



# 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, February 15, 2024  
Publication Date: Friday, February 2, 2024

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 [PC@riversideca.gov](mailto:PC@riversideca.gov).

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**Pursuant to the City Council Meeting Rules adopted by Resolution No. 24076, 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.**

\* \* \* \* \*

*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 February 1, 2024

Attachments: [Minutes](#)

- 3 Record excused the absence of Commissioner Kirby from the January 18, 2024, regular meeting

Attachments: [Report](#)

**PUBLIC HEARINGS**

*Individual audience participation is limited to 3 minutes.*

- 4 PLANNING CASE PR-2022-001338 (CUP, DR): Proposal by Saeid Shantiyai of LA Design Group, Inc. to consider the following entitlements for the construction of a 3,596 square foot vehicle wash facility: 1) Conditional Use Permit to permit a vehicle wash facility; and 2) Design Review of project plans. The 1.51-acre site consists of three contiguous parcels developed with single family residences, located at 3605, 3619, and 3631 Van Buren Boulevard, situated on the northeast corner of Van Buren Boulevard and Andrew Street, in the CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 5. The Planning Division of the Community & Economic Development Department determined the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Candice Assadzadeh, Senior Planner, (951) 826-5667, cassadzadeh@riversideca.gov

**Attachments:**

[Staff Report](#)

[Exhibit 3 - Existing Site Photos](#)

[Exhibit 4 - Location Map](#)

[Exhibit 5 -General Plan Map](#)

[Exhibit 6 - Specific Plan Map](#)

[Exhibit 7 - Zoning Map](#)

[Exhibit 8a - Project Plans](#)

[Exhibit 8b - Project Plans](#)

[Exhibit 9 - Tehnical Studies](#)

[Presentation](#)

- 5 PLANNING CASE PR-2023-001567 (CUP): Proposal by Sydney Tooker of Amarok LLC, to consider a Conditional Use Permit to permit the installation of a 10-foot-tall, electrified security fence behind an existing fence and wall. The 7.53-acre project site is developed with an equipment sales and rental business and is located at 656 East La Cadena Drive, situated at the northeast corner of East La Cadena Drive and Citrus Street, in the BMP-SP – Business and Manufacturing Park and Specific Plan (Hunter Business Park) Overlay Zones, in Ward 2. 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), Section 15303 (Construction or Conversion of Small Structures), and Section 15311 (Accessory Structures) of the CEQA Guidelines of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Regine Kennedy, Senior Planner, (951) 826-5712, rkennedy@riversideca.gov

**Attachments:** [Staff Report](#)

[Exhibit 3 - Existing Site Photos](#)

[Exhibit 4 - Location Map](#)

[Exhibit 5 - General Plan Map](#)

[Exhibit 6 - Zoning Map](#)

[Exhibit 7 - Specific Plan Map](#)

[Exhibit 8 - Project Plans](#)

[Presentation](#)

- 6 PLANNING CASE PR-2023-001568 (CUP): Proposal by Sydney Tooker of Amarak LLC, to consider a Conditional Use Permit to permit the installation of a 10-foot-tall, electrified security fence behind an existing six-foot-tall chain link fence. The 26-acre project site is developed with an equipment sales and rental business (CAT) and is located at 800 East La Cadena Drive, situated on the east side of East La Cadena Drive, between Citrus Street and Oxford Street, in the BMP-SP – Business and Manufacturing Park and Specific Plan (Hunter Business Park) Overlay Zones and I-SP - General Industrial and Specific Plan (Hunter Business Park) Overlay Zone, in Ward 2. 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), Section 15303 (Construction or Conversion of Small Structures), and Section 15311 (Accessory Structures) of the CEQA Guidelines of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Regine Kennedy, Senior Planner, (951) 826-5712, rkennedy@riversideca.gov

**Attachments:** [Staff Report](#)  
[Exhibit 3 - Existing Site Photos](#)  
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[Exhibit 7 - Specific Plan Map](#)  
[Exhibit 8 - Project Plans](#)  
[Presentation](#)

