



# City of Riverside

## Planning Commission

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

*City of Arts & Innovation*

### Agenda

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Meeting Date: Thursday, April 24, 2025  
Publication Date: Friday, April 11, 2025

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)

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### 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](http://www.RiversideCA.gov/Meeting) until two hours before the meeting.

Email comments to [PC@riversideca.gov](mailto: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](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 (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.*

- 2 PR-2020-000237 (CUP, DR) - Proposal by Maher Ismail on behalf of Mercy Board and Care to consider the following entitlements to expand an existing 6 bed assisted living facility to 16-beds: (1) Conditional Use Permit to permit an assisted living facility of 6 or more beds; and (2) Design Review of project plans. The 0.37-acre project site is developed with a 3,529-square-foot assisted living facility and a 1,432-square-foot single-family residence and is located at 11545 Doverwood Drive, situated on the north side of Doverwood Drive, between Sierra Vista Avenue and Tulsa Avenue, in the R-1-7000 - Single Family Residential Zone, in Ward 7. 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 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment. 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 - General Plan Map](#)  
                          [Exhibit 6 - Zoning Map](#)  
                          [Exhibit 7 - Applicant Prepared BOP](#)  
                          [Exhibit 8 - Project Plans](#)  
                          [Presentation](#)

- 3 PR-2024-001644 (CUP, LDR) - Proposal by Sherrie Olson to consider a Conditional Use Permit and Landscape Design Review to legalize a vehicle impound yard with associated site improvements. The 1.38-acre project site consists of a single parcel developed with a vehicle impound yard, located at 6200 Rutland Avenue, situated on the west side of Rutland Avenue, between Arlington Avenue and Cypress Avenue, in the BMP - Business and Manufacturing Park Zone, 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 15301 (Existing Facilities) and 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](mailto:WLiang@riversideca.gov)

- Attachments:** [Staff Report](#)  
[Exhibit 3 - Existing Site Photos](#)  
[Exhibit 5 - General Plan Map](#)  
[Exhibit 6 - Zoning Map](#)  
[Exhibit 7 - Distance Map](#)  
[Exhibit 8 - Project Plans](#)  
[Exhibit 4 - Location Map](#)  
[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.*

- 4 Minutes of April 10, 2025

- Attachments:** [Minutes](#)

**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 agendaized for future discussion.

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*The next Planning Commission meeting is scheduled for Thursday, May 8, 2025*

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

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*Sign up to receive critical information such as unexpected road closures, utility outages, missing persons, and evacuations of buildings or neighborhoods.*

*www.RiversideAlert.com*