

City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

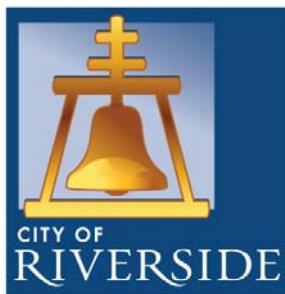
THURSDAY, JUNE 4, 2015 9 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

M	S	T	P	R	T	R	K	Z
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Roll Call: Chair Riggle called the meeting to order at 9 a.m. with all members present. The Pledge of Allegiance was given to the flag. PLANNING/ZONING MATTERS FROM THE AUDIENCE There were no oral comments at this time.	Present	X	X	X	X	X	X	X	X
PUBLIC HEARINGS <u>PLANNING CASES P15-0303, P15-0304, P15-0305, P14-0973</u> – Van Buren Blvd. and Gamble Street Proposal by SDG Investments for consideration of a 1) Two Conditional Use Permits, 2) Variance and 3) Design Review to construct a commercial center consisting of a 3,008 sq. ft. drive thru restaurant building and a 3,600 sq. ft. commercial building with proposed retail and drive thru restaurant uses on an approximately 2 acre vacant site. Comments from the audience: Michael Johnston from the Riverside Chamber of Commerce spoke in support of the project. Gabriel Perez, Principal Planner, provided the staff report. Applicant, Barry Foster from SDG Investments and Javier Vasquez of Miguel Jr.'s both came up to provide background information on the project and stated they were in agreement with all recommended conditions. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Cases P15-0303 (Conditional Use Permit), P15-0304 (Conditional Use Permit), P15-0305 (Variance) and P14-0973 (Design Review) constitute in-fill development therefore is categorically exempt from the provisions of the California Environmental Quality Act per Section 15332 of the CEQA Guidelines. 2) Approve Planning Cases: P15-0303 (Conditional Use Permit), P15-0304 (Conditional Use Permit), P15-0305 (Variance) and P14-0973 (Design Review), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions; 3. Adopt Exhibits 6 - 11 as approved project plans, subject to recommended conditions of approval.	Motion Second All Ayes		M						
		S							
<u>PLANNING CASES P15-0073 & P15-0074</u> – Van Buren Blvd. and Colorado Ave. Proposal by Zach Lauterbach from Phoenix Arizona - Evergreen Devco for consideration of a Design Review and Conditional Use Permit to construct a 11,738 square foot vehicle repair facility (Les Schwab Tire Center), on an approximately 0.73 acre vacant site. Candice Assadzadeh,	Motion Second Ayes	M	S						



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WARD 1 2 3 4 5 6 7 3 3

Assistant Planner, provided the staff report. Applicant, Zach Lauterbach of Evergreen Devco came up to speak and provided background information about the project and stated he was in agreement with all recommended conditions. Comments from the audience: There were no comments from the audience at this time. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Cases P15-0073 (Design Review) and P15-0074 (Conditional Use Permit) constitute in-fill development therefore is categorically exempt from the provisions of the California Environmental Quality Act per Section 15332 of the CEQA Guidelines. 2. Approve Planning Cases Case Numbers: P15-0073 (Design Review) and P15-0074 (Conditional Use Permit), based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions; 3. Adopt Exhibits 6 - 10 as approved project plans, subject to recommended conditions of approval.

PLANNING CASE P14-0898 & P15-0433 – 3310 Central Avenue

Proposal by Robert Brown on behalf of Olivewood Memorial Park to consider a revised Conditional Use Permit and Variance to construct an approximately 6,713 square foot mausoleum on an approximately 62.8 acre site which is fully developed with a cemetery. Gayat Adame, Assistant Planner, provided the staff report. Applicant, Ian Davidson of IDLA, 3547 Market Street, Riverside provided background information regarding the project and stated he was in agreement with all recommended conditions, but asked to waive item #14 which states "During construction, 8' temporary noise barriers shall be installed along the north and south property lines." Following discussion the Planning Commission recommended that the City Council: 1) Determine that this proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New Construction). 2) Approve Planning Case Number: P14-0898 (Conditional Use Permit) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions; 3) Adopt Exhibits 6-10 as approved project plans, subject to recommended conditions of approval.

Motion
Second
All Ayes

S M

PLANNING CASE P14-1014 – 6755 Victoria Avenue - CONTINUED to June 18, 2015

Proposal by LA SMSA dba Verizon Wireless to consider a Conditional Use Permit for the collocation of new wireless telecommunications antennas at a height of 40-feet on an existing 60-foot height wireless telecommunications facility camouflaged as a pine tree, on an

Motion
Second
All Ayes

M S