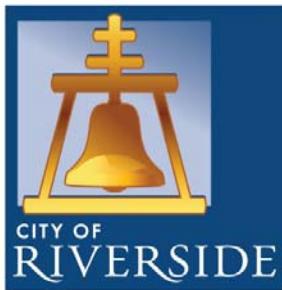


CITY PLANNING COMMISSION MINUTES

THURSDAY, MAY 21, 2015 9 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

City of Arts & Innovation



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PLANNING COMMISSIONERS

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review pursuant to Section 15332, as the project constitutes in-fill development; 2) Approve Planning Cases: P15-0247 (Conditional Use Permit), P15-0248 (Tentative Tract Map), P15-0250 (Variance), P15-0251 (Variance), P15-0252 (Variance) and P15-0363(Variance), based on the findings outlined in the staff report subject to the recommended conditions;
3) Adopt the attached exhibits 6 - 8 as approved project plans, subject to recommended conditions of approval.

Commissioners Zaki, Kain and Chair Riggle recused themselves from the following Planning Case No. P13-0852 due to financial conflict of interest and left the dais. Commissioner Manning took over as Chair.

PLANNING CASE P13-0852 – 8431 Diana Avenue

Proposal by Steve Smith of California Baptist University for consideration of a Draft Environmental Report for the demolition of the Riverside Free Methodist Church site located at 8431 Diana Avenue on an approximately 3.14-acre project site in the southeast portion of the CBU Riverside campus. Teri Delcamp, Senior Historic Preservation Planner, provided the staff report. Applicant, Mark Howe, representing CBU, stated he was in agreement with all staff recommended conditions. Comments from the audience: Rich Gardner, expressed support for CBU however would like to know what the specific plan is. Following discussion the Planning Commission recommended that the City Council APPROVE Planning Case P13-0852, based on the information outlined in the staff report and certify a Final Project EIR in compliance with CEQA.

Motion
Second
All Ayes

M S

Commissioners Zaki and Kain, and Chair Riggle returned to the dais at this time.

RECESS

The Planning Commission recessed at 10:22 a.m. and reconvened at 10:27 a.m. in the Art Pick Council Chamber with Chair Riggle presiding.

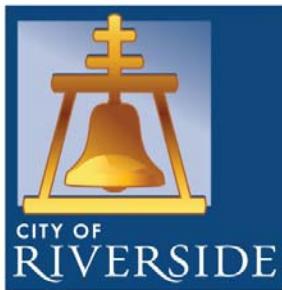
PLANNING CASES P13-0472, P13-0473, P15-0322 and P15-0321 –

Northerly side of Grove Community Drive

Proposal by Ridge Crest Cardinal – Riverside LP to consider a Tentative Tract Map (TM-39534); a related Planned Residential Development to subdivide an approximately 13.5 acre two-parcel vacant site, into 85 single family residential lots with common open space and shared amenities; the Design Review of the plot development; and variances related to building setback measurements. Kyle Smith, Senior Planner,

Motion
Second
All Ayes

M S

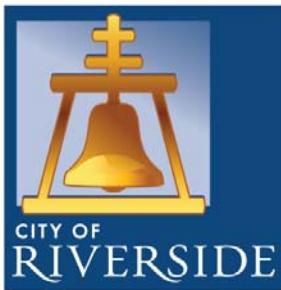


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provided staff report. Applicant, John Fitzpatrick, stated he was in agreement with all staff recommended conditions and provided background information regarding the project. Comments from the audience: There were no comments from the audience at this time. Following discussion the Planning Commission recommended 1) Determine that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record and recommend City Council adopt a Mitigated Negative Declaration; 2) Adopt the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; 3) Approve Planning Case Numbers: P13-0472 (Planned Residential Development Permit) & P13-0473 (Tentative Tract Map), P15-0322 (Design Review) & P15-0321 (Variance), based on the findings outlined in the staff report and subject to the recommended conditions; 4) Adopt exhibits 6-12 as approved project plans, subject to recommended conditions of approval.							
<u>PLANNING CASE P15-0155 – 4135 Chicago Avenue</u> Proposal by Kyle Knowland on behalf of Alta Vista South Public Charter to consider a Conditional Use Permit to open a charter high school in a 10,000 square foot square site. Gayat Adame, Planning Assistant, provided the staff report. Applicant, Kyle Knowland provided further details regarding the project and stated they were in agreement with all of staff's recommended conditions. Comments from the audience: Christina Duran, resident of the Eastside, commented that she was excited about the project and asked if an ethnic mural could be added, as a reflection of the community. She stated that plants should be added because the landscaping was very dry. She also asked if the applicant was partnering or working with the Riverside Unified School District. Following a brief discussion the Planning Commission recommended that the City Council: 1) Determine that this proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities); 2) Approve Planning Case Number: P15-0155 based on the findings outlined in the staff report and subject to the recommended conditions; 3) Adopt Exhibits 6-8 as approved project plans, subject to recommended conditions of approval.	Motion Second All Ayes	M					S
<u>PLANNING CASE P14-0513 – 9900 Indiana Avenue</u> Proposal by Henry Ramirez of Fiesta Max Event Centers to consider a Minor Conditional Use Permit to establish on-sale of alcoholic beverages in conjunction with an existing 6,900 square foot banquet hall facility, within an approximately 12.11 acre fully developed site with warehouse and business office buildings. Gabriel Perez, provided the staff report.	Motion Second All Noes		M				S



