



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 10, 2025
Publication Date: Friday, March 28, 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

ELECTION OF OFFICERS

- 1
 - a. Chair
 - b. Vice-Chair
 - c. Secretary
 - d. Sergeant at Arms

PUBLIC COMMENT

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

- 2 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 HEARINGS

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

- 3 PLANNING CASE PR-2024-001701 (GPA, SPA, RZ, DR) - Proposal by Maria Iwanicki of HKS, Inc., to consider the following entitlements to facilitate the construction of 4-story, Parking Garage containing 593 parking spaces to serve the Riverside Community Hospital: (1) A General Plan Amendment to change the General Plan Land Use designation from DSP - Downtown Specific Plan to RCHSP - Riverside Community Hospital Specific Plan; (2) A Specific Plan Amendment to amend the Riverside Community Hospital Specific Plan to incorporate two parcels (APN #: 217-060-020 and 217-060-009) into the Specific Plan boundaries and to remove them from the Downtown Specific Plan Specific Plan boundaries; (3) A Zoning Code Amendment to rezone the property from DSP-AD Downtown Specific Plan - Almond Street District to RCHSP - Riverside Community Hospital Specific Plan Overlay Zone; and (4) Design Review of project plans. The 1.66-acre project site consists of 6 parcels developed with medical office buildings and a vehicle repair facility, located at 4410, 4414, 4420, 4426, 4440, 4468 Brockton Avenue, situated on the southeast corner of Brockton Avenue and 14th Street, in the Riverside Community Hospital Specific Plan and in the Downtown Specific Plan-Almond Street District, in Ward 1. The Community & Economic Development Department recommends that the Planning Commission determine the project information provided in the Addendum will not result in significant effects on the environment, and is therefore consistent with the adopted Mitigation and Monitoring Reporting Program prepared for Planning Cases P13-0207, P13-0208, P13-0209, P13-0210, and P13-0211 Riverside Community Hospital Specific Plan Expansion Project Final Environmental Impact Report ("Certified FEIR") (State Clearing-house No. 2013071102). Contact Planner: Judy Egüez, Senior Planner, 951-826 3969, jeguez@riversideca.gov

Attachments: [Report](#)
[Exhibit 3 - Site photos](#)
[Exhibit 4 - Location Map](#)
[Exhibit 5 - Existing & Proposed General Plan Map](#)
[Exhibit 6 - Existing & Proposed Specific Plan](#)
[Exhibit 7 - Existing & Proposed Zoning Map](#)
[Exhibit 8a - RCH Specific Plan Amendment_redlinePart-1](#)
[Exhibit 8b - RCH Specific Plan Amendment_redlinePart-2](#)
[Exhibit 8c - RCH Specific Plan Amendment_redlinePart-3](#)
[Exhibit 8d - RCH Specific Plan Amendment_redlinePart-4](#)
[Exhibit 8e - RCH Specific Plan Amendment_redlinePart-5](#)
[Exhibit 8f - RCH Specific Plan Amendment_redlinePart-6](#)
[Exhibit 8g - RCH Specific Plan Amendment_redlinePart-7](#)
[Exhibit 9 - RCH Specific Plan Amendment_clean](#)
[Exhibit 10a -Downtown Specific Plan_redlinePart-1](#)
[Exhibit 10b -Downtown Specific Plan_redlinePart-2](#)
[Exhibit 10c -Downtown Specific Plan_redlinePart-3](#)
[Exhibit 10d -Downtown Specific Plan_redlinePart-4](#)
[Exhibit 10e -Downtown Specific Plan_redlinePart-5](#)
[Exhibit 10f -Downtown Specific Plan_redlinePart-6](#)
[Exhibit 10g -Downtown Specific Plan_redlinePart-7](#)
[Exhibit 10h -Downtown Specific Plan_redlinePart-8](#)
[Exhibit 10i -Downtown Specific Plan_redlinePart-9](#)
[Exhibit 10j -Downtown Specific Plan_redlinePart-10](#)
[Exhibit 10k -Downtown Specific Plan_redlinePart-11](#)
[Exhibit 10l -Downtown Specific Plan_redlinePart-12](#)
[Exhibit 10m -Downtown Specific Plan_redlinePart-13](#)
[Exhibit 10n -Downtown Specific Plan_redlinePart-14](#)
[Exhibit 10o -Downtown Specific Plan_redlinePart-15](#)
[Exhibit 10p -Downtown Specific Plan_redlinePart-16](#)
[Exhibit 10q -Downtown Specific Plan_redlinePart-17](#)
[Exhibit 10r -Downtown Specific Plan_redlinePart-18](#)
[Exhibit 11a -Downtown Specific Plan_cleanPart-1](#)
[Exhibit 11b -Downtown Specific Plan_cleanPart-2](#)
[Exhibit 11c -Downtown Specific Plan_cleanPart-3](#)
[Exhibit 11d -Downtown Specific Plan_cleanPart-4](#)
[Exhibit 11e -Downtown Specific Plan_cleanPart-5](#)
[Exhibit 11f -Downtown Specific Plan_cleanPart-6](#)

