

City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, APRIL 25, 2024, 9:00 A.M.
PUBLIC COMMENT IN-PERSON/TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET, RIVERSIDE, CA 92522

- PRESENT:** Chair Lorraine Mooney, Vice Chair Launa Wilson, Sergeant of Arms Rafael Elizalde, and Commissioners Jack Mosqueda, Richard Kirby, Raj Singh, and Johnny Wilder
- ABSENT:** Secretary Jonathan Parker
- STAFF:** Maribeth Tinio, Anthony Beaumon, Lorena Verdusco, Brian Norton, Matthew Taylor, Sarah Zughayer, Scott Watson, Chris Scully, Philip Nitollama, Kimi Palacios, Daniel Prather, Veronica Hernandez, and others
- ALSO PRESENT:** Jennifer Gamble, Mary Prondzinski, Krystal Hacker, Paula Horychuk, Nickolas Adcock, Crystal Cardona, and others

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

Commissioner Kirby led the Pledge of Allegiance to the Flag.

ORAL COMMUNICATIONS FROM THE AUDIENCE

One person spoke regarding Planning Case PR-2022-001411 and Woodcrest Lane.

CONSENT CALENDAR

It was moved by Commissioner Wilder 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 Mooney, Wilson, Elizalde, Kirby, Mosqueda, Singh, and Wilder, voting aye, and Commissioner Parker absent.

MINUTES

The minutes of the meetings of April 11, 2024, were approved as presented.

ABSENCE

The Planning Commission recorded the absence of Vice Chair Wilson from the April 11, 2024, regular meeting as excused.

PUBLIC HEARINGS

PLANNING CASE PR-2023-001533 - CONDITIONAL USE PERMIT (CUP) - CHILD DAYCARE FACILITY (THE LEARNING LAB) - 3711 CENTRAL AVENUE

Hearing was called to consider Planning Case 2023-001533 a proposal by Crystal Cardona of Andresen Architecture for a Conditional Use Permit to establish a child daycare facility (The Learning Lab) within an existing 4,645-square-foot commercial building. The 0.51-acre project site consists of two contiguous parcels developed with a 4,645-square foot commercial



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building and surface parking lot. The property is located at 3711 Central Avenue, situated on the north side of Central Avenue, between De Anza and Magnolia Avenues, in the CG-CR-SP - Commercial General, Cultural Resources and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 3. The Planning Division of the Community & Economic Development Department has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the proposed 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 Wilder and seconded by Commissioner Elizalde to (1) determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; (2) approve Planning Case PR-2023-001533 (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 in the staff report; and (3) include the revisions to (a) Condition 4 to read as follows: The Developer shall compete a lot tie of the two parcels to the satisfaction of the Planning Division and Public Works Department; and (b) Condition 31 to read as follows: The applicant shall:

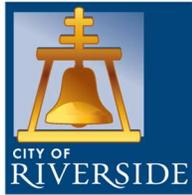
a. Project Driveway along Central Avenue:

- i. Construct a stop sign (R 1-1), stop bar, stop legend, at the project driveway at Central Avenue. Stop signs must conform to City Standard 664.
- ii. The existing driveway access to Central Avenue shall be converted, to an exit only driveway and that vehicular entrance to the property from Central Avenue driveway shall not be permitted. The applicant shall construct signage, striping, traffic control devices to ensure that ingress access to the Central Avenue Driveway is not permitted. The applicant shall distribute traffic circulation plans to its customers to ensure compliance.

b. Driveway located along the alleyway:

- i. The driveway will be one-way to allow ingress movements only. Project shall install "Do Not Enter (R5-1) and "Wrong Way" (E5 -1a) signs on the interior to prohibit illegal egress from the project site.

All signage and striping improvements must comply with the most current California Manuals of Uniform Traffic Control Devices (MUTCD). standards. The applicant shall hire a contractor to install MUTCD & City of Riverside Standard compliant signage & striping improvements. The applicant shall obtain any necessary permits and approvals to complete the improvements. The applicant is solely responsible for the procurement and installation of the improvements to the satisfaction of the Director of Public Works.



