



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, September 14, 2023
Publication Date: Friday, September 1, 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

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 PC@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.

LISTENING ASSISTIVE DEVICES are available for the deaf and hard of hearing--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.

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.

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 Minutes of August 17, 2023

Attachments: [Minutes](#)

PUBLIC HEARINGS

Individual audience participation is limited to 3 minutes.

- 3 PLANNING CASE PR-2021-001030 (TM, PRD, DR): Proposal by Al Cohen of Signature Realty Capital to consider the following entitlements for a Planned Residential Development: 1) Tentative Tract Map (TM-38074) to subdivide 24.73

acres into 53 single-family residential lots and lettered lots for common open space and private streets; 2) Planned Residential Development Permit for the establishment of detached single-family dwellings, open space, recreational open space, and private streets; and 3) Design Review of project plans. The 24.73-acre site consists of three contiguous parcels, partially developed with a single-family residence, located at the southwest corner of Dauchy Avenue and Ferrari Drive, in the R-1-1/2 Acre - Single Family Residential and RC - Residential Conservation Zones, in Ward 4. The Community & Economic Development Department recommends that the Planning Commission determine the project will not have a significant effect on the environment and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP). Contact Planners: Judy Egüez, Senior Planner, 951-826-3969, jeguez@riversideca.gov and Veronica Hernandez, Senior Planner, 951-826-3965, vhernandez@riversideca.gov

Attachments: [Report](#)

[Exhibit 3 - Existing Site Photos](#)

[Exhibit 4 - Location Map](#)

[Exhibit 5 - General Plan Map](#)

[Exhibit 6 - Zoning Map](#)

[Exhibit 7 - Project_reduced](#)

[Exhibit 8a - Draft IS-MND](#)

[Exhibit 8b - Draft IS-MND](#)

[Exhibit 8c - Draft IS-MND](#)

[Exhibit 8d - Draft IS-MND](#)

[Exhibit 8e - Draft IS-MND](#)

[Exhibit 8f - Draft IS-MND](#)

[Exhibit 8g - Draft IS-MND](#)

[Exhibit 8h - Draft IS-MND](#)

[Exhibit 8i - Draft IS-MND](#)

[Exhibit 8j - Draft IS-MND](#)

[Exhibit 8k - Draft IS-MND](#)

[Presentation](#)

- 4 PLANNING CASE PR 2023-001525 (AMD, RZ): Proposal by the City of Riverside to consider amendments to Title 19 (Zoning) of the Riverside Municipal Code (RMC), including but not limited to Articles V (Base Zones and Related Use and Development Provisions), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), and X (Definitions) - Align the RMC with California Law specifically Assembly Bills 2097 and 2244, and The California Employee Housing Act - Clarify ambiguous, conflicting, and/or outdated language in the RMC as it pertains to Mixed-Use Zones, tattoo parlors, truck terminals, private fueling stations, projections into required yards, accessory structures, recreational

vehicle parking, wall heights, and wall materials - Rezone 0.24 acres of City-owned property at the southwest corner of Arlington and Indiana Avenues from R-1-7000 - Single-Family Residential to CR - Commercial Retail to conform with the General Plan Land Use Designation of C - Commercial - Other minor, non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies. The Planning Division of the Community & Economic Development Department determined the proposal 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: Paige Montojo, Senior Planner, (951) 826-5773, pmontojo@riversideca.gov

Attachments: [Report](#)

[1.a Chapter 19](#)

[1.b Chapter 19.630.040 Permitted Projections into Required Yards](#)

[1.c Table 19.150.020.A Permitted Uses Table](#)

[1.d Chapter 19.405 Tattoo and Body Piercings](#)

[1.e Chapter 19.255 Assemblies of People – Non-Entertainment](#)

[1.f Chapter 19.480 Fueling Systems – Above Ground \(Private\)](#)

[1.g Accessory Structures Redlines](#)

[1.h Chapter 19.580 Parking Requirements](#)

[1.i 19.550 Fence, Wall, and Landscape Materials](#)

[1.j Chapter 19.910 Definitions](#)

[1.k Existing and Proposed Zoning APN 229082008](#)

[2. AB 2244 Text](#)

[3. AB 2097 Text](#)

[4. 08-14-2023 - RV Regulations Staff Report](#)

[5. Health and Safety Code Section 17.021.6](#)

[Presentation](#)

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.*

Board Attendance

- 5 Discuss absence of Commissioner Elizalde from August 17, 2023, regular meeting

Attachments: [Report](#)

COMMUNICATIONS

- 6 Items for future Planning Commission consideration as requested by members of the Commission. Only items that fall within the powers and duties of the Planning Commission as set forth in the City Charter and/or the Riverside Municipal Code will be agendized for future discussion.

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*The next Planning Commission meeting is scheduled for
Thursday, September 28, 2023*

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

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missing persons, and evacuations of buildings or neighborhoods.*

www.RiversideAlert.com