City of Arts & Innovation

PLANNING COMMISSION
DRAFT MINUTES

THURSDAY, SEPTEMBER 15, 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, J. Rush, R. Singh, J. Wilder

STAFF: M. Kopaskie-Brown, C. Assadzadeh, J. Eguez, A. Beaumon, 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 September 1, 2022, were approved as presented.

PLANNING COMMISSION ATTENDANCE
The Commission excused the September 1, 2022 absence of Commissioner Kirby due to illness.

Motion Carried: 8 Ayes, 0 Noes, 0 Absent, 0 Abstention
AYES: Kirby, Mooney, Parker, Ridgway, Roberts, Rush, Singh, Wilder
NOES: None
ABSENT: None
ABSTENTION: None

PUBLIC HEARINGS

PLANNING CASE PR-2021-000975 – DESIGN REVIEW AND STREET VACATION - 3114, 3136 and 3160 GIBSON STREET, WARD 5
Proposal by Angel Orozco of Greens Gibson, LLC to consider the following entitlements to facilitate the construction of a four-story multiple family residential development consisting of 139 units: 1) Design Review of project plans; and 2) a Street Vacation to vacate approximately 16,696 square feet of Aguilar Street. Judy Egüez, Senior Planner, presented the staff report. Andrew Walcker, Overland Development, stated they were in agreement with the recommended conditions of approval. Public Comment: Rudy Aguilar spoke in support of the proposal. The public hearing was closed. Following discussion it was moved by Commissioner Mooney and seconded by Commissioner Ridgway to recommend that the City Council: 1) Determine that the proposed multiple family residential project is consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017 (SCH No. 2017041039) subject to compliance with the approved Mitigation Monitoring and Reporting Program and that the proposed Street Vacation is exempt from the California Environmental Quality Act (CEQA) subject to Section 15061(b)(3) (Common Sense Rule) of the CEQA Guidelines, as it can be seen with certainty that the Street Vacation will have no significant effect on the environment; and 2) Approve Planning Case PR-2021-000975 (Design Review and Street Vacation), based on the findings outlined in the staff report and subject to the recommended conditions.

Chair Kirby advised of the appeal period.

A City Council public hearing is required for final approval.

Motion Carried: 8 Ayes, 0 Noes, 0 Absent, 0 Abstention
AYES: Kirby, Mooney, Parker, Ridgway, Roberts, Rush, Singh, Wilder
NOES: None
ABSENT: None
ABSTENTION: None

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COMMUNICATIONS

PLANNING CASE PR-2022-001414 – UPDATE ON A RETROACTIVE POLICY CHANGE TO THE PLANNING DIVISION STANDARD CONDITION OF APPROVAL ON TENTATIVE MAPS RELATED TO GRADING PERMIT ISSUANCE

Judy Egüez, Senior Planner, updated the Commission on the policy change to the Planning Division's standard condition of approval on tentative maps related to grading permit issuance. She noted that the modification will allow development projects to move forward while ensuring compliance with the Zoning Code and Subdivision Map Act by holding permits until the Final Map is recorded. To streamline the development process and align with the Streamline Riverside and Build Riverside Initiatives, staff will request that City Council authorize staff to retroactively modify the condition of approval for previously approved tentative maps for active and entitled projects.

Following discussion, the Planning Commission did not take formal action on this and received and filed the report.

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Ms. Kopaskie-Brown updated the Commission on upcoming projects.

ADJOURNMENT

The meeting was adjourned at 9:38 a.m. to the meeting of September 29, 2022 at 9:00 a.m.

The above actions were taken by the City Planning Commission on September 15, 2022. There is now a 10-day appeal period that ends on September 26, 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 September 26, 2022.