



City of Arts & Innovation

City of Riverside

Planning Commission

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

2,159th Meeting

Agenda - Final

Meeting Date: Thursday, September 14, 2017
Publication Date: Friday, September 1, 2017

6:00 PM

Art Pick Council Chamber

MISSION STATEMENT

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

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard before its scheduled time, but may be heard later in the meeting.

City Planning Commission action on all items may be appealed to the City Council within ten calendar days after the decision. Contact the Planning Division for further information.

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 or TDD at (951) 826-5439 at least 72 hours before the meeting, if possible.

Materials related to an item on this Agenda submitted to the City Planning Commission after distribution of the agenda packet are available for public inspection in the Planning Division office during normal business hours.

PLEDGE OF ALLEGIANCE

PLANNING/ZONING MATTERS FROM THE AUDIENCE

This is the portion of the meeting specifically set aside to invite your comments on matters of interest to the Commission, including items on the Consent Calendar.

- 1 Public Comments: This portion of the agenda will be limited to a cumulative total of 15 minutes, with individual speakers limited to a maximum time limit of 3 minutes. Further discussion of any matter beyond 15 minutes will be continued to following the public hearing calendar or scheduled for a later agenda. If there is no one from the audience wishing to speak, the Commission will move to the next order of business.

DISCUSSION CALENDAR

This portion of the City Planning Commission's agenda is for all matters where staff and public participation is anticipated. Individual audience participation is limited to 3 minutes.

- 2 PLANNING CASES P17-0096 (GPA), P17-0180 (ZA), P17-0182 (ZA) and P17-0521 (SPA): A proposal by the City of Riverside for actions to implement the 2014-2021 Housing Element and Housing Element "Rezoning Program" of the General Plan 2025 as follows: (1) amend the General Plan 2025 Land Use Map to designate certain properties for Mixed Use, High Density, and Very High Density Residential land uses; (2) rezone certain properties to the Mixed Use-Village (MU-V), Mixed Use-Urban (MU-U), and to Multiple-Family Residential (R-3-1500), and (R-4) zones, thereby allowing for mixed-use and/or multi-family residential development; (3) amend certain chapters of the Zoning Code related to implementation of the 2014-2021 Housing and Element and to comply with State law; and (4) amend the University Avenue Specific Plan to specify in Section 6.2.2, and/or Tables 2 and 3 of Chapter 6, that the Rezoning Program candidate sites specified in the currently proposed General Plan Housing Element shall be permitted by right (i.e., listed as a "P" in the tables). No formal action is required; therefore, this discussion item is not subject to the provisions of the California Environmental Quality Act (CEQA). Contact Planner: Doug Darnell, Senior Planner, 951-826-5219, ddarnell@riversideca.gov

Attachments: [Report](#)
 [Exhibit 1](#)
 [Exhibit 2](#)
 [Exhibit 3](#)
 [Exhibit 4a](#)
 [Exhibit 4b](#)
 [Exhibit 4c](#)
 [Exhibit 4d](#)
 [Exhibit 4e](#)
 [Exhibit 4f](#)
 [Exhibit 4g](#)
 [Exhibit 4h](#)
 [Exhibit 4i](#)
 [Exhibit 4j](#)
 [Exhibit 4l](#)
 [Exhibit 4m](#)
 [Exhibit 4n](#)
 [Exhibit 4o](#)
 [Exhibit 4p](#)
 [Exhibit 4k](#)
 [Exhibit 5](#)
 [Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 3 Items for future agendas and update from City Planner.

ADJOURNMENT

Adjournment to the Thursday, September 21, 2017, meeting at 9:00 a.m. in the Art Pick Council Chamber.

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*Art Pick Council Chamber
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