



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, May 27, 2021
Publication Date: Friday, May 14, 2021

9:00 AM

Virtual Meeting
Live Webcast at
www.riversideca.gov/meeting

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.
The Art Pick Council Chamber will not be open to the public.

View live webcast at www.riversideca.gov/meeting or
www.WatchRiverside.com with open captions.

For public comment or to listen to the meeting live by phone, call:

(669) 900-6833
Meeting ID: 926 9699 1265

Press *9 to be placed in the queue to speak when the agenda item is called.
Individuals in the queue will be prompted to unmute by pressing *6 to speak.
Time is limited to 3 minutes.

Please follow along with the meeting via www.riversideca.gov/meeting, 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.riversideca.gov/meeting until two hours 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.

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 951-826-5427 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 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.

2a The minutes of May 13, 2021 to be presented for approval.

Attachments: [Minutes 5-13-21](#)

2b Planning Commission Attendance - That the Commission excuse the May 13, 2021 absence of Commissioner Kirby due to vacation.

PUBLIC HEARINGS

Individual audience participation is limited to 3 minutes.

- 3 PLANNING CASES P19-0775 (GPA), P19-0776 (RZ), P19-0777 (DR), P20-0307 (VR), P20-0308 (GE), P20-0309 (GE), P20-0310 (VC-S), AND P19-0905 (EIR): Proposal by Ken Assi of KA Enterprises to consider the following entitlements for the construction of a multi-family residential development, consisting of 237 residential apartment units, on 9.44 acres: 1) General Plan Amendment to amend the project site from C – Commercial to VHDR – Very High Density Residential; 2) Zoning Code Amendment to rezone the project site from CG – Commercial General Zone to R-4 – Multiple Family Residential Zone; 3) Design Review for the proposed site design and building elevations; 4) Variance to allow perimeter solid masonry walls and tubular steel fencing up to 6 feet in height within the front yard setbacks along Central Avenue and Sycamore Canyon Boulevard, where 3 foot high solid walls and 4 foot open fencing are permitted by the Zoning Code; and to allow project improvements to encroach into the 15 foot landscaped front yard setback along Central Avenue, required in the R-4 Zone when adjacent to an arterial; 5) Grading Exception To allow the height of retaining walls not open to public view to be up to 11.7 feet, where the Grading Code allows a maximum height of 6 feet; and to allow the height of retaining walls visible from the public right of way (Central Avenue and Sycamore Canyon Boulevard) to be up to 5 feet, where the Grading Code allows a maximum height of 3 feet; 6) Grading Exception to allow slopes with a ratio of 3.9:1 or steeper to be up to 28 feet in vertical height, where the Grading Code limits slopes having a ratio of 3.9:1 or greater to a maximum vertical height of 20 feet; 7) Summary Vacation for the vacation of excess right-of-way along Sycamore Canyon Boulevard and Central Avenue, totaling 19,200 square feet or 0.44 acres; and 8) Environmental Impact Report. The project site consists of 9.44 vacant acres, situated at the northwest corner of Central Avenue and Sycamore Canyon Boulevard, in Ward 2. The City of Riverside has prepared a Draft Environmental Impact Report for this project. All significant effects of the proposed project have been reduced to less than significant with implementation of mitigation measures. Contact Planner: Candice Assadzadeh, Senior Planner, 951-826 5667, cassadzadeh@riversideca.gov

Attachments: [Report P19-0775](#)
[Location Map](#)
[Existing and Proposed General Plan Maps](#)
[Existing and Proposed Zoning Maps](#)
[Project Plans - A](#)
[Project Plans - B](#)
[Project Plans - C](#)
[Project Plans - D](#)
[Project Plans - E](#)
[Project Plans - F](#)
[Applicant Grading Exception Justifications](#)
[Applicant Variance Justifications](#)
[Summary Vacation Legal Description and Plat Map](#)
[ALUC Director's Determination - A](#)
[ALUC Director's Determination - B](#)
[Existing Site Photos](#)
[Public Comment Letters](#)
[Presentation](#)

- 4 PLANNING CASE PR-2021-001066: A request for Planning Commission annual review of projects included in the fiscal year (FY) 2021/2023 Capital Improvement Program (CIP), and determination that the projects are consistent with General Plan 2025 pursuant to California Government Code Section 65401. The Planning Division of 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

Attachments: [Report PR-2021-001066](#)
[CIP Project Summary](#)
[CIP New Project Descriptions](#)
[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.

COMMUNICATIONS

- 5 Planning Commission Review - Rules for the Transaction of Business and Conduct of Hearings - Bylaws and Code of Ethics

Attachments: [CPC Rules 2020 - adopted 6-11-20](#)
[Code of Ethics Review - Planning Commission](#)

- 6 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 10, 2021.*

*For live Webcast of the Committee Meeting:
www.riversideca.gov/meeting
www.WatchRiverside.com*

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