



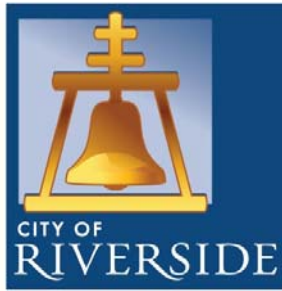
City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, JANUARY 26, 2017, 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	X	
Chair Parker called the meeting to order at 9:00 a.m. with all members present except Commissioner Zaki.										
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 P16-0314 (TTM-37013)</u> – North of Cook Avenue, South of Eddystone Street, and west of Bolton Avenue Gaby Adame, Assistant Planner, announced the applicant had not arrived yet. It was the consensus of the Commission to skip this item and return to it later in the agenda.										
Commissioner Riggles recused himself from the following case and stated that the Arc of Riverside has been his client.										
<u>PLANNING CASE P16-0699</u> – Conditional Use Permit – 6377 Riverside Avenue Proposal by James Stream, on behalf of the Arc of Riverside County Adult Day Program, to consider a Conditional Use Permit for an Adult Day Care Center in an approximately 4,500 square foot lease space in a multi-tenant building. Oscar Romero, Planning Technician, presented the staff report. Barbara Vincent, Director of Programs, stated they were in agreement with the conditions. There were no comments from the audience. Following discussion the Planning Commission: 1) Determined that Planning Case P16-0699 (CUP) will not have a significant effect on the environment and is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines; and 2) Approved Planning Case P16-0699 based on the findings in the staff report and subject to the recommended conditions.	Motion Second Ayes	X	X	X	X		X	X	X	
Commissioner Riggles returned to the dais at this time.						X				



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p><u>Planning Case P16-0277 (CUP) and P16-0279 (DR)</u> – Conditional Use Permit and Design Review – 6350 Van Buren Boulevard</p> <p>Proposal by Jeff Lochner, on behalf of Mas Realty, LLC, to consider a for the construction of a 4,000 square foot fast food drive-thru restaurant on an 11.99 acre site and reconfiguration of an existing parking lot within the Arlington Plaza Shopping Center. Sean Kelleher, Associate Planner, presented the staff report. Jeff Lochner, Mas Realty, stated they were in agreement with the conditions. There were no comments from the audience. Following discussion the Planning Commission: 1) Determined that Planning Cases P16-0277 and P16-0279 will not have a significant effect on the environment and is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines; and 2) Approved Planning Cases P16-0277 (CUP) and P16-0279 (DR) based on the findings in the staff report and subject to the recommended conditions.</p>	Motion Second All Ayes	X	X	X	X	X	X	X	X	
<p><u>PLANNING CASE P16-0314 (TTM-37013)</u> – North of Cook Avenue, South of Eddystone Street, and west of Bolton Avenue</p> <p>Proposal by Alex Irshaid of Ramcam Group to consider a Tentative Tract Map (TTM-37013) to subdivide a 12.5 acre vacant parcel into five parcels, for the future development of five single-family residences. Gaby Adame, Assistant Planner, presented the staff report. Alex Irshaid thanked staff for their hard work. Comments from the audience: Scott Andrews spoke in support of the project and the illegal dumping that had previously been happening the property. He also expressed his concern for mitigation of any dirt run-off from the property when it rains be taken care of. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P16-0314 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 and Mitigation Monitoring and Reporting Program (MMRP); and 2) Approve Planning Case P16-0314 (TTM-37013) based on the findings in the staff report and subject to the recommended conditions.</p>	Motion Second All Ayes	X	X	X	X	X	X	X	X	
<u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u>										
<p>ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER</p> <p>Ted White, City Planner, announced that the Sycamore Canyon Warehouse DEIR project would be going to City Council February 14, 2017. He noted that the hearing would begin at 3:00 pm and then resume again at 7:00 pm to accommodate public comment on this project.</p>										



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
Commissioner Rossouw inquired if the City would be taking a proactive position would regard to Proposition 64.										
Mr. White replied that staff has started a dialogue on this issue. A workshop is scheduled to be held February 21, 2017 at which time staff will request City Council direction on this matter.										
<u>MINUTES</u> The Minutes of the Planning Commission Meeting of January 12, 2017 were approved as presented.	All Ayes	X	X	X	X	X	X	X	X	
<u>ADJOURNMENT</u> The meeting was adjourned at 9:41 a.m. to the meeting of February 9, 2017 at 9:00 a.m. in the Art Pick Council Chamber.										

The above actions were taken by the City Planning Commission on January 26, 2017. There is now a 10-day appeal period that ends on February 6, 2017. 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 February 6, 2017.