



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, November 21, 2024
Publication Date: Friday, November 8, 2024

9:00 AM

City Hall - Art Pick Council Chamber
3900 Main Street, Riverside
Live Webcast at:
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 (951) 826-8688

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 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. 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) 826-2211 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 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 (951) 826-8688. 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 November 7, 2024

Attachments: [Draft Minutes](#)

PUBLIC HEARING

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

3 PLANNING CASE PR-2024-001728 (PM): Proposal by Alex Reich of Reich Brothers to consider Tentative Parcel Map (PM-39048) to subdivide 4.59-acre parcel into 3 parcels. The project site is developed with an industrial office park consisting of three buildings, located at 1810 Iowa Street, situated on the east side of Iowa Street between the BNSF Railway and Spruce Street, in the BMP-SP - Business 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 15315 (Minor Land Divisions) 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 2 - Existing Site Photos](#)
[Exhibit 3 - Location Map](#)
[Exhibit 4 - General Plan Map](#)
[Exhibit 5 - Specific Plan Map](#)
[Exhibit 6 - Zoning Map](#)
[Exhibit 7 - Project Plans](#)
[Presentation](#)

DISCUSSION CALENDAR

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

- 4 Vehicle Miles Traveled Mitigation Bank Pilot Program - Recommend City Council adopt a Resolution approving Vehicle Miles Traveled (VMT) Mitigation Bank Pilot Program - Introduce an Ordinance amending Title 16 of the Riverside Municipal Code by adding Chapter 16.80 related to the Vehicle Miles Traveled (VMT) Impact Fee Mitigation Program - Modify existing California Environmental Quality Act (CEQA) VMT transportation Impact threshold to current jurisdictional baseline VMT per capita for new residential projects and current jurisdictional baseline VMT per employee for new office and industrial projects and revise Traffic Impact Analysis (TIA) Guidelines accordingly

- Attachments: [Report](#)
[Draft City Council Resolution](#)
[Draft City Council Ordinance](#)
[Resolution 23589 \(Reference Only\)](#)
[11-06-24 Draft Transportation Board Minutes](#)
[Presentation](#)

COMMUNICATIONS

- 5 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.

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*The next Planning Commission meeting is scheduled for
Thursday, December 5, 2024*

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

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www.RiversideAlert.com

