



City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, SEPTEMBER 3, 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	A	X	X	X	X	X	X	X
Chair Riggle called the meeting to order at 9:00 a.m. with all members present except commissioner Stosel.										
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, P12-0601 – 14601 Dauchy Avenue</u>										
Chair Riggle announced that the applicant has requested a continuance to October 8, 2015. There was no one in the audience requesting to speak to the continuance of this case. The Planning Commission motioned to continue Planning Cases P12-0698, P12-0697, P12-0601 to the October 8, 2015 meeting.	Motion Second All Ayes			X	X					
Commissioner Riggle recused himself from the following case due to financial conflict of interest and left the dais. Chair Pro Tem Kain presided.										
<u>PLANNING CASE P13-0263, P13-0264, P15-0269, P15-0158 P14-0769 – 18171 Van Buren Blvd.</u>										
Proposal by Mike Sadeghian to consider a 1) an amendment to the General Plan to change the General Plan Land use designation from VLDR – Very Low Density Residential to C- Commercial; 2) to amend the Municipal Code (Title 19) to rezone property from the R-1-1/2 Acre – SP – Single Family Residential and Specific Plan (Orangecrest) Overlay Zones to CR-SP – Commercial Retail and Specific Plan (Orangecrest) Overlay Zones; 3) A Conditional Use Permit to establish a daycare center for up to 175 children; 4) A Conditional Use Permit to establish a drive-thru restaurant, and 5) Design Review of the plot plan and building elevations, shell buildings for the future occupancy by commercial/retail uses, day care center, two-story office building, medical office building as well as associated surface parking. Kyle Smith, Senior Planner, presented the staff report. Tom Hunt, representing the applicant, stated they were in agreement with staff recommended conditions. Comments from the audience: Nick Adcock, Vice-President, Governmental Affairs Manager for the Greater Riverside Chamber of Commerce, spoke in support of the proposal and indicated it would provide positive addition to										



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	1	2	3	4	5	6	7	C W 3	C W 3
<p>the community. Donald Gerber, 16198 Little Court, provided pictures last night to Kyle Smith. Copies of the site plan overlaid on an aerial from Google Earth were handed out to the Commission. He called attention to drive-thru lane and menu board which would be approximately 150' from his neighbor's front door. Staff is recommending 4' screening wall along the drive-thru but that doesn't seem adequate. The day care playground is proposed 100' from his neighbors front door. He noted that there were two emergency access driveways on the plan along Little Court. He asked if these were to be locked gates. At a public meeting, they spoke with Councilman Davis who offered to schedule a meeting with the applicant, unfortunately it was not possible to schedule the meeting before today's Planning Commission hearing. Robert Skofic, 18233 Van Buren Boulevard, did not agree with turning a residential area into commercial, and also discussed the heavy traffic in the area. Mary Porter spoke in opposition to the proposal indicating that a development like this was very disruptive to residents. Joyce Shipley, 16174 Little Court, stated she has spoken in the past about property values but today, she asked to Commission to consider the heavy traffic already in the area. Lisa Solorzano, 16150 Little Court, stated her home would be directly across from the day care. She asked the Commission to consider the impact the development would have on their neighborhood. Bob Shipley, 16174 Little Court, recalled this was a private street until the area was annexed in to the City. Mr. Shipley stated there were already 27 eateries in the area; a highway patrolman was killed in front of Little Court. He stated the blind corner there is very dangerous. A letter was read into the record for Tom and Tammy Burklund, 16240 Little Court, stating their objection to the proposal due to: 1. too much traffic on Little Court; 2. No left turn off of Little Court; 3. No left turn onto Little Court; 4. Dangerous corner, restricted view; 5. Decrease in property values; 6. Little Court will be unsafe for emergency vehicles; and 7. Unfinished cul-de-sac make turn-arounds dangerous. Taylor Cooper, 16126 Little Court, several concerns were promised that the area would remain residential. There have been several meetings, they have not met with Planning staff or the applicant as a group to go over their concerns. Mr. Cooper expressed his concern for their property values and the potential increase in crime. Salvador Solorzano, 16150 Little Court, stated he was in agreement with his neighbors in that the shopping mall will be very bad for their neighborhood. Brett Deloss, 161020 Little Court, spoke in opposition of the commercial development. Mr. Deloss expressed his concern due to traffic, and no right turn. The public hearing was closed. At the request of the Commission, Kyle Mayberry, applicant's traffic engineer, addressed concerns expressed regarding</p>									



