

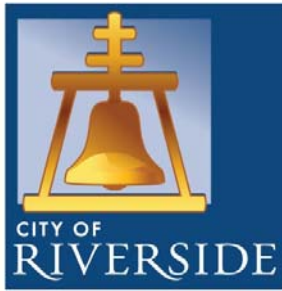
City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, March 17, 2016, 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
Cases P15-0535 and P16-0048 based on the findings in the staff report and subject to the recommended conditions.									
Chair Riggle returned to the dais at this time.									
PLANNING CASE P15-0610 and P15-0611: – Conditional Use Permit and Design Review – 5695 Glenhaven Avenue									
Proposal by Wayne Sant of Oakmont Senior Living, to consider a Conditional Use Permit and Design Review for an 85-unit, single building assisted living and memory care facility. Candice Assadzadeh, Assistant Planner, presented the staff report. She stated that since publication of the staff report, two additional letters in support and 18 letters of opposition were received and distributed on the dais this morning. Ms. Assadzadeh addressed the concerns outlined in the letters received from the neighbors. Jim Lawson, Oakmont Senior Living, stated they were in agreement with the proposed conditions. He gave a brief presentation to the Commission regarding their organization. Courtney Seagal, Oakmont Senior Living, briefed the Commission on day to day operations. Mr. Lawson added that in response to the concerns of the resident closest to their parking lot on the upper right hand corner and at the suggestion of staff; to lessen the impacts to the resident, they were willing to remove two parking spaces and a light standard and replace them with landscaping. Comments from the audience: A.C. Nejedly, Carolyn Bainer, (Ms. Bainer submitted two aerial photos of Sunrise Senior Assisted Living), Robyn Rogers, Roland Bainer, Ron Caskell, Joan Samonella, Stan Orrock, David Mitchell, Carney Griffen, Cheryl Gilliland and Ann Alden spoke in opposition indicating issues such as: increased traffic and the City's liability, noise, emergency vehicles, deliveries to the site, bright lights, decrease in property values, adequate parking, odors from the kitchen, 2-story structure of the proposed project, outdoor amplification system, General Plan designation and consistency, possible medical facility, commercial endeavor in a residential area, flawed staff report possible landmark eligibility. Jeff Moody, long time resident of the area, spoke in favor. Mark Ravelli, and another person spoke about their positive experience with an Oakmont near their home. Ryan Taylor and Mark Schmitz spoke in favor. In response to the Commission's question, staff replied that there is no merit to the structures on-site and it was deemed non-historic. 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 and Mitigation Monitoring and Reporting Program (MMRP); and 2) Approve Planning Cases P15-0610 and P15-0611 based on the									
Motion Second All Ayes	X				X			X	



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	1	2	3	4	5	6	7	C W 3	C W 3
findings outlined in the staff report subject to the recommended conditions, with modification: that the applicant remove two (2) parking stalls and a light standard at the northeasterly corner of the property, adjacent to the existing residential development. Parking stalls shall be replaced with landscape to the satisfaction of Planning staff.									
RECESS The Planning Commission recessed at 10:45 a.m. and reconvened 10:50 a.m. in the Art Pick Council Chamber with Chair Riggle presiding and all commissioners present except Commissioners Tavaglione and Zaki.									
<u>PLANNING CASE P15-0896 and P15-1040:</u> – <i>Conditional Use Permit and Height Variance – 2013 Washington Street</i> Proposal by Dail Richard of Sac Wireless on behalf of Verizon Wireless, to consider a Conditional Use Permit and height Variance for a new 43-foot high wireless telecommunications facility camouflaged as a streetlight pole, and related equipment enclosure. Candice Assadzadeh, Assistant Planner, presented the staff report. Dail Richard stated they were in agreement with the recommended conditions. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Cases P15-0896 and P15-1040 will not have a significant effect on the environment based on the findings set forth in the case record and recommend the City Council exempt this project subject to Sections 15302 (Replacement of Reconstruction) and 15311 (Accessory Structures) of the California Environmental Quality Action (CEQA); and 2) Approve Planning Cases P15-0896 and P15-1040 based on the findings outlined in the staff report and subject to the recommended conditions.				X			X		
<u>PLANNING CASE P15-1010:</u> – <i>Amendment to City's General Plan 2025</i> Proposal by the City of Riverside to amend the City's General Plan 2015 including the Land Use & Urban Design, Public Safety, Noise, and Circulation and Community Mobility Elements to make the General Plan consistent with the March Air Reserve Base/March Inland Port Airport Land Use Compatibility Plan (March ALUCP) adopted by the Riverside County Airport Land Use Commission in November, 2015. Doug Darnell presented the staff report. Comments from the audience: Andrew Walcker, on behalf of the Greater Riverside Chamber of Commerce, stated they were in support of the amendment. Following discussion, the Planning Commission recommended that the City Council: 1) Determine that Planning Case P15-1010 (General Plan Amendment) does not have	X						X		

WARDS

Motion
Second
All Ayes

Motion
Second