



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, May 12, 2022
Publication Date: Friday, April 29, 2022

9:00 AM

City Hall - Art Pick Council Chamber
3900 Main Street, Riverside
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 an in-person and virtual meeting.

Face coverings are strongly recommended regardless of vaccination status.

To participate virtually, two options are available:

TO PARTICIPATE VIA TELEPHONE:

Call (669) 900-6833 and enter Meeting ID: 926 9699 1265

Press star 9 (*9) to request to speak.

Individuals in the queue will be prompted press star 6 (*6) to unmute and speak.

TO PARTICIPATE VIA ZOOM:

Use the following link: <https://zoom.us/j/92696991265>

Select the "raise hand" function to request to speak.

An on-screen message will prompt you to "unmute" and speak.

Public comments are 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(s).

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.

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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

Audience participation is encouraged. Public comments are limited to 3 minutes.

- 1 To comment on any matters within the jurisdiction of the Planning Commission, you are invited to participate in person or call at (669) 900-6833 and enter Meeting ID: 926 9699 1265. Press *9 to be placed in the queue to speak. Individuals in the queue will be prompted to unmute by pressing *6 when you are ready to speak.

To participate via ZOOM, use the following link: <https://zoom.us/j/92696991265>, select the "raise hand" function to request to speak. An on-screen message will prompt you to "unmute" and speak - Individual audience participation is limited to 3 minutes.

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 April 28, 2022 to be presented for approval.

Attachments: [Minutes 04-28-22](#)

- 2b PLANNING COMMISSION ATTENDANCE - That the Commission excuse the April 28, 2022 absence of Commissioner Rush due to vacation.

PUBLIC HEARINGS

Individual audience participation is limited to 3 minutes.

- 3 PLANNING CASE PR-2021-000897 (MIS, CUP, PM, DR): (Continued from April 14, 2022.) Proposal by Costanzo Investments, LLC to consider the following entitlements for the construction of a 3,740 square-foot restaurant (Panera Bread) with a drive thru lane: 1) Modification of Conditions to modify a condition of Parcel Map 30369 related to the prohibition of drive-thru facilities; 2) Conditional Use Permit to permit a drive-thru facility; 3) Parcel Map to subdivide a 7.72-acre parcel developed with a commercial building into two parcels; and 4) Design Review of project plans for site plan and building elevations. The project site is developed with an 89,652 square-foot retail building (Kohl's) and is located at 19260 Van Buren Boulevard, on the north side of Van Buren Boulevard between Trautwein Road and Bountiful Street, in the CR-SP – Commercial Retail and Specific Plan (Orangecrest) Overlay Zones, in Ward 4. 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 Sections 15303 (New Construction or Conversion of Structures) and 15315 (Minor Land Divisions) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Danielle Harper-Scott, Associate Planner, (951) 826-5933, dharper-scott@riversideca.gov

Attachments: [Report, Exhibits 1 and 2](#)
[Existing Site Photos](#)
[Location Map](#)
[General Plan Map](#)
[Specific Plan Map](#)
[Zoning Map](#)
[Project Plans](#)
[Parking Analysis Memorandum](#)
[Applicant Prepared Project Description](#)
[Public Comment Letter and Response to Comments](#)
[Presentation](#)

- 4 PLANNING CASE PR-2021-001151 (RZ, DR, VR): Proposal by Jimmy Lee of T.J. Build to consider the following entitlements to convert an existing office building into a mixed-use development consisting of 4 residential units and a dental office: 1) Zoning Code Amendment to change the zone from CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones to MU-V-SP – Mixed-Use Village and Specific Plan (Magnolia Avenue) Overlay Zones; 2) Design Review of project plans; and 3) Variance to allow an existing smaller parcel than the parcel size required in the MU-V Zone to be developed with a mixed use development. The 0.40-acre project site is currently developed with a 7,730 square-foot, two-story office building, located at 3845 La Sierra Avenue, situated on the east side of La Sierra Avenue, between Channing Street and Magnolia Avenue, in the CR-SP - Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 6. The Community and Economic Development Department recommends that the City Planning Commission determine that this project is exempt from the California Environmental Quality Act pursuant to Sections 15301 (Existing Facilities), 15332 (In-fill Development Projects) and 15061(b)(3) (Common Sense) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Danielle Harper-Scott, Associate Planner, (951) 826-5933, dharper-scott@riversideca.gov.

