



**PLANNING COMMISSION**  
**April 19, 2021 6:30 P.M.**

**See City of Riverside website for the link**

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

---

**AGENDA**

1. CALL TO ORDER
2. OATH OF OFFICE
3. ROLL CALL
4. MINUTES - Approval of March 15, 2021 Meeting Minutes
5. PUBLIC HEARINGS / REVIEWS
  - a. **21-0004 – Re-Plat Final – 516 & 532 Beatrice Drive (Parcel ID # I39 00518 0004 and I39 00815 0001– Application to shift the property lines between two (2) parcels – Public Hearing**
  
  - b. **21-0005 – Rezoning – 11 Pleasant Valley Avenue (Parcel ID # I39 00717 0063) – R-3 Medium-Density Residential District to B-2 General Business District – Public Hearing**
  
  - c. **21-0006 – Site Plan – 2249 Valley Street (Parcel ID #I3900710 0052, # I3900710 0053, # I3900710 0054, & # I3900710 0055, I3900710 0056, # I3900710 0057, # I3900710 0060, & # I3900710 0061, I39 I3900710 0058, & # I3900710 0059) – Twelve (12) Single-Family Housing Development**
6. OLD BUSINESS / DISCUSSION ITEMS
  - a. **Text Amendments**
    - i. **Decks and Entry Porch** – Text Amendment currently under review by Staff.

- ii. **Waivers** - Staff has begun research looking into Peer Cities to adopt a text amendment which would allow a formal process for design variations from the UDO.

**b. Standards for Approval**

6. NEW BUSINESS

a. Training Opportunities

7. ZONING ADMINISTRATOR DISCUSSION TOPICS

8. MATTERS BY THE COMMISSION

9. ADJOURNMENT