

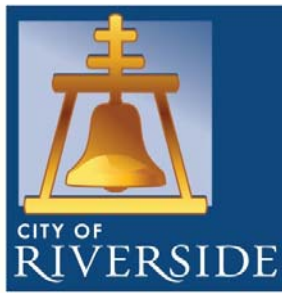
City of Arts & Innovation

## CITY PLANNING COMMISSION MINUTES

THURSDAY, OCTOBER 20, 2016, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

### PLANNING COMMISSIONERS

		K I R B Y	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 Parker called the meeting to order at 9:00 a.m. with all members present except commissioners Kain and Tavaglione.										
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 P15-0907, P15-0908, P15-0909, P16-0285 and P16-0651 – 2234 Main St and 2225 and 2243 Orange Street – CONTINUED TO NOVEMBER 3, 2016</u></b>										
Proposal by Alex Mucino of AHD, LP to consider: 1) two Conditional Use Permits and Design Review to permit the construction of a vehicle service station, car wash and convenience store with off-premises sales of beer and wine, and a drive-thru restaurant; and 2) Variances to allow a reduced landscape setback along Orange Street, and a reduced distance separation to a business with the concurrent sale of motor vehicle fuel with alcoholic beverages. Chair Parker announced the applicant's request for continuance to November 3, 2016. There were no comments from the audience. The Planning Commission motioned to continue Planning Cases: P15-0907, P15-0908, P15-0909, P16-0285 and P16-0651 as requested by the applicant to the meeting of November 3, 2016.	Motion Second All Ayes					X		X		
<b><u>PLANNING CASES P16-0329 – CONDITIONAL USE PERMIT – 1695 Spruce St</u></b>										
Proposal by Kyle Knowland on behalf of Alta Vista Public Charter School to consider a Conditional Use Permit to establish an educational resource center within a multi-tenant office building. Gaby Adame, Assistant Planner, presented the staff report. Kyle Knowland, representing Alta Vista Public Charter School, stated they were in agreement with the staff report and conditions. Comments from the audience: Gene Sherman, Voademy, spoke in support of the proposal. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P16-0329 constitutes an Existing Facility, therefore is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines; and 3) Approve Planning Case P16-0329 based on the findings in the staff report and subject to the recommended conditions.	Motion Second All Ayes							X		X



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<b><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></b>  ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Ted White, City Planner, reported on the recent City Council actions and future Planning Commission meetings. He announced that the City Council would be holding a workshop on the "Good Neighbor Guidelines" on October 25, 2016. He also stated that the City of Riverside has been sued due to a noncompliant Housing Element.  <b><u>MINUTES</u></b> The Minutes of the Planning Commission Meeting of October 6, 2016 were approved as presented.  <b><u>ADJOURNMENT</u></b> The meeting was adjourned at 9:29 a.m. to the meeting of November 3, 2016 at 9:00 a.m. in the Art Pick Council Chamber.										
	All Ayes	X	X		X	X	X	X		X

The above actions were taken by the City Planning Commission on October 20, 2016. There is now a 10-day appeal period that ends on October 31, 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 Planning Commission's decisions and conditions become final after 5:00 p.m. on October 31, 2016.