



**PLANNING COMMISSION**  
**Monday, September 20, 2021 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

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**AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
  - a. Approval of August 16, 2021 Meeting Minutes
  - b. Approval of August 25, 2021 Work Session Minutes
4. Reminder: Please adjust the microphone and speak directly into it when making public comments.
5. PUBLIC HEARINGS / REVIEWS
  - a. **Case 21-0012 – Conditional Use – 402 Woodman Drive** (Parcel ID #I39 00918 0002) – **A Conditional use application for a motorcycle sales and service business.** – Public Hearing
  - b. **Case 21-0019 – Waiver - 1 Hermiston Avenue** (Parcel ID# I39 00719 0017) – **A waiver to allow a chain link fence in the front yard.** – Public Hearing
  - c. **Case 21-0021 – Waiver – 445 Hypathia Avenue** (Parcel ID# I39 00616 0049) – **A waiver to allow a privacy fence in the front yard.** – Public Hearing
  - d. **Case 21-0022 – Waiver – 2714 Valley Pike** (Parcel ID# I39 00203 0039) – **A waiver to allow a privacy fence in the front yard.** – Public Hearing

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- e. Case 21-0023 – Lot Consolidation – 1531 Wake Avenue (Parcel ID#I39 00107 0023, I39 00107 0024, I39 00107 0025, I39 00107 0040, and I39 00107 0051) - A final plat to consolidate five (5) parcels into one (1) lot. – Public Hearing**

6. OLD BUSINESS / DISCUSSION ITEMS.
  - a. BYLAWS
  - b. TEXT AMENDMENT PRIORITIES
    - i. RESEARCH ASSIGNMENT FOR COMMISSIONERS
7. NEW BUSINESS
8. ZONING ADMINISTRATOR DISCUSSION TOPICS
9. MATTERS BY THE COMMISSION
10. ADJOURNMENT