



City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, OCTOBER 12, 2023, 9:00 A.M.
PUBLIC COMMENT IN-PERSON/TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET, RIVERSIDE, CA 92522

PRESENT: Chair Johnny Wilder, Vice Chair Lorraine Mooney, Secretary Raj Singh, Sergeant at Arms Jim Rush, and Commissioners Jonathan Parker, Launa Wilson, and Rafael Elizalde

ABSENT: Commissioners Richard Kirby and Christine Roberts

STAFF: Maribeth Tinio, Anthony Beaumon, Lorena Verduco, Jennifer Lilley, Candice Assadzadeh, Brian Norton, Chris Scully, and others

ALSO PRESENT: Mike Sadeghian, Christian Bergum, Ali Tehrani, and others

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

Commissioner Wilson led the Pledge of Allegiance to the Flag.

ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

CONSENT CALENDAR

It was moved by Commissioner Rush and seconded by Commissioner Singh to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried with Commissioners Kirby and Roberts absent.

MINUTES

The minutes of the meetings of August 17, 2023, and September 14, 2023, were approved as presented.

Commissioner Singh left the meeting during the following item.

PUBLIC HEARING

PLANNING CASE PR-2022-001345 - DESIGN REVIEW - VARIANCES - GRADING EXCEPTIONS - 7530 AND 7540 SPENCER COURT

Hearing was called to consider entitlements for Planning Case PR-2022-001345 to facilitate construction of a 16,202 square foot single family residence with an 844 square foot detached garage including (1) Design Review of project plans; (2) Variance to allow for a residence 30 feet in height, where the Zoning Code allows for a maximum building height of 20 feet; 3) Variance to allow for a 2-story residence, where the Zoning Code allows for a maximum of one-story; (4) Grading Exception to allow for a 44,887 square foot graded pad, where the



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Grading Code allows a maximum graded pad area of 21,000 square feet; and (5) Grading Exception to allow for a 20 foot wide driveway, where the Grading Code allows a maximum width of 15 feet. The project site consists of two contiguous parcels totaling 4.84 vacant acres, located at 7530 and 7540 Spencer Court, situated at the terminus of Spencer Court, in the RC - Residential Conservation Zone, in Ward 4. The Planning Division of the Community & Economic Development Department determined the proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Three people spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Rush and seconded by Commissioner Wilson to (1) determine that the proposed request meets the required Variance findings under Section 19.720.040.B of the Riverside Municipal Code, as demonstrated in the applicant prepared variance justifications; (2) determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and (3) approve Planning Case PR-2022-001345 (Design Review, Variance, Variance, Grading Exception, and Grading Exception) based on the findings made by Planning Commission, and as outlined in the staff report and summarized in the findings and subject to the recommended conditions (Exhibits 1 and 2 of the staff report). The motion carried with Commissioners Rush, Wilson, Parker, Mooney, and Elizalde voting aye, Commissioner Wilder voting no, and Commissioners Kirby, Roberts and Singh absent.

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio announced that the October 26th and November 9th, Planning Commission meetings will be cancelled.

The Planning Commission adjourned at 10:06 a.m.

The above actions were taken by the City Planning Commission on October 12, 2023. There is now a 10-day appeal period that ends on October 23, 2023. 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 October 23, 2023.