

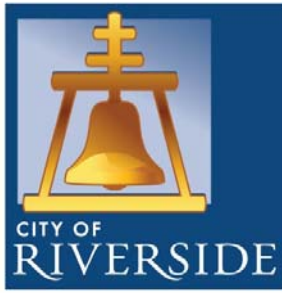
City of Arts & Innovation

CITY PLANNING COMMISSION DRAFT MINUTES

THURSDAY, OCTOBER 22, 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
Chair Riggle called the meeting to order at 9:00 a.m. with all members present except commissioners Kain, Stosel and Tavaglione.										
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 P12-0698, P12-0697 and P12-0601</u> – 14601 Dauchy Proposal by Hank Jon, EGL Associates to consider: 1) a General Plan Amendment to amend the General Plan land use designation from VLDR – Very Low Density Residential to HR – Hillside Residential; 2) a Zoning Code Map Amendment to amend the zoning designation from R-1-1/2 Acre – Single-family Residential Zone to the RC – Residential Conservation Zone; and 3) a Tentative Tract Map (TM-36370) to facilitate the subdivision of two contiguous undeveloped parcels totaling approximately 9 acres into 10 lots. Staff announced that the applicant was requesting further continuance to November 19, 2015. There was no one in the audience requesting to speak to this item. The Planning Commission moved to continue Planning Cases P12-0698, P12-0697 and P12-0601 to the meeting of November 19, 2015 as requested by the applicant.										
	Motion Second All Ayes				X			X		
Jay Eastman, Interim City Planner, informed the Commission that staff has met with representatives of Verizon Wireless. He distributed a matrix summarizing the Verizon Wireless cases on the October 22, 2015 agenda. He also distributed Verizon Wireless' revised Condition 1 and noted that staff has also modified this condition, indicated by the red lettering. The condition applies to agenda items 4, 6, 7 and 8. Staff did not feel the condition applied to agenda items 3 and 5 since these proposals were not monopinies or monoeucalyptus.										



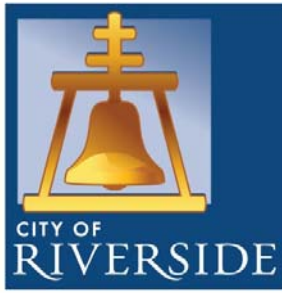
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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p>PLANNING CASE P15-0098 – 105 Big Springs Road <i>CONTINUED</i> Proposal by Andrea Urbas or Cortel, on behalf of Verizon Wireless, to consider a Minor Conditional Use Permit to construct a 58-foot high wireless telecommunications facility camouflaged as a bell tower. Candice Assadzadeh, Assistant Planner, presented the staff report. Ahmad Smith, Verizon Wireless Corporate representative, apologized for the last minute reservation of rights letter submitted at the last meeting. Comments from the audience: Father Michael Augustine Amabisco, St. Andrew Newman Center, spoke in support of the proposal. Caroline Simms-Luna, spoke in support and pointed out that the Diocese does not want to go over 58' and they are the property owners. Al Martini, Diocese of San Bernardino Coordinator, spoke in support and reiterated they do not want to go over 58'. Following discussion the Planning Commission continued Planning Case P15-0098 to the December 3, 2015 meeting. Mr. Smith agreed to waive their rights under the Shot Clock Rule.</p>	Motion Second All Ayes						X			X
<p>Planning Case P14-0682 – 4920 Jackson Street Proposal by Chris Colton, Spectrum Services on behalf of Verizon Wireless to consider a Conditional Use Permit to construct a 60-foot high wireless telecommunications facility camouflaged as a monopine. Gaby Adame, Assistant Planner, presented the staff report. Ahmad Smith, Verizon Wireless Corporate Office, stated they were in agreement with conditions and accepted their modified condition 1 as revised by staff. He noted that Condition 1 would not apply to other carriers that would want to co-locate because it would be up to their interpretation whether or not extending the height was a substantial change. Kristi Smith, Chief Assistant City Attorney, stated the approval goes with the property, any other carrier would have to go through the City's process. Following discussion the Planning Commission recommended that the City Council:</p> <p>1. Determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Negative Declaration; 2. Approve Planning Case Number P14-0682 based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions, replacing condition 1 with the condition distributed by staff "A monopine tower structure that shall not exceed 60-feet in height and, as represented by the applicant in this case, cannot be increased in height for collocation except through replacement of the tower. The replacement of the tower is a substantial change beyond the approval herein, and shall constitute a new telecommunication facility subject to application and processing pursuant to the City's Zoning Code."; and 3. Adopt attached exhibit 6 as</p>	Motion Second All Ayes						X			X

