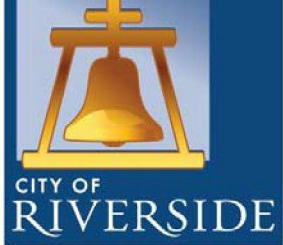


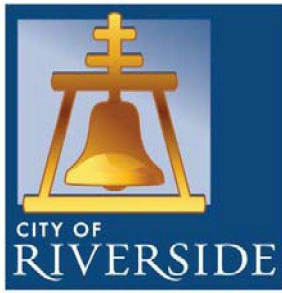
City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

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

PLANNING COMMISSIONERS

		K I R B Y	S T O S E L	R U B I O	P A R K E R	M I L L	T E U N I S S E N	R O S S O U W	K A I N	Z A K I	
		1	2	3	4	5	6	7	C W 3	C W 3	
 CITY OF RIVERSIDE <i>City of Arts & Innovation</i> CITY PLANNING COMMISSION MINUTES THURSDAY, March 9, 2017, 9:00 A.M. ART PICK COUNCIL CHAMBER, CITY HALL 3900 MAIN STREET	WARDS	1	2	3	4	5	6	7	C W 3	C W 3	
	Roll Call:	Present	X	X	X	X	X	X	X	X	
	Chair Parker called the meeting to order at 9:00 a.m. with all members present except commissioner Zaki.										
	The Pledge of Allegiance was given to the flag.										
	PLANNING/ZONING MATTERS FROM THE AUDIENCE There were no oral comments at this time.										
	<u>ELECTION OF OFFICERS</u> Nominations for the Planning Commission officers were made as follows: Chair – Kerry Parker Vice-Chair – Maartin Rossouw Secretary – Stan Stosel Sargeant-at-Arms – Omar Zaki										
	The Commission voted to approve the nominations as stated.	Motion Second All Ayes	X							X	
				X	X	X	X	X	X		
	<u>PUBLIC HEARINGS</u> <u>PLANNING CASES P16-0731 (PM-37238) and P16-0732 (DR) – Parcel Map and Design Review – 1080 Marlborough Avenue, Ward 1</u> Proposal by Moshe Silagi, on behalf of Rustin Business Park, LLC, to consider: 1) Parcel Map (PM-37238) to subdivide 3.99 acres of a larger 4.72-acre site into five parcels; and 2) Design Review of project plans for the construction of six warehouse buildings. Sean Kelleher, Associate Planner, presented the staff report. Mr. Kelleher stated that a letter in opposition was received in opposition, a copy was distributed prior to the meeting. He responded to each of the concerns outlined in the letter. He noted that a new set of conditions were also distributed. Staff has added a new condition 5, “Per the MSHCP, preconstruction presence/absence surveys for burrowing owl shall be conducted by a qualified biologist 30 days prior to any ground disturbance”. Steve Sommers, SDH & Associates, stated they were in agreement with the revised conditions except condition 48. He stated that they have spoken with Public Works and would request that the condition be modified so that the sewer be relocated if necessary. There were no comments from the audience. Following discussion the Planning Commission: 1) Determined the project is exempt from California Environmental Quality Act review subject to Section 15332 (In-fill Development Projects), as this project will not have a significant effect on the environment; 2) Approve Planning										
		Motion Second All Ayes	X							X	
			X	X	X	X	X	X			



