



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 25, 2020
Publication Date: Friday, June 12, 2020

9:00 AM

Virtual Meeting
Live Webcast at
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

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.

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.

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

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

PUBLIC COMMENT

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

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 June 11, 2020 to be presented for approval.

Attachments: [Minutes 6-11-20](#)

- 3 Planning Commission Attendance - That the Planning Commission excuse the absence of Christine Roberts from the regular meeting of June 11, 2018 due to illness.

PUBLIC HEARINGS

Individual audience participation is limited to 3 minutes per item.

- 4 PLANNING CASES P19-0570 (CUP), P19-0571 (VR): Proposal by Ray Martinez of RAM Designs to consider the following entitlements for the expansion of an existing 3,848 square foot Assisted Living Facility: 1) a Conditional Use Permit to legalize the expansion of the Assisted Living Facility (Blessed Elder Care Inc.) from 6 to 12 individuals; and 2) a Variance to allow fewer parking space than required by the Zoning Code. The 0.28-acre project site is located at 5041 Sierra Street, situated on the north side of Sierra Street between Palomar Way and Coronado Way, in the R-1-7000 – Single Family Residential Zone, in Ward 3. The Community & 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 proposal will not have a significant effect on the environment. Contact Planner: Danielle Harper-Scott, Planning Technician, 951-826-5933, dharper-scott@riversideca.gov

Attachments: [Report P19-0570](#)
[Exhibit 3 - Location](#)
[Exhibit 4 - General Plan Map](#)
[Exhibit 5 - Zoning Map](#)
[Exhibit 6 - Distance Separation](#)
[Exhibit 7 - Project Plans](#)
[Exhibit 8a - Applicant Variance Justifications](#)
[Exhibit 8b - Applicant Variance Justifications](#)
[Exhibit 9 - Existing Site Photos](#)
[Presentation](#)

- 5 PLANNING CASE P19-0948 (RZ): Proposal by Joe Lawrence of Dixieline Pro-Build to consider a Zoning Code Amendment to change the zone of 0.34 acres of the project site from I-WC – General Industrial and Water Course Overlay Zones to I – General Industrial Zone. The site consists of two contiguous parcels totaling 7.24 acres located at 2625 Durahart Street, on the west side of Durahart Street and north of Massachusetts Avenue, in the I – Industrial and I-WC – Industrial and Water Course Overlay Zones, in Ward 1. 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 15061b (Common Sense Rule), as there is no possibility that the project will have a significant effect on the environment. Contact Planner: Candice Assadzadeh, Senior Planner, 951-826-5667, cassadzadeh@riversideca.gov

Attachments: [Report P19-0948](#)
[Exhibit 3 - Location Map](#)
[Exhibit 4 - General Plan Map](#)
[Exhibit 5 - Existing Proposed Zoning Maps](#)
[Exhibit 6 - Approved Site Plan](#)
[Exhibit 7 - ALUC File No. ZAP1417MA20](#)
[Exhibit 8 - Existing Site Photos](#)
[Presentation](#)

- 6 PLANNING CASES P19-0283(PRD), P19-0284(TM), P19-0285(DR), and P20-0295(VR): Proposal by Dean Cook, on behalf of Bushnell Development, LLC., to consider the following entitlements for a residential subdivision: 1) a Planned Residential Development Permit for the establishment of 22 detached single-family dwellings, private streets, and common open space; 2) Tentative Tract Map No. 37740 to subdivide 6.75 acres into 22 single family residential lots ranging in size from 5,776 to 18,191 square feet; 3) Design Review of project plans; and 4) Modification to allow a cul-de-sac street to serve more than 16 lots and to be greater than 600 feet in length. The 6.75-acre project site consists of four contiguous parcels and is located between Bushnell Avenue and Hedrick Avenue, in the RR – Rural Residential zone, in Ward 7. The Planning Division of the Community and Economic Development Department has determined that the proposed 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) be adopted. Contact Planner: Regine Osorio, Associate Planner, (951) 826-5712, rosorio@riversideca.gov

Attachments: [Report P19-0283](#)
[Exhibit 3 Location Map](#)
[Exhibit 4 - General Plan Map](#)
[Exhibit 5 - Zoning Map](#)
[Exhibit 6 - Project Plans](#)
[Exhibit 7 - Applicant Street Modification Justifications](#)
[Exhibit 8 - Intial Study - MND](#)
[Exhibit 9 - Existing Site Photos](#)
[Presentation](#)

- 7 PLANNING CASES P20-0179 (AMD), P20-0190 (SPA) AND P20-0191 (SPA)
Continued from May 28, 2020. Proposal by the City of Riverside to amend the following regulations to implement the proposed policies of the revised Good Neighbor Guidelines for Siting New and/or Modified Industrial Facilities NG-2020): 1) 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), and X (Definitions); 2) the Hunter Business Park Specific Plan (HBPSP); and 3) the Sycamore Canyon Business Park Specific Plan (SCBPSP). Proposed amendments include, but are not limited to: 1) revisions to Industrial Zones chapter to modify building setback and height requirements and to establish maximum building size within certain proximities to residential land uses; 2) revisions to the Base Zones Permitted Land Uses Permitted Use Table to modify the required entitlements to establish warehousing and distribution facilities; 3) addition of a new chapter establishing specific use regulations including site location, development and operational standards for warehousing and distribution facilities of varying sizes; 4) modifications to outdoor storage and truck yard screening requirements; 5) addition of a definition for warehousing and distribution facilities; 6) amendments to Chapter 3.0 (Development Standards and Criteria) of the SCBPSP to conform to the proposed Zoning Code Amendments; 7) amendments to Chapter III (Development Standards and Design Guidelines) of the HBPSP to conform to the proposed Zoning Code Amendments; and 8) 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 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, Senior Planner, (951) 826-5944/mtaylor@riversideca.gov.

Attachments: [Report P20-0179](#)
[Exhibit 2 - Zoning Code Amendments](#)
[Exhibit 3 - HBSPSP Amendments](#)
[Exhibit 4 - SCBPSP Amendments](#)
[Exhibit 5 - GNG-2008](#)
[Exhibit 6 - WRCOG Good Neighbor Guidelines](#)
[Exhibit 7 - LUC Report and Minutes - 3-10-2016](#)
[Exhibit 8 - City Council Report and Minutes - 10-25-2016](#)
[Exhibit 9 - LUC Report and Minutes - 03-09-2020](#)
[Exhibit 10 - GNG-2020](#)
[Exhibit 11 - Comment Summary Matrix](#)
[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 per item.

- 8 Code of Ethics & Conduct Review - Planning Commission to consider the Code of Ethics and Conduct and forward any recommendations to the Board of Ethics.

Attachments: [Code of Ethics - Letter to Chair](#)

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, July 9, 2019*

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

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