



City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, AUGUST 15, 2024, 9:00 A.M.
PUBLIC COMMENT IN-PERSON/TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET, RIVERSIDE, CA 92522

PRESENT: Vice Chair Launa Wilson, Secretary Jonathan Parker, and Commissioners Jack Mosqueda, Richard Kirby, Johnny Wilder, Raj Singh, and Benjamin Stewart

ABSENT: Chair Lorraine Mooney and Sergeant of Arms Rafael Elizalde

STAFF: Brian Norton, Anthony Beaumon, Diana Alegria, Judy Egüez, Chris Scully, Philip Nitollama, Nathan Mustafa, Kimi Palacios, Scott Watson, Tracie Wilczynski, Isabel De Honor, Sarah Zughayer, and others

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

Commissioner Parker led the Pledge of Allegiance to the Flag.

ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

CONSENT CALENDAR

It was moved by Commissioner Parker and seconded by Commissioner Wilder to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried unanimously.

MINUTES

The minutes of the meeting of July 18, 2024, were approved as presented.

PUBLIC HEARING

PLANNING CASE PR-2024-001679 - CONDITIONAL USE PERMIT (CUP) - DESIGN REVIEW (DR) CONSTRUCTION OF A 950 SQUARE FOOT DUTCH BROS COFFEE DRIVE-THRU - SITUATED ON THE SOUTH SIDE OF MAGNOLIA AVENUE BETWEEN TAFT AND ROOSEVELT STREETS - 9604, 9614, AND 9624 MAGNOLIA AVENUE

Hearing was called to consider PR-2024-001679 (CUP, DR) a proposal by John Caglia of Dutch Bros to consider a Conditional Use Permit and Design Review to facilitate the construction of a 950 square foot Dutch Bros Coffee drive-thru. The 0.53-acre project site consists of three contiguous parcels and is partially developed with a surface parking lot located at 9604, 9614, and 9624 Magnolia Avenue, situated on the south side of Magnolia Avenue between Taft and Roosevelt Streets, in the CG-SP - Commercial General and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 5. The Planning Division of the Community & Economic Development Department determined the proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15303 (Construction or Conversion of Small Structures) 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 Kirby and seconded by Commissioner Wilder to recommend that the City Council (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and (2) approve Planning Case PR-2024-001679 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 outlined in Exhibits 1 and 2 of the staff report. The motion carried unanimously with Chair Mooney and Commissioner Elizalde absent.

DISCUSSION CALENDAR

2024 DRAFT WORK PLAN UPDATE

Following discussion, and without formal motion the Planning Commission received and ordered filed the update to the 2024 Workplan.

COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

Principal Planner Brian Norton announced (1) the Planning Commission meeting of August 29, 2024, is cancelled; (2) the American Planning Association Conference will be held from September 28 through October 1, 2024; (3) that the City Council approved the Residential Infill Development Standards ordinance which will be effective soon; (4) the Mission Grove Apartments will be going to City Council on August 20, 2024, to schedule the date for a public hearing for December 3, 2024; and (5) the Arlington Mixed Use Project will be going to City Council for public hearing on September 17, 2024.

The Planning Commission adjourned at 9:28 a.m.

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