



City of Arts & Innovation

PLANNING COMMISSION **DRAFT MINUTES**

THURSDAY, FEBRUARY 16, 2023, 9:00 A.M.
PUBLIC COMMENT IN PERSON /TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET

COMMISSIONERS

PRESENT: R. Kirby, L. Mooney, J. Parker, T. Ridgway (Virtual), C. Roberts, J. Rush, R. Singh (Virtual), J. Wilder

STAFF: M. Tinio, B. Norton, M. Taylor, A. Beaumon, P. Nitollama, C. Scully, F. Andrade

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

ORAL COMMUNICATIONS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT CALENDAR

The Consent Calendar was unanimously approved as presented below affirming the actions appropriate to each item.

MINUTES

The minutes of the January 19, 2023 meeting were approved as presented.

Motion by Rush, Seconded by Wilder; to approve the Consent Calendar as presented.

Motion Carried: 8 Ayes, 0 Noes, 0 Absent, 0 Abstention

AYES: Kirby, Mooney, Parker, Ridgway, Roberts, Rush, Singh, Wilder

NOES: None

ABSENT: None

ABSTENTION: None



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PUBLIC HEARINGS

PLANNING CASE PR-2021-001217 – CONDITIONAL USE PERMIT AND DESIGN REVIEW – 4500 ALLSTATE DRIVE, WARD 1

Proposal by Rick Jaeger of TR Design Group to consider the following entitlements: 1) Conditional Use Permit to permit the construction of a vehicle fuel station with a 7,000-square-foot multi-tenant commercial building with a convenience store, a fueling canopy with 12 pumps, and off-sale of alcohol (Type 20 – Off-Sale Beer & Wine); and 2) Design Review of project plans. Regine Kennedy, Senior Planner, presented the staff report. Thomas Riggle, stated they were in agreement with the recommended conditions of approval. He requested that the applicant be changed to reflect Tiger Petroleum. Public Comment: Grant property owner near project. He inquired if there would be any environmental impacts on residential properties in case if a gasoline tank leaks. Ms. Kennedy responded that the project was reviewed under CEQA, those studies revealed that there would be no significant impacts. Regarding the potential gasoline tank leaks, this gas station has to abide by the Southcoast Air Quality Management District rules which mitigates for that. The public hearing was closed. Following discussion it was moved by Commissioner Mooney and seconded by Commissioner Rush to: 1) Determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and 2) Approve Planning Case PR-2021-001217 (Conditional Use Permit and Design Review), based on the findings outlined in the staff report and subject to the recommended conditions.

Motion Carried: 8 Ayes, 0 Noes, 0 Absent, 0 Abstention

AYES: Kirby, Mooney, Parker, Ridgway, Roberts, Rush, Singh, Wilder

NOES: None

ABSENT: None

ABSTENTION: None

Chair Kirby advised of the appeal period.

The Planning Commission decision is final unless appealed to City Council.



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DISCUSSION CALENDAR

PLANNING CASE PR-2023-001479 – CITY ZONING AND GENERAL PLAN CONFORMITY – Southwest corner of Blaine Street and Canyon Crest Drive, Ward 1

A request by the Riverside Unified School District (RUSD) for a City Planning Commission determination of General Plan conformity and reporting on the proposed development of two parcels for a future Science, Technology, Engineering, and Mathematics (STEM) Education Center facility to support students in grades 9 through 12. Daniel Palafox, Assistant Planner, presented the staff report. Sergio San Martin, Assistant Superintendent – Operations, stated that they agreed with staff's recommendation. He provided a brief background of the project. Public Comment: Sala Ponnoch, Secretary of League of United Latin American Citizens of Riverside, present to comment on behalf of LULAC; Patricia Verweel; Rich Davis, The speakers spoke in opposition and referenced issues of proximity to North High School, Impacts from UCR's planned new dorms in the area; heavy traffic, elimination of recreation facilities (baseball, softball and soccer), no parking accommodation for personnel and no drop off areas for proposed Stem facility. They also wanted the Commission know that they have spoken with RUSD regarding these concerns. Melody Clark and Joshua Zonker spoke in support. Following discussion, the Commission expressed their concerns that they are unable to see the whole project and consider all the facts. They encouraged the School District to conduct more community outreach. A motion was made by Commissioner Rush and Seconded by Commissioner Parker to: Determine the proposed development of a new STEM Education Center facility is consistent with the General Plan 2025, based on the analysis in the staff report.

Motion Carried: 8 Ayes, 0 Noes, 0 Absent, 0 Abstention

AYES: Kirby, Mooney, Parker, Ridgway, Roberts, Rush, Singh, Wilder

NOES: None

ABSENT:

ABSTENTION: None

Chair Kirby advised of the appeal period.

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REVIEW OF BOARD/COMMISSION ATTENDANCE POLICY – RESOLUTION No. 23618

Maribeth Tinio, City Planner, stated this item was just a reminder of the Board/Commission attendance policy.

Commissioners inquired about the future of the virtual meetings and whether the Commissioners had to be present. They also inquired whether the public would still be able to call in and/or attend in person.

Commissioner Roberts indicated she would be on a cruise for the March 2 but would very much like to attend virtually if at all possible.

Commissioner Parker also indicated he would not be able to attend the March 2 meeting in person.

Ms. Tinio stated she would look into this and send respond to the Commission to confirm these issues.

The Commission took no formal action on this item.

COMMUNICATIONS

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Ms. Tinio updated the Commission on upcoming items before the Commission.

ADJOURNMENT

The meeting was adjourned at 10:19 a.m. to the meeting of March 2, 2023 at 9:00 a.m.

The above actions were taken by the City Planning Commission on February 16, 2023. There is now a 10-day appeal period that ends on February 27, 2023. 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 February 27, 2023.