- 7 PLANNING CASE PR-2023-001570 (CUP): Proposal by Sydney Tooker of Amarok LLC, to consider a Conditional Use Permit to permit the installation of a 10-foot-tall electrified security fence behind an existing six-foot-tall chain link fence. The 2.9-acre project site is developed with a warehouse and outdoor storage, located at 841 Iowa Avenue, situated on the northwest corner of Iowa Avenue and Palmyrita Avenue, in the BMP-SP – Business and Manufacturing Park and Specific Plan (Hunter Business Park) Overlay Zones, in Ward 2. 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), Section 15303 (Construction or Conversion of Small Structures), and Section 15311 (Accessory Structures) of the CEQA Guidelines 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](#)

[Exhibit 3 - Existing Site Photos](#)

[Exhibit 4 - Location Map](#)

[Exhibit 5 - General Plan Map](#)

[Exhibit 6 - Zoning Map](#)

[Exhibit 7 - Hunter Business Park Specific Plan Map](#)

[Exhibit 8 - Project Plans](#)

[Presentation](#)

- 8 PLANNING CASE PR-2023-001611 (CUP): Proposal by Sydney Tooker of Amarak LLC, to consider a Conditional Use Permit to permit the installation of a 10-foot-tall, electrified security fence behind an existing fence and wall. The 5.62-acre project site consists of three contiguous parcels, developed with an outdoor storage yard business and is located at 1595 Columbia Avenue, situated on the north side of Columbia Avenue, east of the terminus of Paige Drive and Ardmore Street, in the I-SP - General Industrial and Specific Plan (Hunter Business Park) Overlay Zone, in Ward 2. 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), Section 15303 (Construction or Conversion of Small Structures), and Section 15311 (Accessory Structures) of the CEQA Guidelines of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Calora Boyd, Assistant Planner, (951) 826-2371 or [cboyd@riversideca.gov](mailto:cboyd@riversideca.gov)

**Attachments:** [Staff Report](#)

[Exhibit 3 - Existing Site Photo](#)

[Exhibit 4 - Location Map](#)

[Exhibit 5 - General Plan Map](#)

[Exhibit 6 - Specific Plan Map](#)

[Exhibit 7 - Zoning Map](#)

[Exhibit 8 - Project Plans](#)

[Presentation](#)



- 9 PLANNING CASE PR-2023-001612 (CUP): Proposal by Sydney Tooker of Amarok LLC, to consider a Conditional Use Permit to permit the installation of a 10-foot-tall, electrified security fence behind an existing fence and wall. The 8.30-acre project site is partially developed with an outdoor storage yard business and is located at 1600 Columbia Avenue, situated at the southeast corner of Columbia and Chicago Avenues, in the I-SP - General Industrial and Specific Plan (Hunter Business Park) Overlay Zone, in Ward 2. 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), Section 15303 (Construction or Conversion of Small Structures), and Section 15311 (Accessory Structures) of the CEQA Guidelines of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Calora Boyd, Assistant Planner, (951) 826-2371, cboyd@riversideca.gov

**Attachments:** [Staff Report](#)  
[Exhibit 3 - Existing Site Photos](#)  
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[Exhibit 6 - Hunter Business Park Specific Plan Map](#)  
[Exhibit 7 - Zoning Map](#)  
[Exhibit 8 - Project Plans](#)  
[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.*

- 10 Determine whether the absence of Commissioner Rush on January 18, 2024, should be recorded as excused or unexcused

**Attachments:** [Report](#)

## COMMUNICATIONS

- 11 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 Planning Commission meeting scheduled for  
February 29, 2024, has been cancelled.*

*The next Planning Commission meeting is scheduled for  
Thursday, March 14, 2024.*

*For live Webcast of the Committee Meeting:  
[RiversideCA.gov/Meeting](http://RiversideCA.gov/Meeting) or  
[WatchRiverside.com](http://WatchRiverside.com)*

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missing persons, and evacuations of buildings or neighborhoods.*

*[www.RiversideAlert.com](http://www.RiversideAlert.com)*