

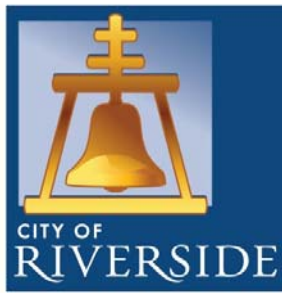
City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, MARCH 21, 2019, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

		K I R B Y	R O B E R T S	R U B I O	P A R K E R	M I L L	V A C A N T	R O S S O U W	T E U N I S S E N	Z A K I
	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
Roll Call:	Present	X	X	X				X	X	
Chair Rossouw called the meeting to order at 9:00 a.m. with all members present except Commissioners Zaki, Parker and Mill.										
Staff Present: M. Kopaskie-Brown, P. Brenes, K. Smith, C. Assadzadeh, J. Hart, A. Berlino, F. Andrade										
The Pledge of Allegiance was given to the flag.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE There were no oral comments at this time.										
<u>PUBLIC HEARINGS</u>										
<u>PLANNING CASES P18-0370 and P18-0369 – ZONING CODE AMENDMENT AND SITE PLAN REVIEW – 3907-3929 POLK STREET AND 10670-10680 STETSON AVENUE, WARD 6 – CONTINUED TO MAY 2, 2019</u> Proposal by Aleksandar Nadazdin to consider the following entitlements for the construction of a mixed use development comprising of 92 dwelling units and 750 square feet of commercial space, on seven contiguous parcels consisting of 2.92 acres partially developed with single family residences: 1) a Zoning Code Amendment to change the zone from R-1-7000-SP – Single Family Residential Zone and Specific Plan (Magnolia Avenue) Overlay Zones to MU-V-SP – Mixed Use - Village and Specific Plan (Magnolia Avenue) Overlay Zones; and 2) a Site Plan Review of project plans. Chair Rossouw announced that the applicant has requested a continuance to the May 2, 2019 meeting. Candice Assadzadeh, Senior Planner, indicated the applicant was not present today and was in agreement with continuing this to May 2, 2019 meeting. There were no public comments from the audience. Following discussion the Planning Commission: Continued Planning Cases P18-0370 and P180-0369 to the meeting of May 2, 2019.	Motion Second All Ayes	X	X	X				X	X	
<u>PLANNING CASE P18-0246, P17-0638, P18-0247, P18-0248 and P17-0639 – ZONING CODE AMENDMENT, CONDITIONAL USE PERMITS, AND DESIGN REVIEW – SOUTHWEST CORNER OF VAN BUREN BOULEVARD AND JURUPA AVENUE, WARD 7 – CONTINUED TO APRIL 4, 2019</u> Proposal by Eric LeVaughan of Sater Oil Group, LLC. To consider the following entitlements: 1) a Zoning Code Amendment to rezone 5.6 acres from BMP – Business and Manufacturing Park Zone to the CR –										



