



City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, JUNE 4, 2015 9 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

		M A N N I N G	S T O S E L	T A V A G L I O N E	P A R K E R	R I G G L E	T E U N I S S E N	R O S S O U W	K A I N	Z A K I
	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
Roll Call:	Present	X	X	X	X	X	X	X	X	X
Chair Riggle called the meeting to order at 9:00 a.m. with all members present.										
The Pledge of Allegiance was given to the flag.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE										
There were no oral comments at this time.										
<u>PUBLIC HEARINGS</u>										
<u>PLANNING CASES P15-0303, P15-0304, P15-0305, P14-0973</u> – Van Buren Blvd. and Gamble Street	Motion				M					
Proposal by SDG Investments for consideration of 1) Two Conditional Use Permits, 2) Variance and 3) Design Review to construct a commercial center consisting of a 3,008 sq. ft. drive thru restaurant building and a 3,600 sq. ft. commercial building with proposed retail and drive thru restaurant uses on an approximately 2 acre vacant site. Gabriel Perez, Principal Planner, provided the staff report. Applicant, Barry Foster from SDG Investments and Javier Vasquez of Miguel Jr.'s both came up to provide background information on the project and stated they were in agreement with all recommended conditions. Comments from the audience: Michael Johnston from the Riverside Chamber of Commerce spoke in support of the project. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Cases P15-0303 (Conditional Use Permit), P15-0304 (Conditional Use Permit), P15-0305 (Variance) and P14-0973 (Design Review) constitute in-fill development and therefore is categorically exempt from the provisions of the California Environmental Quality Act per Section 15332 of the CEQA Guidelines. 2) Approve Planning Cases: P15-0303 (Conditional Use Permit), P15-0304 (Conditional Use Permit), P15-0305 (Variance) and P14-0973 (Design Review), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions; 3. Adopt Exhibits 6 - 11 as approved project plans, subject to recommended conditions of approval.	Second All Ayes			S						
<u>PLANNING CASES P15-0073 & P15-0074</u> – Van Buren Blvd. and Colorado Ave.	Motion	M								
Proposal by Zach Lauterbach from Phoenix Arizona - Evergreen Devco for consideration of a Design Review and Conditional Use Permit to construct a 11,738 square foot vehicle repair facility (Les Schwab Tire Center), on an approximately 0.73 acre vacant site. Candice Assadzadeh,	Second Ayes			S						