

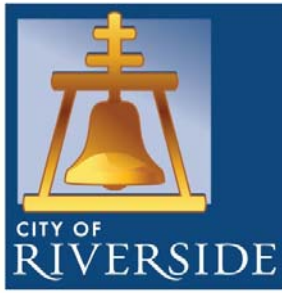
City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, AUGUST 6, 2015, 9:00 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
Chair Riggle called the meeting to order at 9:00 a.m. with all members present except commissioners Stosel and Teunissen.										
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 P15-0337</u> – Conditional Use Permit – 5320 Victoria Avenue										
Proposal by Larry Slusser of the Legacy Group on behalf of River Springs Charter School to consider a Conditional Use Permit to establish a temporary charter school ("River Springs Charter School"). Candice Assadzadeh, Assistant Planner, presented the staff report. She noted that revised conditions as well as comment letters, a memo from the applicant and a petition in support of the project was distributed to the Commission. Larry Slusser reported on the neighborhood meeting held July 27, 2015 and the access agreement with Temple Beth El. He reminded the Commission this was only a temporary site (17 months) while construction at their permanent site is completed. Comments from the audience: Nishaat Ismailjee, resident behind the church, spoke regarding the noise impacts of the project. Don Harriger, resident, supported a continuance and stated of major concern were traffic, noise and environmental impacts. Michelle stated she had a son in his fifth year at River Springs and spoke in support of the proposal. Pedro Maradiaga, student at River Springs Charter School, spoke in support of the school. Megan Stowey, stated she had two students at River Springs and spoke in support of the proposal. She stated that because River Springs Charter School required parent participation and students were home schooled one day a week. Jen Geldridge, spoke in opposition and expressed concerns regarding: parking, traffic, pick-up and drop-off of students and the proposed u-turn at Myrtle. Seth Lorda, Executive Pastor spoke in support and indicated that the Church had always tried to be a liaison between the residents and the school. Gordon Burkhart, resident, referred to his letter submitted to staff and spoke in opposition. Diana Gazzolo, resident, stated she opposed the granting of the Conditional Use Permit as the permit remains with the property, not the applicant. Angela Neri spoke as a mother of four students attending River Springs Charter School and asked the Commission to approve the proposal. Jim										



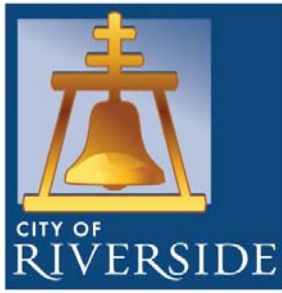
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		1	2	3	4	5	6	7	C W 3	C W 3
<p>Jesser, resident, spoke in opposition. Jennifer Clement spoke in support of River Springs Charter School. Pam Buchan, resident, stated she circulated a petition in opposition which had been distributed to the Commission. David Kendal, spoke in support and noted that he, as well as other parents at River Springs Charter School are City of Riverside residents. Gary Carlson, resident, stated his concerns regarding the impact to the neighborhood with regard to noise and traffic generated by proposed school. Jasmine Morales, River Springs Charter School parent, spoke in support. Commissioner Zaki thanked the residents and parents who took the time to attend the meeting today. He noted the question before the Commission was not the validity of the charter school. He felt that the question was of a technical nature which has to do with the placement of the school and the impact to the adjacent area. It is because of these technical reasons that he found it difficult to support the proposal. Commissioner Parker inquired if the permit process for the YMCA project has begun. Mr. Slusser replied that a demolition permit has not been applied for yet. Commissioner Kain agreed that this was a difficult decision to make. He did not question the merit of the school. As a permit has not been pulled, he found it difficult to believe they would complete the project in 17 months. Following further discussion the Planning Commission denied Planning Case P15-0337.</p>										
	<p>Motion Second Ayes Noes</p>	X			X	X		X	X	X
<p><u>PLANNING CASES P15-0137, P15-0138 and P15-0139</u> – Conditional Use Permit and variances – 3815 La Sierra Avenue Proposal by All Star Realty on behalf of TJ Mart to consider a Conditional Use Permit and Variances to upgrade current ABC License Type 20 (off-sale beer and wine) to Type 21 (off-sale general). Kyle Smith, Senior Planner, presented the staff report. Dick Evitt, representing the applicant, stated this was a family run business. The owners are doing their part in doing what the City requires. He introduced Andrew Troutman, applicant's attorney. Andrew Troutman called attention to the packet distributed to the Commission at the beginning of the meeting. He went through the packet and asked the Commission to approve the Conditional Use Permit. Ray Brown, Daniel Villareal, and Lou Rodriguez, residents, spoke in support of the project. Following discussion, the Planning Commission denied Planning Cases P15-0137, P15-0138 and P15-0139 as recommended by staff.</p>										
	<p>Motion Second All Ayes</p>			X						X
<p>Chair Riggle announced a conflict of interest and left the dais. Chair Pro Tem Kain presided.</p>										



