



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 10, 2021
Publication Date: Friday, May 28, 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.

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.

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 Planning Commission Attendance - That the Commission excuse the May 27, 2021 absences of Commissioners Teunissen and Villalobos due to vacation.

2b The minutes of February 18, 2021 and May 27, 2021 to be presented for approval.

Attachments: [Minutes 2-18-21](#)

[Minutes 5-27-21](#)

PUBLIC HEARINGS

Individual audience participation is limited to 3 minutes.

3 PLANNING CASES P20-0013 (TM), P20-0014 (PRD), P20-0016 (VR), AND P20-0015 (DR): Proposal by Nolan Leggio of Lurin Land, LLC, to consider the following entitlements to facilitate the establishment of a Planned Residential Development: 1) Tentative Tract Map (TM 37732) to subdivide 21.15 acres into 81 single-family residential lots and lettered lots for private streets and common open space; 2) Planned Residential Development Permit for the establishment of detached single-family residences, private streets and common open space; 3) Variance to allow a reduced perimeter setback; and 4) Design Review of project plans for the site design and building elevations. The project site consists of three contiguous vacant parcels totaling approximately 21.15 acres, on the south side of Lurin Avenue and west of Barton Street, in the R-1-13000-SP – Single Family Residential and Specific Plan (Orangecrest) Overlay Zones, the R-1-1/2 Acre-SP – Single Family Residential and Specific Plan (Orangecrest) Overlay Zones, and the RE-SP – Residential Estate and Specific Plan (Orangecrest) Overlay Zones, in Ward 4. Contact Planner: Veronica Hernandez, Senior Planner, 951-826 3965, vhernandez@riversideca.gov

Attachments: [Report](#)

[Location Map](#)

[General Plan Map](#)

[Zoning Map](#)

[Project Plans - Part1](#)

[Project Plans - Part2](#)

[Project Plans - Part3](#)

[Project Plans - Part4](#)

[Project Plans - Part5](#)

[Applicant Prepared Variance Justifications](#)

[Draft IS-MND](#)

[Existing Site Photos](#)

[Presentation](#)

COMMUNICATIONS

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

Attachments: [CPC Rules 2020 - 6-10-21](#)
[Code of Ethics Review - Planning Commission](#)

- 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, June 24, 2021*

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

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