



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, April 2, 2020
Publication Date: Friday, March 27, 2020

9:00 AM

Virtual Planning Commission Meeting live
webcast can be viewed at
www.engageriverside.com

Submit public comment by
eComment at www.engageriverside.com
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Originally Published: March 20, 2020

MISSION STATEMENT

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

The Planning Commission will conduct a virtual meeting. View live webcast at www.engageriverside.com.

Public comments regarding items on this agenda or any matters within the jurisdiction of the Planning Commission can be submitted by eComment at www.engageriverside.com until 8:30 am on the day of the meeting. Forward email comments to fandrade@riversideca.gov.

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.

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) 351-6162 at least 72 hours before the meeting, if possible. TTY Users call 7-1-1- for telecommunications relay services (TRS).

Agenda related writings or documents provided to the Planning Commission are available at www.engageriverside.com.

The City of Riverside is committed to a workplace that requires acceptable behavior from everyone - a workplace that provides dignity, respect, and civility to our employees, customers, and the public.

CHAIR CALLS MEETING TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

Audience participation is encouraged.

- 1 PLANNING CASES P19-0179 (GPA), P19-0180 (RZ), P19-0181 (DR) AND P19-0182 (VR): Proposal by Kahlid (Kenny) Ali to consider the following entitlements to facilitate construction of a commercial development: 1) a General Plan Amendment to amend the General Plan Land Use Designation of the project site from MDR – Medium Density Residential to C - Commercial; 2) a Zoning Code Map Amendment to rezone the project site from the R-1-7000 – Single-Family Residential Zone to the CR – Commercial Retail Zone; 3) Design Review of project plans for the construction of four multi-tenant commercial retail and office buildings ranging in size from 3,851 to 5,277 square feet, totaling approximately 18,000 square feet of development; and 4) a Variance to allow fewer on-site parking spaces than required by the Zoning Code. The 1.15-acre project site consists of nine vacant parcels and is located at 1820 Columbia Avenue, on the south side of Columbia Avenue between La Cadena Drive and Chicago Avenue, in Ward 1. The Community & Economic Development Department recommends that the Planning Commission recommend that the City Council 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). Case Planner: Matthew Taylor, Associate Planner (951) 826-5944 or mtaylor@riversideca.gov

Attachments: [Report P19-0179](#)
[Exhibit 3 - City Council Report - May 8, 2018](#)
[Exhibit 4 -Location Map](#)
[Exhibit 5 - Existing and Proposed General Plan Map](#)
[Exhibit 6 - Existing and Proposed Zoning Map](#)
[Exhibit 7 - RCALUC ZAP1369MA19](#)
[Exhibit 8 - Applicant provided variance justifications](#)
[Exhibit 9 - Parking Study](#)
[Exhibit 10a - Project Plans](#)
[Exhibit 10b - Project Plans](#)
[Exhibit 11 - Comment Letter](#)
[Exhibit 12 - Draft Mitigated Declaration](#)
[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.

- 2 The minutes of March 5, 2020 to be presented for approval.

Attachments: [Minutes 3-5-20](#)

COMMUNICATIONS

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

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

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