City of Arts & Innovation

PLANNING COMMISSION
DRAFT MINUTES

THURSDAY, NOVEMBER 7, 2024, 9:00 A.M.
PUBLIC COMMENT IN-PERSON/TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET, RIVERSIDE, CA 92522

PRESENT: Chair Lorraine Mooney, Vice Chair Launa Wilson, and Commissioners Jack Mosqueda, Richard Kirby, Johnny Wilder, and Benjamin Stewart

ABSENT: Secretary Jonathan Parker, Sergeant of Arms Rafael Elizalde, and Commissioner Raj Singh

STAFF: Maribeth Tinio, Anthony Beaumon, Lorena Verdusco, Brian Norton, Chris Scully, Judy Egüez, Scott Watson, Kimi Palacios, Craig Kodat, Brett Craig, and others

ALSO PRESENT: Matthew Esquivel, Joe Oftelie, Bob Buster, Mary Humboldt, Joe Rosas, Jacob Weissberg, Jo Jaggers, Ethan Franklin, Richard Wells, Ernest Perea (virtual), and others

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

Commissioner Stewart led the Pledge of Allegiance to the Flag.

ORAL COMMUNICATIONS FROM THE AUDIENCE
Mary Humboldt and Bob Buster spoke regarding the Greenbelt area.

CONSENT CALENDAR
It was moved by Commissioner Wilder and seconded by Commissioner Stewart to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried unanimously.

MINUTES
The minutes of the meeting of September 26, 2024, were approved as presented.

Following a 5-minute break due to technical difficulties all Planning Commissioners returned to the dais and continued to the following item.

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PUBLIC HEARING

PLANNING CASE PR-2024-001656 (TM) TENTATIVE TRACT MAP - SUBDIVIDE 9.91-ACRE PARCEL INTO 49 SINGLE FAMILY LOTS TO FACILITATE RESIDENTIAL DEVELOPMENT OF 46 MARKET RATE DWELLINGS AND 3 AFFORDABLE DWELLINGS - SITUATED ON SOUTHEAST CORNER OF LA SIERRA AND VICTORIA AVENUES

Hearing was called to consider Planning Case PR-2024-001656 a proposal by Matthew Esquivel of Warmington Residential to consider a Tentative Tract Map to subdivide a 9.91-acre parcel into 49 single family lots to facilitate a residential development consisting of 46 market rate dwellings and 3 affordable dwellings. The project site is currently developed as an orange grove, situated on the southeast corner of La Sierra Avenue and Victoria Avenue, in the R-1-1/2 Acre - Single Family Residential Zone, in Ward 5. The Community & Economic Development Department recommends that the Planning Commission determine the project will not have a significant effect on the environment and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP). Ten people spoke regarding the matter. The public hearing was officially closed.

The Planning Commission recessed at 10:01 a.m. to review additional public comments received and the response from the applicant; and reconvened at 10:17 a.m. with all Planning Commissioners present.

Following discussion, it was moved by Commissioner Wilder to include secondary vehicular access via Millsweet Place to the project recommendations. The motion failed for lack of a second.

Following further discussion, it was moved by Vice Chair Wilson and seconded by Chair Mooney to (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 (MND) and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and (2) approve Planning Case PR-2024-001656 (Tentative Tract Map), based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions as Exhibits 1 and 2 of the staff report. The motion failed with Chair Mooney and Vice Chair Wilson voting aye and Commissioners Mosqueda, Kirby, Wilder, and Stewart voting no.

COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION
City Planner Maribeth Tinio (1) reported on the recent FutureFest event; (2) announced that there will be Planning Commission meetings on November 21st and December 5th; and (3) provided updates regarding the recent 7-Eleven vehicle fuel station project and the old Sears location project.

The Planning Commission adjourned at 11:04 a.m.

The above actions were taken by the City Planning Commission on November 7, 2024. There is now a 10-day appeal period that ends on November 18, 2024. 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 November 18, 2024.