



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, December 7, 2023
Publication Date: Wednesday, November 22, 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.

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 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.

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 October 12, 2023

Attachments: [Minutes](#)

- 3 Excuse absence of Commissioners Kirby and Roberts from October 12, 2023, regular meeting

Attachments: [Attendance Report](#)

[Kirby](#)

[Roberts](#)

PUBLIC HEARINGS

*Audience participation is encouraged. Public comments are limited to 3 minutes. Press *9 to be placed in the queue to speak when the discussion item is called.*

- 4 PLANNING CASE PR-2022-001424 (TM): Proposal by Andrew Woodard of Woodard Group to consider a Tentative Tract Map (TM-38431) to subdivide a 3.52-acre vacant parcel into 6 lots for future single-family residences. The project site is located on the northwest corner of Dauchy Avenue and Victor Hugo Drive, in the R-1-1/2-Acre - Single Family Residential Zone, in Ward 4. 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 15332 (Infill Development), as the project will not have a significant effect on the environment. Contact Planner: Veronica Hernandez, Senior Planner, 951-826-3965, vhernandez@riversideca.gov

Attachments: [Staff Report](#)
[Current Site Photos](#)
[Location Map](#)
[General Plan Map](#)
[Zoning Map](#)
[Project Plans](#)
[Applicant Prepared Bio-BOHA-JD](#)
[Notice](#)
[Presentation](#)

- 5 PLANNING CASE PR-2023-001495 (CUP, PCN): Proposal by Sherrie Olson of PLRC to consider the following entitlements to permit the off-sale of alcohol (Type 20 - Off Sale Beer and Wine) within an existing 3,322-square-foot convenience store (Qwik-Way Market): 1) a Conditional Use Permit to allow the off-sale of alcohol; 2) a Public Convenience or Necessity for the overconcentration of off-sale alcohol licenses within census tract 0303.00. The 0.61-acre property is currently developed with a 10,479-square-foot multi-tenant commercial building, located at 3225 Market Street, situated on the southwest corner of Market Street and Second Street, in the DSP-RC-SP - Downtown Specific Plan (Raincross District), in Ward 1. The Planning Division of the Community & Economic Development Department determined the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Winnie Liang, Associate Planner, 951-826-5933, wliang@riversideca.gov

Attachments: [Staff Report](#)
 [Existing Site Photos](#)
 [Location Map](#)
 [General Plan Map](#)
 [Zoning Map](#)
 [Specific Plan Map](#)
 [Distance Requirement Map](#)
 [Project Plan](#)
 [ABC License Census Tract Concentration Map](#)
 [Security Plan](#)
 [Downtown Area Neighborhood Alliance Letter](#)
 [Presentation](#)

- 6 PLANNING CASE PR-2022-001391 (AMD): Continued from November 10, 2022 - Proposal by the City of Riverside to consider amendments to Title 19 (Zoning) of the Riverside Municipal Code, including but not limited to Articles VII (Specific Land Use Provisions) and X (Definitions) to establish Chapter 19.535 (Inclusionary Housing) to implement City Council Housing and Homelessness Committee direction to facilitate the production of housing affordable to low- and moderate-income households in specified new residential development projects - Determine that this project is 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 Staff Person: Agripina Neubauer, Project Manager, 951-826-3947, anebauer@riversideca.gov

Attachments: [Report](#)
 [10-23-23 HHC Report](#)
 [Draft Ordinance](#)
 [Notice](#)
 [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.*

- 7 PLANNING CASE PR-2023-001609: Request by Orin Williams, on behalf of Riverside Unified School District (RUSD), for a City Planning Commission determination of General Plan Consistency and Site Acquisition Findings to acquire a 4.8-acre parcel to support the continued growth of the surrounding Mark Twain Elementary School. This parcel is located in Ward 4 at 19331 Krameria Avenue (APN 266-130-009) and is zoned R-1-8500-SP-Single-Family Residential and Specific Plan (Orangecrest Specific Plan) Overlay Zone, with a General Plan designation of MDR-Medium Density Residential. The City's determination of General Plan Consistency 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 parcel. Contact Planners: Clarissa Manges, Californians For All Program Fellow, 951-826-5264, cmanges@riversideca.gov; Daniel Palafox, Associate Planner, 951-826-5985, dpalafox@riversideca.gov

Attachments: [Report](#)
[Letter - Request for Reports](#)
[Location Map](#)
[General Plan Map](#)
[Specific Plan Map](#)
[Zoning Map](#)
[Presentation](#)

- 8 Planning Commission 2024 Draft Work Plan review and discussion

Attachments: [Staff Report](#)
[2024 PC Draft Work Plan](#)

COMMUNICATIONS

- 9 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 agendaized for future discussion.

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*The next Planning Commission meeting is scheduled for
Thursday, December 21, 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*