

City of Arts & Innovation

**PLANNING COMMISSION**  
**DRAFT MINUTES**

THURSDAY, FEBRUARY 18, 2021, 9:00 A.M.  
VIRTUAL MEETING  
PUBLIC COMMENT VIA TELEPHONE  
3900 MAIN STREET

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COMMISSIONERS

PRESENT: R. Kirby, C. Roberts, R. Rubio, K. Parker, S. Mill, L. Allen, R. Singh, J. Teunissen and A. Villalobos

STAFF: M. Kopaskie-Brown, P. Brenes, D. Murray, K. Smith, N. Mustafa, C. Scully, F. Andrade

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

ORAL COMMUNICATIONS FROM THE AUDIENCE

Elizabeth Ayala spoke in support of affordable housing. She asked the Commission and City Council to consider allocating 20% of the housing for Item 5 for low and very low income housing.

Frances Vasquez, spoke in opposition and asked for a no vote for item 5 on today's agenda.

CONSENT CALENDAR

The Consent Calendar was unanimously approved as presented below affirming the actions appropriate to each item.

MINUTES

The minutes of the meetings of January 7, 2021, were approved as presented.

PLANNING COMMISSION ATTENDANCE

Attendance of January 7, 2021: The Commission excused Commissioner Teunissen as she left early due to business.

MOTION BY Commissioner Mill, SECONDED BY Commissioner Singh to approve the Consent Calendar as presented.

Motion Carried: 9 Ayes, 0 Noes, 0 Absent, 0 Abstention

AYES: Allen, Roberts, Rubio, Mill, Villalobos, Singh, Teunissen, Parker, Kirby

NOES: None

ABSENT: None

ABSTENTION: None



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PUBLIC HEARINGS

PLANNING CASES P20-0214, P20-0215, P20-0216, P20-0217 and DP-2020-00073 – GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT (RIVERSIDE AUTO CENTER SPECIFIC PLAN), REZONING, DESIGN REVIEW AND VARIANCE – 7681 AND 7691 CASA BLANCA STREET, WARD 4

Proposal by Glen Espinoza of The Motorcycle Company to consider the following entitlements to facilitate a 6,200 square foot expansion of an existing Harley-Davidson showroom: 1) General Plan Amendment for a portion of the lots located at 7681 and 7691 Casa Blanca to change the land use designation from MDR – Medium Density Residential to CRC – Commercial Regional Center; 2) Specific Plan Amendment to include a portion of the lots located at 7681 and 7691 Casa Blanca Street into the boundaries of the Riverside Auto Center Specific Plan; 3) Zoning Code Amendment to rezone a portion of the lots located at 7681 and 7691 Casa Blanca Street from R-1-7000 - Single Family Residential Zone to CG-S-2-X-25-SP – Commercial General, Building Stories (maximum of 2 Stories), Building Setback (25 feet), and Specific Plan (Riverside Auto Center) Overlay Zones; 4) Design Review of project plans; and 5) Variance to allow a reduced lot square footage for the conversion from residential to commercial zoning in the Riverside Auto Center Specific Plan. Judy Egüez, Associate Planner, presented the staff report. Michael Brendecke, Adkan Engineers, representing the applicant stated that they were in agreement with the recommended conditions. There was no public comment for this case. The public hearing was closed. Following discussion it was moved by Commissioner Parker and seconded by Commissioner Teunissen to recommend that the City Council: 1) Determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and 2) Approve Planning Cases P20-0214 (General Plan Amendment), P20-0215 (Specific Plan Amendment), P20-0216 (Zoning Code Amendment), P20-0217 (Design Review), and DP-2020-00073 (Variance) based on the findings outlined in the staff report and subject to the recommended conditions. Chair Kirby advised of the appeal period.

Note: The Planning Commission’s recommendation will be forwarded to the City Council, a public hearing is required for final approval.

Motion Carried: 9 Ayes, 0 Noes, 0 Absent, 0 Abstention

AYES: Allen, Roberts, Rubio, Mill, Villalobos, Singh, Teunissen, Parker, Kirby

NOES: None

ABSENT: None

ABSTENTION: None



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PLANNING CASES P19-0863 and P20-0133 – PLOT PLAN ELEVATIONS AND CONDITIONAL USE PERMIT – 10411-10481 MAGNOLIA AVENUE, WARD 6

