

City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, FEBRUARY 9, 2017, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

K	S	T	P	R	T	R	K	Z
I	T	A	A	I	E	O	A	A
R	O	V	R	G	U	S	I	K
B	S	A	K	G	N	S	O	
Y	E	G	E	L	I	S	W	
	L	I	N	E	S	E	N	
WARD	1	2	3	4	5	6	7	C W 3
Present	X	X	X	X	X	X	X	

Roll Call:

Chair Parker called the meeting to order at 9:00 a.m. with all members present except commissioner Kain

The Pledge of Allegiance was given to the flag.

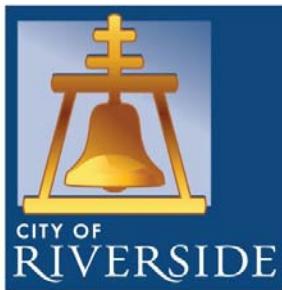
PLANNING/ZONING MATTERS FROM THE AUDIENCE

Barney Barnett, Highgrove resident, updated the Planning Commission with regard the proposed Highgrove Metrolink Stop. He distributed information to the Planning Commission.

PUBLIC HEARINGS

PLANNING CASES P16-0727, P16-0728, P16-0729 – Conditional Use Permit and Variances – 3870 Main Street

Proposal by Rob Dodman, Ratkovich Properties, to consider a Conditional Use Permit and Variances to permit a five-story mixed use project with 36 residential units and 6,795 square feet of commercial space. Matthew Taylor, Assistant Planner, presented the staff report. He stated three comment letters were received and copies were distributed this morning to the Commission. He made corrections tandem parking spaces on page 8, should be 10; and correction to the number of parking spaces available on page 11 of staff's presentation. Cliff Ratkovich, Ratkovich Properties, stated they were in agreement with the recommended conditions. Comments from the audience: Thomas Cahraman, property owner at 3637-3649 Ninth Street and 3625-3635 Ninth Street referenced his letter dated February 6, 2017 outlining legal and public policy points. He stated that the Parking Study was flawed and the proposed variance and categorical exemption did not meet the legal criteria. He also noted that the staff report mistakenly called Lot 6 a public lot, when it is not open to the public until 6:00 p.m. He referenced the letter he dropped off for Mr. Freeman, who was unable to attend the meeting today. Keith Christiansen, business owner; Richard Villalobos, business owner; Fritz Aragon, business owner; April Gillis, Healthy Heritage Project Coordinator; and Clifford Breland, business owner; expressed their concerns regarding parking, parking costs, safety and the loss of 16 parking spaces at lot 46 that serve their businesses. Shawnee Beaman, Downtown Neighborhood Alliance (DANA); Maryann Valenti, UCR, Department of Real Estate, Capital Asset and Strategies; James Bersinger, Chair of the Pick Group; and Cindy Roth, President, Greater Riverside Chambers of Commerce, spoke in support of the project. Following discussion the Planning Commission: 1) Determined that



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I	T	A	A	I	E	O	A	A
R	O	V	R	G	U	S	I	K
B	S	A	K	G	N	S	N	I
Y	E	G	E	L	I	S	O	W
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WARD 1 2 3 4 5 6 7 C W C W 3 3

Planning Cases P16-0727, P16-0728 and P16-0729 are exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332, as the project constitutes in-fill development; and 2) Approved Planning Cases P16-0727, P16-0728 and P16-0729 based on the findings in the staff report and subject to the recommended conditions.

MISCELLANEOUS PLANNING AND ZONING ITEMS

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Ted White, City Planner, announced there will be a workshop on animal keeping at the March 9, 2017 meeting.

Commissioner Zaki stated he may have a conflict on that date.

MINUTES

The Minutes of the Planning Commission Meeting of January 26, 2017 were approved as presented.

ADJOURNMENT

The meeting was adjourned at 10:00 a.m. to the meeting of February 23, 2017 at 9:00 a.m. in the Art Pick Council Chamber.

Motion Second All Ayes	X	X	X	X	X	X	X	X
All Ayes	X	X	X	X	X	X	X	X

The above actions were taken by the City Planning Commission on February 9, 2017. There is now a 10-day appeal period that ends on February 20, 2017. 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. Also, during this time, the Mayor or any member of the City Council can refer the case for review on the Council's discussion calendar. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on February 20, 2017.

Minutes approved as presented at the February 23, 2017 meeting.