



# 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, May 25, 2023  
Publication Date: Friday, May 12, 2023

9:00 AM

City Hall - Art Pick Council Chamber  
3900 Main Street, Riverside  
Live Webcast 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

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](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. 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 May 11, 2023 to be presented for approval.

**Attachments:** [Minutes 5-11-23](#)

- 3 ATTENDANCE - That the Planning Commission excuse the May 11, 2023 absence of Commissioner Parker due to vacation and the late arrival of Commissioner Elizalde.

**PUBLIC HEARINGS**

*Individual audience participation is limited to 3 minutes.*

- 4 PLANNING CASES: PR-2023-001502 (TTM): CONTINUED FROM MAY 11, 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 PR-2023-001502](#)

- 5 PLANNING CASE PR-2022-001429 (PPE) - Proposal by Matthew Keenen of CGI+|Real Estate Investments to consider a Site Plan Review for a Mixed-Use Development consisting of 257 dwelling units and 4,918 square feet of commercial space. The 4.29-acre project site is developed with a 27,593 square foot multi-tenant commercial building, to be demolished. The site is located at 1575 University Avenue, situated on the north side of University Avenue, between Chicago Avenue and Cranford Avenue in the MU-U-SP – Mixed Use-Urban and Specific Plan (University Avenue) Overlay Zones, in Ward 2. The Planning Division of the Community & Economic Development Department has determined that the proposed multiple family residential project is consistent with the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021 (SCH No. 2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program. Contact Planner: Judy Egüez, Senior Planner, 951-826 3969, jeguez@riversideca.gov

- Attachments:**
- [Report PR-2022-001429](#)
  - [Exhibit 3 - Existing Site Photos](#)
  - [Exhibit 4 - Location Map](#)
  - [Exhibit 5 - General Plan Map](#)
  - [Exhibit 6 - Specific Plan Map](#)
  - [Exhibit 7 - Zoning Map](#)
  - [Exhibit 8 - Housing Element Site Map](#)
  - [Exhibit 9a - Project Plans](#)
  - [Exhibit 9b - Project Plans](#)
  - [Exhibit 9c - Project Plans](#)
  - [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, June 08, 2023*

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

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*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)*