



# 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, October 15, 2020  
Publication Date: Friday, October 2, 2020

9:00 AM

Virtual Meeting  
Live Webcast at  
[www.engageriverside.com](http://www.engageriverside.com)

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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 Planning Commission will conduct a virtual meeting. View live webcast at [www.engageriverside.com](http://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](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).

*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 COMMENT

- 1 Public Comments: This portion of the agenda will be limited to a cumulative total of 15 minutes, with individual speakers limited to a maximum time limit of 3 minutes. Further discussion of any matter beyond 15 minutes will be continued to following the public hearing calendar or scheduled for a later agenda. If there is no one from the audience wishing to speak, the Commission will move to the next order of business.

### 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 September 3, 2020, September 3, 2020 special meeting and September 17, 2020 to be presented for approval.

**Attachments:** [PC Minutes 9-03-20](#)  
[PC Minutes 9-03-20 Special Meeting](#)  
[PC Minutes 9-17-20](#)

- 3 Planning Commission Attendance - That the Planning Commission excuse the absences of Commissioner Kirby due to vacation, Commissioner Parker due to vacation and Commissioner Rubio due to business from the September 17, 2020 Planning Commission meeting.

### PUBLIC HEARINGS

*Individual audience participation is limited to 3 minutes.*

- 4 PLANNING CASES P19-0620 (CUP), P19-0621 (DR), P20-0165 (VR), P20-0166 (VR): Proposal by Empire Design Group, Inc. to consider the following entitlements for the construction of a 15 unit multi-family residential development on three contiguous parcels: 1) Conditional Use Permit to permit a multiple-family residential development; 2) Design Review of project plans; 3) Variance to allow a reduced front yard setback; and 4) Variance to allow a reduction in common open space. The vacant, 0.64-acre project site is located at 2925 - 2957 Market Street, situated on the west side of Market Street between Houghton Avenue and Ridge Road, in the DSP-MSG-SP – Downtown Specific Plan – Market Street Gateway District, in Ward 1. The Planning Division of the Community & Economic Development Department have determined that this proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Danielle Harper-Scott, Assistant Planner, 951-826-5933, dharper-scott@riversideca.gov

**Attachments:** [Report P19-0620](#)  
[Location Map](#)  
[General Plan Map](#)  
[Zoning Map](#)  
[Applicant Prepared Variance Justifications](#)  
[Project Plans](#)  
[Existing Site Photos](#)  
[Presentation P19-0620](#)

- 5 PLANNING CASES P20-0239 (CUP), P20-0407 (VR), P20-0408 (VR): Proposal by Xavier Design Group to consider the following entitlements: 1) Conditional Use Permit to permit the conversion of four existing office buildings into eight multi-family residential units; 2) Variance to allow a greater density than permitted in the Downtown Specific Plan; and 3) Variance to allow no private open space. The 0.36-acre project site is located at 4061 Mission Inn Avenue, situated on the north side of Mission Inn Avenue, between Chestnut Street and Brockton Avenue, in the DSP-NC-SP-CR – Downtown Specific Plan – Neighborhood Commercial District and Cultural Resources (Seventh Street Historic District), in Ward 1. The Planning Division of the Community & Economic Development Department have determined that this proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Sections 15301 (Existing Facilities) and 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Danielle Harper-Scott, Assistant Planner, 951-826-5933, dharper-scott@riversideca.gov

- Attachments:**
- [Report P20-0239](#)
  - [Location Map](#)
  - [General Plan Map](#)
  - [Zoning Map](#)
  - [Applicant Prepared Justifications](#)
  - [Project Plans](#)
  - [Existing Site Photos](#)
  - [Comment Letter](#)
  - [Presentation P20-0239](#)

**COMMUNICATIONS**

- 6 Sunshine Ordinance Update
- 7 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, October 29, 2020*

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

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