



Notice of Public Hearing

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City Planning Commission of the City of Riverside, in the Council Chamber of City Hall, 3900 Main Street, Riverside, California, on Thursday, June 20, 2024, relative to the following matters, beginning at the approximate times indicated below. View meeting live webcast at RiversideCA.gov/Meeting. No item will be heard before the times indicated, but possibly later.

9:00 A.M.

PLANNING CASE PR-2024-001678 (AMD): Proposal by the City of Riverside to consider Zoning Code amendments to Title 19 (Zoning) of the Riverside Municipal Code (RMC), including but not limited to Articles V (Base Zones and Related Use and Development Provisions) and Article IX (Land Use Development Permit Requirements/Procedure) intended to implement a Residential Infill Development Ordinance and a Small Lot Subdivision Ordinance as directed by the City Council Housing and Homelessness Committee. The proposed amendments are intended to:

1. Streamline development standards for existing, undersized lots within the Single Family (R-1) Residential Zones and Multi-Family (R-3 & R-4) Residential Zones;
2. Amend the existing Planned Residential Development (PRD) Permit process to implement three new PRD permits as part of a Residential Small Lot Subdivision Program; and
3. Make other minor, non-substantive changes, clarifications and technical corrections as required to implement the Infill Development and Small Lot Subdivision Ordinance.

The Community & 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), as it can be seen with certainty that there is no possibility the project will have a significant effect on the environment. **Contact Planner:** Daniel Palafox, Associate Planner, (951) 826-5985, dpalafox@riversideca.gov.

The Commission is authorized to make recommendations on the proposed Zoning Code Text Amendments.

PLANNING CASE PR-2024-001638 (CUP, DR): Proposal by Will Kazimi on behalf of AT&T Wireless to consider the following entitlements for a wireless telecommunications facility: 1) a Conditional Use Permit to permit a wireless telecommunications facility consisting of a 60-foot-high tower concealed as a mono-eucalyptus and associated equipment within a 320 square foot lease area; and 2) a Design Review of project plans. The 2.76-acre project site is developed with a church (Good News Church), located at 4350 La Sierra Avenue, situated on the west side of La Sierra Ave, between Collet Avenue and Spaulding Drive, in the R-1-7000 – Single Family Residential Zone, in Ward 6. The Community & Economic Development Department has determined that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures), as the project will not have a significant effect on the environment. **Contact Planner:** Calora Boyd, Assistant Planner, 951-826-2371, cboyd@riversideca.gov

The Commission is authorized to grant Conditional Use Permits.



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Public comments can be submitted by e-comment at www.engageriverside.com up to two hours before the meeting. Or call 669-900-6833 (Meeting ID: 926 9699 1265) at 9:00 a.m. on meeting day for Telephone Public Comment. To participate via Zoom, use the following link: <https://zoom.us/j/92696991265>. Comments may be sent electronically to the Contact Planner listed above or via regular mail at City of Riverside Community & Economic Development Department, Planning Division, 3900 Main Street, Riverside, CA 92522.

Decisions of the City Planning Commission are appealable to the City Council within ten calendar days following the respective meeting dates. Appeal procedures are available from the Planning Division.

If you challenge any of the above proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing.

Copies of the staff report are available 12 days preceding the hearing on the City's webpage at <https://riversideca.legistar.com/Calendar.aspx>.

Please refer to the meeting agenda at <https://riversideca.legistar.com/Calendar.aspx> for up-to-date information regarding the in-person or virtual Planning Commission meeting.

DATE: May 24, 2024

Maribeth Tinio, City Planner