

CITY PLANNING COMMISSION MINUTES

THURSDAY, JANUARY 25, 2018, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

City of Arts & Innovation

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Roll Call:

Chair Parker called the meeting to order at 9:00 a.m. with all members present except commissioner Parker.

The Pledge of Allegiance was given to the flag.

PLANNING/ZONING MATTERS FROM THE AUDIENCE

There were no oral comments at this time.

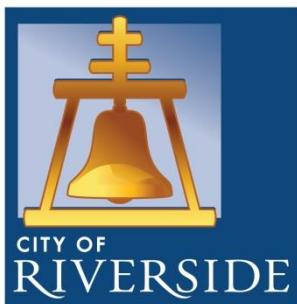
PUBLIC HEARINGS

PLANNING CASES P16-0454, P17-0266 and P17-0267 – Tract Map (TM-37394) and Variances – 4663 Hedrick Avenue, Ward 6

Proposal by Nadim Arikat to consider 1) a Tentative Tract Map to subdivide a 1.72 acre parcel into eight (8) single-family residential lots; 2) a Variance to allow reduced lot depths for Parcels 1 through 3 and 5 through 8; and 3) a Subdivision Code Modification to allow reduced lot depths for parcels 1 through 3 and 5 through 8. Judy Egüez, Associate Planner, presented the staff report. Nadim, Arikat, applicant, stated he was in agreement with staff's recommendations. There were no comments from the audience. Following discussion the Planning Commission: 1) Determined that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects); and 2) Approved Planning Cases Planning Cases P16-0454 (TM-37394), P17-0266 (VR), P17-0267 (VR) based on the findings in the staff report and subject to the recommended conditions.

PLANNING CASES P17-0478, P17-0630, P17-0937, P17-0938 and P17-0939 – Rezoning, Design Review and Variances to Convert a Single-Family Residence to an Office – 4838 Arlington Avenue, Ward 3

Proposal by Mark Durbin of Inland Memorial, Inc. to consider the following entitlements: 1) a Rezone to change the zone of a 0.27 acre parcel from R-1-7000 Single-Family Residential Zone to O-S-1-Office and Building Stories Overlay Zone; 2) a Design Review of project plans for the conversion of an existing residence to an office, demolition of a 460 square foot garage, and addition of nine parking spaces; and 3) Variances to allow fewer parking spaces than required by the Zoning Code; reduce driveway width; and reduce drive aisle width. Judy Egüez, Associate Planner, presented the staff report. Mark Durbin, applicant, stated they were in agreement with staff's recommendations. There were no comments from the audience. Following discussion the Planning



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Commission recommended that the City Council: 1) Determine that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), 15301 (Existing Facilities), and 15311 (Accessory Structures), as it can be seen with certainty that there is no possibility the proposed project will have a significant effect on the environment; and 2) Approve Planning Cases P17-0478 (RZ), P17-0630 (DR), P17-0937(VR), P17-0938 (VR), and P17-0939 (VR) based on the findings outlined in the staff report and subject to the recommended conditions.

MISCELLANEOUS PLANNING AND ZONING ITEMS

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Patricia Brenes, Principal Planner, reported upcoming Planning Commission items.

Ms. Brenes distributed fliers for the art piece outside City Hall. This is a replica of a 5" ceramic figure, Tlatilco, called "Pretty Lady". The art piece will be traveling throughout the City promoting an art exhibit at the Riverside Metropolitan Museum.

PLANNING COMMISSION 4TH QUARTER ATTENDANCE REPORT

The 4th Quarter Planning Commission attendance report was approved as presented.

MINUTES

The Minutes of the Planning Commission Meeting of January 11, 2018 were approved as presented.

ADJOURNMENT

The meeting was adjourned at 9:21 a.m. to the meeting of February 8, 2018 at 9:00 a.m. in the Art Pick Council Chamber.

The above actions were taken by the City Planning Commission on January 25, 2018. There is now a 10-day appeal period that ends on February 5, 2018. 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. Also, during this time, the Mayor or any member of the City Council can refer the case for review on the Council's discussion calendar. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on February 5, 2018.