



City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, DECEMBER 8, 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 (virtual),
J. Wilder

STAFF: B. Norton, M. Taylor, J. Egüez, 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 November 10, 2022, were approved as presented.

PLANNING COMMISSION ATTENDANCE

The Commission excused the November 10, 2022 absence of Commissioner Singh due to business, and Commissioner Rush left early due to business.

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

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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PUBLIC HEARINGS

PLANNING CASE – PR-2021-001208 – REZONING AND DESIGN REVIEW – 8568 and 8540 INDIANA AVENUE, WARD 5

Proposal by Steve Kienle of Kienle & Kienle Investments to consider the following entitlements to facilitate an office and associated parking lot: 1) Rezone the project site from R-1-7000 – Single Family Residential Zone to O-Office Zone; and 2) Design Review of project plans. Judy Egüez, Senior Planner, presented the staff report. Mitch Adkison, Adkison Engineers representing the applicant, stated they were in agreement with the recommended conditions of approval. He stated, regarding condition 16, he wanted to emphasize that they would comply with the Zoning Code. There were no comments from the public. The public hearing was closed. Following discussion it was moved by Commissioner Mooney and seconded by Commissioner Rush to recommend that the City Council: 1) To recommend that the City Council Determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15061.b.3 (Common Sense exemption), Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15311 (Accessory Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and 2) Approve PR-2021-001208 (Zoning Code Map Amendment and Design Review), 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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WORKSHOP

PLANNING CASE – PR-2022-001453 – AMENDMENT

WORKSHOP - Draft Amendments to Title 19 (Zoning) of the Riverside Municipal Code intended to implement the legalization of Cannabis Uses at the recommendation of the City Council Economic Development, Placemaking and Branding/Marketing Committee

Judy Egüez, Senior Planner, presented the proposed amendments to Title 5, 9 and 19. She noted that only Title 19 is under the purview of the Planning Commission. She informed the Commission and provided background regarding the Notice of Intent to Circulate Petition for the Riverside Cannabis Taxation and Regulation Act received by the City of Riverside, September 28, 2021.

The Planning Commission discussed issues such as distancing requirements from houses of worship, hospitals, and day care. Comparisons were made to the requirements of a liquor license. Too many requirements that would preclude a “mom and pop” business to start up. Increasing the distancing requirements to 1000 feet. Having these businesses spread out throughout the city, perhaps 2 per ward. Buffers between these individual shops, same as liquor stores.

Staff indicated they would explore options with the GIS mapping to include some of the issues mentioned by the Commission.

Chair Kirby noted that if the city does not step forward and set up some kind of regulations, it may end up with something that cannot be enforced. He indicated this was a good start.

The Planning Commission thanked staff for the presentation and took no formal action.

COMMUNICATIONS

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Mr. Norton announced that the next meeting, December 22, 2022 has been canceled.



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ADJOURNMENT

The meeting was adjourned at 10:09 am to the meeting of January 19, 2023 at 9:00 a.m.

The above actions were taken by the City Planning Commission on December 8, 2022. There is now a 10-day appeal period that ends on December 19, 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 December 19, 2022.

Minutes approved as presented at the January 19, 2023 meeting.