



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, January 18, 2024
Publication Date: Friday, January 5, 2024

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 January 4, 2024

Attachments: [Minutes](#)

- 3 Record absence of Commissioner Parker from the December 21, 2023, regular meeting as excused

Attachments: [Report](#)

PUBLIC HEARING

4 PLANNING CASE PR-2023-001625 (AMD): 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), VI (Overlay Zones), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), IX (Land Use Development and Permit Requirements/Procedures), and X (Definitions). The proposed amendments are intended to:

1. Align the RMC with recent changes to California Density Bonus Law;
2. Modify non-domestic animal keeping provisions within the Residential Estate (RE) and Single-Family Residential (R-1) Zones to permit the keeping of poultry at the direction of the Land Use, Sustainability and Resilience Committee;
3. Amend permitted locations for accessory structures within various Single-Family Residential zones;
4. Clarify ambiguous, conflicting, and/or outdated language in the RMC as it pertains to vehicle repair facilities, monitored electrified security fence systems, long-term stay hotels, and general sign provisions for vehicle fuel stations;
5. Remove references to the Crime Free Multi Housing Program throughout Title 19 at the direction of the City Council; and
6. Other minor, non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies.

The Community & Economic Development Department recommends that the City Planning Commission 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 Planner: Daniel Palafox, Associate Planner, (951) 826-5985, dpalafox@riversideca.gov

Attachments: [Staff Report](#)
[Exhibit 1 - September 5 CC Minutes & Staff Report](#)
[Exhibit 2 - November 13 LUSRC Minutes & Staff Report](#)
[Exhibit 3 - AB 1287 Text](#)
[Exhibit 4.a Chapter 19.150 Base Zones Permitted Land Uses](#)
[4.b Chapter 19.120 Mixed Use Zones](#)
[4.c Chapter 19.210 Mobile Home Park Overlay Zone](#)
[4.d Chapter 19.255 Assemblies of People - Non-Entertainment](#)
[4.e Chapter 19.330 Hotel Motel Long Term Stay](#)
[4.f Chapter 19.350 Parolee Probationary Home](#)
[4.g Chapter 19.400 Shelters Emergency](#)
[4.h Chapter 19.401 - Single Room Occupancies](#)
[4.i Chapter 19.440 Accessory Building and Structures](#)
[4.j Chapter 19.442 Accessory Dwelling Units](#)
[4.k Chapter 19.455 Animal Keeping](#)
[4.l Chapter 19.545 Density Bonus](#)
[4.m Chapter 19.550 Fences, Walls and Landscape Materials](#)
[4.n Chapter 19.620 General Sign Provisions](#)
[4.o Chapter 19.650 Approving and Appeal Authority](#)
[4.p Chapter 19.740 Temporary Use Permit](#)
[4.q Chapter 19.770 Site Plan Review Permit](#)
[4.r Chapter 19.10 Definitions - Hotel Motel Long Term Stay](#)
[4.s Chapter 19.790 Condominium Conversion Permits](#)
[Notice](#)
[Presentation](#)

DISCUSSION CALENDAR

Individual audience participation is limited to 3 minutes.

- 5 Discuss absence of Commissioners Elizalde, Roberts, and Rush from the December 21, 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 agendaized for future discussion.

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*The next Planning Commission meeting is scheduled for
Thursday, February 1, 2024*

*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.*

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