



City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, APRIL 28, 2022, 9:00 A.M.
PUBLIC COMMENT IN PERSON /TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET

COMMISSIONERS

PRESENT: R. Kirby, L. Mooney, J. Parker, T. Ridgway, C. Roberts, R. Singh (L), J. Wilder

ABSENT: J. Rush (Vacation)

STAFF: M. Kopaskie-Brown, P. Brenes, D. Murray, C. Assadzadeh, B. Norton, D. Palafox, A. Beaumon, N. Mustafa, C. Scully, P. Nitollama, F. Andrade

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

ORAL COMMUNICATIONS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT CALENDAR

The Consent Calendar was unanimously approved as presented below affirming the actions appropriate to each item.

MINUTES

The minutes of the April 14, 2022, were approved as presented.

PLANNING COMMISSION ATTENDANCE

The Commission excused the April 14, 2022 absence of Commissioner Ridgway due to personal matter.

Motion by Commissioner Mooney, Seconded by Commissioner Parker to approve the Consent Calendar as presented.

Motion Carried: 6 Ayes, 0 Noes, 2 Absent, 0 Abstention

AYES: Kirby, Mooney, Parker, Ridgway, Roberts, Wilder

NOES: None

ABSENT: Rush, Singh

ABSTENTION: None

Commissioner Singh arrived at this time.



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PUBLIC HEARINGS

PLANNING CASE PR-2022-001298 - CAPITAL IMPROVEMENT PROGRAM (CIP) ANNUAL REVIEW OF PROJECTS - CITYWIDE, ALL WARDS

Proposal by the City of Riverside to consider the annual review of projects included in the fiscal year (FY) 2022/2024 Capital Improvements Program (CIP). Daniel Palafox, Assistant Planner, presented the staff report. There were no public comments. The public hearing was closed. Following discussion it was moved by Commissioner Parker and seconded by Commissioner Singh to: 1) Determine that the City of Riverside's Capital Improvement Program for FY 2022/24, is not subject to the California Environmental Quality Act (CEQA) review, pursuant to CEQA Guidelines Section 15061(b)(3) as this action is not considered a "project" as defined by Section 15378(b)(4), and a determination of consistency has no potential to result in a direct or indirect physical change in the environment; 2) Find that the capital improvement projects added for FY 2022/24 are consistent with the City's General Plan 2025; and 3. Report to the City Council that the capital improvement projects added for FY 2022/24 are consistent with the City's General Plan 2025.

Chair Kirby advised of the appeal period.

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

AYES: Kirby, Mooney, Parker, Ridgway, Roberts, Singh, Wilder

NOES: None

ABSENT: Rush

ABSTENTION: None



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PLANNING CASE PR-2021-001023 - GENERAL PLAN AMENDMENT, REZONING, CONDITIONAL USE PERMIT, VARIANCE AND DESIGN REVIEW – 360 E. ALESSANDRO BOULEVARD, WARD 4

Proposal by Eugene Marini of KA Enterprises to consider the following entitlements to facilitate the development of an automated vehicle wash facility: 1) General Plan Amendment to change the land use designation from O - Office to C - Commercial; 2) Zoning Code Map Amendment to change the zone from O - Office to CG - Commercial General; 3) Conditional use Permit to permit an automated vehicle wash facility; 4) Variance to allow a perimeter wall higher than allowed by the Zoning Code; and 5) Design Review of project plans. Candice Assadzadeh, Senior Planner, presented the staff report. She stated that the project was advertised to change zone from O - Office to CG – Commercial General, however the more appropriate zone would be CR - Commercial Retail which is more restrictive. She also indicated that the applicant provided letters of support which have been distributed to the Commission this morning. Eugene Marini, applicant, stated they were in agreement with the recommended conditions of approval. Public Comment: Cindy Roth spoke in support of the project. The public hearing was closed. Based on discussions, staff recommended the addition of condition: Prior to Certificate of Occupancy, the applicant shall work with City Public Works Department and Riverside Transit Agency on the relocation of the bus stop on Alessandro Boulevard. Following discussion it was moved by Commissioner Singh and seconded by Commissioner Parker to recommend that the City Council: 1) Determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting program (MMRP) pursuant to CEQA Sections 15074 and 21081.6; and 2) Approve PR-2021-001023 (General Plan Amendment, Zoning Code Map Amendment, Conditional Use Permit, Variance, and Design Review), based on the findings outlined in the staff report and subject to the recommended conditions and the added condition: Prior to Certificate of Occupancy, the applicant shall work with City Public Works and Riverside Transit Agency on the relocation of the bus stop on Alessandro Boulevard.

Chair Kirby advised of the appeal period.

City Council public hearing is required for final approval.

