

PLANNING COMMISSIONERS

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CITY PLANNING COMMISSION

THURSDAY, OCTOBER 22, 2015, 9:00 A.M. ART PICK COUNCIL CHAMBER, CITY HALL 3900 MAIN STREET

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Motion

Second

All Ayes

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City of Arts & Innovation

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." Also, three additional trees are to be placed on the site, to be determined by staff during design review; and 3) Adopt exhibit 6 as approved project plans.

RECESS

The Planning Commission recessed 10:37 a.m. and reconvened at 10:42 a.m. in the Art Pick Council Chamber with Chair Riggle presiding and all commissioners present except Commissioners Kain, Stosel and Tavaglione.

<u>PLANNING CASES P15-0404, P15-0405, P15-0568 and P15-0631</u> – 3399 Adams Street

Proposal by Joseph Karaki of Western States Engineering, Inc. for consideration of a Conditional Use Permit, Design Review, and two Variances to construct a 3,040 square foot Mobil gas station and associated convenience store and drive-thru car wash. Gaby Adame, Assistant Planner, presented the staff report. Jeff Hart, requested a correction to Public Works condition 37, changing it to read prior to Certificate of Occupancy instead of building permit. Joseph Karaki, stated they were in agreement with staff's recommended conditions. There were no comments from the audience: Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Cases P15-0404, P15-0405, P15-0568 and P15-0631 constitutes a CEQA Exemption 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 P15-0404, P15-0405, P15-0568 and P15-0631 based on the findings outlined in the staff report and subject to the recommended conditions with modification to condition 37 to read prior to Certificate of Occupancy and a condition to revise the colors of the canopy to match the building; 3) Adopt exhibits 6-13 as approved project plans.

PLANNING CASE P15-0824 – Zoning Code Amendment

Proposal by the City of Riverside to amend the Zoning Code (Title 19 of the Riverside Municipal Code) Chapter 19.570 – Water Efficient Landscaping and irrigation to comply with Governor Brown's Executive Order of April 1, 2015 (EO B-29-15). Doug Darnell, Senior Planner,