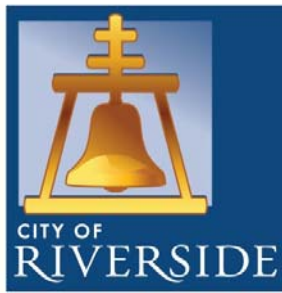
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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
Commercial Retail Zone; 2) a Conditional Use Permit to permit the construction of a vehicle service station consisting of a 4,872 square foot canopy with 16 fuel stations, a 1,152 square foot automated car wash, and a 3,800 square foot convenience store in conjunction with the off sale of beer and wine; 3) a Conditional Use Permit to permit the construction of a 3,750 square foot drive-thru restaurant; 4) a Conditional Use Permit for the construction of 4,990 square foot multi-tenant building with a drive-thru; and 5) a Design Review of project plans. Chair Rossouw announced that the applicant has requested a continuance to April 4, 2019. Alyssa Berlino, Planning Assistant, stated that the applicant was not present but had requested the continuance and was in agreement with the April 4th date. There were no comments from the audience. Following discussion the Planning Commission: Continued Planning Cases P18-0246, P17-0638, P18-0247, P18-0248 and P17-0639 to the April 4, 2019 meeting.	Motion Second Ayes	X		X				X	X	
<u>PLANNING CASES P18-0091, P18-0092, P18-0093, P18-0099 (PM-37475), P18-0094, P18-0095, P18-0096, P18-0097, P18-0098, P18-0101, P18-0424, P18-0100 and P18-0401</u>– GENERAL PLAN AMENDMENT, REZONING, SITE PLAN REVIEW, TENTATIVE PARCEL MAP, CONDITIONAL USE PERMITS, DESIGN REVIEW AND GRADING EXCEPTION, MINOR CONDITIONAL USE PERMIT, VARIANCE AND AN ENVIRONMENTAL IMPACT REPORT – FOR A MIXED USE DEVELOPMENT, GENERALLY BOUNDED BY ORANGE STREET TO THE WEST, STRONG STREET TO THE NORTH, STATE ROUTE 60 (SR-60) TO THE SOUTH AND INTERSTATE 215 (I-215) TO THE EAST, WARD 1 Proposal by Jim Guthrie of AFG Development to consider the following entitlements for the construction of a mixed use development on 35.4 acres that includes; a multi-family residential complex consisting of 482 multi-family residential dwelling units; 49,000 square feet of commercial retail space; two hotels, containing 229 rooms; 23 Recreational Vehicle (RV) overnight spaces; and 4) Outdoor entertainment and activities (e.g., farmers market, and car shows). Implementation of the proposed Project requires the following approvals: 1) General Plan Amendment to amend the land use designation of approximately 34.34 acres from MDR – Medium Density Residential and O – Office to MU-U – Mixed Use Urban, and amend the land use designation of the remainder 1.06 acres of the site from O – Office to C – Commercial; 2) Zoning Code Amendment to rezone approximately 34.34 acres from R-1-7000 Single Family Residential Zone, R-3-1500 – Multi-Family Residential Zone, and R-1-7000-WC – Single Family Residential – Watercourse Overlay Zones to MU-U – Mixed Use Urban; and rezone the remainder 1.06 acres of the										



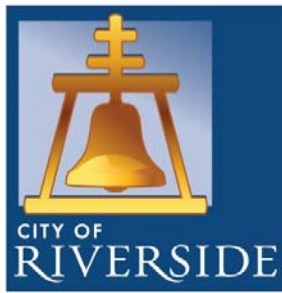
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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
site from R-1-7000 – Single Family Residential Zone to CR – Commercial Retail Zone; 3) Site Plan Review for site design and building elevations review of the mixed use project, 4) a Tentative Parcel Map No. 37475 to subdivide the 35.4 acre project site into 15 parcels, ranging in size from 0.49 acres to 7.67 acres, including a private drive; 5) Conditional Use Permits to permit each of the following uses: Hotels and RV parking, vehicle fueling station, drive-thru restaurant, live entertainment and special events, and a farmers market; 6) Design Review for site design and building elevation review of the vehicle fueling station; 7) Grading Exception to allow on-site retaining walls higher than permitted by Code; 8) Minor Conditional Use Permit and Variance to permit two freestanding, freeway-oriented monument signs; and 9) an Environmental Impact Report. Brian Norton, Senior Planner, presented the staff report. He indicated that the City received nine letters, two after the Draft EIR review time period had closed. Response to comments will be prepared and will be included in the Final EIR to be adopted by the City Council. It is anticipated that the project will go before the City Council on May 2019 for approval and Certification of the Final EIR. After publication staff received two comment letters one in support from the Greater Riverside Chambers of Commerce. The letter in opposition was from a neighbor with concerns related to traffic, flooding and the yet to be adopted Northside Specific Plan. The letter did not bring up additional concerns that have not already been covered by the Draft EIR and will be addressed under the response to comments in the final EIR going to City Council. Staff requested the addition of new Condition #24: The multi-family component of the development shall install and maintain air filtration systems with efficiencies equal to or exceeding a Minimum Efficiency Reporting Value of (MERV) 16 as defined by the American Society of Heating, Refrigeration and Air Conditioning Engineers. Jim Guthrie, applicant, addressed the Commission and thanked staff for their assistance. Comments from the audience: Juan Muñoz spoke in opposition and suggested reducing the size of the project in order to meet the mitigation measures for the project. Adam Salcedo, Golden State Environmental Justice Lines, stated they submitted letter dated February 23, 2019 which discussed several deficiencies with the Draft EIR. The deficiencies were not limited to land use, planning, transportation air quality and noise. He stands by the comment letter and believes the Draft EIR is flawed and should be reviewed and redistributed. The public hearing was closed. Following discussion the Planning Commission recommended: 1.) That the City Council find: a. The draft project Environmental Impact Report (P18-0401) has been completed in compliance with the California Environmental Quality Act (CEQA); b. The										
Motion		X								
Second			X	X						
All Ayes								X	X	



