

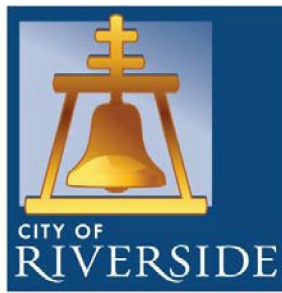
City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, DECEMBER 17, 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
		1	2	3	4	5	6	7	C W 3	C W 3
CITY PLANNING COMMISSION MINUTES										
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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 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								X		X
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										
	Motion								X	
	Second							X		
	Ayes	X	X		X		X			X
	Noes					X				



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p>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.</p> <p><u>PLANNING CASES P14-0914, P14-0915, P14-0916, P14-0917, P14-0918, P14-0920 and P15-0527</u> – 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</p> <p>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.</p> <p><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></p> <p>BRIEF REPORT FROM T ON RECENT CITY COUNCIL ACTIONS AND MAJOR DEVELOPMENT PROJECTS</p> <p>Ted White, City Planner, reported on the recent City Council actions and updated the Commission on future agendas.</p> <p><u>MINUTES</u></p> <p>The Minutes of the Planning Commission Meeting of December 3, 2015 were approved as presented.</p> <p><u>ADJOURNMENT</u></p> <p>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.</p>	<p>Motion Second All Ayes</p> <p>All Ayes</p>	X						X		

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