



City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, MARCH 7, 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
<p><u>PLANNING CASE P18-0843 – Minor Conditional Use Permit – Surrender and Termination – 3252 Mission Inn Avenue, Ward 2</u> Sean Kelleher, Associate Planner, reported that the applicant was surrendering and terminating the Minor Conditional Use Permit, CU-024-978 and Revised Conditional Use Permit, P03-1166 for Café Sevilla Restaurant, Tapas Bar, and Nightclub in its entirety. There were no comments from the audience. The Planning Commission received and filed the applicant’s request to surrender and terminate Planning Cases CU-024-978 (Minor Conditional Use Permit) and P03-1166 (Revised Minor Conditional Use Permit) for Café Sevilla Restaurant, Tapas Bar, and Nightclub in entirety.</p>										
	Motion							X		
	Second					X				
	Ayes	X	X	X	X				X	X
<p><u>PLANNING CASE P18-0908 – Rezoning Six Contiguous Parcels – 12200 Knoefler Drive and 4405, 4415, 4425, 4437, 4449 Gilchrist Drive, Ward 7</u> Proposal by the City of Riverside to consider a Zoning Code Amendment to rezone six contiguous parcels from R-1-1/2 Acre – Single Family Residential Zone to R-1-10500 – Single Family Residential Zone, consistent with the General Plan Land Use Designation of MDR – Medium Density Residential. Jack Cartledge, Planning Technician, presented the staff report. Comments from the audience: William Red and Stacy Loretto expressed their concerns regarding the rezoning. They wanted assurances that there would be no more than four homes built. The staff report indicates the lots on Gilcrest are nonconforming but they are all half acre lots. Dave Murray, Principal Planner indicated that due to street improvements three of the five lots were pushed to slightly less than half acre. He explained the rezoning made sense in order to be consistent with the neighborhood and the potential development. He reiterated that, although there are plans for future development, they are not a part of today’s proposal and the R-1-10500 would be consistent and no multi-family would be permitted. Fred James clarified that he and his partner are proposing only four lots. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the proposed Zoning Code Amendment – Rezoning is exempt from the California Environmental Quality Act subject to Section 15061(b)(3), as it can be seen with certainty there is no possibility the proposed Zoning Code Amendment will have a significant effect on the environment; and 2) Approve Planning Case P18-0908 (Zoning Code Amendment) based on the findings outlined in the staff report.</p>										
	Motion									X
	Second								X	
	Ayes	X	X	X	X	X		X		