



City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, July 28, 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
	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
Roll Call:	Present		X	X	X	X	X		X	X
Chair Pro Tem Parker called the meeting to order at 9:00 a.m. with all members present except commissioners Manning and Rossouw.										
The Pledge of Allegiance was given to the flag.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE There were no oral comments at this time.										
<u>PUBLIC HEARINGS</u>										
<u>PLANNING CASE P15-0947</u> – Conditional Use Permit, East and West side of Chicago Avenue and South of Le Conte Avenue Proposal by Andrea Urbas of Cortel on behalf of Verizon Wireless to consider a Conditional Use Permit for a 35-foot high wireless telecommunications facility, disguised as a streetlight pole and related equipment. Chair Pro Tem Parker announced that staff was requesting a continuance to the August 25, 2016 meeting. There were no comments from the audience. The Planning Commission continued Planning Case P15-0947 to the August 25, 2016 meeting.	Motion Second All Ayes					X	X			
<u>PLANNING CASES P16-0168, P15-1107, P16-0389, P16-0-388</u> – East side of Vine Street between Third and First Streets Proposal by Rick Scott of Corman Leigh Companies to consider entitlements to permit a 797 unit, three-story commercial storage facility: 1) rezone subject site to apply the CS-Commercial Storage Overlay Zone to the underlying BMP – Business and Manufacturing Park Zone; 2) Design Review of plot plan and building elevations for the commercial storage facility; 3) Variance for a lesser front yard setback; and 4) variance for a greater building height than permitted by the CS Overlay Zone. Gaby Adame, Assistant Planner, presented the staff report. Ms. Adame stated that revised conditions have been distributed to the Commission, revising condition 41 f. Also distributed was a letter from the Greater Riverside Chamber of Commerce in support of the project. Rick Scott, Corman Leigh Companies, addressed the Commission and stated they were in agreement with the revised recommended conditions. Dan Lee, Corman Leigh, responded to questions regarding their overall objective for the site. In response to Commissioner Riggle's question regarding the amendment to condition 41 f and any future impacts. Mr. Hart suggested a condition: Should the City of Riverside accept offer of dedication, BMPs would need to be relocated by the property owner. There were no comments from the audience. Following discussion the	Motion Second Ayes Noes			X		X				



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p>Planning Commission recommended that the City Council: 1) Determine that the project constitutes an infill development project and is therefore categorically exempt from the provisions of the California Environmental Quality Act per Section 15332 of the CEQA Guidelines; and 2) Approve Planning Cases P16-0168 (RZ), P15-1107 (DR), P16-0388 (VR), and P16-0389 (VR) based on the findings outlined in the staff report and subject to the recommended conditions with the addition: "The applicant should consider painting the storage facility a color scheme complimentary to the color scheme appropriate for the packing houses, subject to staff approval"; and "The applicant should work with staff to ensure the materials and design features on the front (southern) elevation are complimentary to the citrus packing houses".</p> <p>ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Rafael Guzman, Community & Economic Development Director, updated the Commission on the uniform plan check timeline, Streamline Code Amendment, One-Stop Shop and the Northside Specific Plan consultant process.</p> <p><u>MINUTES</u> The Minutes of the Planning Commission Meeting of July 14, 2016 were approved as presented.</p> <p><u>ADJOURNMENT</u> The meeting was adjourned at 10:00 a.m. to the meeting of August 11, 2016 at 9:00 a.m. in the Art Pick Council Chamber.</p>	All Ayes		X	X	X	X	X		X	X