



*City of Arts & Innovation*

## PLANNING COMMISSION DRAFT MINUTES

THURSDAY, NOVEMBER 10, 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, J. Wilder

ABSENT: R. Singh (B)

STAFF: B. Norton, M. Taylor, 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 October 27, 2022 were approved as presented.

### PLANNING COMMISSION ATTENDANCE

The Commission excused the October 27, 2022 absence of Commissioner Wilder due to illness and Commissioner Kirby due to a personal matter.

A motion was made by Commissioner Parker and Seconded by Commissioner Wilder to approve the consent calendar as presented:

Motion Carried: 6 Ayes, 0 Noes, 1 Absent, 0 Abstention

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

NOES: None

ABSENT: Singh

ABSTENTION: None

No vote received from Commissioner Ridgway due to technical difficulties.



*City of Arts & Innovation*

## **PLANNING COMMISSION** **DRAFT MINUTES**

THURSDAY, NOVEMBER 10, 2022, 9:00 A.M.  
PUBLIC COMMENT IN PERSON /TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET

---

### PUBLIC HEARINGS

PLANNING CASE PR-2022-001331 – CONDITIONAL USE PERMIT – 4745 HIERS AVENUE, WARD 6

Proposal by Juan Meza to consider a Conditional Use Permit to permit a vehicle repair facility within an existing 1,200-square foot single tenant space. Gissel Enriquez, Assistant Planner, presented the staff report. Kyle Hobb, 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 Wilder and seconded by Commissioner Roberts to: 1) Determine that the project is exempt from the California Environmental Quality Act (CEQA) 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 PR-2022-001331 (Conditional Use Permit) based on the findings outlined in the staff report and subject to the recommended conditions.

Chair Kirby advised of the appeal period.

The Planning Commission decision is final unless appealed to City Council.

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

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

NOES: None

ABSENT: Singh

ABSTENTION: None

PLANNING CASE PR-2022-001254 – CONDITIONAL USE PERMIT, DESIGN REVIEW- NORTH SIDE OF E. ALESSANDRO BOULEVARD BETWEEN SYCAMORE CANYON BOULEVARD AND SAN GORGONIO DRIVE, WARD 2

Proposal by KVM Partners, LLC to consider the following entitlements to facilitate construction of a drive-thru coffee shop: 1) Conditional Use Permit to permit a 928 square foot drive-thru coffee shop; and 2) Design Review of project plans. Brian Norton, Principal Planner, presented the staff report. He read into the record a request by Public Works – Traffic to delete conditions 61 and 63 and revise condition 60 to read: Prior to the issuance of a Certificate of Occupancy, the applicant shall furnish a Battery Backup System, to the satisfaction of Public Works Traffic Staff, to be installed by Public Works at the



*City of Arts & Innovation*

## PLANNING COMMISSION DRAFT MINUTES

THURSDAY, NOVEMBER 10, 2022, 9:00 A.M.  
PUBLIC COMMENT IN PERSON /TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET

signalized intersection of Alessandro Boulevard and San Geronio Drive. Andrew Walcker, stated they were in agreement with the recommended conditions of approval including the Public Works Traffic revisions. There were no public comments. The public hearing was closed. Following discussion it was moved by Commissioner Parker and seconded by Commissioner Mooney to: 1) Determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15303 (new Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and 2) Approve Planning Case PR-2022-001254 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and subject to the recommended conditions and recommended revisions.

Chair Kirby advised of the appeal period.

The Planning Commission decision is final unless appealed to City Council.

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

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

NOES: None

ABSENT: Singh

ABSTENTION: None

PLANNING CASE PR-2020-000190 – TENTATIVE TRACT MAP (TTM-38496), DESIGN REVIEW, VARIANCE - 8390 JANET AVENUE, WARD 6

Proposal by Tony Vu of Master Construction to consider the following entitlements to construct eleven (11) two-story condominiums: 1) a Tentative Tract Map for condominium purposes; 2) a Design review of project plans; and 3) a Variance to allow a reduced minimum dimension for private open space. Brian Norton, Principal Planner presented the staff report. An Winn 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 Kirby and seconded by Commissioner Mooney to: 1) Determined that the proposed 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 Tentative Tract Map and Variance are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development) and



*City of Arts & Innovation*

## **PLANNING COMMISSION** **DRAFT MINUTES**

THURSDAY, NOVEMBER 10, 2022, 9:00 A.M.  
PUBLIC COMMENT IN PERSON /TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET

Section 15061.b.3 (Common Sense Exemption) of the CEQA Guidelines as the project will not have a significant effect on the environment; and 2) Approved Planning Case PR-2020-000190(Tentative Tract Map, Design Review, Variance), based on the findings outlined in the staff report and subject to the recommended conditions.

Chair Kirby advised of the appeal period.

The Planning Commission decision is final unless appealed to City Council.

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

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

NOES: None

ABSENT: Singh

ABSTENTION: None

### PLANNING CASE PR-2022-001391 - AMENDMENT - CITYWIDE, WARDS ALL – CONTINUED OFF-CALENDAR

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, Principal Planner announced that staff is requesting further continuance of this amendment off-calendar. There were no public comments. Following discussion it was moved by Commissioner Kirby and seconded by Commissioner Parker to continue Planning Case PR-2022-001391 off-calendar as requested by staff.

Commissioner Rush left the meeting at this time.

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

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

NOES: None

ABSENT: Rush, Singh

ABSTENTION: None



*City of Arts & Innovation*

## **PLANNING COMMISSION** **DRAFT MINUTES**

THURSDAY, NOVEMBER 10, 2022, 9:00 A.M.  
PUBLIC COMMENT IN PERSON /TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET

---

### WORKSHOP

#### PLANNING CASE PR-2022-001391 – AMENDMENT – 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 Homelessness Committee, as requested by the Planning Commission at the public hearing of August 18, 2022.

Mr. Taylor announced that the workshop had been continued from a previous meeting to address questions brought up at the October 18, 2022 Planning Commission meeting.

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

Chair Kirby asked for a copy of the presentation. Mr. Taylor announced that the materials are available on-line and that he would e-mail them to the Commissioners.

### COMMUNICATIONS

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

Mr. Taylor announced that the November 23, 2022 meeting has been cancelled. There are no scheduled items for this meeting. He also updated the Commission on upcoming items for the December 8, 2022 meeting.

### ADJOURNMENT

The meeting was adjourned at 10:15 a.m. to the meeting of December 8, 2022 at 9:00 a.m.

The above actions were taken by the City Planning Commission on November 10, 2022. There is now a 10-day appeal period that ends on November 21, 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 November 21, 2022.