



City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, JUNE 29, 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	R U B I O	P A R K E R	M I L L	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
Chair Pro-Tem Rossouw called the meeting to order at 9:00 a.m. with all members present except commissioners Parker, Rubio, and Teunissen.										
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 CASES P16-0671, P16-0672, P16-0673 and P17-0430 – Design Review, Parcel Map, Variance and Grading Exception -18890 Van Buren Blvd (Ward 4)</u>										
Proposal by Shakil Patel, on behalf of Shakil Patel and Associates, to construct a two-story medical office building on two contiguous parcels. Parcel Map (PM-37218) to subdivide the site into one parcel for condominium purposes. Design Review of project plans and building elevations. Variance to allow a building height greater than permitted by the Orangecrest Specific Plan and a Grading Exception to allow a retaining wall over six-feet in height on the northeast side of the site not readily visible to the public right-of-way. Sean Kelleher, Associate Planner, presented the staff report. Shakil Patel, stated they were in agreement with the conditions. There were no comments from the audience. Following discussion the Planning Commission: 1) Determine that the project is exempt from the California Environmental Quality Act review subject to Section 15332 (In-fill Development Projects), as this project will not have a significant effect on the environment; and 2) Approve Planning Cases P16-0672 (Parcel Map), P16-0671 (Design Review), P16-0673 (Variance) and P17-0430 (Grading Exception) based on the findings in the staff report and subject to the recommended conditions.	Motion Second All Ayes	X	X			X		X	X	X
<u>PLANNING CASES P16-0396 (DR), P16-0397 (CU) and P17-0440 (VR) – Design Review, Conditional Use Permit and Variance – 3640 Central Avenue (Ward 3)</u>										
Proposal by Ryan Robinson of 4G Development, on behalf of Chick-Fil-A to consider: 1) a Conditional Use Permit and Design Review of project plans for the construction of a drive-thru restaurant; and 2) a Variance to allow fewer parking spaces than required by the Zoning Code. Matthew Taylor, Associate Planner, presented the staff report. He stated that one letter in opposition and one letter in support of the project were received										



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and copies were distributed to the Commission. Don Ikeler, on behalf of the applicant, stated they were in agreement with the recommended conditions. Comments from the audience: Cindy Roth, President Greater Riverside Chambers of Commerce, spoke in support. She stated that the Magnolia Center Business Council Board of Directors voted to support this proposal. Eric Paulsen requested that the Commission continue this case to allow the residents to research this proposal further. Following discussion the Planning Commission recommended that the City Council:										
1) Determine that the project is exempt from California Environmental Quality Act review subject to Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (Infill Development Projects), as this project will not have a significant effect on the environment; and 2) Approve Planning Cases P16-0396, P16-0397, and P17-0440 based on the findings outlined in the staff report and subject to the recommended conditions; with the added condition that "Signage prohibiting excess noise and amplified music in the drive-thru lane".	Motion Second All Ayes	X	X			X		X	X	X
<u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u>										
ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Patricia Brenes, Principal Planner, reported on upcoming projects. Flyers were distributed and the commissioners were encouraged to attend the IES-APA Planning Commissions Matter on July 13, 2017.										
<u>MINUTES</u>										
The Minutes of the Planning Commission Meeting of June 15, 2017 were approved as presented.	All Ayes	X	X			X		X	X	X
<u>ADJOURNMENT</u>										
The meeting was adjourned at 9:52 a.m. to the meeting of July 13, 2017 at 9:00 a.m. in the Art Pick Council Chamber.										

The above actions were taken by the City Planning Commission on June 29, 2017. There is now a 10-day appeal period that ends on July 10, 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 July 10, 2017.