



*City of Arts & Innovation*

## PLANNING COMMISSION MINUTES

THURSDAY, FEBRUARY 15, 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 Launa Wilson, Jonathan Parker, Rafael Elizalde, and Jim Rush

ABSENT: Commissioner Richard Kirby

STAFF: Maribeth Tinio, Anthony Beaumon, Lorena Verduco, Brian Norton, Candice Assadzadeh, Regine Kennedy, Winnie Liang, Calora Boyd, Judy Egüez, Chris Scully, Philip Nitollama, Ryan Marty, Kim Palacios, and others

ALSO PRESENT: Jill Johnson-Young, Vance Shannon, Keith Kaneko, Claire Pincock, Robert Burdue, Sydney Tooker, and others

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

Commissioner Rush led the Pledge of Allegiance to the Flag.

### ORAL COMMUNICATIONS FROM THE AUDIENCE

Jill Johnson-Young spoke regarding planning for wildfire zones.

### 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 with Commissioners Wilder, Mooney, Singh, Wilson, Parker, Elizalde, and Rush, voting aye, and Commissioner Kirby absent.

### MINUTES

The minutes of the meetings of February 1, 2024, were approved as presented.

### ABSENCE

The Planning Commission recorded the absence of Commissioner Kirby from the January 18, 2024, regular meeting as excused.

### PUBLIC HEARINGS

PLANNING CASE PR-2022-001338 - CONDITIONAL USE PERMIT AND DESIGN REVIEW - QUICK QUACK AUTOMATED VEHICLE WASH FACILITY - 3605, 3619, AND 3631 VAN BUREN BOULEVARD  
Hearing was called to consider Planning Case PR-2022-001338 a proposal by Saeid Shantiyai of LA Design Group, Inc., to consider the entitlements for the construction of a 3,596 square foot vehicle wash facility including: (1) Conditional Use Permit to permit a Quick Quack vehicle wash facility; and (2) Design Review of project plans. The 1.51-acre site consists of



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three contiguous parcels developed with single family residences, located at 3605, 3619, and 3631 Van Buren Boulevard, situated on the northeast corner of Van Buren Boulevard and Andrew Street, in the CR-SP - Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 5. The Planning Division of the Community & Economic Development Department determined the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment. One person spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Vice Chair Mooney and seconded by Commissioner Wilson to (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and (2) approve Planning Case PR-2022-001338 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions as Exhibits 1 and 2 of the staff report with the revisions to conditions 13a and 22 to read as follows:

Condition 13a. Provide Leyland Cypress Trees along the north and east property lines, to the satisfaction of staff. Along the north property line, the trees shall be planted starting at 55 feet from the ultimate right-of-way of Van Buren Boulevard and continue the length of the bio-retention basin. The trees shall be planted at 6 to 8 feet on center and be a minimum height of 6 feet, at time of planting.

Condition 22. Prior to issuance of occupancy permit, applicant shall conduct a post-construction noise survey to verify compliance with the operational noise set forth in the project specific Noise Study, dated December 5, 2023. Should the operational noise not comply, the applicant shall implement additional measures to reduce the noise as recommended by the post-construction noise study.

The motion carried with Commissioners Wilder, Mooney, Singh, Wilson, Elizalde, and Rush, voting aye, Commissioner Parker voting no, and Commissioner Kirby absent.

PLANNING CASE PR-2023-001567 - CONDITIONAL USE PERMIT - INSTALLATION OF A TEN-FOOT-TALL MONITORED ELECTRIC SECURITY FENCE - 656 EAST LA CADENA DRIVE

Hearing was called to consider Planning Case PR-2023-001567 a proposal by Sydney Tooker of Amarok LLC, to consider a Conditional Use Permit to permit the installation of a 10-foot-tall, electrified security fence behind an existing fence and wall. The 7.53-acre project site is developed with an equipment sales and rental business and is located at 656 East La



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Cadena Drive, situated at the northeast corner of East La Cadena Drive and Citrus Street, in the BMP-SP - Business and Manufacturing Park and Specific Plan (Hunter Business Park) Overlay Zones, in Ward 2. The Planning Division of the Community & Economic Development Department determined the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities), Section 15303 (Construction or Conversion of Small Structures), and Section 15311 (Accessory Structures) of the CEQA Guidelines of the CEQA Guidelines, as the project will not have a significant effect on the environment. One person spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Vice Chair Mooney and seconded by Commissioner Singh to (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15311 (Accessory Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and (2) approve Planning Case PR-2023-001567 (Conditional Use Permit) based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions as Exhibits 1 and 2 of the staff report with the removal of Condition No. 30.

The motion carried with Commissioners Wilder, Mooney, Singh, Wilson, Parker, Elizalde, and Rush, voting aye, and Commissioner Kirby absent.

Commissioner Elizalde left the meeting during the following item.

### PLANNING CASE PR-2023-001568 - CONDITIONAL USE PERMIT - INSTALLATION OF A TEN-FOOT-TALL MONITORED ELECTRIC SECURITY FENCE - 800 EAST LA CADENA DRIVE

Hearing was called to consider Planning Case PR-2023-001568 a proposal by Sydney Tooker of Amarok LLC, to consider a Conditional Use Permit to permit the installation of a 10-foot-tall, electrified security fence behind an existing six-foot-tall chain link fence. The 26-acre project site is developed with an equipment sales and rental business (CAT) and is located at 800 East La Cadena Drive, situated on the east side of East La Cadena Drive, between Citrus Street and Oxford Street, in the BMP-SP - Business and Manufacturing Park and Specific Plan (Hunter Business Park) Overlay Zones and I-SP - General Industrial and Specific Plan (Hunter Business Park) Overlay Zone, in Ward 2. The Planning Division of the Community & Economic Development Department determined the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities), Section 15303 (Construction or Conversion of Small Structures), and Section 15311 (Accessory Structures) of the CEQA Guidelines of the CEQA Guidelines, as the project will not have a



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significant effect on the environment. One person spoke regarding the matter. The public hearing was officially closed.