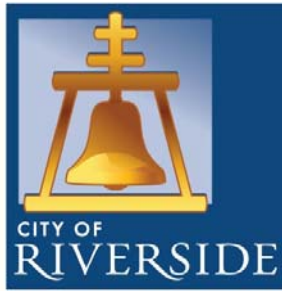
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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
project will have a significant effect on the environment; but c. There are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft EIR for cumulative and project-specific impacts related to air quality standards and Greenhouse gas emissions from mobile source emissions during operations; and transportation and traffic impacts related to local roadways and intersections and regional facilities; and 2.) Approve Planning Cases P18-0091 (General Plan Amendment), P18-0092 (Rezone), P18-0099 (Parcel Map No. 37475), P18-0093 (Site Plan Review), P18-0094 (Conditional Use Permit – Hotels and RV Parking), P18-0095 (Conditional Use Permit – Vehicle Fuel Station), P18-0096 (Conditional Use Permit – Drive-Thru Restaurant), P18-0097 (Conditional Use Permit – Live Entertainment/Special Events), and P18-0098 (Conditional Use Permit – Farmers Market), P18-0100 (Minor Conditional Use Permit), P18-0101, (Design Review), P18-0424 (Grading Exception and Variance), and P18-0401 (Environmental Impact Report), based on the findings outlined in the staff report and subject to the recommended conditions and mitigation measures. Including the added Condition #24 read into the record by staff. Condition #24: The multi-family component of the development shall install and maintain air filtration systems with efficiencies equal to or exceeding a Minimum Efficiency Reporting Value of (MERV) 16 as defined by the American Society of Heating, Refrigeration and Air Conditioning Engineers. <u>CONSENT CALENDAR</u> The following items were approved by one motion affirming the actions appropriate to each item. The minutes of March 7, 2019 were approved as presented. <u>DISCUSSION CALENDAR</u> ANNUAL REVIEW OF THE PLANNING COMMISSION RULES FOR THE TRANSACTION OF BUSINESS Kristi Smith, Chief Assistant City Attorney, suggested a change to the Planning Commission Rules. She asked the Commission to email her or Frances Andrade with any other modifications. She will provide a redlined version at the next meeting for the Commission to review and approve.										
	All Ayes	X	X	X				X	X	



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	1	2	3	4	5	6	7	C W 3	C W 3
COMMUNICATIONS									
Items For Future Agendas And Update From City Planner: Mary Kopaskie-Brown, City Planner, recognized Jeff Hart, Public Works Engineering Manager. She stated this was his last meeting, Mr. Hart has accepted a position with the City of Beaumont. She updated the Commission on upcoming items.									
After discussion the Commission agreed to move the Brown Act training to April 4 th instead of April 18 th .									
ADJOURNMENT									
The meeting was adjourned 9:50 a.m. to the meeting of April 4, 2019 at 9:00 a.m. in the Art Pick Council Chamber.									

The above actions were taken by the City Planning Commission on March 21, 2019. There is now a 10-day appeal period that ends on April 2, 2019. 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 April 2, 2019.

Minutes approved as presented at the April 4, 2019 meeting.