



# 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, December 10, 2020  
Publication Date: Wednesday, November 25, 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 October 15, 2020 to be presented for approval.

**Attachments:** [Minutes 10-15-20](#)

## PUBLIC HEARINGS

*Individual audience participation is limited to 3 minutes.*

- 3 PLANNING CASE P20-0134 (VC): Proposal by Gaby Adame of Riverside Unified School District to consider a Street Vacation to: 1) vacate approximately 7,268 square feet of public right of way, consisting of a segment of Seventh Street, approximately 105 feet in length and 80 feet in width; and 2) vacate approximately 3,150 square feet, consisting of a remainder of a public alley, approximately 105 feet in length and 30 feet in width. The proposed areas to be vacated are located on the west side of Franklin Avenue between Seventh Street and University Avenue, in Ward 2. The Community and Economic Development Department recommends the Planning Commission determine that this project is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3), as it can be seen with certainty there is no possibility the proposed amendment will 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](#)  
[Location Map](#)  
[General Plan Map](#)  
[Zoning Map](#)  
[Legal Description and Plat Map](#)  
[Conceptual Site plan \(Reference Only\)](#)  
[Site Photos](#)  
[Presentation](#)

- 4a PLANNING CASE PR-2020-000330 (AMD): Proposal by the City of Riverside to amend 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) and IX (Land Use Development Permit Requirements/Procedures). The proposed amendments are consistent with the City's "Streamline Riverside" Initiative to identify and implement strategic changes to provide greater clarity and reduce ambiguity within the Zoning Code. Proposed amendments include, but are not limited to: 1) revisions to Chapter 19.100 (Residential Zones) related to development standards within the Multi-Family Residential Zones and duplexes within the R-1-7000 – Single-Family Residential Zone; 2) revisions to the Chapter 19.150 (Base Zones Permitted Land Uses) to update the Permitted Uses Table related to Senior Housing and Emergency Shelters and the Temporary Uses Table related to Temporary Emergency Shelters with Assemblies of People – Non-Entertainment uses; 3) deletion of the Emergency Shelter (ES) Overlay Zone (Chapter 19.205); 4) modifications to Chapter 19.272 (Breweries, Microbreweries, Wineries, Brewpubs, Brew-on-Premises and Distilleries) related to Entertainment Permits; 5) revisions to Chapter 19.385 (Recycling Facilities) related to Indoor Collection Centers; 6) revisions to the regulations governing the site location, operation and development of Emergency Shelters (Chapter 19.400); 7) clarification of permit requirements for modifications to Wireless Telecommunication Facilities (Chapter 19.530); 8) Clarification of Mayor and City Councilmember appeals and referrals of Community & Economic Development Department Director, Development Review Committee and City Planning Commission decisions for Applicant- and City-initiated Planning Cases; 9) clarification of design review requirements for sites and structures subject to Title 20 (Cultural Resources); 10) clarification of final approval authority for City-initiated General Plan, Specific Plan and Zoning Code amendments; and 11) other minor, non-substantive changes and technical corrections required to provide clarity, correct errors 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 further California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines 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](#)  
                          [Proposed Title 19 Changes](#)  
                          [Existing and Proposed Zoning Map](#)  
                          [Industrial Zones Map](#)  
                          [Presentation](#)

4b PLANNING CASE DP-2020-00219 (RZ): Proposal by the City of Riverside to amend the Zoning Code to remove the Emergency Shelter (ES) Overlay Zone from approximately 1.8 acres located at 2800-2881 Hulen Place, north of Massachusetts Avenue. The proposed rezoning will be considered concurrently with Planning Case PR-2020-000330, 2020 Zoning Cleanup, which proposes in part to amend Title 19 to delete the Emergency Shelter Overlay Zone and establish Emergency Shelters as a permitted use in the I – Industrial Zone. The Community & Economic Development Department recommends the Planning Commission determine that this project is exempt from the California Environmental Quality Act pursuant to Section 15061(b) (3), as it can be seen with certainty there is no possibility the proposed project will have a significant effect on the environment. Contact Planner: Matthew Taylor, Senior Planner, (951) 826-5944, mtaylor@riversideca.gov

- Attachments: [Report](#)  
[Proposed Title 19 Changes](#)  
[Existing and Proposed Zoning Map](#)  
[Industrial Zones Map](#)  
[Presentation](#)

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, December 24, 2020.*

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

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

*www.RiversideAlert.com*