



City of Riverside
Planning Commission
Special Meeting

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, September 9, 2021
Publication Date: Friday, August 27, 2021

5:30 PM

City Hall - Art Pick Council Chamber
View Virtual Meeting at
www.RiversideCA.gov/Meeting or
www.WatchRiverside.com

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.

Face masks are required regardless of vaccination status.

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.

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.

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.

PUBLIC HEARINGS

Individual audience participation is limited to 3 minutes.

- 2 PLANNING CASE PR-2021-001058 (PHASE 1 GENERAL PLAN UPDATE – GPA, GPA, SPA, RZ, AMD, EIR): Proposal by the City of Riverside to consider the Phase 1 Update of the General Plan 2025, consisting of the 6th Cycle Housing Element Update, an update of the Public Safety Element, and Environmental Justice Policies (collectively, the Update). The Update consists of: 1) an amendment to the General Plan 2025 (GP 2025) to replace the Housing Element, Housing Element Technical Report, and Public Safety Element in their entirety; to incorporate an Environmental Justice Policies appendix; and to make minor text amendments throughout the remainder of the GP 2025 for consistency; 2) an amendment to the Land Use Policy Map of the GP 2025 to change the land use designation of 370 parcels to accommodate future residential and mixed-use development consistent with the 6th Cycle Housing Element Update; 3) amendments to the Canyon Springs Business Park Specific Plan, Downtown Specific Plan, Hunter Business Park Specific Plan, La Sierra University Specific Plan, Magnolia Avenue Specific Plan, Riverside Marketplace Specific Plan, and University Avenue Specific Plan to accommodate future residential and mixed-use development consistent with the 6th Cycle Housing Element Update; 4) amendments to Title 19 (Zoning) of the Riverside Municipal Code including, but not limited to, Articles V (Base Zones and Related Use and Development Provisions), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Standards), IX (Land Use Development Permit Requirements/Procedures), and X (Definitions) that will: A) streamline and facilitate future residential and mixed-use development consistent with the 6th Cycle Housing Element Update; B) achieve compliance with recently adopted State legislation; and C) make other non-substantive technical and clarifying changes as necessary; 5) amendments to the Zoning Map to rezone 512 parcels totaling approximately 460 acres to accommodate future residential and mixed-use development consistent with the 6th Cycle Housing Element Update; and 6) a Draft Environmental Impact Report.

The Update, including proposed General Plan Land Use amendments, Specific Plan amendments and zoning changes, affects all seven Wards of the City. 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, with the exception of impacts to air quality, greenhouse gas emissions, noise, population and housing, and transportation. Contact Planner: Matthew Taylor, Senior Planner, 951-826 5944, mtaylor@riversideca.gov

Attachments: [Report - PR-2021-001058](#)
[Exhibit 1_HCD Preliminary Comments](#)
[Exhibit 2_Housing Element](#)
[Exhibit 3_Housing Element -Technical Background Reports](#)
[Exhibit 4_HE-Ward 1 Opportunity Sites](#)
[Exhibit 5_HE-Ward 2 Opportunity Sites](#)
[Exhibit 6_HE-Ward 3 Opportunity Sites](#)
[Exhibit 7_HE-Ward 4 Opportunity Sites](#)
[Exhibit 8_HE-Ward 5 Opportunity Sites](#)
[Exhibit 9_HE-Ward 6 Opportunity Sites](#)
[Exhibit 10_HE-Ward 7 Opportunity Sites](#)
[Exhibit 11_HE-Appendix B - Case Studies](#)
[Exhibit 12_Existing Land Use Map](#)
[Exhibit 13_Proposed Land Use Map](#)
[Exhibit 14_Existing Zoning Map](#)
[Exhibit 15_Proposed Zoning Map](#)
[Exhibit 16_Downtown Specific Plan Amendments](#)
[Exhibit 17_Magnolia Avenue Specific Plan Amendments](#)
[Exhibit 18_University Avenue Specific Plan Amenments](#)
[Exhibit 19_Marketplace Specific Plan Amendments](#)
[Exhibit 20_Canyon Springs Business Park Specific Plan Amendments](#)
[Exhibit 21_Hunter Business Park Specific Plan Amendments](#)
[Exhibit 22_La Sierra University Specific Plan Amendments](#)
[Exhibit 23_Zoning Amendments Redline](#)
[Exhibit 24_Zoning Amendments Clean](#)
[Exhibit 25_Innovation District Master Plan](#)
[Exhibit 26_Public Safety Element](#)
[Exhibit 27_Public Safety - Technical Background Report](#)
[Exhibit 28_Environmental Justice Policies](#)
[Exhibit 29_Action Plan](#)
[Exhibit 30_General Plan Minor Text Amendments](#)
[Exhibit 31_Draft_EIR_pt 1](#)
[Exhibit 31_Draft_EIR_pt 2](#)
[Exhibit 31_Draft_EIR_pt 3](#)
[Exhibit 31_Draft_EIR_pt 4](#)
[Exhibit 31_Draft_EIR_pt 5](#)
[Exhibit 31_Draft_EIR_pt 6](#)
[Exhibit 31_Draft_EIR_pt 7](#)

[Exhibit 32_Draft_EIR - Public Comments](#)

[Exhibit 33_Interactive Opportunity Sites Map](#)

[Exhibit 34_Public Comments Combined](#)

[Presentation](#)

COMMUNICATIONS

- 3 Items for future agendas and updates from City Planner and Planning Commissioners.

* * * * *

*The next Planning Commission meeting is scheduled for
Thursday, September 16, 2021.*

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

* * * * *

*Sign up to receive critical information such as unexpected road closures, utility outages,
missing persons, and evacuations of buildings or neighborhoods.*

www.RiversideAlert.com