



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, February 13, 2025
Publication Date: Friday, January 31, 2025

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.

PUBLIC HEARING

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

- 2 PLANNING CASE PR-2023-001523 (AMD): Proposal by the City of Riverside to consider 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), VII (Specific Land Use Provisions), and X (Definitions). The proposed amendments implement policy direction from the City Council Land Use Committee and are intended to:
1. Introduce a new definition for sensitive receptors throughout Title 19 including amending applicable tiered development standards for new industrial development adjacent to specified uses;
 2. Repeal the existing Floor Area Ratio (FAR) table and replace with a new table which evaluates a parcels proximity to a sensitive receptor and parcel size to determine cumulative building area;
 3. Provide additional landscaping buffering requirements for new industrial development adjacent to sensitive receptors;
 4. Modify project notification requirements by increasing the notification radius for warehousing and distribution projects, require on-site Notice of Filing signs, and require notice to multi-tenant occupants in addition to real property owners;
 5. Introduce green building and on-site renewable energy requirements for new Warehousing and Distribution Facilities;
 6. Revise the Base Zones Permitted Land Uses Permitted Use Table to modify the required entitlements to establish warehousing and distribution facilities greater than 400,000 square feet;
 7. Align the Zoning Code with recent changes to State law including implementation of Assembly Bill (AB) 98; and
 8. Make other minor and/or non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies.

The Community & Economic Development Department recommends that the City Planning Commission determine that this project 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: Daniel Palafox, Associate Planner, (951) 826-5985, dpalafox@riversideca.gov.

Attachments: [Staff Report](#)
[Exhibit 1 - Staff Report Compilation](#)
[Exhibit 2a - Chapter 19.130 Industrial Zones](#)
[Exhibit 2b - Chapter 19.150 Permitted Land Uses](#)
[Exhibit 2c - Chapter 19.435 Warehousing & Distribution Facilities](#)
[Exhibit 2d - 19.670 Public Hearing and Notice Requirements](#)
[Exhibit 2e - Chapter 19.910 Definitions](#)
[Exhibit 3 - FAR Comparison Table](#)
[Exhibit 4 - NOTICE OF FILING SIGN REQUIREMENTS](#)
[Exhibit 5 - AB 98 Bill Text](#)
[Exhibit 6- Current Sensitive Receptor Areas](#)
[Exhibit 7 - Proposed Sensitive Receptor Areas](#)
[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.

3 Minutes of December 19, 2024

Attachments: [Minutes](#)

4 Record the absence of Commissioner Kirby from the December 19, 2024, regular meeting as excused

Attachments: [Report](#)

DISCUSSION CALENDAR

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

5 Determine whether the absence of Commissioner Stewart from the December 19, 2024, regular meeting should be recorded as excused or unexcused

Attachments: [Report](#)

6 Planning Commission 2025 Workplan

Attachments: [Report](#)
[Draft Work Plan](#)

COMMUNICATIONS

- 7 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, February 27, 2025*

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

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missing persons, and evacuations of buildings or neighborhoods.*

www.RiversideAlert.com