[Exhibit 11g -Downtown Specific Plan_cleanPart-7](#)
[Exhibit 11h -Downtown Specific Plan_cleanPart-8](#)
[Exhibit 11i -Downtown Specific Plan_cleanPart-9](#)
[Exhibit 11j -Downtown Specific Plan_cleanPart-10](#)
[Exhibit 11k -Downtown Specific Plan_cleanPart-11](#)
[Exhibit 11l -Downtown Specific Plan_cleanPart-12](#)
[Exhibit 11m -Downtown Specific Plan_cleanPart-13](#)
[Exhibit 11n -Downtown Specific Plan_cleanPart-14](#)
[Exhibit 11o -Downtown Specific Plan_cleanPart-15](#)
[Exhibit 12a - Project PlansPart-1](#)
[Exhibit 12b - Project PlansPart-2](#)
[Exhibit 12c - Project PlansPart-3](#)
[Exhibit 12d - Project PlansPart-4](#)
[Exhibit 12e - Project PlansPart-5](#)
[Exhibit 12f - Project PlansPart-6](#)
[Exhibit 13a - EIR Addendum -RCHPart-1](#)
[Exhibit 13a - EIR Addendum -RCHPart-2](#)
[Exhibit 13a - EIR Addendum -RCHPart-3](#)
[Exhibit 13a - EIR Addendum -RCHPart-4](#)
[Exhibit 13b - Inventory of Applicable Mitigation Measures](#)
[Exhibit 13c - B Air Quality Assessment 031725](#)
[Exhibit 13d - C Health Risk Assessment 031725Part-1](#)
[Exhibit 13d - C Health Risk Assessment 031725Part-2](#)
[Exhibit 13e - D Cultural Resources Assessment 031725](#)
[Exhibit 13f - E Prelim Geotechnical Report 031725Part-1](#)
[Exhibit 13f - E Prelim Geotechnical Report 031725Part-2](#)
[Exhibit 13f - E Prelim Geotechnical Report 031725Part-3](#)
[Exhibit 13gf - F GHG Assessment 031725](#)
[Exhibit 13h - G Environmental Site Assessments 031725Part-1](#)
[Exhibit 13h - G Environmental Site Assessments 031725Part-2](#)
[Exhibit 13h - G Environmental Site Assessments 031725Part-3](#)
[Exhibit 13h - G Environmental Site Assessments 031725Part-4](#)
[Exhibit 13h - G Environmental Site Assessments 031725Part-5](#)
[Exhibit 13h - G Environmental Site Assessments 031725Part-6](#)
[Exhibit 13h - G Environmental Site Assessments 031725Part-7](#)
[Exhibit 13h - G Environmental Site Assessments 031725Part-8](#)
[Exhibit 13h - G Environmental Site Assessments 031725Part-9](#)
[Exhibit 13h - G Environmental Site Assessments 031725Part-10](#)

