



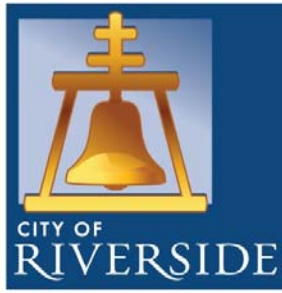
City of Arts & Innovation

## CITY PLANNING COMMISSION MINUTES

THURSDAY, AUGUST 25, 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	X	X
Chair Manning called the meeting to order at 9:00 a.m. with all members present.										
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 CASE P15-0947</u></b> – <i>Conditional Use Permit – Wireless Telecommunication Facility – East and West sides of Chicago Avenue and south of Le Conte Avenue, Ward 3</i> Proposal by Andrea Urbas on behalf of Verizon Wireless, to consider a Conditional Use Permit for a 35-foot high wireless telecommunications facility. Chair Manning announced the applicant is requesting to withdraw their application. There were no comments from the audience. Following discussion the Planning Commission motioned to accept the applicant's request for withdrawal.	Motion Second All Ayes			X		X				
<b><u>PLANNING CASE P16-0124</u></b> – <i>Downtown Specific Plan Amendment</i> Proposal by the City of Riverside to amend the Downtown Specific Plan to 1) allow for increases to the maximum building heights within the Raincross, Justice Center, and Prospect Place Office Districts when outside the Mission Inn Historic District, subject to a Conditional Use Permit; and 2) make the definition for "Floor Area Ratio" consistent with the City's Zoning Code, which excludes parking areas from the Floor Area Ratio calculation. Other changes will also be considered that are minor in context, and are generally necessary for technical reasons for clarification. Dave Murray, Senior Planner, presented the staff report. He stated a letter in support was received from the Greater Riverside Chamber of Commerce and distributed this morning. 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 constitute significant impacts beyond what was analyzed within the Program Environmental Impact Report (PEIR) for the General Plan 2025 Program and Adopt an Amendment to the PEIR pursuant to the provisions of Section 15164 of the California Environmental Quality Act Guidelines; 2) Approve Planning Case P16-0124 (Specific Plan Amendment) based on the findings outlined in the	Motion Second Ayes Noes	X	X	X	X	X	X	X	X	X



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p>staff report; and 3) Adopt an Ordinance amending the Downtown Specific Plan as illustrated in Exhibits 4 through 7.</p> <p><b><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></b></p> <p>ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Ted White, City Planner, briefed the Commission on upcoming Planning Commission items.</p> <p><b><u>MINUTES</u></b></p> <p>The Minutes of the Planning Commission Meeting of August 11, 2016 were approved as presented.</p> <p><b><u>ADJOURNMENT</u></b></p> <p>The meeting was adjourned at 9:00 a.m. to the meeting of September 8, 2016 at 9:00 a.m. in the Art Pick Council Chamber.</p>										
	All Ayes	X	X	X	X	X	X	X	X	X

The above actions were taken by the City Planning Commission on August 25, 2016. There is now a 10-day appeal period that ends on September 6, 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 September 5, 2016.