



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, May 23, 2024
Publication Date: Friday, May 10, 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.

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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.

- 2 Minutes of April 25, 2024

Attachments: [Minutes](#)

- 3 Record the absence of Commissioner Parker from the April 25, 2024, regular meeting as excused

Attachments: [Report](#)

PUBLIC HEARINGS

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

- 4 PLANNING CASE PR-2023-001601 (PPE): Proposal by Feng Xiao to consider a Site Plan Review to facilitate a Mixed Use Development consisting of 18 dwelling units and 1,477 square feet of ground floor retail. The 0.63-acre vacant project site consists of two contiguous parcels, located at 1775 and 1795 University Avenue, situated on the northeast corner of University Avenue and Mesa Street, in the MU-U-SP - Mixed Use-Urban and Specific Plan (University Avenue) Overlay Zones, in Ward 1. The Planning Division of the Community & Economic Development Department has determined that the proposed multiple family residential project is consistent with the EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021 (SCH No. 2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program. Contact Planner: Judy Egüez, Senior Planner, 951-826 3969, jeguez@riversideca.gov

Attachments: [Staff Report](#)
[Exhibit 3 - Existing Site Photos](#)
[Exhibit 4 - Location Map](#)
[Exhibit 5 - GeneralPlanMap](#)
[Exhibit 6 - Specific Plan Map](#)
[Exhibit 7 - ZoningMap](#)
[Exhibit 8 - Housing Element Map](#)
[Exhibit 9 - Project Plans](#)
[Exhibit 10 - Appendix N - Consistency Memo](#)
[Presentation](#)

- 5 PLANNING CASE PR-2024-001652 (MISC): Proposal by Dawn Scoggins of WSR Management to consider a Modification of Conditions of Approval for a Planned Residential Development (Case No. PD-005-990) to remove a condition of approval to facilitate the installation of security gates at the entrance of an existing residential subdivision (Riverwalk Area 7). The project site is designed as a vehicular subdivision entrance, located on Sierra Vista Avenue, situated on the east side of Riverwalk Parkway, between Collett Avenue and Waterson Drive, in the R-3-4000-SP – Multifamily Residential and Specific Plan (La Sierra University) Overlay Zones, in Ward 7. The Planning Division of the Community & Economic Development Department has determined that this proposal 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: Judy Egüez, Senior Planner, 951-826 3969, jeguez@riversideca.gov

Attachments: [Staff Report](#)
[Exhibit 2 - Existing Site Photos](#)
[Exhibit 3 - Location Map](#)
[Exhibit 4 - General Plan Map](#)
[Exhibit 5 - Zoning Map](#)
[Exhibit 6 - Specific Plan Map](#)
[Exhibit 7 - Project Plans](#)
[Exhibit 8 - PC Approved Conditions - January 20, 2020](#)
[Exhibit 9 - PC Staff Report - January 20, 2000](#)
[Exhibit 10 - CPC Minutes - January 20, 2000](#)
[Presentation](#)

- 6 PLANNING CASE PR-2023-001619 (CUP): Proposal by Matthew Dillard of MPD Designs, LLC for a Conditional Use Permit to establish a childcare facility for up to 123 children (ages 0-5 years) within an existing one-story 10,168-square-foot commercial building. The 0.82-acre project site is located at 4103 Tyler Street, situated on the northeast corner of Tyler Street and Bonita Avenue, in the CR – Commercial Retail Zone, in Ward 6. 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 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](#)
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[Exhibit 6 - Zoning Map](#)
[Exhibit 7 - Project Plans](#)
[Presentation](#)

WORKSHOP

- 7 PLANNING CASE PR-2024-001678 (AMD): Request by the City of Riverside for a City Planning Commission Workshop to discuss and provide input on potential Zoning Code 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) and Article IX (Land Use Development Permit Requirements/Procedure) intended to implement an Infill Housing and Small Lot Subdivision Ordinance as directed by the City Council Housing and Homelessness Committee. The proposed amendments are intended to:
1. Implement a Residential Infill Development program to implement new

development standards for undersized lots within the Single Family (R-1) Residential Zones and Multi-Family (R-3 & R-4) Residential Zones;

2. Amend the existing Planned Residential Development (PRD) Permit process to implement three new PRD permits as part of a Residential Small Lot Subdivision Program; and

3. Clarify other minor, non-substantive changes and technical corrections as required to implement the Infill Development and Small Lot Subdivision Ordinance.

Contact Planner: Daniel Palafox, Associate Planner, (951) 826-5985, dpalafox@riversideca.gov.

Attachments:

[Staff Report](#)

[Exhibit 1 - July 24, 2023 HHC Committee Report \(1\)](#)

[Exhibit 2 - August 17, 2023 CPC Minutes](#)

[Exhibit 3 - November 27, 2023 HHC Committee Report](#)

[Exhibit 4 - February 12, 2023 - Stakeholder Feedback Summary](#)

[Exhibit 5- Infill Residential Development Strategy](#)

[Exhibit 6 - Chapter 19.100 Text Amendment](#)

[Exhibit 7 - Chapter 19.580 Text Amendments](#)

[Exhibit 8 - Chapter 19.780 Text Amendment](#)

[Exhibit 9 - Chapter 19.150 Text Amendment](#)

[Presentation](#)

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 agendaized for future discussion.

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*The next Planning Commission meeting is scheduled for
Thursday, June 6, 2024*

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

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www.RiversideAlert.com