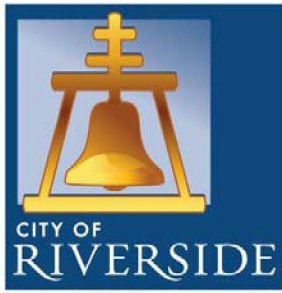
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WARDS	1	2	3	4	5	6	7	C W 3	C W 3
Cases P16-0731 (PM-37238) and P16-0732 (DR) based on the findings in the staff report and subject to the revised conditions presented by staff and including the revision to condition 48 as stated by Public Works: 48. Should existing 8" sewer main be in conflict with Building A, it shall be relocated prior to issuance of a building permit. <u>PLANNING CASE P16-0766 (CU)</u> – <i>Conditional Use Permit to Permit a Private University - 1325 Spruce Street, Ward 1</i> Proposal by David Stapley on behalf of Spruce Professional Building, LLC, to consider a Conditional Use Permit to permit a private university within an approximately 15,000 square foot lease area in an existing five-story office building. Judy Egüez, Associate Planner, presented the staff report. She stated that revised conditions were distributed this morning, adding condition 12, "Surveillance cameras with at least 48 hours of retrievable historical data shall be installed and maintained in a fully functional fashion and oriented towards the parking lot and all vehicular and pedestrian entrances". David Stapley, Magnon Companies, representing Spruce Professional Building, LLC stated they were in agreement with the revised recommended conditions. There were no comments from the audience: Following discussion the Planning Commission: 1) Determined that the project will not have a significant effect on the environment and is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, and; 2) Approved Planning Case P16-0766 based on the findings in the staff report and subject to the revised recommended conditions. <u>DISCUSSION</u> <u>PLANNING CASE P17-0106 – WORKSHOP</u> Jay Eastman, Principal Planner addressed the Commission. In addition to the Planning Staff, also present today are representatives of the Riverside County Animal Control, Public Works staff in charge of licensing, and Code Enforcement. Mr. Eastman stated that the Planning Commission would not be voting on this item today and that this was an opportunity to obtain direction and hear any concerns from the Commission. He introduced Christina Bartscher, Associate Planner. Ms. Bartscher presented a workshop for Planning Commission review and input on potential amendments to the Municipal Code pertaining to the keeping and sales of animals. The potential amendments proposed									
Motion Second All Ayes	X	X	X	X	X	X	X	X	



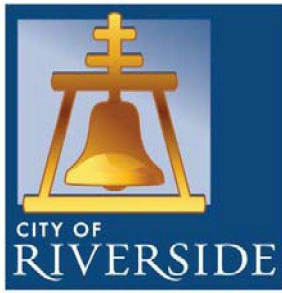
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	1	2	3	4	5	6	7	C W 3	C W 3
by City staff pertain to rabbits, dogs, cats, bees, racing pigeons, and chickens.									
Chair Parker asked if there was anyone in the audience that would like to speak to this item to come forward:									
Marlene Mosostan, Ward 3, spoke in opposition of keeping chickens in the residential zones.									
Kathleen Bart, Ward 4, expressed her concerns regarding kennels and her preference to keep her dog unaltered. She noted that Long Beach's regulations appeared to be the strictest. That the term "puppy mill" not be included anywhere in the Code amendment. Overall, the goal is ensuring the best care for animals but that making these rules does not necessarily ensure that.									
Terry Tousaint stated he lived in the unincorporated area of Riverside but that any ordinance adopted by the City will affect the County as well. He is a dog breeder, breeds dogs as a hobby, and stated it was important to distinguish between responsible breeders and problem breeders. He noted that any regulation aimed at the problem areas could significantly impact breeders like himself. He asked that the issues be looked at thoroughly because this issue is complicated and impacts a lot of people.									
Leslie Holsrichter, with Foster Army Animal Rescue, which rescues cats, dogs, and bunnies from the local animal services and place them in foster homes while they wait for adoption. She asked that the Commission consider organizations like theirs that keep animals out of animal shelters and in homes where they cannot contract diseases and can recover their health. She asked that this be considered when determining how many pets people can have in their homes.									
Pamela Metric stated she lived in the green belt. She spoke in support of residential kennel. She raises show dogs. She was concerned that breeders not be treated as criminals.									
Commissioner Kain stated he did not see any recommended penalties. He asked what teeth would these changes have.									
Gary Merk stated that any violations would be subject to the same penalties within the Municipal Code.									