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<p>traffic. Following discussion the Planning Commission recommended that the City Council: 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 Mitigated Negative Declaration; 2) Approve Planning Cases P13-0263, P3-0264, P14-0769, P15-0269, P15-0158 pursuant to Section 15074 of the CEQA Guidelines, based on the findings outlined in the staff report with modification to conditions ; and 3) Adopt exhibits 6-11 as approved project plans, subject to the modified recommended conditions of approval.</p> <p>Commissioner Riggle returned to the dais at this time.</p> <p>Planning Cases P15-0673 and P15-0674 – Zoning Code (Title 19) Amendment Proposal by the City of Riverside to consider an amendment to the Zoning Code (Title 19 of the Municipal Code) to add, as Chapter 19.219, the Residential Protection Overlay Zone, establishing development standards for specifically-designated single-family neighborhoods in response to the existing moratorium on building permits for the addition of bedrooms on existing Single-Family Residential Zoned (R-1) properties; and 2) consider applying the Residential Protection Overlay Zone to all R-1 (Single Family Residential) zoned properties within the existing Moratorium area. Dave Murray presented the staff report. Comments from the audience: Gurumantra Khulsa, 4108 Watkins Dr., Chair of the University Neighborhood Association, spoke in support of the amendment. Mr. Khulsa asked that the Commission consider the room size of 100' instead of 70'. Simonian Tanniel, 243 Barret Road, spoke against the proposed moratorium and expansion of moratorium because he was worried it would prevent homeowners from legally modifying their homes for an indeterminate amount of time. Mr. Tanniel was in support of the amendment that aligns with Chapter 19.219 Residential Protection Overlay Zone, which allows homeowners to make repairs to their homes. Michael Urban, Vice President Campus Internal Affairs, stated that not a lot of student participation will be heard because students are on vacation and that the amendment signals a hostility to students. He stated that on behalf of the Student Government Cabinet, he states their disapproval of the action today. Patricia Grey, 518 Glen Hill Drive, spoke in support of the amendment. Larry Lujan, 553 Massachusetts Avenue, spoke in support amendment. Jeff Kraus, University California Riverside, spoke in support and congratulated the City on their patience to focus on this particular issue. Ralph Granner, spoke support of the amendment. Following a brief discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Cases P15-0673 (Zoning</p>	<p>Motion Second Ayes Noes</p>	X X			X X		X X	X X	X X	X X



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<p>Code Text Amendment) and P15-0674 (Zone Change) are categorically exempt from the provisions of the California Environmental Quality Act per Section 15061(b)(3) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility the proposed amendment to the Zoning Code and application of the Residential protection Overlay Zone will have a significant effect on the environment; 2) Adopt the Residential Protection Overlay Zone (Exhibit 1) and related definitions (Exhibit 2) through a zoning text amendment of Title 19 of the Municipal Code with modifications to include the diagrams in the staff report in the text of the Ordinance and concurred with staff's recommendation to eliminate the 100' bedroom size; and 3) Adopt an Ordinance applying the Residential Protection Overlay Zone to the previously identified Moratorium/Overlay Zone study area, as illustrated within Exhibit 3 the staff report. Commissioner Zaki left 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. Mr. Eastman informed the Commission of the Council's direction to the Planning Commission that they discuss modular and the timeframes they would be allowed temporarily. The Commission agreed to agendize this item for the next meeting.</p> <p>LONG RANGE PROJECTS:</p> <p>a. Office of Economic Development Steve Hayes, highlighted the latest statistics released as part of the Beacon Economics Development Report as they relate to the City of Riverside.</p> <p>b. Update from Interim Community & Economic Development Director Emilio Ramirez announced that Rafael Guzman will be the new Community & Economic Development Director</p> <p>ITEMS FOR FUTURE AGENDAS</p> <p>Mr. Eastman gave the Commission an update on future cases that staff will be bringing forth at the next meeting.</p>	Motion Second All Ayes	X							X	



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<u>MINUTES</u> The Minutes of the Planning Commission Meeting of August 6, 2015 were approved as presented. Commissioner Parker announced he would be unable to attend the meeting of September 17, 2015 <u>ADJOURNMENT</u> The meeting was adjourned at 11:15 a.m. to the meeting of September 17, 2015 at 9:00 a.m. in the Art Pick Council Chamber.	All Ayes									

Minutes approved as presented at the October 8, 2015 meeting.