



PLANNING COMMISSION
Monday, March 26, 2024 6:30 P.M.

CITY OF RIVERSIDE
5200 Springfield St., Suite 100

MEMBERS: Julie Denning, Chairperson
Jonathan Hairston
David Owens
Anthony Rodgers
Harold Vazquez
Mayor Pete Williams, Ex Officio Member

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. MINUTES – Approval of February 21, 2024 Meeting Minutes
5. **Reminder:** Please adjust the microphone and speak directly into it when making public comments.
6. Text Amendment Research Update – Taryn Smith
 - a. Signs
 - b. Urban Agriculture
7. PUBLIC HEARINGS/REVIEW
 - a. **PC Case #23-0009 – Site Plan & Sidewalk Waiver – Glendean Ave** (Parcel ID#39 00110 0007) – A site plan review for a 99-unit townhouse development and a sidewalk waiver.
 - i. Public Hearing on Application
 - b. **PC Case #24-0004 – Site Plan & Parking Waiver – 1009 Fairfax Avenue** (Parcel ID# I39 00115 0014, I39 00115 0015, I39 00115 0018, I39 00115 0019, I39 00115 0020, I39 00115 0021, I39 00115 0022, I39 00115 0023, I39 00115 0024, I39 00116 0013, and I39 00116 0014). – A site plan to review a new one-story 26,000 sf office building and parking waiver to reduce the spaces from 67 to 55 spaces.
 - i. Public Hearing on Application
 - c. **PC Case #24-0005 – Waiver – 2121 Harshman Road** (Parcel ID# I39 0020 0002). – A waiver to permit an accessory structure in the front yard.
 - i. Public Hearing on Application

8. ZONING ADMINISTRATOR DISCUSSION TOPICS

a. ANNUAL REPORT

9. MATTERS BY THE COMMISSION

10. ADJOURNMENT