

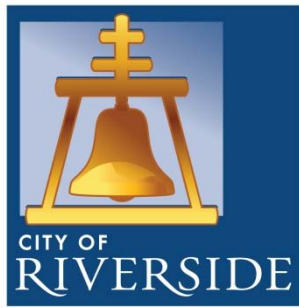
## CITY PLANNING COMMISSION MINUTES

THURSDAY, APRIL 7, 2016, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

*City of Arts & Innovation*

### 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		X	X	X	X	X		
Chair Manning called the meeting to order at 9:00 a.m. with all members present except commissioners Kain, Stosel and Zaki.										
The Pledge of Allegiance was given to the flag.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE										
There were no oral comments at this time.										
<b><u>PUBLIC HEARINGS</u></b>										
<b><u>PLANNING CASES P14-0045, P14-0046, P14-0047, P14-0048, P15-0953 and P15-0954</u></b> – General Plan Amendment, Specific Plan Amendment, Rezone and Design Review -- <i>3008-3052 Mission Inn Avenue, 3770 Commerce Street, 2981 University Avenue, 3025-3035 Ninth Street</i>										
Proposal by Darrin Olson of Mission Lofts, LLC to consider a mixed-use development of 212 residential units, 1,221 square feet of commercial space and 315 surface parking spaces: 1) amend the General Plan land use designation from MU-V – Mixed Use-Village, B/OP – Business/Office Park, I – Industrial to MU-U – Mixed Use-Urban; 2) amend the zoning designation from I-SP-CR – Industrial Specific Plan (Marketplace Specific Plan) – Cultural Resources (Seventh Street East Historic District) Overlay Zones, BMP-SP-CR – Business and Manufacturing Park – Specific Plan (Marketplace Specific Plan) – Cultural Resources (Seventh Street East Historic District) Overlay Zones, BMP-SP – Business and Manufacturing – Specific Plan (Marketplace Specific Plan) Overlay Zone, CR-SP – Commercial Retail – Specific Plan (Market Plan Specific Plan) Overlay Zone, I-SP – Industrial – Specific Plan (Marketplace Specific Plan) Overlay Zone to MU-U-SP – Mixed Use Urban – Specific Plan (Marketplace Specific Plan) Overlay Zone and MU-U-SP-CR – Mixed Use – Urban – Specific Plan (Marketplace Specific Plan) – Cultural Resources (Seventh Street East Historic District), 3) amend the Marketplace Specific Plan, to remove the subject site from the Neighborhood Marketplace Sub-Area and Marketplace Urban Industrial Sub-Area and establish the Mixed-Use Marketplace Sub-Area for the subject site; 4) Site Plan review; 5) Variances to permit fewer parking spaces than required by Code and allow tandem parking spaces, on 4.69 vacant acres. Brian Norton, Senior Planner, presented the staff report. Mr. Norton stated a letter and phone call were received in support of the project. A letter in opposition and a letter from AQMD were also received. A copy of the letters as well as the response to AQMD was distributed this morning. Darrin Olson,										



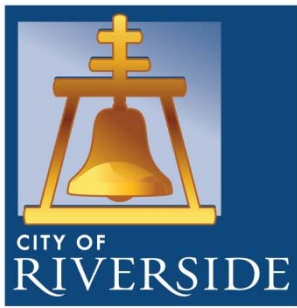
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	1	2	3	4	5	6	7	C W 3	C W 3
<p>Mission Lofts, LLC, stated they were in agreement with staff's recommendations. Comments from the audience: Cristina Duran and Kevin Dawson spoke in opposition citing issues with air quality, public transit, Marketplace Specific Plan, insufficient noticing to the Eastside Community, parking, and job generation. Cindy Roth, Greater Riverside Chamber of Commerce, and Daniel Frankel, spoke in support of the project. The public hearing was closed. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Cases P14-0045, P14-0046, P14-0047, P14-0048, P15-0953 and P15-0954 will not have a significant effect on the environment based on the findings set forth in the case record and recommend adoption of a Mitigated Negative Declaration; 2) Recommend adoption of the mitigation monitoring or reporting program pursuant to CEQA Section 21081.6; and 3) Approve Planning Cases P14-0045, P14-0046, P14-0047, P14-0048, P15-0953 and P15-0954 based on the findings in the staff report and subject to the recommended conditions with modification that The Southern Pacific Railroad bridge exterior should also be renovated subject to the Design Guidelines.</p>									
<p><b>Motion</b> <b>Second</b> <b>All Ayes</b></p>			X		X				
<p><u>PLANNING CASE P15-1098 – Conditional Use Permit, 141 East Alessandro Boulevard, Unit D</u> Proposal by Stuart Beck of GB Architecture to consider a Conditional Use Permit to establish a Veterinary Clinic in a 2,010 square-foot lease space within the Mission Grove Plaza. Sean Kelleher, Associate Planner, presented the staff report. Dr. Fred Madriaga, applicant, stated he was in agreement with staff's recommendations. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the proposed project is exempt from the provisions of the California Environmental Quality Act per Section 15301 (Existing Facilities) of the CEQA Guidelines; and; 2) Approve Planning Case P15-1098 (Conditional Use Permit) based on the findings outlined in the staff report and subject to the recommended conditions.</p>				X		X			
<p><b>Motion</b> <b>Second</b> <b>All Ayes</b></p>									
<p><u>PLANNING CASES P15-0133 and P16-0105 – Conditional Use Permit and Variance, 2951 Jackson Street</u> Proposal by Andrea Urbas, Cortel, Inc., on behalf of Verizon to consider a Conditional Use Permit and Variance to permit a 68-foot high, co-locatable wireless telecommunications facility, camouflaged as an eucalyptus tree. Brian Norton, Senior Planner, presented the staff report. Andrea Urbas, Cortel, representing Verizon, stated she was in agreement with the conditions except for condition 14 requiring removal of graffiti within 48 hours and requested 72 hours instead. Staff stated this was a</p>									



