

CITY PLANNING COMMISSION MINUTES

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| THURSDAY, DECEMBER 17, 2015, 9:00 A.M. | | | 0 | | | Е | | | | ı |
| ART PICK COUNCIL CHAMBER, CITY HALL | | | N | | | N | | | | ı |
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Present

Motion

Second

Ayes

Noes

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Roll Call:

Chair Riggle called the meeting to order at 9:00 a.m. with all members present except commissioners Rossouw, Tavaglione and Zaki.

The Pledge of Allegiance was given to the flag.

PLANNING/ZONING MATTERS FROM THE AUDIENCE

Letitia Pepper spoke regarding enforcement of the Room Rental Ordinance in the University Neighborhood area. She asked the Planning Commission's support on their behalf to request that the City increase their efforts in enforcing this Ordinance.

PUBLIC HEARINGS

Commissioners Russouw and Zaki arrived at this time.

PLANNING CASE P15-1044 – Zoning Code Text Amendment Proposal by City of Riverside to amend the Zoning Code related to marijuana cultivation in response to California State Assembly Bill243, adopted October, 2015. Dave Murray, Senior Planner, presented the staff report. Lieutenant Williams spoke on behalf of the Police Department. Comments from the audience: Steve Tinling, Susan Hemsley, Letitia Pepper, Donna Warring, Mark Hennessy, Lanny Swardlow spoke in opposition to the growing the plants indoors, the limit of six plants, and the requirement for a city license for growing marijuana. Bernice Dunn, William Dunn, spoke in support of an ordinance regulating the cultivation of marijuana plants in the residential zones. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P15-1044 is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Sections 15060(c)(2), and/or 15061(b)(3) of the CEQA Guidelines. 2) Introduce and subsequently adopt an Ordinance amending the Zoning Code (Title 19 of the Municipal Code) to include Chapter 19.342 Marijuana Cultivation (Exhibit1) with modifications: 1) To allow outdoor growing of the plants with 10' setback from the property line, 2) Outdoor cultivation must be fully enclosed/screened, 3) Limit the growing to 12 plants per parcel, 4) include described distances (similar Riverside County adopted Ordinance) from churches, schools and parks. The Planning Commission supported the license to be issued by the Community & Economic Development Department; amend the Permitted Uses Table 19.150.020(A) (Exhibit 2); amend the Incidental Uses Table 19.150.020(B) (Exhibit 3); and amend Article X – Definitions to include



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| THURSDAY, DECEMBER 17, 2015, 9:00 A.M. |
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| ART PICK COUNCIL CHAMBER. CITY HALL |
| 3900 MAIN STREET |

CITY PLANNING COMMISSION

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Motion

Second

All Ayes

X

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definitions for related terms (Exhibit 4); and 3) Adopt a resolution establishing a license and associated fee for Marijuana Cultivation, pursuant to Chapter 19.342.

RECESS

The Planning Commission recessed 9:41 a.m. and reconvened at 9:51 a.m. in the Art Pick Council Chamber with Chair Riggle presiding and all commissioners present except Commissioner Tavaglione.

PLANNING CASE P15-1045 – Zoning Code Text Amendment Proposal by the City of Riverside amend the Zoning Code related to Chapter 19.895 - Room Rental Permit, to add an exemption for "single housekeeping units" as defined in Section 19.910.200 and other minor edits for clarity. Jay Eastman, Principal Planner, presented the staff There were no comments from the audience. discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P15-1045 (Zoning Code Text Amendment) is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); 2) Approve Planning Case P15-1045 to amend Chapter 19.895 of the Zoning Code based on the findings outlined in the staff report.

PLANNING CASES P14-0841, P14-0842, P14-0843, P14-0844, P14-0846 and P14-0847 - General Plan Amendment, Specific Plan Amendment, Rezone, Conditional Use Permits and Design Review – east of Interstate 215 Freeway, west of the Old 215 Frontage Road and south of Cottonwood Avenue

Proposal by Jack Kofdarali of J & T Business Management, to develop two, 4,000 square foot commercial buildings, a 7,000 square foot commercial building, a 92,850 square foot industrial building, a 2,572 square foot diesel canopy and relocation of an existing 880 square foot automated car wash. Kyle Smith, Senior Planner, presented the staff report. Comments from the audience: Raul Armenta, resident, spoke regarding the traffic impacts of this project and the impacts a pending project will have for the neighborhood. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Cases P14-0841, P14-0842, P14-0843, P14-0844, P14-0845 and P14-0847 will not have a significant effect on the environment based on the findings set forth in the case record and recommend adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP); 2) Approve Planning Cases P14-0841, P14-0842, P14-0843, P14-0844, P14-0845 and P14-0847 based on the findings in

| Motion | X | |
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| Second | | |
| All Ayes | | |
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THURSDAY, DECEMBER 17, 2015, 9:00 A.M. ART PICK COUNCIL CHAMBER, CITY HALL 3900 MAIN STREET

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| the staff report and subject to the recommended conditions as modified by the Planning Commission to provide finished building elevations in compliance with the City Design Guidelines for the westerly elevations of those buildings directly adjacent to the 215 on-ramp. | WARDS | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 3 | 3 | |
| PLANNING CASES P14-0914, P14-0915, P14-0916, P14-0917, P14-0918, P14-0920 and P15-0527 — Conditional Use Permits, Design Review, Tentative Parcel Map, Findings of Public Convenience and Necessity, and Variances — 1155-1189 W. La Cadena Dr., 3171 Columbia ?Avenue, and 3190 Interchange Street Proposal by Core States to construct a vehicle fuel station with canopy, convenience store with alcohol sales and a drive-thru business. Kyle Smith, Senior Planner, presented the staff report. Comments from the audience: Michelle Radford, resident, stated she was not in favor of the project due to her concerns with increased traffic, noise and loitering the project could generate in her neighborhood. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Cases P14-0914, P14-0915, P14-0916, P14-0917, P14-0918, P14-0920 and P15-0527 will not have a significant effect on the environment based on the findings set forth in the case record and recommend adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP); 2) Approve Planning Cases P14-0914, P14-0915, P14-0916, P14-0917, P14-0918, P14-0920 and P15-0527 based on the findings in the staff report and subject to the recommended conditions. | Motion Second All Ayes | X | | | | | | × | | | |
| MISCELLANEOUS PLANNING AND ZONING ITEMS | | | | | | | | | | | |
| BRIEF REPORT FROM T ON RECENT CITY COUNCIL ACTIONS AND MAJOR DEVELOPMENT PROJECTS Ted White, City Planner, reported on the recent City Council actions and updated the Commission on future agendas. | | | | | | | | | | | |
| MINUTES The Minutes of the Planning Commission Meeting of December 3, 2015 were approved as presented. | All Ayes | x | x | | X | X | X | X | x | X | |
| ADJOURNMENT The meeting was adjourned at 10:30 a.m. to the meeting of January 7, 2016 at 9:00 a.m. in the Art Pick Council Chamber. | | | | | | | | | | | |

Minutes approved as presented at the January 7, 2016 meeting.