



City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, JUNE 24, 2021, 9:00 A.M.
VIRTUAL MEETING
PUBLIC COMMENT VIA TELEPHONE
3900 MAIN STREET

COMMISSIONERS

PRESENT: L. Allen (late), R. Kirby, J. Parker, T. Ridgway, J. Rush, R. Singh, J. Teunissen and A. Villalobos
ABSENT: C. Roberts (Vac.).

STAFF: M. Kopaskie-Brown, P. Brenes, B. Norton, R. Osorio, K. Smith, N. Mustafa, C. Scully, F. Andrade

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

ORAL COMMUNICATIONS FROM THE AUDIENCE

There were no callers 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 meetings of June 10, 2021, were approved as presented.

PLANNING COMMISSION ATTENDANCE

The June 10, 2021 absences of Commissioner Teunissen, due to business and Commissioner Villalobos due to technical difficulties, were excused.

Motion by Commissioner Ridgway, Seconded by Commissioner Singh, to approve the Consent Calendar.

Motion Carried: Unanimously

AYES: Kirby, Parker, Ridgway, Rush, Singh, Teunissen, Villalobos

NOES: None

ABSENT: Allen, Roberts

ABSTENTION: None



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PUBLIC HEARINGS

Commissioner Allen connected to the meeting.

PLANNING CASE PR-2020-000143 - CONDITIONAL USE PERMIT AND DESIGN REVIEW – 7200 ARLINGTON AVENUE, WARD 6

Proposal by Todd Huber, on behalf of CCF PCG Riverside Plaza, LLC to consider the following entitlements: 1) Conditional Use Permit to permit the addition of a drive-thru lane to an existing 6,058 square foot retail building; and 2) Design Review of project plans. Regine Osorio, Associate Planner, presented the staff report. She stated that staff received 1 letter in support of the proposal. She read into the record staff's request to amend condition 13, "An exterior lighting plan shall be submitted to staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking lot shall be submitted with the exterior lighting plan. All on-site lighting shall comply with Chapter 19.556 of the Zoning Code (Outdoor Lighting). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty-five (25) feet in height, including the height of any concrete or other base material. Light poles within fifty (50) feet of residences are limited to fourteen (14) feet in height". Todd Huber, Paragon, stated they were in agreement with the recommended conditions of approval. He asked to modify condition 46 to note that the trees in the right-of-way will be handled as part of Phase 2 construction. Leonard Albano, Public Works Department, stated that they were in agreement with the modification to condition 46 for the replacement of palm trees along the project frontage. Public Comment: Cindy Roth, President Riverside Chamber of Commerce, spoke in support of the proposal. The public hearing was closed.

The Commission took a five minute recess, due to technical difficulties.

Following discussion it was moved by Commissioner Rush and Seconded by Commissioner Allen 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-2020-000143 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and subject to the recommended conditions. Chair Kirby advised of the appeal period.



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Motion Carried: Unanimously

AYES: Allen, Kirby, Parker, Ridgway, Rush, Singh, Teunissen, Villalobos

NOES: None

ABSENT: Roberts

ABSTENTION: None

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

PLANNING CASE PR-2021-000953 – CONDITIONAL USE PERMIT AND DESIGN REVIEW – 1673 COLUMBIA AVENUE, WARD1

Proposal by Fred Cohen, on behalf of Downs Energy, to consider the following entitlements: 1) Conditional Use Permit to permit an unmanned, automated vehicle fueling station consisting of six dispenser pumps for small and large trucks; and 2) Design Review of project plans. Regine Osorio, Associate Planner, presented the staff report. She stated that two letters of support were received for this proposal. Fred Cohen stated they were in agreement with the recommended conditions of approval. Public Comment: Cindy Roth, President, Riverside Chamber of Commerce, spoke in support of the proposal. The public hearing was closed. Following discussion it was moved by Commissioner Teunissen and Seconded by Commissioner Singh 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 PR-2021-000953 (Conditional Use Permit and Design Review), based on the findings outlined in the staff report and subject to the recommended conditions. Chair Kirby advised of the appeal period.

Motion Carried: Unanimously

AYES: Allen, Kirby, Parker, Ridgway, Rush, Singh, Teunissen, Villalobos

NOES: None

ABSENT: Roberts

ABSTENTION: None

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

COMMUNICATIONS



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ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Ms. Kopaskie-Brown updated the Commission on upcoming items. She stated that the July 8th meeting would be in person and virtual. She asked commissioners to let staff know if they would be attending in person.

Commissioner Singh stated that he will be out of town for the next meeting and will be joining virtually.

ADJOURNMENT

The meeting was adjourned at 10:03 a.m. to the meeting of July 8, 2021 at 9:00 a.m.

The above actions were taken by the City Planning Commission on June 24, 2021. There is now a 10-day appeal period that ends on July 6, 2021. 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 July 6, 2021.

Minutes approved as presented at the July 8, 2021 meeting