



*City of Arts & Innovation*

## PLANNING COMMISSION MINUTES

THURSDAY, SEPTEMBER 1, 2022, 9:00 A.M.  
PUBLIC COMMENT IN PERSON /TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET

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### COMMISSIONERS

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

ABSENT: R. Kirby (I)

STAFF: M. Kopaskie-Brown, B. Norton, R. Osorio, A. Beaumon, C. Scully, P. Nitollama,  
F. Andrade

Chair Pro Tem Parker 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 August 18, 2022, were approved as presented.

### PLANNING COMMISSION ATTENDANCE –

The Commission excused the August 18, 2022 partial absence of Commissioner Roberts due to technical issues.

A motion was made by Commissioner Mooney and Seconded by Commissioner Singh to approve the consent calendar as presented.

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

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

NOES: None

ABSENT: Kirby

ABSTENTION: None



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### PUBLIC HEARINGS

PLANNING CASE SD-2022-00011 – STREET VACATION – MARIPOSA ALLEY, WARD 1  
Proposal by City of Riverside to consider a Street Vacation to vacate a portion of an alley (Mariposa Alley) for pedestrian use. Regine Osorio, Associate Planner, presented the staff report. Phillip Nitollama, City Traffic Engineer, stated they were in agreement with the recommended conditions. There were no public comments and the public hearing was closed. Following discussion it was moved by Commissioner Roberts and seconded by Commissioner Singh to recommend that the City Council: 1) Determine that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and 2) Approve Planning Case SD-2022-00011 (Street Vacation), based on the findings outlined in the staff report and subject to the recommended conditions.

A City Council public hearing is required for final approval.

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

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

NOES: None

ABSENT: Kirby

ABSTENTION: None

PLANNING CASE PR-2022-001346 - ZONING CODE AMENDMENT – TITLE 19 (ZONING CODE), INDUSTRIAL, COMMERCIAL AND MIXED-USE ZONES

Proposal by Keith Kaneko of Amarok, LLC to amend Title 19 (Zoning Code) of the Riverside Municipal Code, Chapter 19.550 (fences, Walls and Landscape Materials) to permit electrified security fence systems in: 1) Industrial Zones permitted by right; and 2) Commercial and Mixed-Use Zones subject to a Minor Conditional Use Permit. Regine Osorio, Associate Planner, presented the staff report. Keith Kaneko, applicant, gave a presentation. He clarified that their proposal was an alarm system with an electrified fence component. He said he was in favor of their proposal and agreed to the following modification: Electrified fences shall be prohibited adjacent to any parks. Ms. Osorio stated that staff would like to enter in the record and add three additional CEQA exemptions: 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15311 (Accessory Structures). There were no public comments and the public hearing was closed. Following discussion it was moved by Commissioner Ridgway



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and seconded by Commissioner Roberts to recommend that the City Council: 1) Determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061.b.3 (Common Sense Exemption), 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15311 (Accessory Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and 2) Approve Planning Case PR-2021-001346 (Zoning Code Amendment) as proposed by the applicant. 3) Deny Staff's proposed alternative to Planning Case PR-2021-001346 (Zoning Code Amendment).

A City Council public hearing is required for final approval.

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

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

NOES: None

ABSENT: Kirby

ABSTENTION: None

PLANNING CASE SD-2021-001120 – GENERAL PLAN, REZONING, DESIGN REVIEW, VARIANCE – 2998 IVY STREET, WARD 3

Proposal by Andy Turner of Tierra Corporation to consider the following entitlements for expansion of an existing 6.94-acre self-storage facility: 1) General Plan Amendment to amend the land use designation of 1.33-acres from LDR – Low Density Residential to C-Commercial; 2) Zoning Code Amendment to rezone 1.40 acres from R-1-7000 – Single Family Residential and CG-Commercial General Zone to CG-CS – Commercial General and Commercial Storage Overlay Zones; 3) Design Review of project plans; and 4) Variance to allow a six-foot high perimeter fence to be constructed in place of a masonry wall. Brian Norton, Senior Planner, presented the staff report. Scott Flemming, applicant, stated they were in agreement with the recommended conditions of approval. There were no public comments and the public hearing was closed. Following discussion it was moved by Commissioner Roberts and seconded by Commissioner Singh 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 Planning Case PR-2021-001120 (General Plan Amendment, Rezone, Design Review and Variance)



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based on the findings outlined in the staff report and subject to the recommended conditions.

A City Council public hearing is required for final approval.

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

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

NOES: None

ABSENT: Kirby

ABSTENTION: None

### COMMUNICATIONS

#### ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Chris Christopoulos, Interim Community & Economic Development Director, updated the Commission on future items.

### ADJOURNMENT

The meeting was adjourned at 10:30 a.m. to the meeting of September 15, 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 September 12, 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 12, 2022.

*Minutes were approved as presented at the September 15, 2022.*