



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, April 11, 2024
Publication Date: Thursday, March 28, 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.

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.

PUBLIC HEARINGS

Audience participation is encouraged. Public comments are limited to 3 minutes.

- 2 PLANNING CASE PR-2022-001411 (TTM): Proposal by Rod Deluhery and Betty Jimenez to consider a Tentative Tract Map to subdivide 4.50-acre parcel developed with one single-family residence into five parcels for the future development of single-family residences. The property is located at 18870 Lurin Avenue, situated on the west side of Wood Road between Lurin Avenue and Woodcrest Lane, in the R-1-13000 – Single Family Residential Zone and Specific Plan (Orangecrest) Overlay Zone, in Ward 4. The Planning Division of the Community & Economic Development Department has determined that the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15304 (Minor Alterations to Land) and 15061 (Common Sense) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Sarah Zughayer, Assistant Planner, 951-826-5932, SZughayer@riversideca.gov

- Attachments:** [Report](#)
[Exhibit 2 - Existing Site Photos](#)
[Exhibit 3 - Location Map](#)
[Exhibit 4 - General Plan Map](#)
[Exhibit 5 - Zoning Map](#)
[Exhibit 6- Specific Plan](#)
[Exhibit 7 - Plans_reduced](#)
[Presentation](#)

- 3 PLANNING CASE PR-2023-001533 (CUP, COA): Proposal by Crystal Cardona of Andresen Architecture for the following entitlements: 1) Conditional Use Permit to establish a child daycare facility (The Learning Lab) within an existing building; and 2) Certificate of Appropriateness for exterior changes to a City Landmark. The 0.52-acre project site consists of two contiguous parcels located at 3711 Central Avenue, situated on the North side of Central Avenue, between De Anza and Magnolia Avenues, in the CG-CR-SP – Commercial General, Cultural Resources and Specific Plan (Magnolia Avenue) Overlay Zones in Ward 3. Contact Planner: Sarah Zughayer, Contract Assistant Planner, 951-826-5932, szughayer@riversideca.gov

Attachments: [Report](#)

[Attachment 1 - Applicant Email 3.19.24](#)

- 4 PLANNING CASE PR-2024-001651: A request for Planning Commission annual review of projects included in the fiscal year (FY) 2024-2026 Capital Improvement Program (CIP), and determination that the projects are consistent with General Plan 2025 pursuant to California Government Code Section 65401. The Community & Economic Development Department recommends that the City Planning Commission determine that the CIP consistency review is not subject to the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061(b)(3), because the review is not considered a “project” as defined by Section 15378(b)(4). Contact Planner: Clarissa Manges, Californians for All Program Fellow, (951) 826-5264, cmanges@riversideca.gov.

Attachments: [Report](#)

[Exhibit 1-2024 CIP Projects](#)

[Exhibit 2 - 2024 CIP Project Descriptions](#)

[Presentation](#)

- 5 PLANNING CASE SD-2024-00001 (VC): Proposal by Steve Berzansky to consider a Street Vacation to vacate Sunrise Place, a public street consisting of approximately 11,390 square feet of right-of-way, approximately 285 feet in length and 40 feet in width, located on the east side of Knob Hill Drive, in Ward 3. The Community and Economic Development Department recommends the Planning Commission determine that this project is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3), as it can be seen with certainty there is no possibility the proposed amendment will have a significant effect on the environment. Contact Planner: Judy Egüez, Senior Planner, (951) 826-3969, jeguez@riversideca.gov

- Attachments:** [Report](#)
[Exhibit 2 - Site Photos](#)
[Exhibit 3 - Location](#)
[Exhibit 4 - General Plan Map](#)
[Exhibit 5 - Zoning Map](#)
[Exhibit 6 - Legal Description and Plat Map](#)
[Exhibit 7 - Conceptual Site plan](#)
[Presentation](#)

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.

6 Minutes of March 28, 2024

- Attachments:** [03-28-2024 CPC Minutes draft](#)

7 Record the absence of Commissioner Singh from the March 28, 2024, regular meeting as excused

- Attachments:** [Report](#)

COMMUNICATIONS

8 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.

* * * * *

*The next Planning Commission meeting is scheduled for
 Thursday, April 25, 2024*

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

* * * * *

Sign up to receive critical information such as unexpected road closures, utility outages, missing persons, and evacuations of buildings or neighborhoods.

www.RiversideAlert.com