



City of Riverside
Planning Commission
2,210th Meeting

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, March 5, 2020
Publication Date: Friday, February 21, 2020

9:00 AM

City Hall - 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 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.

LISTENING ASSISTIVE DEVICES are available for the hearing impaired--please see the Commission Secretary. 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.

Agenda related materials provided to the Planning Commission are available for public inspection in the Planning Division Office during normal business hours and in the binder located in the meeting room while the meeting is in session.

CHAIR CALLS MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

- 1 Election of Officers:
 - a. Chair
 - b. Vice-Chair
 - c. Secretary
 - d. Sergeant-at-Arms

PUBLIC COMMENT

- 2 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 Planning Commission Agenda is for all matters where staff and public participation is anticipated. Individual audience participation is limited to 3 minutes.

- 3 An informational presentation to the Planning Commission to provide an overview of the upcoming 2020 Census.

Attachments: [Census Memorandum Presentation](#)

- 4 Invest Health - Strategies for Healthier Cities

Attachments: [Invest Health Presentation](#)

PUBLIC HEARINGS

Individual audience participation is limited to 3 minutes.

- 5 PLANNING CASE P20-0068 (AMD) Proposal by the City of Riverside to amend Title 19 (Zoning) of the Riverside Municipal Code, including, but not limited to, Articles V (Base Zones and Related Use and Development Provisions), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), IX (Land Use Development Permit Requirements/Procedures) and X (Definitions). The proposed amendments are intended to ensure consistency with recently adopted State legislation related to accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs); recently adopted State legislation related to family day care homes; and to facilitate the development of tiny homes and tiny home communities consistent with State policy directives to increase options for affordable housing. Proposed amendments include, but are not limited to: 1) revisions to Chapter 19.100 (Residential Zones) related to ADUs, JADUs and family day care homes; 2) revisions to the Base Zones Permitted Land Uses Permitted Use, Incidental Use and Temporary Uses Tables related to ADUs, JADUs, family day care homes, tiny home communities and manufactured dwellings; 3) revisions to the Mobile Home Park Overlay Zone related to tiny home communities; 4) revisions to Manufactured Dwellings related to tiny homes, tiny home communities and approving authority for manufactured dwellings; 5) revisions to Accessory Dwelling Units development standards, requirements and permit procedures consistent with State law; 6) deletion of Day Care Homes – Family regulations; 7) revisions to Parking and Loading related to ADUs, JADUs and family day care homes and to establish a parking requirement for tiny home communities; 6) revisions to General Permit Provisions and Approving and Appeal Authority related to family day care homes; 8) revisions to Design Review to remove the Design Review requirement for manufactured dwellings; 9) deletion of Day Care Permit – Large Family regulations; 10) revisions to Definitions to refine definitions for ADUs, JADUs, family day care homes, manufactured dwellings and tiny home communities; and 11) other minor, non-substantive changes and technical corrections required to provide clarity or remove redundancies, as needed. The Community & Economic Development Department recommends that the Planning Commission recommend the City Council determine that amendments to the Municipal Code to implement Sections 65852.1 and 65852.2 of the California Government Code are statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15282(h) of the CEQA Guidelines; and further determine that the proposed amendments are exempt from the CEQA pursuant to Section 15061(b)(3) as it can be seen with certainty that there is no possibility that this proposal will have a significant effect on the environment. Contact Planner: Matthew Taylor, Associate Planner, (951) 826-5944, mtaylor@riversideca.gov

Attachments: [Report P20-0068](#)
[Exhibit 2 - State Changes - AB 881 and AB 68](#)
[Exhibit 3 - SB 234](#)
[Exhibit 4 - 2020 Combined - ADUs, FDCHomes, Tiny Homes Presentation](#)

- 6 PLANNING CASES P18-0189 (CUP), P18-0190 (CUP), AND P18-0191 (DR): Proposal by Shiv Talwar of Design Concepts to consider the following entitlements for a multi-tenant commercial center: 1) a Conditional Use Permit for a 3,000-square-foot drive-thru restaurant; 2) a Conditional Use Permit for a 3,000-square-foot automated vehicle wash facility; and 3) Design Review of the plot plan and building elevations for the drive-thru restaurant, vehicle wash facility and a 14,371-square-foot, two-story multi-tenant retail and office building. The 1.48-acre vacant project site is located at 10434 Arlington Avenue, on the south side of Arlington Avenue between Chadbourne and Jones Avenues, in the CR – Commercial Retail Zone, in Ward 7. The Community & Economic Development Department recommends that the Planning Commission determine the project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP). Contact Planner: Matthew Taylor, Associate Planner, (951) 826-5944, mtaylor@riversideca.gov

Attachments: [Report P18-0189](#)
[Exhibit 3 - Location Map](#)
[Exhibit 4 - General Plan Map](#)
[Exhibit 5 - Zoning Map](#)
[Exhibit 6 - Table LU-7 Consistency Criteria](#)
[Exhibit 7 - Project Plans](#)
[Exhibit 8 - Existing Site Photos](#)
[Exhibit 9 - Draft IS-MND appendices](#)
[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. Removed consent items will be discussed following the Discussion Calendar.

7 The minutes of January 23, 2020 and February 6, 2020 to be presented for approval.

Attachments: [Minutes 1-23-20](#)
[Minutes 2-6-20](#)

COMMUNICATIONS

8 Items for future agendas and updates from City Planner and Planning Commissioners.

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*The next Planning Commission meeting is scheduled for
Thursday, March 19, 2020.*

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

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