

City of Arts & Innovation

# PLANNING COMMISSION DRAFT MINUTES

THURSDAY, JANUARY 18, 2024, 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, and Commissioners Christine Roberts, Launa Wilson, Rafael Elizalde, and Jonathan Parker

ABSENT: Commissioners Richard Kirby and Jim Rush

STAFF: Maribeth Tinio, Susan Wilson, Lorena Verdusco, Matthew Taylor, Daniel Palafox, Ryan Marty, Paige Montojo, and others

ALSO PRESENT: Bianca Arroyo, Avalon Edwards, Desiree Sanchez, Anyse Smith, Sharon Green, Vonya Quarles, and Emma Lee

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

Commissioner Singh led the Pledge of Allegiance to the Flag.

### ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

### CONSENT CALENDAR

It was moved by Commissioner Mooney and seconded by Commissioner Singh to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried with Commissioners Wilder, Mooney, Singh, Wilson, Parker, Elizalde, and Roberts voting aye, and Commissioners Kirby and Rush absent.

### MINUTES

The minutes of the meetings of January 4, 2024, were approved as presented.

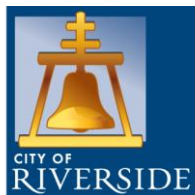
### ABSENCE

The Planning Commission recorded the absence of Commissioner Parker from the December 21, 2023, regular meeting as excused.

### PUBLIC HEARING

PLANNING CASE PR-2023-001625 (AMD) - CITY OF RIVERSIDE - 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), VI (OVERLAY ZONES), VII (SPECIFIC LAND USE PROVISIONS), VIII (SITE PLANNING AND GENERAL DEVELOPMENT PROVISIONS), IX (LAND USE DEVELOPMENT AND PERMIT REQUIREMENTS/PROCEDURES), AND X (DEFINITIONS)

Hearing was called to consider Planning Case PR-2023-001625, a 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), VI (Overlay Zones), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), IX (Land Use Development and Permit Requirements/Procedures), and X (Definitions). The proposed amendments are intended to



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(1) remove references to the Crime Free Multi Housing Program throughout Title 19 at the direction of the City Council; (2) modify non-domestic animal keeping provisions within the Residential Estate (RE) and Single-Family Residential (R-1) Zones to permit the keeping of poultry at the direction of the Land Use, Sustainability and Resilience Committee; (3) align the RMC with recent changes to California Density Bonus Law; (4) amend permitted locations for accessory structures within various Single-Family Residential zones; (5) clarify ambiguous, conflicting, and/or outdated language in the RMC as it pertains to vehicle repair facilities, monitored electrified security fence systems, long-term stay hotels, and general sign provisions for vehicle fuel stations; and (6) other minor, non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies. Seven people spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Wilson and seconded by Commissioner Parker to (1) recommending that the City Council determine that Planning Case PR-2023-001625 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) recommend approval of the Planning Case PR-2023-001625 (Zoning Text Amendment) as outlined in the staff report and summarized in the Findings section of the staff report; and (3) approve staff's recommendation to return to the Planning Commission for consideration of the density provision at a later date. The motion carried with Commissioners Wilder, Mooney, Singh, Wilson, Parker, Elizalde, and Roberts voting aye, and Commissioners Kirby and Rush absent.

### DISCUSSION CALENDAR

#### ABSENCES FROM DECEMBER 21, 2023, REGULAR MEETING

Following discussion, it was moved by Commissioner Parker and seconded by Commissioner Singh to excuse the absences of Commissioners Elizalde, Roberts, and Rush from the December 21, 2023, regular meeting. The motion carried with Commissioners Wilder, Mooney, Singh, Wilson, Parker, Elizalde, and Roberts voting aye, and Commissioners Kirby and Rush absent.

#### ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio made announcements regarding the upcoming Planning Commission meetings of February 1, and 15, 2024.

The Planning Commission adjourned at 9:48 a.m.

The above actions were taken by the City Planning Commission on January 18, 2024. There is now a 10-day appeal period that ends on January 29, 2024. 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 January 29, 2024.