



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, June 11, 2020
Publication Date: Friday, June 5, 2020

9:00 AM

Virtual Meeting
Live Webcast at
www.engageriverside.com
Originally published May 29, 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.

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, 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 until one hour before the meeting. Email comments to fandrade@riversideca.gov.

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.

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 CASES P16-0774 (TM), P19-0575 (VR), P19-0576 (VR), P19-0577 (GE), P19-0578 (GE) : Proposal by REN-DE LLC to consider the following entitlements: 1) Tentative Tract Map (No. 37177) to subdivide 34.6 acres into 48 single-family residential lots and two lettered lots for the purposes of a bioretention basin and open space; 2) Variance to allow reduced lot depths; 3) Variance to allow reduced lot widths; 4) Grading Exception for slope heights exceeding 20 feet in height; and 5) Grading Exception to allow retaining walls higher than allowed by the Grading Code. The vacant project site consists of three contiguous parcels and is situated on the south side of Bradley Street, between Golden Star Avenue and Harbart Drive, in the R-1-1/2 Acre – Single Family Residential Zone, in Ward 4. The Community & Economic Development Department recommends that the Planning Commission determine the project will not have a significant effect on the environment and that a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) be adopted. Contact Planner: Judy Egüez, Associate Planner, 951-826 3969, jeguez@riversideca.gov

Attachments: [Report P16-0774](#)
[Exhibit 3 - Location](#)
[Exhibit 4 - General Plan](#)
[Exhibit 5 - Zoning](#)
[Exhibit 6 - Project Plans](#)
[Exhibit 7 - Variance and Grading Exception](#)
[Exhibit 8 - Applicant Prepared Variance and Grading Exception Justifications](#)
[Exhibit 9 - ALUC Memo](#)
[Exhibit 10 - Lot Data Exhibit](#)
[Exhibit 11 - MND-Initial Study](#)
[Exhibit 12 - Existing Site Photos](#)
[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.

- 3 Review and Approval of the Planning Commission Rules for the Transaction of Business

Attachments: [CPC Rules 2019](#)

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.

- 4 The minutes of May 28, 2020 to be presented for approval.

Attachments: [Minutes](#)

COMMUNICATIONS

- 5 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, June 25, 2020*

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

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www.RiversideAlert.com