

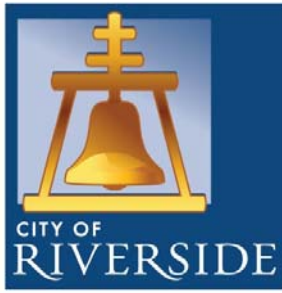
*City of Arts & Innovation*

## CITY PLANNING COMMISSION MINUTES

**DRAFT** THURSDAY, OCTOBER 8, 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
<p><b>PLANNING CASE P15-0157</b> – 1151 Spruce Street Proposal by Andrea Urbas, 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. Gaby Adame, Assistant Planner, presented the staff report. Andrea Urbas, Cortel, stated they would agree to a continuance to October 22, 2015 and agreed to waive their rights under the Shot Clock Rule. There were no comments from the audience. Following discussion the Planning Commission continued Planning Case P15-0157 to the October 22, 2015 meeting to allow time to analyze and discuss the letter received from Mackenzie &amp; Albritton, LLP, the applicant's attorney. The applicant agreed to waive the rights under the Shot Clock Rule.</p>	Motion Second All Ayes							X	X	
<p><b>PLANNING CASE P15-0326</b> – Downtown Specific Plan Amendment – Prospect Place Office District Proposal by the City of Riverside to consider an amendment to Section 9.5.2 of the Downtown Specific Plan (DSP) to allow a maximum building height of 80 feet for the portion of the Prospect Place Office District. Jay Eastman, Interim City Planner, presented the staff report. For the record, he read an email from the Friends of Riverside's Hills indicating that they did not agree with the determination that the project was exempt from CEQA. George Lenertz stated he owned property across from the proposed project site and requested the same amendment be applied to his properties and the rest of the properties adjacent to him. These properties comprise a small triangle within the Prospect Place Office District. He also suggested amending the Specific Plan for the three properties at Prospect and Olivewood. Kristi Smith, Supervising Deputy City Clerk, stated that the Commission could not take action to include these properties as they were not noticed. The Commission can direct staff to contact the property owners to find out if such an amendment is amenable to them. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P15-0326 is exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines, Section 15061(b)(3), as the proposed development standard is a height limit that currently exists in the Prospect Place Office District and is only being expanded to be consistent over the entire District, and that no specific physical development is included in this request, therefore the General Rule of CEQA applies since it can be seen with certainty that there is no possibility that the amendment would have the potential to significantly effect the environment; 2) Approve Planning Case P15-0326 based on the findings outlined in the staff report and summarized in the attached</p>	Motion Second Ayes Noes			X					X	



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	1	2	3	4	5	6	7	C W 3	C W 3
findings and subject to the recommended conditions; and 3) Recommend adoption of the attached exhibit 6, subject to the recommended conditions of approval.									
<b><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></b>									
DISCUSSION: TIME LIMITS FOR MODULAR/TEMPORARY STRUCTURES									
Mr. Eastman asked for the Commission's input with regard to modular/temporary structures.									
The Commission offered the following suggestions:									
A set of guidelines, not necessarily codified, but guidelines that outlined the standards for temporary structures.									
Modulars intended to be temporary, urge city to believe in permanent well designed buildings instead. 10 year time limit with no extensions									
Whenever future items come up, include the modular guidelines with the report so that the Commissioners can be reminded of the guidelines.									
Suggestion was made to retain the 5-year approvals. The Commission and Council members can change in 10-years, history can be lost in that time.									
Consideration for unique situations and allow for 5 – 10 years.									
Modulars in highly visible locations to be temporary only, especially commercial areas. Some highly visible commercial sites, shorten the time limit.									
Consider aesthetics to make modular look permanent									
Include important factors to consider when a modular wants to become more permanent: visibility, proximity to residential, in the guidelines									
Mr. Eastman thanked the Commission for their input and indicated staff will draft the guidelines for the Commission's consideration at a future meeting.									
<b>ITEMS FOR FUTURE AGENDAS</b>									
The Commission directed staff to reach out to the property owners in the Prospect Place Office District as identified earlier in the discussion for P15-0326 and see if they are interested in amending the Downtown Specific Plan.									
Commissioner Tavaglione stated he may not be at the next meeting, October 22, 2015 due to business conflict.									
Chair Riggle announced he would be unable to attend the November 5, 2015 meeting due to a business conflict.									

All Ayes