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Applicant, Henry Ramirez provided further details regarding the establishment and stated he was in agreement with all of staff's recommended conditions. Comments from the audience: Gus Kuhn, 9980 Indiana Ave, stated his support for the project and re-iterated that the business was to be for family-oriented events only. Following a brief discussion the Planning Commission recommended that the City Council: *DENY Planning Case: P14-0513 (Minor Conditional Use Permit) for the sale of on-site alcoholic beverages. Some of the concerns of approving this project included parking issues, increased amount of police calls at similar venues, the proximity to site to residences, etc.

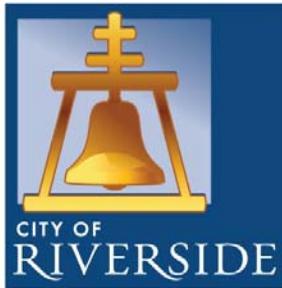
PLANNING CASES P14-0246, P14-1059, P14-0901 – Northwest Corner of Sycamore Canyon Boulevard and Central Avenue

Proposal by Eric Flodine of Strata Crest, LLC to consider an Annexation and accompanying Pre-Zoning and General Plan Amendment of an approximately 16.6 acres. David Murray, Senior Planner, provided staff report. Applicant, Eric Flodine of Strata Crest, stated he agrees with all staff recommended conditions and provided further details regarding the project. Comments from the audience: There were no comments from the audience at this time. Following a brief discussion the Planning Commission recommended that the City Council: 1) Determine that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record and recommend City Council adoption of a Negative Declaration; 2) Approve Planning Cases P14-0246 (Annexation), P14-1059 (General Plan Amendment), P14-0901 (Pre-Zoning) subject to the recommended conditions of approval, and based on the description in the staff report and findings provided in Exhibit 1; 3) Adopt a resolution making application to the Local Agency Formation Commission (LAFCO) for the annexation of the territory known as Annexation 118 – Strata, and the detachment from the Riverside County Waste Resource Management District; 4) Adopt a resolution modifying the General Plan, including amendments to Figure LU-10 – Land Use Policy Map, Figure LU-9 – Neighborhoods, Figure PS-8 – Neighborhood Policing Centers and other necessary changes throughout the General Plan 2025 figures to reflect the new boundaries and inclusion in the Canyon Crest Neighborhood; 5) Introduce and subsequently adopt an ordinance to Pre-Zone the subject site as CG – Commercial General Zone, based upon the findings and descriptions in this report and Exhibit 1, and illustrated in Figure 5 of Exhibit 3; 6) Introduce and subsequently adopt an ordinance amending Section 1.12.070 of the Riverside Municipal Code to add Annexation 118 to Ward 2; and 7) Adopt a resolution determining the amount of property tax revenue to be exchanged between the County and

Motion
Second
All Ayes

M

S



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the City of Riverside.

MISCELLANEOUS PLANNING AND ZONING ITEMS

BRIEF REPORT FROM T ON RECENT CITY COUNCIL ACTIONS AND MAJOR DEVELOPMENT PROJECTS

Emilio Ramirez, Interim Community & Economic Development Director provided brief report on recent City Council actions.

LONG RANGE PROJECTS:

- a. Office of Economic Development
- b. Update from Deputy Director

No items were reported.

ITEMS FOR FUTURE AGENDAS

1. Miguel Jr.'s
2. Olivewood Mausoleum

MINUTES

The Minutes of the Planning Commission Meeting of May 7, 2015 meeting were approved as presented.

ADJOURNMENT

The meeting was adjourned at 12:00 p.m. to the meeting of June 4, 2015 at 9:00 a.m. in the Art Pick Council Chamber.

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

Approved as presented at the June 4, 2015 meeting.