



City of Riverside
Planning Commission
Special Meeting

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, July 14, 2022
Publication Date: Thursday, July 7, 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
Originally Published July 1, 2022

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.

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard

before its scheduled time, but may be heard later in the meeting.

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.

DISCUSSION

- 1A Planning Case PR-2022-001384 - Request to waive the Sunshine Ordinance by two-thirds vote, pursuant to Riverside Municipal Code Section 4.05.05(D)(1)(b) to consider a determination of General Plan Conformity and Site Acquisition Findings for the Riverside Unified School District (RUSD)

Attachments: [Report - Waive Sunshine Ordinance](#)
[RUSDs request letter](#)

- 1B Planning Case PR-2022-001384 - To Consider a request by the Riverside Unified School District (RUSD) for a City Planning Commission General Plan Conformity and Site Acquisition Findings related to a proposed acquisition of a parcel for a parking lot to serve Victoria Elementary School and additional school facilities as needed by the RUSD.

Attachments: [Staff Report](#)
[Location Map](#)
[RUSDs request letter](#)
[General Plan Map](#)
[Zoning](#)
[Existing Site Photos](#)

PUBLIC HEARINGS

Individual audience participation is limited to 3 minutes.

- 2 PLANNING CASE PR-2021-000897 (MIS, CUP, PM, DR): To reconsider the June 23, 2022 approval of Planning Case PR-2021-000897. The Planning Commission must vote to reconsider the item by a 2/3 vote, and, if the vote passes, hold a public hearing to consider the proposal by Costanzo Investments, LLC to construct a 3,740 square-foot restaurant (Panera Bread) with a drive-thru lane on 0.78 acres of a larger 7.72-acre site that includes the following entitlements: 1) Modification of Conditions to modify a condition of Parcel Map No. 30369 related to the prohibition of drive-thru facilities; 2) Conditional Use Permit to permit a drive-thru restaurant; 3) Parcel Map (PM-38289) to subdivide the 7.72-acre parcel 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 ancillary parking lot, which is part of a larger commercial shopping center, 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 of 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: Brian Norton, Senior Planner, (951) 826-2308, bnorton@riversideca.gov

Attachments:

- [Report](#)
- [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 - March 8, 2022](#)
- [Public Comment Letter - March 21, 2022](#)
- [Public Comment Letter - May 9, 2022](#)
- [Response to Comments](#)
- [Response to Comments 11 8 2001 Conditions](#)
- [Response to Comments 2002 Easement Covenant.cleaned](#)
- [Response to Comments Amended Covenant.cleaned](#)
- [Response to Comments Grant Deed Kohl's Parcel](#)
- [Response to Comments Orangecrest COA Articles 1.14.2003 - 1](#)
- [Response to Comments Orangecrest COA Articles 1.14.2003](#)
- [Response to Comments Orangecrest SOI](#)
- [Response to Comments Original Covenant](#)
- [Response to Comments Parcels 89 2005 Grant Deed](#)
- [Response to Comments](#)
- [Response to Comments - 2002 Easement Covenant](#)
- [Presentation](#)

COMMUNICATIONS

3 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, July 21, 2022*

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

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www.RiversideAlert.com