



# City of Riverside

## Planning Commission

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

*City of Arts & Innovation*

### Agenda

---

Meeting Date: Thursday, July 18, 2024  
Publication Date: Friday, July 5, 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)

---

### MISSION STATEMENT

The City of Riverside is committed to providing high quality municipal services to ensure a safe, inclusive, and livable community.

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 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)

\* \* \* \* \*

*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 and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the City Council or the presiding officer constitutes a violation of these rules.*

*The City of Riverside is committed to fostering a workplace that provides dignity, respect, and civility to our employees, customers, and the public they serve.*

*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.*

*Agenda related writings or documents provided to the Commission are available for public inspection at [www.RiversideCA.gov/Meeting](http://www.RiversideCA.gov/Meeting) and in the binder located at the entrance of the meeting room.*

*PLEASE NOTE--The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Commission Members.*

*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.*

## **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 June 20, 2024

Attachments: [Minutes](#)

3 Record the absences of Commissioners Parker and Singh from the June 20, 2024, regular meeting as excused

Attachments: [Report](#)

### PUBLIC HEARINGS

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

4 PLANNING CASE PR-2022-001359 (GPA, SPA, RZ, PM, DR, EIR): Proposal by Michelle Rubin of Regional Properties, Inc, to consider the following entitlements for the construction of a multi-family residential development consisting of 347 units: (1) General Plan Amendment to amend the land use designation of the project site from C – Commercial to MU-U – Mixed Use-Urban; (2) Specific Plan Amendment to revise the Mission Grove Specific Plan and establish a Mixed Use Urban category for the subject site; (3) Zoning Code Amendment to rezone the project site from CR-SP – Commercial Retail and Specific Plan (Mission Grove) Overlay Zones to MU-U-SP – Mixed-Use – Urban and Specific Plan (Mission Grove) Overlay Zone; (4) Tentative Parcel Map (PM 38598) to modify Parcel Map 36320 creating two parcels for financing and conveyance purposes; (5) Design Review of project plans; and (6) Environmental Impact Report. The 9.92-acre project site is located at 375 E. Alessandro Boulevard, situated on the northwest corner of Mission Grove Parkway and Mission Village Drive, south of Alessandro Boulevard, in Ward 4. The City of Riverside has prepared a Draft Environmental Impact Report for this project. All significant effects of the proposed project have been reduced to less than significant with implementation of mitigation measures with the exception of impacts to Hazards, Land Use & Planning, and Transportation. Contact Planner: Veronica Hernandez, Senior Planner, (951) 826-3965, [vhernandez@riversideca.gov](mailto:vhernandez@riversideca.gov)

**Attachments:** [Staff Report](#)  
[Exhibit 3 - Existing Site Photos](#)  
[Exhibit 4 - Location Map](#)  
[Exhibit 5 - Existing and Proposed General Plan Map](#)  
[Exhibit 6 - Existing and Proposed Specific Plan Map](#)  
[Exhibit 7 - Existing and Proposed Zoning Map](#)  
[Exhibit 8 - Airport Land Use Compatibility Zones](#)  
[Exhibit 9 - Specific Plan Amendment - Redline](#)  
[Exhibit 10 - Specific Plan Amendment - Clean](#)  
[Exhibit 11 - Project Plans](#)  
[Exhibit 12 - Riverside County Airport Land Use Commission \(ALUC\) Report](#)  
[Exhibit 13 - Western Municipal Water District Conditions of Approval](#)  
[Exhibit 14 - Public Comment Letters](#)  
[Exhibit 15 - Draft EIR](#)  
[Presentation](#)

- 5 PLANNING CASE PR-2021-001049 (CUP, DR): Proposal by David Gilmore of GRAE La Sierra, LLC to consider a Conditional Use Permit and a Design Review to demolish an existing 6,000 square foot commercial building and construct a new 2,350-square-foot restaurant (Ono Hawaiian BBQ) with a drive-thru. The 0.85-acre parcel is part of a 63.3-acre commercial shopping center (Park Sierra Dining and Entertainment Park), located at 3765 La Sierra Avenue, situated on the southeast corner of La Sierra and Magnolia Avenues, in the CG-X-SP - Commercial General, Building Setback (10 feet from La Sierra) and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 6. The Planning Division of the Community & Economic Development Department determined the proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15303 (Construction or Conversion of Small Structures) 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 - Specific Plan Map](#)  
[Exhibit 8 - Project Plans](#)  
[Presentation](#)

- 6 PLANNING CASE PR-2024-001643 (TM, DR): Proposal by Matthew Esquivel of Warmington Residential to consider the following entitlements to facilitate the construction of a multifamily development consisting of 149 units (141 market rate and 8 affordable units): (1) Tentative Tract Map for condominium purposes, and (2) Design Review of project plans. The 6.44-acre site consists of three contiguous parcels, developed with a single-family residence, located at 3510 Van Buren Boulevard and 3469 Myers Street, zoned MU-V-SP – Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay Zones, MU-V – Mixed Use-Village and R-1-7000 – Single Family Residential Zone, in Ward 5. The Planning Division of the Community & Economic Development Department has determined the proposed project is exempt from additional environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) as the project is consistent with the Final 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. The proposed Tentative Tract Map is exempt from the California Environmental Quality Act (CEQA) subject to Section 15061(b)(3) (Common Sense Rule) of the CEQA Guidelines, as it can be seen with certainty that the Tentative Tract Map will have no significant effect on the environment. Contact Planner: Judy Egüez, Senior Planner, 951-826 3969, [jeguez@riversideca.gov](mailto:jeguez@riversideca.gov)

**Attachments:** [Staff Report](#)  
[2. Existing Site Photos](#)  
[3. Location Map](#)  
[4. General Plan Map](#)  
[5. Specific Plan](#)  
[6. Zoning Map](#)  
[7. 6th Cycle Housing Element Site Map](#)  
[8. Project Plans](#)  
[9. CEQA Consistency Memo](#)  
[9a. AQ-GHG Model Attachment A](#)  
[9b. HRA Letter Report Attachment B](#)  
[9c. Biological Resource Evaluation Attachment C](#)  
[9d. Cultural Phase I Report Attachment D](#)  
[9e. Paleotological Resources Attachment E](#)  
[9f. Noise Study Attachment F](#)  
[9g. Traffic Impact Analysis Attachment G](#)  
[Presentation](#)

DISCUSSION CALENDAR

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

- 7 Discuss absence of Commissioner Elizalde from June 20, 2024, regular meeting

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, August 1, 2024*

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