



*City of Arts & Innovation*

## PLANNING COMMISSION DRAFT MINUTES

THURSDAY, SEPTEMBER 14, 2023, 9:00 A.M.  
PUBLIC COMMENT IN-PERSON/TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET, RIVERSIDE, CA 92522

PRESENT: Chair Johnny Wilder, Vice Chair Lorraine Mooney, Secretary Raj Singh, Sergeant at Arms Jim Rush, and Commissioners Richard Kirby, Jonathan Parker, Christine Roberts, Launa Wilson, and Rafael Elizalde

ABSENT: None

STAFF: Maribeth Tinio, Anthony Beaumon, Lorena Verducco, Matthew Taylor, Veronica Hernandez, Paige Montojo, Chris Scully, Philip Nitollama, and others

ALSO PRESENT: Andrew Woodard, Frank Gonzales, William Clawson, and others

Chair Wilder called the meeting to order at 9:00 a.m.

Commissioner Kirby led the pledge of Allegiance to the Flag.

### ORAL COMMUNICATIONS FROM THE AUDIENCE

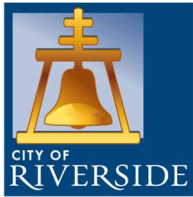
There was no one wishing to address the Planning Commission.

### PUBLIC HEARING

PLANNING CASE PR-2021-001030 - TENTATIVE TRACT MAP 38074 - PLANNED RESIDENTIAL DEVELOPMENT - DESIGN REVIEW - SOUTHWEST CORNER OF DAUCHY/FERRARI

Hearing was called to consider entitlements for Planning Case PR-2021-001030 including Tentative Tract Map No. 38074 to subdivide 24.73 acres into 53 single-family residential lots and lettered lots for the development of single-family residences, private streets, habitat open space, and recreational open space, Planned Residential Development Permit for the establishment of detached single-family dwellings, common open space and private streets, and Design Review of project plans for the site design and building elevations. One person spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Parker and seconded by Commissioner Kirby recommending that the City Council (1) determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; (2) approve Planning Case PR-2021-001030 Tentative Tract Map, Planned Residential Development Permit, and Design Review based on the findings outlined in the staff report as Exhibit 1 Required Findings and Exhibit 2 Staff recommended conditions of approval and mitigation measures, with the added conditions



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that slope configuration, maintenance and related fencing on Lots 6, 29 through 39, and 47 and 48 shall be addressed during rough grading to the satisfaction of Staff, and that the CC&Rs shall include provisions regarding future screening maintenance, to Staff's satisfaction. The motion carried unanimously.

Chair Wilder advised of the appeal period.

The Planning Commission decision is final unless appealed to the City Council.

### CONSENT CALENDAR

It was moved by Commissioner Rush and seconded by Commissioner Singh to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried unanimously.

### MINUTES

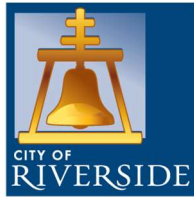
The minutes of the meeting of August 17, 2023, were approved as presented.

Commissioner Rush left the meeting during the following item.

### PUBLIC HEARING

PLANNING CASE PR 2023-001525 ZONING CODE TEXT AND MAP AMENDMENTS TO TITLE 19 ZONING OF THE RIVERSIDE MUNICIPAL CODE (RMC)

Hearing was called on the proposal by the City of Riverside to consider 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), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), and X (Definitions) to (1) align the RMC with California law, specifically Assembly Bills 2097 and 2244, and The California Employee Housing Act; (2) clarify ambiguous, conflicting, and/or outdated language in the RMC as it pertains to Mixed-Use Zones, tattoo parlors, truck terminals, private fueling stations, projections into required yards, recreational vehicle parking, accessory structures, wall heights, and wall materials; (3) rezone 0.24 acres of City-owned property at the southwest corner of Arlington and Indiana Avenues from R-1-7000 - Single-Family Residential to CR - Commercial Retail to conform with the existing General Plan Land Use Designation of C - Commercial; and (4) other minor, non-substantive changes and technical corrections as required to provide clarity, correct errors or remove redundancies. One person spoke regarding the matter.. The public hearing was officially closed.



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Following discussion, it was moved by Commissioner Kirby and seconded by Vice Chair Mooney recommending that the City Council (1) determine that Planning Case PR-2023-001525 is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule), as it can be seen with certainty that approval of the project will not have an effect on the environment; (2) approval of the Planning Case PR-2022-001525 (Zoning Text Amendment and Zoning Map Amendment) as outlined in the staff report and summarized in the Findings section of the report. The motion carried unanimously with Commissioner Rush absent.

### ABSENCE

Following discussion, it was moved by Commissioner Kirby and seconded by Vice Chair Mooney to record the absence of Commissioner Elizalde from the meeting of August 17, 2023, as excused. The motion carried with Commissioner Rush absent and Commissioner Elizalde abstaining.

### COMMUNICATIONS

#### ITEMS FOR FUTURE BOARD OF PUBLIC UTILITIES CONSIDERATION

City Planner Maribeth Tinio (1) announced that the September 28th, Planning Commission meeting will be cancelled; (2) reported on an upcoming variance for the October 12th meeting; and (3) provided updates on the appeal for the mixed-use development at 1575 University Avenue and on the Madison Flats project.

The Planning Commission adjourned at 10:06 a.m.

The above actions were taken by the City Planning Commission on September 14, 2023. There is now a 10-day appeal period that ends on September 25, 2023. During this time, any interested person may appeal this action to the City Council by submitting a letter of appeal and paying the appeal fee. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on September 25, 2023.

Respectfully submitted,

LORENA VERDUSCO  
Deputy City Clerk