



# 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, July 22, 2021  
Publication Date: Friday, July 9, 2021

9:00 AM

City Hall - Art Pick Council Chamber  
View Virtual Meeting at  
[www.RiversideCA.gov/Meeting](http://www.RiversideCA.gov/Meeting) or  
[www.WatchRiverside.com](http://www.WatchRiverside.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 and in-person meeting.

Masks are required unless you are vaccinated.

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.

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).

**Pursuant to the City Council Meeting Rules adopted by Resolution No. 23618, members of all Boards and Commissions and the public are reminded that they must preserve order and decorum throughout the meeting. In that regard, members of all Boards and Commissions, as well as the public participants are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the City Council, Boards and Commissions, or their presiding officer constitutes a violation of these rules.**

**The City of Riverside is committed to fostering a respectful workplace that requires all employees and external stakeholders to embrace a culture of transparency and inclusivity. This includes acceptable behavior from everyone; a workplace that provides dignity, respect, and civility to our employees, customers, and the public they serve. City meetings should be a place where all members of our community feel safe and comfortable to participate. While there could be a high level of emotion associated with topics on this agenda, the City would like to set the expectation that all members of the public use language appropriate to a collaborative, professional, and respectful public environment.**

**The City is resolute in its commitment to eliminate any form of harassment, discrimination, or retaliation in the workplace. The City maintains a zero-tolerance policy for harassment, discrimination, and retaliation in compliance with new harassment and discrimination laws.**

*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 July 8, 2021 to be presented for approval.

**Attachments:** [Minutes 7-8-21](#)

- 2b Planning Commission Attendance - That the Commission excuse the July 8, 2021 absence of Commissioner Rush due to business.

## PUBLIC HEARINGS

*Individual audience participation is limited to 3 minutes.*

- 3 PLANNING CASE PR-2021-000770 (CUP/DR/VR/GE): Continued from the July 8, 2021 meeting. Proposal by Jon McWhorter of Orangecrest Community Church to consider the following entitlements for a phased church campus: 1) Conditional Use Permit to permit the development of a worship building, children’s ministry building, youth ministry building, administrative building, nursery building, and a surface parking lot; 2) Design review of project plans; and 3) Grading Exception to allow the height of a retaining wall visible from the public right-of-way (Alessandro Boulevard) to be up to 5 feet, where the Grading Code allows a maximum height of 3 feet. The 5.27-acre project site is developed with a vacant recreational tennis/swim club, located at 5695 Glenhaven Avenue, situated on the northwest corner of Glenhaven Avenue and Alessandro Boulevard, in the R-1-13000 – Single Family Residential Zone, in Ward 3. The Planning Division of the Community & Economic Development Department has determined that the proposed project will not have a significant effect on the environment and is recommending that a Mitigated Negative Declaration be adopted. Contact Planner: Danielle Harper-Scott, Assistant Planner, 951-826-5933, [dharper-scott@riversideca.gov](mailto:dharper-scott@riversideca.gov)

**Attachments:**    [Report](#)  
[Location Map](#)  
[General Plan Map](#)  
[Zoning Map](#)  
[Applicant Prepared Project Description](#)  
[Project Plans 1](#)  
[Project Plans 2](#)  
[Project Plans 3](#)  
[Project Plans 4](#)  
[Project Plans 5](#)  
[Project Plans 6](#)  
[Applicant Grading Exception Justifications](#)  
[Existing Site Photos](#)  
[Draft Initial Study 1](#)  
[Draft Initial Study 2](#)  
[Draft Initial Study 3](#)  
[Draft Initial Study 4](#)  
[Draft Initial Study 5](#)  
[Draft Initial Study 6](#)  
[Draft Initial Study 7](#)  
[Draft Initial Study 8](#)  
[Draft Initial Study 9](#)  
[Comment Letters 1](#)  
[Comment Letters 2](#)  
[Presentation](#)

- 4 PLANNING CASES P20-0018 (TM), P20-0019 (PRD), P20-0020 (DR), AND P20-0021 (VR): 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 37731) to subdivide 32.54 acres into 138 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) Design Review of project plans for the site design and building elevations; and 4) Variance to allow 6 foot high walls within a reduced perimeter setback. The project site consists of six contiguous vacant parcels totaling approximately 35.8 acres, on the south side of Lurin Avenue, west of Cole Avenue, 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. The Planning Division of the Community & Economic Development Department has determined that the proposed project will not have a significant effect on the environment and is recommending that a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) be adopted. Contact Planner: Veronica Hernandez, Senior Planner, 951-826 3965, [vhernandez@riversideca.gov](mailto:vhernandez@riversideca.gov)

**Attachments:** [Report](#)  
[Location Map](#)  
[General Plan Map](#)  
[Zoning and Specific Plan Map](#)  
[Project Plans Part 1](#)  
[Project Plans Part 2](#)  
[Project Plans Part 3](#)  
[Project Plans Part 4](#)  
[Project Plans Part 5](#)  
[Project Plans Part 6](#)  
[Project Plans Part 7](#)  
[Project Plans Part 8](#)  
[Project Plans Part 9](#)  
[Applicant Prepared Variance Justifications](#)  
[Existing Site Photos](#)  
[Draft Initial Study and Mitigated Neg Dec Presentation](#)

5 PLANNING CASE NUMBER PR-2020-000733 (TM, PRD, VR, DR) - Proposal by Nolan Leggio of Lurin Land I, LLC to consider the following entitlements to facilitate the establishment of a Planned Residential Development: 1) Tentative Tract Map (TM-37733) to subdivide 10.06 acres into 41 single-family residential lots and lettered lots for private streets, common open space, slopes, and a detention basin; 2) Planned Residential Development Permit for the establishment of detached single-family residences, private streets and common open space; 3) Design Review of project plans; and 4) Variance to allow 6 foot high walls within a reduced perimeter project setback along Lurin Avenue, where the Zoning Code requires 25 feet;. The 10.06-acre site consists of one parcel, partially developed with a single-family residence, located at 18875 Lurin Avenue, situated on the southeast corner of Lurin Avenue and Obsidian Drive, in the OSP-RA-SP – Orancrest Specific Plan - Residential Agricultural Zone, in Ward 4. The Project will be conditioned to require the cancellation of the active Williamson Act contract and Agricultural Preserve No. 3. The Planning Division of the Community & Economic Development Department has determined that the proposed project will not have a significant effect on the environment and is recommending that a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) be adopted. Contact Planner: Judy Egüez, Associate Planner, 951-826 3969, jeguez@riversideca.gov

- Attachments:**
- [Report](#)
  - [Location map](#)
  - [General Plan Map](#)
  - [Zoning and SP Map](#)
  - [Plans](#)
  - [Plans \(elevations\)](#)
  - [Applicant prepared Variance Justifications](#)
  - [Site Photos](#)
  - [Obsidian IS-MND](#)
  - [Presentation](#)

**COMMUNICATIONS**

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, August 5, 2021*

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