: A request for Planning Commission annual review of projects included in the fiscal year (FY) 2023/2024 Capital Improvement Program (CIP), and determination that the projects are consistent with General Plan 2025 pursuant to California Government Code Section 65401. The Planning Division of the Community and Economic Development Department has determined that CIP consistency review is not subject to the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061(b)(3), because the review is not considered a "project" as defined by section 15378(b)(4). Contact Planner: Daniel Palafox, Assistant Planner, (951) 826-5985, dpalafox@riversideca.gov

Attachments: [Exhibit 1 - CIP Projects](#)
[Exhibit 2 - CIP Project Descriptions](#)
[Report PR-2023-001501](#)
[Exhibit 3 - Existing Site Photos](#)
[Exhibit 4 - Location Map](#)
[Exhibit 5 - General Plan Map](#)
[Exhibit 6 - Zoning Map](#)
[Exhibit 7 - Project PlansPart-1](#)
[Exhibit 7 - Project PlansPart-2](#)
[Exhibit 7 - Project PlansPart-3](#)
[Exhibit 7 - Project PlansPart-4](#)
[Exhibit 7 - Project PlansPart-5](#)
[Exhibit 7 - Project PlansPart-6](#)
[Exhibit 7 - Project PlansPart-7](#)
[Exhibit 7 - Project PlansPart-8](#)
[Presentation](#)

7 PLANNING CASE PR-2023-001510: Request by Gaby Adame, on behalf of the Riverside Unified School District (RUSD), for a City Planning Commission determination of General Plan Consistency and Site Acquisition Findings to acquire twenty-three (23) parcels totaling 4.2 acres across two development blocks (“Block B” and “Block C”), for a future elementary school (Grades TK-6) in Ward 2. Block B is located on the east side of Park Avenue between 13th Street and 14th Street, west of Lincoln High School and Lincoln Continuation School. Block C is bounded by 13th Street to the north, 14th Street to the south, Howard Avenue to the west, and Park Avenue to the east. Parcels in Block B are zoned CR-SP - Commercial Retail and Specific Plan (Marketplace) Overlay Zones and R-1-7000 - Single-Family Residential Zone. Parcels in Block C are zoned CG-SP – Commercial General and Specific Plan (Marketplace) Overlay Zones, CR-SP - Commercial Retail and Specific Plan (Marketplace) Overlay Zones, and R-3-1500-SP - Multi-Family Residential and Specific Plan (Marketplace) Overlay Zones. The City’s determination is not subject to the California Environmental Quality Act (CEQA), as RUSD is the “Lead Agency” for CEQA, and the approving authority for acquisition of the subject properties. Contact Planner: Daniel Palafox, Assistant Planner, (951) 826-5985, dpalafox@riversideca.gov

- Attachments:** [Report PR-2023-001510](#)
[Exhibit 1 - FINAL RUSD_Eastside Project_Letter 4-10-23](#)
[Exhibit 2 - Aerial View of Project Site](#)
[Exhibit 3 - General Plan Map](#)
[Exhibit 4 - Zoning Map](#)
[Exhibit 5 - Specific Plan Map](#)
[Exhibit 6 - Presentation](#)

COMMUNICATIONS

8 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, May 25, 2023*

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

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www.RiversideAlert.com