



# 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 30, 2020  
Publication Date: Friday, April 17, 2020

9:00 AM

9:00 Telephone Public Comment  
View Virtual Meeting  
Live Webcast at  
[www.engageriverside.com](http://www.engageriverside.com)

---

### 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](http://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](http://www.engageriverside.com) until one hour before the meeting.**

**Forward email comments to [fandrade@riversideca.gov](mailto:fandrade@riversideca.gov), or call (951) 826-8600 at 9:00 a.m. on meeting day.**

*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.*

*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](http://www.engageriverside.com).*

## CHAIR CALLS MEETING TO ORDER

## PLEDGE OF ALLEGIANCE

## PUBLIC COMMENTS

- 1 You are invited to participate by phone at 951-826-8600 to comment on agenda items and matters within the jurisdiction of the Planning Commission. Each caller will be given up to 5 minutes total for comments on all agenda items.

## PUBLIC HEARINGS

*Individual audience participation is limited to 3 minutes.*

- 2 PLANNING CASES P19-0307 (CUP) and P19-0449 (PCRN): Proposal by Mohamad Khaled to consider the following entitlements to permit a Type 20 Alcohol License (Off-Sale Beer and Wine) in conjunction with an existing 4,159 square foot convenience store and vehicle fuel station: 1) Conditional Use Permit to permit the off-sale of beer and wine; and 2) Public Convenience or Necessity Determination for the off-sale of beer and wine. The 0.90-acre project site is located at 3399 Adams Street, situated on the southeast corner of Adams Street and Indiana Avenue, in the CG- SP – Commercial General and Specific Plan (Riverside Auto Center) Overlay Zones, in Ward 4. The Community and Economic Development Department recommends that the City Planning Commission determine that this project is exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities), as this project will not have a significant effect on the environment. Contact Planner: Judy Egüez, Associate Planner, 951-826-3969, [jeguez@riversideca.gov](mailto:jeguez@riversideca.gov)

**Attachments:** [Report P19-0307](#)  
[Exhibit 3-Location](#)  
[Exhibit 4-General Plan](#)  
[Exhibit 5-Zoning](#)  
[Exhibit 6-Specific Plan](#)  
[Exhibit 7-Project Plan](#)  
[Exhibit 8-Distance Requirements Map](#)  
[Exhibit 9-Census Tracts](#)  
[Exhibit 10-Security Plan](#)  
[Exhibit 11-Existing Site Photos](#)  
[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.*

- 3 The minutes of April 16, 2020 to be presented for approval.

Attachments: [PC Minutes 4-16-20](#)

## 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.*

- 4 Vehicle Miles Traveled (VMT) thresholds for CEQA Assessment of Transportation Impacts - Nathan Mustafa, City Traffic Engineer & Mobility Public Works Department

Attachments: [Report VMT](#)  
[Attachment 1 - Part 1 - WRCOG](#)  
[Attachment 1 - Part 2 - WRCOG](#)  
[Attachment 1 - Part 3 - WRCOG](#)  
[Attachment 2 - TIA Guidelines](#)  
[Presentation](#)

- 5 Planning Commission Report

Attachments: [Report](#)

- 6 Social Media Platform

## COMMUNICATIONS

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

\* \* \* \* \*

*The next Planning Commission meeting is scheduled for  
Thursday, May 14, 2020*

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

\* \* \* \* \*

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

*[www.RiversideAlert.com](http://www.RiversideAlert.com)*