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

AYES: Kirby, Mooney, Parker, Ridgway, Roberts, Rush, Singh, Wilder



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NOES: None
ABSENT: Rush
ABSTENTION: None

PLANNING CASES DP-2021-00008, DP-2021-01307, DP-2021-01650, DP-2021-01306, SD-2021-00020, DR-2021-00009 AND DP-2021-00731 – CONDITIONAL USE PERMIT, MINOR CONDITIONAL USE PERMITS, REZONING, VACATION, DESIGN REVIEW AND ENVIRONMENTAL IMPACT REPORT – 10800 MAGNOLIA AVENUE, 10821 MAGNOLIA AVENUE, 11510 MAGNOLIA AVENUE, WARD 6

Proposal by Skyler Denniston of Kaiser Permanente to consider the following entitlements for the expansion of the Kaiser Permanente Riverside Medical Center: 1) Conditional Use Permit to modify a previously approved Conditional Use Permit (CU-038-834) for the redevelopment of approximately 15.5 acres of the existing 37.5 acre medical facility site to construct a 175,968 square foot, five-story hospital tower with 152 beds, a 115,526 square foot, two-story diagnostic and treatment building, a five-story, 1,151 space parking structure and upgrades to the existing on-site central utility plant (Hospital Expansion Site); 2) Minor Conditional Use Permit to permit Off-Site Area 1 to be developed with a 87 space surface parking lot and five temporary construction trailers on 1.3 acres; 3) Zoning Code Amendment to rezone the 5.0 acre Off-Site Area 2 from R-1-7000-SP – Single Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones and CG-SP – Commercial General and Specific Plan (Magnolia Avenue) Overlay Zones to MU-V-SP – Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay Zones; 4) Minor Conditional Use Permit to permit Off-Site Area 2 to be developed with a 516 space surface parking lot; 5) Summary Vacation for the vacation of excess right-of-way along Park Sierra Drive; 6) Design Review of site plans and building elevations; and 7) Environmental Impact Report. The primary project site (Hospital Expansion Site) is located at 10800 Magnolia Avenue, situated on the south side of Magnolia Avenue between Polk Street and Park Sierra Drive. Off-Site Area 1 is located at 10821 Magnolia Avenue, situated on the north side of Magnolia Avenue between Polk Street and Burge Street. Off-Site Area 2 is located at 11510 Magnolia Avenue, situated on the southwest corner of Magnolia Avenue and Fillmore Street. Brian Norton, Senior Planner presented the staff report. Staff received one letter in support from the Greater Riverside Chambers of Commerce. He asked that the Commission consider a revision to condition 22: Add to the existing condition. "If the project is unable to complete the parking structure prior to the start of the hospital tower, the applicant shall provide documentation to ensure parking meets Code for each progressive phase, until the parking structure is operational". Skyler



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Denniston, stated they were in agreement with the recommended conditions of approval as modified. Public Comment: Cindy Roth, Greater Riverside Chambers of Commerce, spoke in support of the project. The public hearing was closed. Following discussion it was moved by Commissioner Ridgway and seconded by Commissioner Mooney to recommend that the City Council:

1) Find: a. The draft project Environmental Impact Report (DP-2021-00731) has been completed in compliance with the California Environmental Quality Act (CEQA); and 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 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 Planning Cases DP-2021-00008 (Conditional Use Permit), DP-2021-01307 (Minor Conditional Use Permit), DP-2021-01650 (Rezone), DP-2021-01306 (Minor Conditional Use Permit), SD-2021-00020 (Summary Vacation), DR-2021-00009 (Design Review), DP-2021-00731 (Environmental Impact Report), based on the findings outlined in the staff report and subject to the recommended conditions and revision to Condition 22: Add to the existing condition. If the project is unable to complete the parking structure prior to the start of the hospital tower, the applicant shall provide documentation to ensure parking meets Code for each progressive phase, until the parking structure is operational.

Chair Kirby advised of the appeal period.

City Council public hearing required for final approval.

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

AYES: Kirby, Mooney, Parker, Ridgway, Roberts, Singh, Wilder

NOES: None

ABSENT: Rush

ABSTENTION: None

COMMUNICATIONS

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Ms. Kopaskie-Brown updated the Commission on upcoming agenda items. She noted that there will be another SB9 public meeting at the Casa Blanca Library, May 4, 2022. She offered to provide previous meeting information for those interested.



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ADJOURNMENT

The meeting was adjourned at 10:42 a.m. to the meeting of May 12, 2022 at 9:00 a.m.

The above actions were taken by the City Planning Commission on April 28, 2022. There is now a 10-day appeal period that ends on May 9, 2022. 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 May 9th.

Minutes were approved as presented at the May 12, 2022 meeting.