PLANNING COMMISSION
MINUTES

THURSDAY, AUGUST 18, 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, J. Rush, R. Singh, J. Wilder

ABSENT: C. Roberts (partial meeting)

STAFF: M. Kopaskie-Brown, M. Taylor, M. Davis, A. Beaumon, P. Nitollama, C. Scully, 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 June 23, 2022 and July 14, 2022, were approved as presented.

PLANNING COMMISSION ATTENDANCE
The Commission excused the absence of Commissioner Parker (vacation) and Commissioner Ridgway (business) from the meeting of July 14, 2022.

Motion made by Commissioner Rush and Seconded by Commissioner Ridgway, to approve the Consent Calendar as presented.

Motion Carried: 7 Ayes, 0 Noes, 1 Absent, 0 Abstention
AYES: Kirby, Mooney, Parker, Ridgway, Rush, Singh, Wilder
NOES: None
ABSENT: Roberts
ABSTENTION: None

Workshop - Exhibit 1 - Planning Commission Minutes - August 18, 2022

City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, AUGUST 18, 2022, 9:00 A.M.
PUBLIC COMMENT IN PERSON /TELEPHONE
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PUBLIC HEARINGS

PLANNING CASE PR-2022-001391 – AMENDMENTS TO TITLE 19 (ZONING) – WARDS ALL
Proposal by City of Riverside to consider amendments to Title 19 (Zoning) of the Riverside Municipal Code, including but not limited to Articles VII (Specific Land Use Provisions), VII (Specific Land Use Provisions). VIII (Site Planning and General Development Provisions), IX (Land Use Development Permit Requirements and Procedures) and X (Definitions of Title 19. The proposed amendments are intended to:

1) Establish Chapter 19.535 (Inclusionary Housing) to implement General Plan policies to facilitate the production of housing affordable to very low-, low- and moderate-income households in new residential development projects;
2) Repeal and replace Chapter 19.545 (Density Bonus) to clarify and streamline existing provisions and align the City's Density Bonus program with recently adopted State law; and
3) Complete clean-up items for Title 19 to: a) Clarify setback requirements and permit exemptions for on-sale of alcoholic beverages associated with bona fide full-service public eating places; b) Adjust allowances for the provision of off-site, off-street vehicle parking for certain land uses; and c) Revise the required findings of fact for the granting of Fair Housing Requests for Reasonable Accommodation to comply with State law and affirmatively further fair housing.

Matthew Taylor, Senior Planner, presented the staff report. He indicated that comment letters were received after publication of the report and were distributed to the Commission this morning. Public Comment: Commissioner Roberts announced she was on-line and listening to the discussion. Ms. Kopaskie-Brown stated that a link would be sent to her to join the meeting directly. Rose Mayes, Executive Director Fair Housing Council; Maribel Nunez, Inland Equity Partnership; Juanita Cadera, Fair Housing Council; Corinne Parker; Elizabeth Ayala; Damien O'Farrel, CEO Parkview Legacy Foundation; Beverly Arias; Gabriella Mendez; and Kayla Booker spoke in support of Inclusionary Housing. Andre Sururti; Andrew Sall, Greater Riverside Chambers of Commerce; Jason Hunter; Lou Monville, Building Industry Association; Andrew Walcker expressed their concerns regarding the Inclusionary Housing policy and ordinance. The public hearing was closed.

Commissioner Roberts joined the meeting virtually.

Following discussion it was moved by Chair Kirby to recommend that the City Council: 1) Determine that Planning Case PR-2022-001391 is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule), as it can be seen with certainty that approval of the project will not have an effect on the environment; and 2) Approve PR-2022-001391 (Zoning Text Amendment), with the omission of the Inclusionary Housing portion (Chapter 19.535) based on the findings outlined in the staff report. He asked that Chapter 19.535 be returned to the Committee for further definition.

Motion failed due to lack of second.

Commissioner Roberts disconnected from the meeting.

Motion by Commissioner Ridgway to recommend that the City Council: 1) Determine that Planning Case PR-2022-001391 is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule), as it can be seen with certainty that approval of the project will not have an effect on the environment; and 2) Approve PR-2022-001391 (Zoning Text Amendment), with the omission of the Inclusionary Housing portion (Chapter19.535) based on the findings outlined in the staff report. He asked that Chapter 19.535 go back to staff for publication of fee schedule, reevaluate Section 8 for insertion and promotion of that opportunity, and suggested a shareholder meeting or workshop prior to adoption of the final ordinance.

Anthony Beaumon, Deputy City Attorney, asked for clarification of the "publication" of in lieu fees.

Commissioner Ridgway stated that instead of publication, a recommendation of the actual fee.

Ms. Kopaskie-Brown clarified that the motion was to move on with items 2 and 3 and to continue item 1. She suggested a Planning Commission workshop at the next available meeting to go over the policy direction from the City Council Housing and Homeless Committee.

Commissioner Ridgway reiterated that the motion was to approve items 2 and 3; continue item 1 and request a Planning Commission workshop to further understand and explore that policy/ordinance.

The motion was Seconded by Chair Kirby.

Motion Carried: 7 Ayes, 0 Noes, 1 Absent, 0 Abstention
AYES: Kirby, Mooney, Parker, Ridgway, Rush, Singh, Wilder
NOES: None
ABSENT: Roberts
ABSTENTION: None

Chair Kirby advised of the 10-day appeal period.

A City Council public hearing is required for final approval.

COMMUNICATIONS

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Ms. Kopaskie-Brown updated the Commission on upcoming items for the September 1, 2022 meeting. She indicated that the inclusionary housing workshop could be held on September 29. A few of the commissioners indicated they would be unable to attend the September 29th meeting and agreed to moving this to the October 13, 2022 meeting.

ADJOURNMENT

The meeting was adjourned at 10:54 a.m. to the meeting of September 1, 2022 at 9:00 a.m.

The above actions were taken by the City Planning Commission on September 1, 2022. There is now a 10-day appeal period that ends on August 29, 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 August 29, 2022.

Minutes approved as presented at the September 1, 2022 meeting.