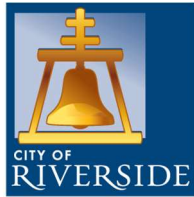
Following discussion, it was moved by Commissioner Parker and seconded by Commissioner Rush to (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15311 (Accessory Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and (2) approve Planning Case PR-2023-001568 (Conditional Use Permit) based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions as Exhibits 1 and 2 of the staff report with the removal of Condition No. 30.

The motion carried with Commissioners Wilder, Mooney, Singh, Wilson, Parker, and Rush, voting aye, and Commissioner Kirby and Elizalde absent.

### PLANNING CASE PR-2023-001570 - CONDITIONAL USE PERMIT - INSTALLATION OF A TEN-FOOT-TALL MONITORED ELECTRIC SECURITY FENCE - 841 IOWA AVENUE

Hearing was called to consider Planning Case PR-2023-001570 a proposal by Sydney Tooker of Amarok LLC, to consider a Conditional Use Permit to permit the installation of a 10-foot-tall electrified security fence behind an existing six-foot-tall chain link fence. The 2.9-acre project site is developed with a warehouse and outdoor storage, located at 841 Iowa Avenue, situated on the northwest corner of Iowa Avenue and Palmyrita Avenue, in the BMP-SP - Business and Manufacturing Park and Specific Plan (Hunter Business Park) Overlay Zones, in Ward 2. The Planning Division of the Community & Economic Development Department determined the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities), Section 15303 (Construction or Conversion of Small Structures), and Section 15311 (Accessory Structures) of the CEQA Guidelines of the CEQA Guidelines, as the project will not have a significant effect on the environment. One person spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Rush and seconded by Commissioner Singh to (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15311 (Accessory Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and (2) approve Planning Case PR-2023-001570 (Conditional Use Permit) based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions as Exhibits 1 and 2 of the staff report.



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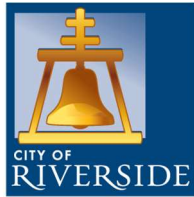
The motion carried with Commissioners Wilder, Mooney, Singh, Wilson, Parker, and Rush, voting aye, and Commissioner Kirby and Elizalde absent.

Commissioner Singh left the meeting at this time.

PLANNING CASES PR-2023-001611 AND PR-2023-001612 - CONDITIONAL USE PERMITS - INSTALLATION OF TEN-FOOT-TALL MONITORED ELECTRIC SECURITY FENCES - 1595 COLUMBIA AND 1600 COLUMBIA AVENUE

Hearing was called to consider Planning Cases PR-2023-001611 and PR-2023-001612 proposals by Sydney Tooker of Amarak LLC, to consider Conditional Use Permits to permit the installation of 10-foot-tall electrified security fences behind existing fences and walls. The first 5.62-acre project site consists of three contiguous parcels, developed with an outdoor storage yard business and is located at 1595 Columbia Avenue, situated on the north side of Columbia Avenue, east of the terminus of Paige Drive and Ardmore Street, in the I-SP - General Industrial and Specific Plan (Hunter Business Park) Overlay Zone, in Ward 2. The second 8.30-acre project site is partially developed with an outdoor storage yard business and is located at 1600 Columbia Avenue, situated at the southeast corner of Columbia and Chicago Avenues, in the I-SP - General Industrial and Specific Plan (Hunter Business Park) Overlay Zone, in Ward 2. The Planning Division of the Community & Economic Development Department determined the proposals exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities), Section 15303 (Construction or Conversion of Small Structures), and Section 15311 (Accessory Structures) of the CEQA Guidelines of the CEQA Guidelines, as the projects will not have a significant effect on the environment. One person spoke regarding the matter. The public hearings were officially closed.

Following discussion, it was moved by Commissioner Parker and seconded by Vice Chair Mooney to (1) determine that the projects are exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15311 (Accessory Structures) of the CEQA Guidelines, as the projects will not have a significant effect on the environment; and (2) approve Planning Cases PR-2023-001611 and PR-2023-001612 (Conditional Use Permits) based on the findings outlined in the staff reports and summarized in the findings and subject to the recommended conditions as Exhibits 1 and 2 of the staff reports. The motion carried with Commissioners Wilder, Mooney, Wilson, Parker, and Rush, voting aye, and Commissioners Kirby, Elizalde, and Singh absent.



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### DISCUSSION CALENDAR

#### ABSENCE FROM JANUARY 18, 2024, REGULAR MEETING

Following discussion, it was moved by Commissioner Parker and seconded by Vice Chair Mooney to excuse the absence of Commissioner Rush from the January 18, 2024, regular meeting. The motion carried with Commissioners Wilder, Mooney, Wilson, and Parker, voting aye, Commissioner Rush abstaining, and Commissioners Kirby, Elizalde, and Singh absent.

### COMMUNICATIONS

#### ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio announced that the Planning Commission meetings of February 29, and March 14, 2024, will be cancelled. The next Planning Commission meeting will be on March 28, 2024.

Planning Commissioners and staff thanked Commissioner Rush for his service on the Planning Commission.

The Planning Commission adjourned at 10:18 a.m.

The above actions were taken by the City Planning Commission on February 15, 2024. There is now a 10-day appeal period that ends on February 26, 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 February 26, 2024.