PLANNING COMMISSION
DRAFT MINUTES

THURSDAY, October 13, 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

STAFF: M. Kopaskie-Brown, B. Norton, M. Taylor, A. Beaumon, M. Davis, 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 29, 2022, meeting were approved as presented.

PLANNING COMMISSION ATTENDANCE
The Commission excused the September 29, 2022 absence of Commissioner Parker due to vacation, Commissioner Kirby due to illness and the late arrival of Commissioner Wilder.

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

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

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PUBLIC HEARINGS

PLANNING CASE PR-2020-000190 – TENTATIVE TRACT MAP, DESIGN REVIEW, VARIANCE – 8390 JANET AVENUE, WARD 6

Regine Osorio, Associate Planner, announced that the applicant is requesting a continuance to November 10, 2022. It was moved by Commissioner Parker and seconded by Commissioner Mooney: To Continue Planning Case PR-2020-000190 to the meeting of November 10, 2022 as requested by the applicant.

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

AYES:	Kirby, Mooney, Parker, Ridgway, Rush, Singh, Wilder
NOES:	None
ABSENT:	Roberts
ABSTENTION:	None

PLANNING CASE PR-2021-001180 – STREET VACATION AND STREET NAME CHANGE - SPENCER COURT, WARD 4

Proposal by Shahvand Aryana of Spencer Ct. W2, LLC to consider the following entitlements: 1) Street Vacation to vacate Spencer Court, a public street consisting of 0.84-acres, approximately 500 feet in length and 60 feet in width; and 2) Street Name Change of Spencer Court from "Spencer Court" to "Aryana View Court". Alyssa Berlino, Associate Planner, presented the staff report. She read into the record a revision to condition 2: 2a. The CC&Rs shall also require vehicular and pedestrian access to residents and emergency vehicles, in perpetuity. Mitch Adkison, Adkan Engineers, representing Shahvand Aryana, applicant, stated they were in agreement with the recommended conditions of approval. There were no public comments, the public hearing was closed. Following discussion it was moved by Commissioner Rush and seconded by Commissioner Parker to recommend that the City Council: 1) Determine that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (Common Sense) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and 2) Approve Planning Case PR-2021-001180 (Street Vacation and Street Name Change), based on the findings outlined in the staff report and subject to the recommended conditions, including the revision to Condition 2 read into the record.

Chair Kirby advised of the appeal period.

A City Council public hearing is required for final approval.

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

PLANNING CASE PR-2022-001391 (AMD): WORKSHOP – Draft amendments to Title 19 (Zoning) of the Riverside Municipal Code intended to implement an Inclusionary Housing Program at the recommendation of the City Council Housing and Homeless Committee, as requested by the Planning Commission at the public hearing of August 18, 2022.

Matthew Taylor, Acting Principal Planner, presented the workshop on Inclusionary Housing Program. He noted that comment letters were received and have been submitted to the Commission.

Public Comment:
Norma Barle, LULAC of Riverside; Joanna Silva;; Rose Mayes, Executive Director Fair Housing Council; Tiffany Kinslow; Elizabeth Ayala spoke in support.

Alex Grey, representing a developer; Jason Hunter; Annie; Diana Gazzolo; Pam Nusser spoke in opposition.

Andrew Walcker, Overland Development and Nick Adcock, Greater Riverside Chambers of Commerce expressed their concern that additional review was needed.

Anthony Beaumon, Sr. Deputy City Attorney, noted that many of the comments made had to do with policy. The Planning Commission is not to consider the overall wisdom of the ordinance but more specifically to Title 19 and how it will be amended, not why it is amended. The Planning Commission is not looking at the bigger social issues, it is limited to the Zoning Code Title 19. The overall larger policy issue is for the City Council.

Following discussion, there was no formal action taken by the Planning Commission.

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PUBLIC HEARINGS

PLANNING CASE PR-2022-001391 – AMENDMENT TITLE 19 (ZONING) - CITYWIDE
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) and X (Definitions) to establish Chapter 19.535 (Inclusionary Housing) to implement City Council Housing & Homelessness Committee direction to facilitate the production of housing affordable to very low-, low- and moderate-income households in new residential development projects. Matthew Taylor, Acting Principal Planner, presented the staff report. He noted that letters of concern were received and distributed to the Commission.

Public Comments: Jason Hunter stated that the Commission can make recommendations to policy.

Ms. Kopaskie-Brown stated that in order for staff to provide the Commission with responses, they need to know what additional information is being requested.

The Commission requested additional information:

- What is the effect on the housing markets in other jurisdictions?
- Staff suggested also presenting the inclusionary requirements of those jurisdictions as well.
- Mr. Taylor indicated of the current residential development projects in process, the percentage of affordable housing is 27%.
- Commission requested the percentage over previous years.
- Can the previous information be separated by rental vs. purchase for those housing units?

Following discussion, Commissioner Wilder motioned to continue Planning Case PR-2022-001391 to the meeting of November 10, 2022. The motion was seconded by Commissioner Parker.

Motion Carried: 6 Ayes, 1 No, 0 Absent, 0 Abstention

AYES:	Kirby, Mooney, Parker, Rush, Singh, Wilder
NOES:	Ridgway
ABSENT:	Roberts
ABSTENTION:	None

COMMUNICATIONS

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Ms. Kopaskie-Brown updated the Commission on upcoming items for future meetings.

Staff noted that there will be a meeting on Wednesday November 23, 2022, the day before Thanksgiving, and wanted to verify that there would be a quorum present. It was the consensus of the Commission that there would be a quorum for the meeting of November 23, 2022.

ADJOURNMENT

The meeting was adjourned at 11:00 a.m. to the meeting of October 27, 2022 at 9:00 a.m.

The above actions were taken by the City Planning Commission on October 13, 2022. There is now a 10-day appeal period that ends on October 24, 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 October 24, 2022.