Attachments: [Report, Exhibits 1-2](#)
[Existing Site Photos](#)
[Location Map](#)
[General Plan Map](#)
[Specific Plan Map](#)
[Existing and Proposed Zoning Map](#)
[Applicant Prepared Variance Justifications](#)
[Project Plans](#)
[Applicant Prepared Project Description](#)
[Presentation](#)

- 5 PLANNING CASE PR-2022-001313 (AMD): Proposal by the City of Riverside to amend Titles 17 (Grading), 18 (Subdivision), and 19 (Zoning) of the Riverside Municipal Code, including but not limited to Chapter 17.28 (Minimum Grading Standards and General Requirements) of Title 17; Articles III (Maps and Permits), IV (Requirements for Filing and Approval Process), V (Permit Provisions) and VI (Definitions) of Title 18; and Articles III (Nonconforming Provisions), V (Base Zones and Related Use and Development Provisions), VI (Overlay Zones), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), IX (Land Use Development Permit Requirements and Procedures) and X (Definitions) of Title 19. The proposed amendments are intended to:
- 1) Align the City's development regulations with recent changes to State law relating to two-unit developments and urban lot splits (also known as Senate Bill 9);
 - 2) Streamline and clarify the City's development regulations related to Accessory and Junior Accessory Dwelling Units to reduce barriers and increase housing production;
 - 3) Clarify and improve existing Objective Design Standards for multi-family and mixed-use development as an implementing action of the recently adopted 6th Cycle Housing Element;
 - 4) Align the Parking Requirements Table with the Base Zones Permitted Land Uses Table for clarity and ease of use; and
 - 5) Complete clean-up items for Title 19 to:
 - a) Align required findings of fact for granting a Variance to comply with applicable State standards;
 - b) Adjust time frames to consider appeals of land use entitlement decisions to better serve applicants, appellants, decisionmakers and the community; and
 - c) Fulfill Condition of Approval #9 of Tract Map No. 28756 for the application of the RL – Residential Livestock Overlay Zone to the existing 10-lot single-family residential subdivision, located at 11171-11234 Lindy Street, northwest of Alhambra Avenue and west of La Sierra Avenue, in the R-1-8500 – Single-Family Residential Zone, in Ward 7.

The Community and Economic Development Department recommends that the City Planning Commission determine that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility the project will have a significant effect on the environment. Contact Planner: Matthew Taylor, Senior Planner, (951) 826-5944, mtaylor@riversideca.gov.

Attachments: [Report](#)
[Title 17 Amendments](#)
[Title 18 Amendments](#)
[Title 19 Amendments](#)
[SB 9 Bill Text](#)
[SB 9 Application Checklist and Pre-Clearance Form](#)
[SB 9 FAQs](#)
[SB 9 Owner Occupancy Affidavit](#)
[SB 9 Local Regulations Comparison Matrix](#)
[HCD ADU Technical Advisory](#)
[HCD HAA Technical Advisory](#)
[Tract No 28756 Conditions of Approval](#)
[Tract No 28756 Final Map](#)
[Tract No 28756 General Plan Map](#)
[Tract No 28756 Location Map](#)
[Tract No 28756 Zoning Map](#)
[ADU Workshop Presentation](#)
[ADU Workshop Feedback](#)
[SB 9 Workshop Presentation](#)
[SB 9 Workshop Feedback](#)
[Comment Letters](#)
[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, May 26, 2022*

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

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missing persons, and evacuations of buildings or neighborhoods.*

www.RiversideAlert.com