Proposal by Darrin Olson of Magnolia Partnership, LLC to consider the following entitlements to facilitate construction of a mixed-use development with 450 residential dwelling units and 9,000 square feet of multi-tenant commercial space: 1) Site Plan Review for site design and building elevations; and 2) Conditional Use Permit to permit accessory structures (carports) and recreational open space within the MU-V-SP and MU-V-SP-WC - Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay **Zones**. Brian Norton, Senior Planner, presented the staff report. Mr. Norton stated that staff was recommending a revision to condition 17, to read: An easement shall be recorded for reciprocal parking, access, maintenance and shared use of the retail common open space subject to the review and approval of the Planning Division and City Attorney's Office. Since the publication of the staff report, staff has received 17 letters and a petition in opposition and one letter in support of the project. Concerns range from adding additional single-family development in an area with existing multi-family development; requesting that the site be developed with commercial uses only, consistent with previous development on the site; only operate during business hours, and safety with excess speed of vehicles along Banbury Drive south of the project site. In response to the letters: the property is currently zoned mixed use in 2017 as part of the Housing Element update. The current zoning allows for a mix of residential and commercial uses in close proximity to community services and job centers, focusing on reducing single vehicle trips. The point regarding the site being developed with commercial development only. As previously indicated the site is zoned to allow for a balanced mix of uses which include commercial. A purely commercial development would create a higher number of vehicle trips than a residential development thus substantially increasing the number of vehicle trips in the area. In regard to standard business hours. While businesses are analyzed in regard to operations, there is no guarantee that no commercial development would not operate on a 24/7 schedule. In response to excess vehicular speed along Banbury. This would be subject to enforcement through the Riverside Police Department. The letter in support discusses the redevelopment of a blighted site with residential to support shops, restaurants, as well as new residences which would help revive the local economy in a pedestrian active area. Darrin Olson, Magnolia Partnership, LLC, stated that they were in agreement with the recommended conditions. Public comment: First caller, unable to hear name and Ted Meyer, spoke in opposition. They expressed their concerns regarding infrastructure, traffic congestion, traffic analysis report noted that the intersection of Tyler and Magnolia has the highest collision in city; blackouts in area; inaccurate traffic analysis on Banbury did not have an accurate depiction due to the pandemic as schools and non-essential businesses are closed; height of the proposed building, density. Maribel Nunez, spoke in support of the project and the need for affordable housing units. The public hearing was closed. Commissioner Villalobos suggested outdoor structures for dining. He also noted that the park area in the back has pathways ending into the parking lot and suggested that this be reconfigured to allow for a walking loop. Andrew Walcker stated they would be happy to



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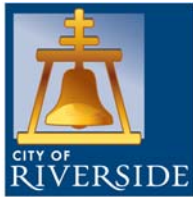
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consider these suggestions. It was the Commission's consensus that this was a good project for the area. Following discussion it was moved by Commissioner Mill and seconded by Commissioner Rubio to recommend that the City Council: 1) Determine under Section 15183.3 - Streamlining for Infill Projects, pursuant to Public Resources Code Section 21094.5, that the project is consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017 (SCH No. 2017041039) subject to compliance with the approved Mitigation Monitoring and Reporting Program; and 2) Approve Planning Cases P19-0863 (Site Plan Review), P20-0133 (Conditional Use Permit), based on the findings outlined in the staff report and subject to the recommended conditions. With the modification to condition 17 as noted by staff and the addition of, "pedestrian path around the parklike area at the rear of the site as suggested by Commissioner Villalobos. Chair Kirby advised of the appeal period.

Note: The Planning Commission's recommendation will be forwarded to the City Council, a public hearing is required for final approval.

Motion Carried: 9 Ayes, 0 Noes, 0 Absent, 0 Abstention

AYES: Allen, Roberts, Rubio, Mill, Villalobos, Singh, Teunissen, Parker, Kirby  
NOES: None  
ABSENT: None  
ABSTENTION: None



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COMMUNICATIONS

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Commissioner Teunissen announced that this was the last meeting for Commissioners Mill, Parker and Rubio. She stated she has learned from each of them over the years and thanked them for volunteering and giving their time. She stated that their voice will be missed tremendously. Chair Kirby also thanked the commissioners for their service.

Ms. Brenes stated that she would also like to express appreciation on behalf of the Community & Economic Development Department for all their years of service to the City of Riverside. Commissioners Mill, Parker and Rubio you have been an outstanding representative of the citizens of Riverside and your experience and commitment to the City of Riverside has been invaluable.

Ms. Smith also thanked the Commissioners for their work over the last several years.

Ms. Kopaskie-Brown stated that the March 4<sup>th</sup> meeting will be canceled as there are no items for consideration.

Ms. Smith stated that the format for call-ins may change.

ADJOURNMENT

The meeting was adjourned at 10:50 a.m. to the meeting of March 18, 2021 at 9:00 a.m.

The above actions were taken by the City Planning Commission on February 18, 2021. There is now a 10-day appeal period that ends on March 1, 2021. 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 March 1, 2021.