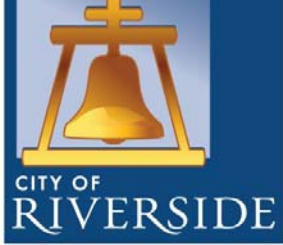


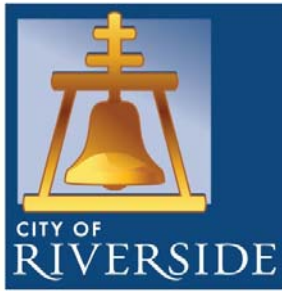
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THURSDAY, OCTOBER 22, 2015, 9:00 A.M.
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3900 MAIN STREET

PLANNING COMMISSIONERS

 <div><div>CITY OF RIVERSIDE</div><div>City of Arts & Innovation</div></div>		<div><div>CITY PLANNING COMMISSION</div><div>DRAFT MINUTES</div></div> <div>THURSDAY, OCTOBER 22, 2015, 9:00 A.M. ART PICK COUNCIL CHAMBER, CITY HALL 3900 MAIN STREET</div>		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	
approved project plans, subject to recommended conditions of approval.																					
<p><u>PLANNING CASE P15-0061</u> – 5320 Victoria Avenue <i>CONTINUED</i> Proposal by Henry Castro from Core Development Services, on behalf of Verizon Wireless, to consider a Minor Conditional Use Permit to construct a 50-foot high wireless telecommunications facility camouflaged as a church monument. Gaby Adame, Assistant Planner, presented the staff report. Staff noted that the revised condition 1 would not apply to this proposal. Ahmad Smith, Verizon Wireless Corporate Office, stated that they would agree to a continuance but did not waive their rights under the Shot Clock Rule. There were no comments from the audience: Following discussion the Planning Commission continued Planning Case P15-0061 to the December 3, 2015 meeting.</p>		Motion Second All Ayes		X												X					
<p><u>PLANNING CASE P15-0157</u> – 1151 Spruce Street Proposal by Andrea Urbas from Cortel on behalf of Verizon Wireless to consider a Conditional Use Permit to construct a 47-foot high wireless telecommunications facility camouflaged as a monopine. There were no comments from the audience: Gaby Adame, Assistant Planner, presented the staff report. Jay Eastman informed the Commission that the proposed height exceeds the maximum height by 2-feet. In order to approve the 47', a variance is required but a variance was not advertised for this meeting date. Ahmad Smith stated they were in agreement with the revised condition 1 and with lowering the height of the monopine to 45'. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P15-0157 will not have a significant effect on the environment based on the findings set forth in the case record and recommend adoption of a Negative Declaration; 2) Approve Planning Case P15-0157 based on the findings in the staff report and subject to the recommended conditions, replacing condition 1 with the condition distributed by staff "A monopine tower structure that shall not exceed 45-feet in height and, as represented by the applicant in this case, cannot be increased in height for collocation except through replacement of the tower. The replacement of the tower is a substantial change beyond the approval herein, and shall constitute a new telecommunication facility subject to application and processing pursuant to the City's Zoning Code." and limiting the monopine height to 45-feet. 3) Adopt exhibit 6 as approved project plans.</p>		Motion Second All Ayes						X						X							



