

CITY PLANNING COMMISSION
Draft MINUTES

THURSDAY, JULY 23, 2015, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

City of Arts & Innovation

**PLANNING
COMMISSIONERS**

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Roll Call:

Chair Riggle called the meeting to order at 9:00 a.m. with all members present except commissioners Stosel and Tavaglione.

The Pledge of Allegiance was given to the flag.

PLANNING/ZONING MATTERS FROM THE AUDIENCE

There were no oral comments at this time.

PUBLIC HEARINGS

PLANNING CASE P14-1014 – 6755 Victoria Avenue CONTINUED OFF-CALENDAR

The applicant has requested an off-calendar continuance. There was no one in the audience requesting to speak to the continuance. The Planning Commission continued Planning Case P14-1014 off-calendar.

PLANNING CASES P14-0244, P15-0086-P15-0092 – Central & Fairview Avenues CONTINUED TO August 6, 2015

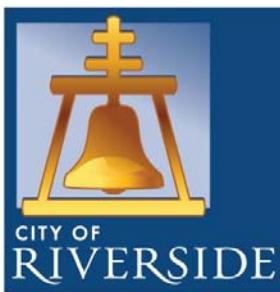
The applicant has requested a continuance to the meeting of August 6, 2015. There was no one in the audience to speak to the continuance. The Planning Commission continued Planning Cases P14-0244, P15-0086-P15-0092 to the meeting of August 6, 2015.

PLANNING CASES P12-0698, P12-0697 and P12-0601 – 14601 Dauchy Avenue CONTINUED TO August 20, 2015

The applicant has requested a continuance to the meeting of August 6, 2015. There was no one in the audience to speak to the continuance. The Planning Commission continued Planning Cases P14-0244, P15-0086-P15-0092 to the meeting of August 6, 2015.

PLANNING CASE P14-0461 – Conditional Use Permit - 11631 Sterling Avenue

Proposal by Tae Sek Ha, of Riverside Indoor Shooting Range, Inc., to modify existing conditions of approval from Conditional Use Permit, Planning Case P12-0344, to allow for the retail sale of firearms in conjunction with an existing indoor shooting range. Candice Assadzadeh presented the staff report. Tom Reese, representing the applicant, stated they were in agreement with staff's recommended conditions. He asked that Condition 3 be modified to include the sales of firearms "and accessories". There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council:



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1) Determine that this proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities); 2) Recommend approval of Planning Case P14-0461 based on the findings outlined in the staff report, thereby eliminating condition #14 of Planning Case P12-0344; and 3) Adopt the attached exhibit 6-7 as approved project plans, based on the findings in the staff report and subject to the recommended conditions. The Commission recommended modification of Condition 3: "The incidental sales of firearms **"and accessories"** shall be permitted on site.", as requested by the applicant.

Chair Riggle recused himself from the following case due to financial conflict of interest and left the dais. Chair Pro Tem Kain presided.

PLANNING CASE P14-0805 and P15-0004 (Continued from July 9, 2015) – Intersection of Gibson Street and Lincoln Avenue

Proposal by Steve Sommers – SDH & Associates, Inc., to consider a Tentative Tract Map (TM-36806) to subdivide an approximately 3.72 acre, three-parcel vacant site, into 18 single family residential lots, and Rezone a portion of the property from R-1-7000-WC Single Family Residential and Water Course Overlay Zone to R-1-7000 Single Family Residential Zone. Candice Assadzadeh, Assistant Planner, presented the staff report. She noted that a comment letter was received and distributed to the Commission this morning, as well as revised conditions of approval. Steve Sommers, applicant, stated they were in agreement with the recommended conditions. Comments from the audience: Paul Hamilton, representing the drive-in theater spoke in support of the project. Following discussion the Planning Commission recommended 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; 2) Adopt the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 15097 and California Public Resources Code 21081.6; 3) Approve Planning Cases P14-0805 (TM-36806) and P15-0004, based on the findings outlined in the staff report, subject to staff's revised recommended conditions; and 4) Adopt Exhibit 6 as approved project plans, subject to the recommended conditions of approval.

Chair Riggle returned to the dais at this time.

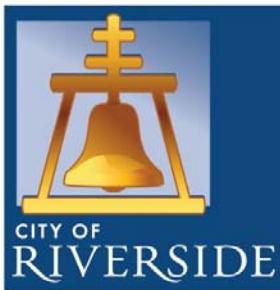
Planning Case P15-0083 – Conditional Use Permit - 4188 Pierce Street
Proposal by Henry Castro, Core Development Services, on behalf of
Verizon Wireless to consider a Conditional Use Permit to construct a
60'foot high wireless telecommunications facility camouflaged as a

Motion
Second
All Ayes

X X

X

X



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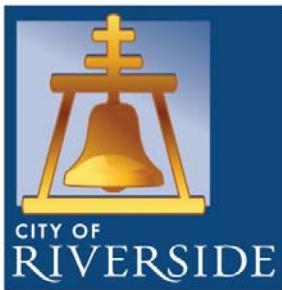
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eucalyptus tree. Gaby Adame, Assistant Planner, presented the staff report. Henry Castro, Core Development Services, stated they were in agreement with staff's recommended conditions. There were no comments from the audience. Following a brief discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P15-0083 (CUP) will not have a significant effect on the environment based on the findings set forth in the case record and recommend that the City Council adopt a Negative Declaration; 2) Approve Planning Case P15-0083, based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions; and 3) Adopt the attached exhibits 3-9 as approved project plans, subject to recommended conditions of approval.	Motion Second All Ayes	X						
<u>Planning Case P15-0132</u> – Conditional Use Permit – 4350 La Sierra Avenue Proposal by Andrea Urbas of Cortel, on behalf of Verizon Wireless to consider a Conditional Use Permit to construct a 50-foot high wireless telecommunications facility camouflaged as an eucalyptus tree, on an approximately 2.7 acre site currently developed with a church. Gaby Adame, Assistant Planner, presented the staff report. Andrea Urbas, Cortel, thanked staff for their work and stated they were in agreement with staff recommended conditions. Comments from the audience: Mary Schroeder spoke on behalf of Goodnews Church and stated they were in support of the project. Following discussion, the Planning Commission recommended that the City Council: 1) Determine that Planning Case P15-0132 will not have a significant effect on the environment based on the findings set forth in the case record and recommend adoption of a Negative Declaration; 2) Approve Planning Case P15-0132, based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions. With modification to condition 8c – “A mixture of eight (8) drought tolerate trees” , 24-inch box, shall be placed, per approved plans, surrounding the enclosed area; and 3) Adopt exhibits 3-10 as approved project plans, subject to recommended conditions of approval.								
MISCELLANEOUS PLANNING AND ZONING ITEMS BRIEF REPORT ON RECENT CITY COUNCIL ACTIONS AND MAJOR DEVELOPMENT PROJECTS Jay Eastman, Interim City Planner, reported on the recent City Council actions.								



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LONG RANGE PROJECTS:

a. Office of Economic Development
Mr. Eastman gave an update on the Streetcar Project.

b. Update from Interim Community & Economic Development Director
Emilio Ramirez, Interim Community & Economic Development Director updated the Commission on upcoming Development Committee items.

ITEMS FOR FUTURE AGENDAS

Mr. Eastman gave the Commission an update on future agendas.

MINUTES

The Minutes of the Planning Commission Meeting of July 9, 2015 were approved as presented.

All Ayes

ADJOURNMENT

The meeting was adjourned at 9:57 a.m. to the meeting of August 6, 2015 at 9:00 a.m. in the Art Pick Council Chamber.