



# City of Riverside

## Planning Commission

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

*City of Arts & Innovation*

## Agenda

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Meeting Date: Thursday, May 14, 2020  
Publication Date: Thursday, May 7, 2020

9:00 AM

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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**

*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.*

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*Agenda related writings or documents provided to the Planning Commission are available at [www.engageriverside.com](http://www.engageriverside.com).*

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**To comment, call (951) 826-8600. Callers may call in once for each general public comment, Public Hearing, and Discussion Calendar item. Time is limited to 3 minutes per item. Dial the call-in number when the agenda item is called to be placed in the queue. Please follow along with the meeting via [engageriverside.com](http://engageriverside.com), RiversideTV cable channels, or City social media live feeds to ensure you call in at the appropriate time for your item or items.**

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

CHAIR CALLS MEETING TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

- 1 You are invited to participate by phone at 951-826-8600 to comment on matters within the jurisdiction of the Planning Commission - Individual audience participation is limited to 3 minutes.

PUBLIC HEARINGS

*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.*

- 2 PLANNING CASE P19-0873 (CUP): Proposal by Craig Valle of Morgan Truck Body, LLC to consider a Conditional Use Permit to permit a vehicle repair facility within a 48,343 square foot tenant space. The project site is developed with an 100,974 square foot building, on a 5.43-acre parcel, located at 7750 Lincoln Avenue, situated on the southwest corner of Lincoln Avenue and Grace Street, in the BMP – Business and Manufacturing Park Zone, 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: Candice Assadzadeh, Senior Planner, 951-826-5667, [cassadzadeh@riversideca.gov](mailto:cassadzadeh@riversideca.gov)

**Attachments:** [Report - P19-0873](#)

[Exhibits 3-8](#)

[Presentation](#)

- 3 PLANNING CASES P20-0243 (TE) and P20-0244 (TE): Proposal by Andrew Walcker of Overland Development Co., on behalf of A Community of Friends, to consider a two-year time extension of Planning Cases P09-0808 (Conditional Use Permit) and P09-0809 (Design Review) to construct a senior housing facility. The 3.22-acre vacant site is located at 2340 Fourteenth Street, situated on the northeast side of Fourteenth Street between Sedgwick and Kansas Avenues, in the R-1-7000 – Single-Family Residential Zone, in Ward 2. 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 15061(b)(3) (Common Sense Rule), as this project will not have a significant effect on the environment. Contact Planner: Judy Egúez, Associate Planner, 951-826 3969, [jeguez@riversideca.gov](mailto:jeguez@riversideca.gov)

**Attachments:** [Report P20-0243](#)

[Exhibit 2 - Location](#)

[Exhibit 3 - General Plan](#)

[Exhibit 4 - Zoning Map](#)

[Exhibit 5 - Time Extension Request](#)

[Exhibit 6 - Approved Site Plan](#)

[Exhibit 7 - Approved Conditions of Approval](#)

[Exhibit 8 - Existing site photos](#)

[Presentation](#)

- 4 PLANNING CASE P20-0241 (AMD) Proposal by the City of Riverside to consider a Zoning Code amendment to modify Chapter 19.580 (Parking and Loading) to include parking exemption provisions for Cultural Resources, as defined in Title 20 of the Riverside Municipal Code. The Community & Economic Development Department recommends that the Planning Commission recommend the City Council determine that amendments to the Municipal Code are statutorily exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) (Common Sense Rule), as this proposal will not have a significant effect on the environment. Contact Planner: Scott Watson, Historic Preservation Officer, (951) 826-5507/ [swatson@riversideca.gov](mailto:swatson@riversideca.gov).

**Attachments:** [Report P20-0241](#)  
[Exhibit 2 - Cultural Resources Map and List of Resources](#)  
[Exhibit 3 - Proposed Zoning Code Text Amendment](#)  
[Presentation](#)

## 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.*

- 5 PLANNING CASE PSP20-0009: A request for Planning Commission annual review of projects included in the fiscal year (FY) 2020/2021 Capital Improvement Program (CIP), and determination that the projects are consistent with General Plan 2025 pursuant to California Government Code Section 65401. The Community and Economic Development Department has determined that CIP consistency review is not subject to the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061(b)(3), because the review is not considered a “project” as defined by section 15378(b)(4). Contact: David Murray, Principal Planner, (951) 826-5773, [dmurray@riversideca.gov](mailto:dmurray@riversideca.gov)

**Attachments:** [Report PSP20-0009](#)  
[Exhibit 1-CIP Project Summary](#)  
[Exhibit 2-CIP New Project Descriptions](#)  
[Presentation](#)

- 6 Vehicle Miles Traveled (VMT) thresholds for CEQA Assessment of Transportation Impacts - (Continued from April 30, 2020) 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](#)

**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 April 30, 2020 to be presented for approval.

**Attachments:** [Minutes 4-30-20](#)

- 8 Planning Commission Attendance - That the Planning Commission excuse the absence of Commissioner Kirby from the meeting of April 30, 2020 due to illness.

**COMMUNICATIONS**

- 9 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, May 28, 2020*

*For live Webcast of the Committee Meeting:  
[RiversideCA.gov/Meeting](http://RiversideCA.gov/Meeting) or  
[Engageriverside.com](http://Engageriverside.com)*

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