

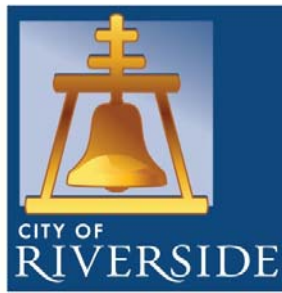
City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, AUGUST 11, 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 Teunissen.										
The Pledge of Allegiance was given to the flag.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE Patricia Locke-Dawson, President of the Riverside Land Conservancy, spoke regarding the work the Riverside Land Conservancy does. She invited the Commission to a gala event on October 16, 2016 and stated she would be sending them an invitation.										
<u>PUBLIC HEARINGS</u>										
<u>PLANNING CASE P16-0161</u> – <i>Conditional Use Permit for a Public Charter School at 5188 Arlington Avenue, Ward 3</i> Proposal by Kyle Knowland of Alta Vista Public Charter School for consideration of a Conditional Use Permit to establish a public charter school for a total of 400 students with approximately 12 students at any given time, ages 14 and 19, in an existing 10,250 square foot tenant space within an existing commercial building at Heritage Plaza. Vanessa Norwood, Contract Senior Planner, presented the staff report. Ms. Norwood noted that on May 12, 2016 the Airport Land Use Commission (ALUC) determined the proposal was inconsistent with the Riverside County Airport Land Use Compatibility Plan because schools are prohibited in Zone C and the proposal exceeded the allowable number of people per acre. Because the ALUC has made a determination of inconsistency, the applicant has filed an appeal to the City Council and upon finalization of planning commission review this case will be forwarded to the City Council for public hearing. Tom Hunt, representing the applicant, stated they were in agreement with the recommended conditions. He noted that comments in support of the project were distributed to the Commission this morning. Mr. Hunt clarified there was no conflict for him in representing this proposal as the school is chartered by San Bernardino County School District. There is no conflict for him. Kyle Nolan, Alta Vista Public Charter, introduced himself and answered planning commissioner's questions. There were no comments from the audience. Following discussion the Planning Commission: 1) Determined that Planning Case P16-0161 will not have a significant effect on the environment and is exempt from the California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities – Class 1), based on the findings set forth in the case record; and 2)										
Motion										
Second										
Ayes				X	X			X	X	X
Noes			X			X				



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
Approved Planning Case P16-0161 (Conditional Use Permit) based on the findings in the staff report and subject to the recommended conditions.										
<u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u>										
ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER										
Ted White, City Planner, briefed the Commission on upcoming Planning Commission items.										
Patricia Brenes, Principal Planner, announced that the Draft EIR for the Sycamore Canyon Business Park project was released yesterday for public comment and was distributed to the Commission this morning. There is a 45 day comment period that will end on September 23, 2016. Once the comment period has ended staff will be scheduling the project for a public hearing before the Planning Commission.										
<u>MINUTES</u>										
The Minutes of the Planning Commission Meeting of July 28, 2016 were approved as presented.	All Ayes		X	X	X	X		X	X	
<u>ADJOURNMENT</u>										
The meeting was adjourned at 9:32 a.m. to the meeting of August 25, 2016 at 9:00 a.m. in the Art Pick Council Chamber.										

The above actions were taken by the City Planning Commission on August 11, 2016. There is now a 10-day appeal period that ends on August 22, 2016. During this time, any interested person may appeal this action to the City Council by submitting a letter of appeal and paying the appeal fee. Also, during this time, the Mayor or any member of the City Council can refer the case for review on the Council's discussion calendar. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on August 22, 2016.