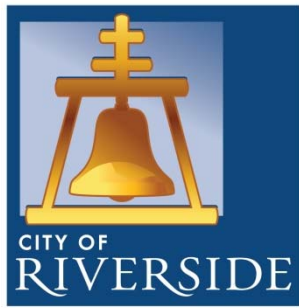
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	1	2	3	4	5	6	7	C W 3	C W 3
WARDS	1	2	3	4	5	6	7	C W 3	C W 3
standard condition and clarified that the removal was required within 24 hours. Chair Manning expressed his concern that the location was in a high school and that the graffiti needed to be removed as soon as possible. The City's Graffiti Removal Program was suggested as a tool to assist the applicant in removing any graffiti in a timely manner. Ms. Urbas accepted the condition as written. There were no comments from the audience. 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 Negative Declaration; 2) Approve Planning Cases P15-0133 and P16-0105 based on the findings outlined in the staff report and subject to the recommended conditions.									
Motion Second All Ayes					X		X		
<u>PLANNING CASES P15-0826 and P15-0827 – Conditional Use Permit, and Variance – 8223 California Avenue</u> Proposal by Sunnshine Schupp of Spectrum Services, on behalf of Verizon Wireless, to consider a Conditional Use Permit and Variance to permit a 55-foot high wireless telecommunications facility, camouflaged as a broadleaf tree that is higher than permitted by Code, on 4.79 acres developed with First Free Methodist Church of Riverside. Brian Norton, Senior Planner, presented the staff report. Sunnshine Schupp, Spectrum Services, stated they were in agreement with staff's recommendations. There were no comments from the audience. 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 recommend City Council adoption of a Negative Declaration; and; 2) Approve Planning Cases P15-0826 and P15-0827 based on the findings outlined in the staff report and subject to the recommended conditions.									
Motion Second All Ayes			X		X				
Commissioner Riggle recused himself from the following case due to financial conflict of interest and left the dais.									
<u>PLANNING CASES P14-0887, P14-0888, P14-0889 &amp; P14-0890 – Conditional Use Permit, Design Review and Variances – 1115 La Cadena</u> Proposal by Atman Kadakia of the Greens Group, to consider a Conditional Use Permit and Design Review of a plot plan and building elevations for the construction of a 2,400 square-foot drive-thru fast food restaurant and Variances to allow fewer parking spaces than required by Code; and to locate a fast food drive-thru restaurant on collector streets, on 0.49 acres developed with an abandoned gas station. Brian Norton, Senior Planner, presented the staff report. Andrew Walcker, Psomas,									



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	1	2	3	4	5	6	7	C W 3	C W 3
representing the applicant stated they were in agreement with staff recommendations. There were no comments from the audience. 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 recommend City Council adoption of a Negative Declaration; and; 2) Approve Planning Cases P15-0826 and P15-0827 based on the findings outlined in the staff report and subject to the recommended conditions.				X			X		
Motion Second All Ayes									
Commissioner Riggle returned to the dais at this time.					X				
<b><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></b>									
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 the Streamline status.									
<b><u>MINUTES</u></b>									
The Minutes of the Planning Commission Meeting of March 17, 2016 were approved as presented.	X		X	X	X	X	X		
<b><u>ADJOURNMENT</u></b>									
The meeting was adjourned at 10:10 a.m. to the meeting of April 21, 2016 at 9:00 a.m. in the Art Pick Council Chamber.									

Minutes approved as presented at the April 21, 2016.