



City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, AUGUST 19, 2021, 9:00 A.M.
PUBLIC COMMENT IN PERSON/TELEPHONE
PUBLIC COMMENT VIA TELEPHONE
3900 MAIN STREET

PLANNING CASES P20-0025, P19-0626, P19-0627, P20-0258, P20-0282 and P20-0024 – PARCEL MAP, MINOR CONDITIONAL USE PERMIT, DESIGN REVIEW, VARIANCE, GRADING EXCEPTION AND ENVIRONMENTAL IMPACT REPORT - NORTH SIDE OF ALESSANDRO BOULEVARD, EAST OF BARTON STREET AND WEST OF SAN GORGONIO DRIVE, WARD 2

Proposal by Darrell Butler and Khosro Khaloghli to consider the following entitlements for the development of two warehouse buildings totaling 603,100 square feet on 48.64 acres: 1) Parcel Map to subdivide the project site into two parcels and three lettered parcels; 2) Minor Conditional Use Permit to permit an industrial center over 400,000 square feet in area; 3) Design Review for the proposed site design and building elevations; 4) Variances to allow the installation of combination retaining/freestanding walls wherein the retaining portion ranges from 6.4 to 7.6 feet in height, where a maximum retaining portion height of 4 feet is permitted by the Zoning Code; to allow combination retaining/freestanding walls with a combined height of 14.4 feet, where a maximum combined height of 10 feet is permitted by the Zoning Code; and to allow a total of 388 parking spaces for Building A, where a minimum of 430 parking space are required by the Zoning Code; 5) Grading exceptions to allow the installations of three retaining walls with a maximum height of 11.5 feet, where the Grading Code allows a maximum height of 6 feet; and 6) Environmental Impact Report. Veronica Hernandez, Senior Planner, presented the staff report. Commissioner Singh returned to the meeting. Darrel Butler, applicant, addressed the Commission. Public Comment: Lori Stone, Interim Executive Director JPA; Ralph Beldor, Southern California Council Labors International North America; Cindy Roth, president Greater Riverside Chambers of Commerce, spoke in support of the proposal. Cecily Stanfield, lives on Barton Street expressed her concern regarding increased traffic. Also concerned with large truck/semi trucks coming down her road and keeping these trucks off of Barton. Asked if there would be any bike trails in the Sycamore area. The public hearing was closed. Following discussion it was moved by Commissioner Rush and seconded by Commissioner Singh to recommend that the City Council:

- 1) Find: a. The Draft Environmental Impact Report (P20-0024) has been completed in compliance with the California Environmental Quality Act (CEQA);
b. The proposed project will have a significant effect on the environment, but there are no feasible alternatives to the proposed project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft Environmental Impact Report for project specific and cumulative impacts to Transportation/Vehicle Miles Traveled; and
- 2) Approve P20-0025 (Parcel Map), P19-0626 (Minor Conditional Use Permit), P19-0627 (Design Review), P20-0258 (Variance), P20-0282 (Grading Exception), and P20-0024



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(Environmental Impact Report), based on the findings outlined in the staff report and subject to the recommended conditions and mitigation measures.

Motion Carried: 7 Ayes, 1 Noes, 1 Absent, 0 Abstention

AYES: Allen, Kirby, Parker, Ridgway, Rush, Singh, Teunissen

NOES: Roberts

ABSENT: Villalobos

ABSTENTION: None

Chair Kirby advised of the appeal period.

City Council public hearing required for final approval.

COMMUNICATIONS

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Ms. Kopaskie-Brown announced that the September 2, 2021 meeting will be cancelled. The next meeting will be a special meeting on September 9, 2021 at 5:30 pm in the Art Pick Council Chamber.

ADJOURNMENT

The meeting was adjourned at 11:02 a.m. to the meeting of September 9, 2021 at 5:30 p.m.

The above actions were taken by the City Planning Commission on August 19, 2021. There is now a 10-day appeal period that ends on August 30, 2021. 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 August 30, 2021.

The minutes were approved as presented at the September 16, 2021 meeting.