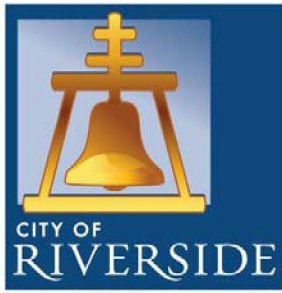
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	1	2	3	4	5	6	7	C W 3	C W 3
Commissioner Kirby stated he was very passionate on this issue. There should be a difference between foster families and people who have animals. The organization he belongs to rescues animals that will be put down. These animals are rehabilitated and kept until they are adopted. He noted there are shelters out there that are “no kill” shelters that aren’t living up to their definition of “no-kill” shelters. He asked if there was any way to make these organizations responsible if they are not living up to their commitment? Ted White, City Planner, stated that this was a larger policy question. The City Council would need to weigh in on this issue. The Planning Division is looking at this from a land use perspective and impacts to the surrounding properties. The City Council would need to address this through Title 8, health and welfare of animals, which the Public Works Department administers. Staff is happy to bring this issue up to the City Council’s attention. Commissioner Mill stated he thought the licensing of breeders was important. The City needs to know who is doing this and that they are doing things the right way. He expressed his concerns as follows: Bees: If consideration is given to bees in the R-1 zone, they should be required to obtain a permit. It is important to know who has them, the neighbors need to know. The number of hives should be limited in residential zones. He felt rural areas were different. Racing pigeons: He is familiar with pigeons and would not recommend them in an R-1 Zone. He would not want them living next door to him. Restrictions should be placed on racing pigeons. Rabbits: He felt these could be domestic animals, not allowed to run free, but there should be a limitation on the number allowed. He did not see a problem in the larger residential lots. Commissioner Rossouw stated that there is a distinct difference between domestic and non-domestic animals. The non-domestic animals should be kept on the larger lots. He commented as follows: Bees cannot be controlled and will go where they want. Pigeons are very dirty, like chickens, and do not belong in residential areas.									



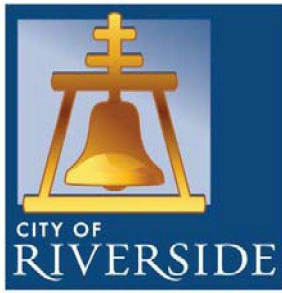
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	1	2	3	4	5	6	7	C W 3	C W 3
Chickens are not pets, they are not domestic animals. Commissioner Parker spoke regarding the need for language to distinguish between fostering of pets. He suggested there should be a clear definition for fostering and the length of time associated with that. He commented as follows: He suggested that there should be clear language and a process for licensed breeders (cats and dogs). Keeping Chickens in backyards needs to be done properly and cognizant of neighbor issues. If chickens are allowed it should be based on the size of the lot, restrictions should be placed on the number of chickens to be kept and proper housing for the chickens needs to be addressed. Bees need to stay in the rural areas. Rabbits can be pets, which would be treated differently, from those raised for eating. If rabbits are allowed, they also should be restricted based on lot size with proper housing. Differentiate between indoor and outdoor rabbits. Pigeons should be restricted to larger lots. Amount of pigeons should be based on lot size with specific requirements how they are kept so that they do not become a nuisance to adjacent property owners. Chair Parker thanked the audience for participating and providing their input. Mr. Eastman thanked the Commission for their input and stated that they will be working on the amendment and incorporating their comments. The Commission took no formal action on this item. <u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u> ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Ted White, City Planner, stated that the Commission will have a Brown Act training at the next meeting. He briefed the Commission on the Budget Engagement Commission which will also be on the next agenda.									



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
Mr. White shared the "Turning Red Tape into Red Carpet", award received by the City of Riverside for the Business Retention and Expansion Category, received from the Inland Empire Economic Partnership. The award acknowledged the City's efforts for Streamline Riverside including the Code amendment, One Stop Shop, and the streamline development review process.										
Commissioner Stosel announced that he would be unable to attend the March 23, 2017 meeting due to a business meeting conflict.										
<u>MINUTES</u> The Minutes of the Planning Commission Meeting of February 23, 2017 were approved as presented.	All Ayes	X	X	X	X	X	X	X	X	X
<u>ADJOURNMENT</u> The meeting was adjourned 10:39 a.m. to the meeting of March 23, 2017 at 9:00 a.m. in the Art Pick Council Chamber.										

The above actions were taken by the City Planning Commission on March 9, 2017. There is now a 10-day appeal period that ends on March 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 March 20, 2017.

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