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

PLANNING CASE PR-2022-001252: DP-2022-00035 GENERAL PLAN AMENDMENT (GPA) - DP-2022-00036 REZONE (RZ) - DP-2022-00025 SITE PLAN REVIEW (PPE) - SD-2022-00002 TENTATIVE PARCEL MAP (PM) - DP-2022-00048 ENVIRONMENTAL IMPACT REPORT (EIR)

Hearing was called to consider Planning Case PR-2022-001252 to include DP-2022-00035 (General Plan Amendment), DP-2022-00036 (Rezone), DP-2022-00025 (Site Plan Review), SD-2022-00002 (Tentative Parcel Map), and DP-2022-00048 (Environmental Impact Report) a proposal by Jamie Chapman of Riverside Property Owner, LLC, to consider entitlements for the construction of a mixed-use development consisting of 388 multi-family residential dwelling units and 25,320 square feet of commercial retail space including: (1) General Plan Amendment to amend the land use designation of the project site from C - Commercial to MU-V - Mixed Use-Village; (2) Zoning Code Amendment to rezone the project site from CG - Commercial General Zone to MU-V - Mixed Use-Village Zone; (3) Site Plan Review for site design and building elevations; (4) Tentative Parcel Map (38638) to subdivide the 17.37-acre project site into 2 parcels, ranging in size from 2.93-acres to 14.44-acres; and (5) an Environmental Impact Report. The 17.37-acre project site is located at 5261 Arlington Avenue, generally situated northeast of the intersection of Arlington and Streeter Avenues, in Ward 3. The Draft Environmental Impact Report determined that even with feasible mitigation measures Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use, and Transportation would result in significant and unavoidable environmental impacts. Eight people spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Kirby and seconded by Commissioner Singh to (1) approve the entitlements for DP-2022-00035 (General Plan Amendment), DP-2022-00036 (Rezone), DP-2022-00025 (Site Plan Review), and SD-2022-00002 (Tentative Parcel Map); (2) recommend that the City Council find (a) the Draft Environmental Impact Report (DP-2022-00048) has been completed in compliance with the California Environmental Quality Act (CEQA); (b) the project will have a significant effect on the environment; but (c) there are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft EIR for project-specific significant and unavoidable impacts to greenhouses gases, hazards/hazardous materials, land use/planning, and transportation; and (3) recommend that the City Council approve DP-2022-00035 (General Plan Amendment), DP-2022-00036 (Rezone), DP-2022-00025 (Site Plan Review) and SD-2022-00002 (Tentative Parcel Map) based on the facts for findings outlined and summarized in the staff report, and subject to the recommended conditions and mitigation measures as Exhibits 1 and 2 in the staff report; and (3) include the revisions to the following Conditions (19c, 23a, 23f) to read as follows:



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19c. Main residential entry drive aisle:

- i. The end of the drive aisle shall be designed to incorporate a circular design (traffic circle) to facilitate vehicle turnaround;
- ii. Decorative paving materials shall be used to delineate the traffic circle area;
- iii. All decorative materials shall be flush with the ground to facilitate fire turning movements; and
- iv. All materials used shall be consistent with Fire Department weight ratings for fire apparatus access.

23a. Landscape plans shall incorporate an 36-inch box evergreen trees consistent with ALUC planting plans along the east side of building 22 to provide screening to adjacent properties.

23f. Childrens playground area shall be designed to incorporate well thought out, cohesive, high quality commercial playground equipment.

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

COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio made announcements regarding the upcoming Planning Commission meeting of May 23, 2024, and announced that the Planning Commission meeting of May 9, 2024, is cancelled.

The Planning Commission adjourned at 10:41 a.m.

The above actions were taken by the City Planning Commission on April 25, 2024. There is now a 10-day appeal period that ends on May 6, 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 May 6, 2024.