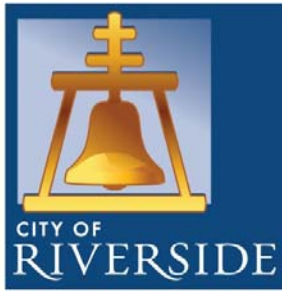
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		1	2	3	4	5	6	7	C W 3	C W 3
<p>PLANNING CASE P15-0131 – 4495 Magnolia Avenue Proposal by Andrea Urbas from Cortel on behalf of Verizon Wireless to consider a Conditional Use Permit to construct a 60-foot high wireless telecommunications facility camouflaged as a monoeucalyptus. Gaby Adame, Assistant Planner, presented the staff report. Ahmad Smith, Verizon Wireless Corporate Office, stated they were in agreement with conditions and accepted their modified condition 1 as revised by staff. There were no comments from the audience: Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P15-0131 will not have a significant effect on the environment based on the findings set forth in the case record and recommend adoption of a Negative Declaration; 2) Approve Planning Case P15-0131 based on the findings in the staff report and subject to the recommended conditions, replacing condition 1 with the condition distributed by staff “A monoeucalyptus tower structure that shall not exceed 60-feet in height and, as represented by the applicant in this case, cannot be increased in height for collocation except through replacement of the tower. The replacement of the tower is a substantial change beyond the approval herein, and shall constitute a new telecommunication facility subject to application and processing pursuant to the City’s Zoning Code.”; and 3) Adopt exhibit 6 as approved project plans.</p>	Motion Second All Ayes	X					X			
<p>PLANNING CASE P15-0150 – 6600 Jurupa Avenue Proposal by Henry Castro from Core Development Services on behalf of Verizon Wireless to consider a Conditional Use Permit to construct a 45-foot high wireless telecommunications facility camouflaged as a monopine. Gaby Adame, Assistant Planner, presented the staff report. Ahmad Smith, Verizon Wireless Corporate Office, asked for clarification of condition 13iii. The condition calls for placement of four 24-inch box pine trees and asked that if these are a requirement that the placement be closer to their project site. Staff replied that this condition was incorrectly inserted in this case, staff would recommend 3 trees instead of four and stated that staff could work with the applicant in the design review process with regard to the placement. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P15-0150 will not have a significant effect on the environment based on the findings set forth in the case record and recommend adoption of a Negative Declaration; 2) Approve Planning Case P15-0150 based on the findings in the staff report and subject to the recommended conditions, replacing condition 1 with the condition distributed by staff “A monopine</p>	Motion Second All Ayes	X				X				



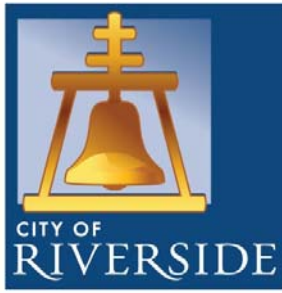
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	1	2	3	4	5	6	7	C W 3	C W 3
<p>presented the staff report. He stated that Public Utilities had expressed a concern regarding the requirement for residential meters that would be required by the amendment. He requested that the Planning Commission include in their motion a direction for staff to work with Public Utilities to make necessary revisions. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P15-0824 is categorically exempt from the provisions of the California Environmental Quality Act per Sections 15307 and 15308 of the CEQA Guidelines as the proposed project consists of Actions by Regulatory Agencies for the Protection of Natural Resources and Actions by Regulatory Agencies for the protection of the Environment; and exempt per Section 15061 (B) (3), as it can be seen with certainty that the code amendment does not have the potential to cause a significant effect on the environment (General Rule); 2) Approve Planning Case P15-0824 based on the findings outlined in the staff report; and with the added direction to staff to coordinate with Riverside Public Utilities and other Agencies that fall into the scope of this amendment to address their concerns.</p> <p><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></p> <p>BRIEF REPORT FROM T ON RECENT CITY COUNCIL ACTIONS AND MAJOR DEVELOPMENT PROJECTS Jay Eastman, Interim City Planner, reported on the recent City Council actions.</p> <p>LONG RANGE PROJECTS:</p> <p>a. Office of Economic Development Steve Hayes, Business Ready Manager, updated the Commission on the recent Manufacturing Day event. He also briefed the Commission on the events scheduled for November, Small Business month.</p> <p>b. Community & Economic Development Department Mr. Eastman briefed the Commission on the upcoming Northside Specific Plan community meetings. There will be a meeting November 4, 2015, at 6:30 p.m. at Freemont Elementary School. Notices will be sent out to property owners, residents and business owners in the area. He indicated a copy of the meeting notice will be forwarded to the Commission for their information.</p> <p>Mr. Eastman announced that the new Sign Code is effective as of today and that the Residential Protection Overlay should be effective shortly.</p>	X								X



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p>ITEMS FOR FUTURE AGENDAS Mr. Eastman announced there were no items scheduled for November 5, 2015 and as a result, the meeting would be cancelled.</p> <p><u>MINUTES</u> The Minutes of the Planning Commission Meeting of October 8, 2015 were approved as presented.</p> <p><u>ADJOURNMENT</u> The meeting was adjourned at 11:26 a.m. to the meeting of November 19, 2015 at 9:00 a.m. in the Art Pick Council Chamber.</p>	<p>Motion Second All Ayes</p>	X			X					