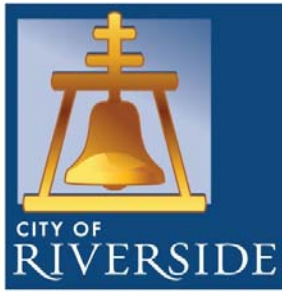
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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p><u>PLANNING CASE P14-0244, P15-0085 – P15-0092</u> – Tentative Tract Map 36703 and related Variances and Modifications -- Northeastly corner of the intersection of Central and Fairview Avenues</p> <p>Proposal by Steve Berzansky on behalf of Steven Walker Communities to consider a Tentative Tract (TM-36703) to subdivide an approximately 2.21 acre, vacant site, into 6 single family residential lots, related variances and modifications. Brian Norton, Associate Planner, presented the staff report. Steve Berzansky, applicant, addressed the Commission and stated they were in agreement with staff's recommended conditions. Comments from the audience: Kevin Channer, resident, expressed his concern regarding the development and the traffic impacts. Mr. Berzansky addressed Mr. Channer's concerns and indicated that the residents will have choice for ingress or egress from Rawlings instead of Central. As well they will be completing infrastructure improvements along Fairview and Rawlings. Following discussion the Planning Commission: 1) Determined that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopted a Mitigated Negative Declaration; 2) Adopted the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 15097 and California Public Resources Code 21081.6; and 3) Approved Planning Cases P14-024, P15-0085-0088 & P15-0089-0092 based on the findings outlined in the staff report and subject to the recommended conditions; and 4) Adopted exhibits 6-10 as approved project plans, subject to recommended conditions of approval.</p> <p>Chair Riggle returned to the dais at this time.</p> <p><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></p> <p>BRIEF REPORT ON RECENT CITY COUNCIL ACTIONS AND MAJOR DEVELOPMENT PROJECTS</p> <p>Jay Eastman, Interim City Planner, reported on the recent City Council actions.</p> <p>LONG RANGE PROJECTS:</p> <ul style="list-style-type: none"> a. Office of Economic Development Steve Hayes gave a brief update. b. Update from Interim Community & Economic Development Director Emilio Ramirez, Interim Community & Economic Development Director, introduced new hire, Oscar Romero, Planning Technician. 		X								
	Motion Second All Ayes			X						
						X				



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p>Mr. Romero greeted the Commissioners.</p> <p>Mr. Ramirez updated the Commission on The Northside Moratorium, to be heard August 12, at 6:30 p.m. in the Art Pick Council Chamber.</p> <p><u>ITEMS FOR FUTURE AGENDAS</u></p> <p>Mr. Eastman distributed Riverside Municipal Code Sections 19.050 – Administrative Authority, 19.650 – Approving and Appeal Authority; 18.050 – Subdivision Code Administration; and 18.140.040 Approving and Appeal Authority Table.</p> <p>He stated that the Code of Ethics and Conduct for elected officials and members of appointed boards, commissions and committees was due for an annual review on September 2, 2015 by the Governmental Affairs Committee. He requested that the Commission provide their comments and/or suggestions to Staff. Staff will provide all comments to the Planning Commission Chair so that he may report to the Governmental Affairs Committee.</p> <p><u>MINUTES</u></p> <p>The Minutes of the Planning Commission Meeting of July 23, 2015 were approved as presented.</p> <p><u>ADJOURNMENT</u></p> <p>Mr. Eastman announced there were no items for the August 20, 2015 meeting.</p> <p>The meeting was adjourned at 11:26 a.m. to the meeting of September 3, 2015 at 9:00 a.m. in the Art Pick Council Chamber.</p>	All Ayes									