



# 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, June 24, 2021  
Publication Date: Friday, June 11, 2021

9:00 AM

Virtual Meeting  
Live Webcast at  
[www.riversideca.gov/meeting](http://www.riversideca.gov/meeting)

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

View live webcast at [www.riversideca.gov/meeting](http://www.riversideca.gov/meeting) or  
[www.WatchRiverside.com](http://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](http://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](http://www.riversideca.gov/meeting) until two hours 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) 826-5427 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.riversideca.gov/meeting](http://www.riversideca.gov/meeting).*

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 June 10, 2021 to be presented for approval.

**Attachments:** [Minutes 6-10-21](#)

2b Planning Commission Attendance - That the Commission excuse the June 10, 2021 absence of Commissioner Teunissen due to business and the late arrival of Commissioner Villalobos due to technical difficulties.

### PUBLIC HEARINGS

*Individual audience participation is limited to 3 minutes.*

- 3 PLANNING CASE PR-2020-000143 (CUP AND DR): Proposal by Todd Huber, on behalf of CCF PCG Riverside Plaza, LLC, to consider the following entitlements: 1) Conditional Use Permit to permit the addition of a drive-thru lane to an existing 6,058 square foot retail building; and 2) Design Review of project plans. The existing multi-tenant commercial building is located on a 0.86-acre parcel that is part of a larger 15.45-acre commercial shopping center. The project site is located at 7200 Arlington Avenue, situated on the southeast corner of Arlington Avenue and Van Buren Boulevard, in the CR – Commercial Retail Zone, in Ward 6. The Planning Division of the Community & Economic Development Department has 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: Regine Osorio, Associate Planner, 951-826-5712, [rosorio@riversideca.gov](mailto:rosorio@riversideca.gov)

**Attachments:**    [Report](#)  
                          [Location Map](#)  
                          [General Plan Map](#)  
                          [Zoning Map](#)  
                          [6a Project Plans](#)  
                          [6b Project Plans](#)  
                          [6c Project Plans](#)  
                          [6d Project Plans](#)  
                          [6e Project Plans](#)  
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                          [6j Project Plans](#)  
                          [6k Project Plans](#)  
                          [6l Project Plans](#)  
                          [6m Project Plans](#)  
                          [Existing Site Photos](#)  
                          [Presentation](#)

- 4 PLANNING CASE PR-2021-000953 (CUP AND DR): Proposal by Fred Cohen, on behalf of Downs Energy, to consider the following entitlements: 1) Conditional Use Permit to permit an unmanned, automated vehicle fueling station consisting of six dispenser pumps for small and large trucks; and 2) Design Review of project plans. The 0.90-acre, vacant project site is located at 1673 Columbia Avenue, situated on the northeast corner of Columbia Avenue and Paige Drive, in the I-SP - General Industrial Zone and Specific Plan (Hunter Business Park) Overlay Zones, in Ward 1. The Planning Division of the Community & Economic Development Department has 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: Regine Osorio, Associate Planner, 951-826 5712, [rosorio@riversideca.gov](mailto:rosorio@riversideca.gov)

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**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, July 8, 2021.*

*For live Webcast of the Committee Meeting:  
[RiversideCA.gov/Meeting](http://RiversideCA.gov/Meeting) or  
[Engageriverside.com](http://Engageriverside.com)*

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