[Exhibit 13h - G Environmental Site Assessments_031725Part-11](#)
[Exhibit 13h - G Environmental Site Assessments_031725Part-12](#)
[Exhibit 13h - G Environmental Site Assessments_031725Part-13](#)
[Exhibit 13h - G Environmental Site Assessments_031725Part-14](#)
[Exhibit 13h - G Environmental Site Assessments_031725Part-15](#)
[Exhibit 13h - G Environmental Site Assessments_031725Part-16](#)
[Exhibit 13h - G Environmental Site Assessments_031725Part-17](#)
[Exhibit 13h - G Environmental Site Assessments_031725Part-18](#)
[Exhibit 13h - G Environmental Site Assessments_031725Part-19](#)
[Exhibit 13h - G Environmental Site Assessments_031725Part-20](#)
[Exhibit 13h - G Environmental Site Assessments_031725Part-21](#)
[Exhibit 13h - G Environmental Site Assessments_031725Part-22](#)
[Exhibit 13h - G Environmental Site Assessments_031725Part-23](#)
[Exhibit 13h - G Environmental Site Assessments_031725Part-24](#)
[Exhibit 13h - G Environmental Site Assessments_031725Part-25](#)
[Exhibit 13h - G Environmental Site Assessments_031725Part-26](#)
[Exhibit 13h - G Environmental Site Assessments_031725Part-27](#)
[Exhibit 13i - H Hydrology Reports_031725Part-1](#)
[Exhibit 13i - H Hydrology Reports_031725Part-2](#)
[Exhibit 13i - H Hydrology Reports_031725Part-3](#)
[Exhibit 13i - H Hydrology Reports_031725Part-4](#)
[Exhibit 13i - H Hydrology Reports_031725Part-5](#)
[Exhibit 13i - H Hydrology Reports_031725Part-6](#)
[Exhibit 13i - H Hydrology Reports_031725Part-7](#)
[Exhibit 13i - H Hydrology Reports_031725Part-8](#)
[Exhibit 13i - H Hydrology Reports_031725Part-9](#)
[Exhibit 13i - H Hydrology Reports_031725Part-10](#)
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[Exhibit 13i - H Hydrology Reports_031725Part-15](#)
[Exhibit 13i - H Hydrology Reports_031725Part-16](#)
[Exhibit 13i - H Hydrology Reports_031725Part-17](#)
[Exhibit 13i - H Hydrology Reports_031725Part-18](#)
[Exhibit 13j - I Noise Assessment_031725](#)
[Exhibit 13k - Traffic Study_031725Part-1](#)
[Exhibit 13k - Traffic Study_031725Part-2](#)

[Exhibit 13I - Energy Calcs 031725](#)

[Presentation](#)

- 4 PLANNING CASE PR-2024-001722 (CUP, DR) - Proposal by Tracy Fitzsimmons of Olive Crest, to consider a Conditional Use Permit and Design Review of project plans to construct a residential development consisting of eleven dwelling units, a 3,100 square foot multi-purpose room, outdoor amenities, and associated parking. The 3.37-acre parcel is partially developed with a church (Crest Community Church), associated parking, and two wireless telecommunication facilities. The project site is located at 3431 Mt. Vernon Avenue, situated west side of the Mt. Vernon Avenue and south of Shady Grove Drive, in the R-1-7000-RP - Single Family Residential and Residential Protection 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 15332 (In-Fill Development Projects) the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Yenifer Cid, Associate Planner, 951-826-5652, ycid@riversideca.gov

Attachments: [Report](#)

[Exhibit 3 - Site Photos](#)

[Exhibit 4 - Location Map](#)

[Exhibit 5 - General Plan Map](#)

[Exhibit 6 - Zoning Map](#)

[Exhibit 7 - Project Plans \(Compressed\) 8.5x11](#)

[Exhibit 8 - Technical Reports \(Compressed\)](#)

[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.

- 5 Minutes of February 27, 2025

Attachments: [Minutes](#)

COMMUNICATIONS

- 6 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, April 24, 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*