

*City of Arts & Innovation*

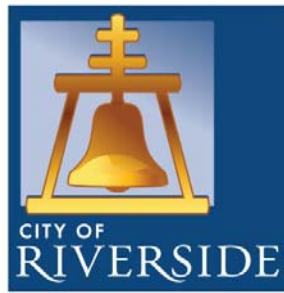
## CITY PLANNING COMMISSION MINUTES

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

### PLANNING COMMISSIONERS

		M A N N I N G	S T O S E L	T A V A G L I O N E	P A R K E R	R I G G L E	T E U N I S S E N	R O S S O U W	K A I N	Z A K I
	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 Riggle called the meeting to order at 9:05 a.m. with all members present except commissioner Tavaglione.										
The Pledge of Allegiance was given to the flag.										
New Commissioner Judy Teunissen was introduced.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE										
Rich Gardner, Riverside resident, commented that he hopes to get an item regarding services for Alzheimer's Disease on the agenda sometime soon. He would like to see more support services in the area for this disease.										
<b><u>PUBLIC HEARINGS</u></b>										
<u>PLANNING CASES P15-0248, P15-0248, P15-0250, P15-0251, P15-0252 &amp; P15-0363 – 3744, 3768, and 3776 Main Street</u>	Motion									M
Proposal by Rob Dodman of Ratkovich Properties for consideration of a 1) Conditional Use Permit, 2) Tentative Tract Map, and 3) Parking related Variances to facilitate the construction of a mixed-used project, consisting of 91 residential units, 8,841 square feet of commercial space, and a 115-stall parking garage, on three parcels totaling 0.62 acres, partially developed with an existing commercial building (Imperial Hardware) and a surface parking lot. Gabriel Perez, Principal Planner, provided staff report. Applicant, Cliff Ratkovich of Ratkovich expressed his excitement for the project and about working in the City of Riverside. He provided more details about the project and stated he was in agreement with all recommended conditions. Comments from the audience: Dave Leonard – Old Riverside Foundation; Gary Christmas - Resident of Ward 4 and President of the Raincross Group; Gary Montgomery – Downtown Business Council with the Riverside Chamber of Commerce; Jay Spursinger(sp?) – The Pick Group; Michael Johnston – Greater Riverside Chamber of Commerce; Dina Esquivel – Greater Riverside Hispanic Chamber of Commerce; Scott Geiser – Ward 1 and The Pick Group; Peter Mobley(sp?) – The Pick Group; Ronaldo Fiero – Owner of the Salted Pig; Laura Ritchie - Local Contractor all expressed their support for the project. Following discussion the Planning Commission recommended that the City Council: 1) Determine that this proposed project is exempt from the California Environmental Quality Act (CEQA)	Second All Ayes					S				





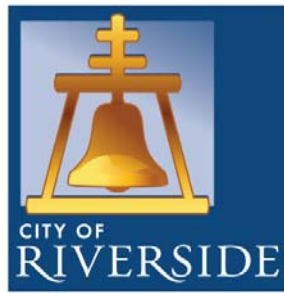
*City of Arts & Innovation*

## CITY PLANNING COMMISSION MINUTES

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

### PLANNING COMMISSIONERS

	M A N N I N G	S T O S E L	T A V A G L I O N E	P A R K E R	R I G G L E	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
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		



*City of Arts & Innovation*

## CITY PLANNING COMMISSION MINUTES

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

### PLANNING COMMISSIONERS

	M A N N I N G	S T O S E L	T A V A G L I O N E	P A R K E R	R I G G L E	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
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.									
<u>PLANNING CASES P14-0246, P14-1059, P14-0901</u> – 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 Stratta 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	



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

ZAKI	CW3		X
KAIN	CW3		X
ROSSOW			X
TUNISSEN			X
RIGGLE			X
PARKER			X
TAVAGLIONE			
STOSEL			X
MANNING			X

	WARDS	1	2	3	4	5	6	7	3	3
the City of Riverside.										
<b><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></b>										
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										
<b><u>MINUTES</u></b> The Minutes of the Planning Commission Meeting of May 7, 2015 meeting were approved as presented.										
<b><u>ADJOURNMENT</u></b> 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 Second All Ayes Abstained	X	X		X	X		X	X	X

*Approved as presented at the June 4, 2015 meeting.*