



# 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, August 5, 2021  
Publication Date: Friday, July 23, 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 22, 2021 to be presented for approval.

Attachments: [Minutes 7-22-21](#)

- 2b Planning Commission Attendance - That the Commission excuse the July 22, 2021 absence of Commissioner Roberts due to vacation.

## PUBLIC HEARINGS

*Individual audience participation is limited to 3 minutes.*

- 3 PLANNING CASE PR-2021-000830 (CUP AND DR): Proposal by Sonaly Dudheker of H. Hendy Associates to consider the following entitlements for a special needs private school: 1) Conditional Use Permit to permit the establishment of a private school to serve up to 150 special needs students at a vacant school facility; and 2) Design Review of project plans for expansion of the parking lot. The 2.8-acre project site is currently developed with an approximately 32,000-square-foot school facility consisting of classrooms, a gymnasium, and administrative offices. The property is located at 6696 Via Vista Drive, situated on the east side of Via Vista Drive between Old Bridge Road and Canyon Hill Drive in the RE – Residential Estate Zone, in Ward 3. The Planning Division of the Community & Economic Development Department have determined that this proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities) 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 PR-2021-000830](#)  
                          [Existing Site Photos](#)  
                          [Location Map](#)  
                          [General Plan Map](#)  
                          [Zoning Map](#)  
                          [Project Plans](#)  
                          [Applicant Prepared Project Description](#)  
                          [Public Comment](#)  
                          [Presentation](#)

- 4 PR-2021-000787 (PPE) - Proposal by Roger Hobbs of RC Hobbs Company to consider a Site Plan Review to facilitate the construction of a mixed-use development consisting of 60 senior apartment units and two multi-tenant commercial buildings, totaling 5,794 square feet. The 2.40-acre site consists of two vacant parcels, located at 11124 and 11144 Pierce Street, situated on the southwest corner of Pierce Street and La Sierra Avenue, in the MU-V – Mixed-Use Village Zone and the MU-V-SP – Mixed-Use Village and Specific Plan (La Sierra University) Overlay Zones, in Ward 7. The Planning Division of the Community and Economic Development Department has determined that the proposed project is consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017 (SCH No. 2017041039), subject to compliance with the approved Mitigation Monitoring and Reporting Program. Contact Planner: Judy Egüez, Associate Planner, 951-826 3969, [jeguez@riversideca.gov](mailto:jeguez@riversideca.gov)

**Attachments:** [Report - PR-2021-000787](#)

[Site Photos](#)

[Location Map](#)

[General Plan Map](#)

[Zoning and SP Plan Map](#)

[Housing Element Map](#)

[Plans1](#)

[Plans2](#)

[Concession Request Letter](#)

[Presentation](#)

## WORKSHOP

- 5 Workshop – Draft Environmental Impact Statement - Phase 1 General Plan Update: Housing & Public Safety Element Updates And Environmental Justice Policies

**Attachments:** [Memo](#)

[1a - Draft EIR](#)

[1b - Draft EIR](#)

[1c - Draft EIR](#)

[1d - Draft EIR](#)

[2a - Draft EIR Appendices](#)

[2b - Draft EIR Appendices](#)

[2c - Draft EIR Appendices](#)

[2d - Draft EIR Appendices](#)

[2e - Draft EIR Appendices](#)

[3a - Opportunity Sites Inventory](#)

[3b - Opportunity Sites Inventory](#)

[3c - Opportunity Sites Inventory](#)

[3d - Opportunity Sites Inventory](#)

[3e - Opportunity Sites Inventory](#)

[3f - Opportunity Sites Inventory](#)

[3g - Opportunity Sites Inventory](#)

[3h - Opportunity Sites Inventory](#)

[AFFH](#)

[EIR Tips](#)

[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 19, 2021*

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

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