



City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, OCTOBER 19, 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	X	X
Chair Parker called the meeting to order at 9:00 a.m. with all members present except commissioner Rubio.										
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 P15-0907, P15-0908, P15-0909, P16-0285, P16-0651, P17-0544 and P17-0646 – Conditional Use Permit, Design Review, Variances, Determination of Public Convenience or Necessity and Grading Exception for 2225 Orange Street – Ward 1</u>										
Proposal by Alex Mucino of AHD, LP to consider the following entitlements for the development of 1.99 vacant acres with a commercial complex: 1) a Conditional Use Permit to permit the construction of a vehicle service station consisting of a 4,855 square foot canopy, a 968 square foot automated car wash, and a 3,645 square foot convenience store in conjunction with the off sale of beer and wine; 2) a Conditional Use Permit to permit the construction of a 2,546 square foot fast food drive-thru restaurant; 3) Design Review of project plans; 4) Variances to allow a reduced landscape setback along Orange Street, and a reduced separation requirement from a business with the concurrent sale of motor vehicle fuel with alcoholic beverages; 5) a Determination of Public Convenience or Necessity to allow the off-sale of beer and wine; and 6) a Grading Exception to allow retaining walls higher than allowed by Code. Candice Assadzadeh, Associate Planner, presented the staff report. She stated that letters were received from Southern California Air Quality Management District (SCAQMD) and Pechanga Tribe related to the compliance with their rules. A copy of the letters were distributed at the dais this morning. The applicant's environmental consultant prepared a response addressing SCAQMD's letter which was also distributed this morning. Staff reviewed concerns expressed by Pechanga Tribe recommends that the language of the Mitigation Measure remain as proposed by staff. Ms. Assadzadeh asked that condition 5 be deleted as it is already addressed in Public Works condition 48. Alex Mucino, applicant, stated he was in agreement with staff's revised conditions. There were no comments from the audience and the Public Hearing was closed. Following discussion the Planning Commission: 1) Determined the proposed project will not have a significant effect on the environment										
Motion Second All Ayes		X	X		X	X	X	X	X	X



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								C W 3	C W 3
WARDS	1	2	3	4	5	6	7		
and that a Mitigated Negative Declaration be adopted pursuant to Section 15074 of the California Environmental Quality Act (CEQA) Guidelines; and adopt the Mitigation, Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 15097 and California Public Resources Code 21081.6; 2) Approved Planning Cases P15-0907 (Conditional Use Permit), P15-0908 (Conditional Use Permit), P15-0909 (Design Review), P16-0285 (Variance), P16-0651 (Variance), P17-0544 (Public Convenience or Necessity) and P17-0646 (Grading Exception) based on the findings outlined in the staff report and subject to the revised recommended conditions.									
<u>PLANNING CASE P17-0268 – Revised Conditional Use Permit (CU-022-656) – 5900 Brockton Avenue, Ward 1</u>									
Proposal by Nelson Smith, on behalf of Pacific Grove Hospital, to consider an amendment to a previously approved Conditional Use Permit to permit (CU-022-656) a 17,913 square foot addition to an existing hospital (Pacific Grove Hospital) and parking lot modifications, on a 3.75-acre site, located at 5900 Brockton Avenue, on the southeast corner of Brockton Avenue and Maplewood Place, in the R-1-7000-SP – Single Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 1. Judy Egüez, Associate Planner, presented the staff report.									
Kirk The Community and Economic Development Department recommends the Planning Commission determine that this project is exempt from the California Environmental Quality Act pursuant to Section 15332 (Infill Development Projects), as this project will not have a significant effect on the environment. Curtis Lockwood, Architect, Lionakis, corrected their request for 90 beds and noted that this was an error and they were requesting a total of 92 beds. He stated they are in agreement with the recommended conditions. Ms. Egüez suggested modifying condition 5 to reflect the applicant's request of 92 beds. Comments from the audience: Ray & Kim Pegis requested clarification regarding lighting, construction lighting, bio-retention, location and noise related to the trash dumpster. He stated they already had a problem with homeless individuals in the area and wanted to make sure there were no walls or areas created which would encourage homeless individuals to congregate. There were no other individuals requesting to speak, the public hearing was closed. Following discussion the Planning Commission: 1) Determined that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development Projects) and; 2) Approved Planning Case P17-0268 (Revised Conditional Use Permit), based on the findings outlined in the staff report and subject to the recommended conditions.									
Motion Second All Ayes	X	X		X	X	X	X	X	X



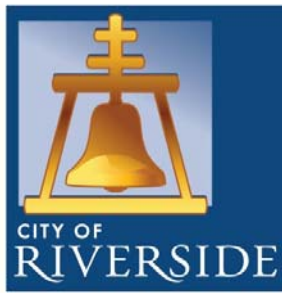
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	1	2	3	4	5	6	7	C W 3	C W 3
Including the correction to condition 5 for 92 beds instead of 90 as requested by the applicant.									
<u>Planning Cases P15-1010 and P17-0124 – CONTINUED TO NOVEMBER 2, 2017</u>									
Chair Parker announced that staff is requesting a continuance to the November 2, 2017 meeting to allow time to prepare a comprehensive rezoning proposal for the removal of the Airport Protection Overlay (AP) Zone. There was no one in the audience requesting to speak to the continuance. The Planning Commission continued Planning Cases P15-1010 and P17-0124 to the meeting of November 2, 2017.									
Motion Second Ayes	X	X		X	X	X	X	X	X
Commissioner Teunissen recused herself from the following case due to conflict of interest and left the dais.									
<u>PLANNING CASE P17-0096, P17-0180, P17-0182 and P17-0521 – General Plan Amendment, Rezoning, Zoning Code Text Amendment and Specific Plan Amendment (University Avenue Specific Plan – Citywide Proposal by the City of Riverside for consideration of the 2014-2021 Housing Element Implementation Plan and Rezoning Program. The Implementation Plan includes a General Plan Amendment, Zoning Map Amendment, Zoning Code Text Amendment, and an amendment to the University Avenue Specific Plan. It is intended to bring the City into compliance with State law requiring cities to have a certified Housing Element, provide for multi-family residential and mixed-use development opportunities, and attain compliance with new State laws regarding Accessory Dwelling Units, Single-Room Occupancies, and Emergency Shelters. Ted White, Deputy Director, announced that staff has recently determined that approximately a dozen of the candidate sites proposed for rezoning currently have overlay zones that need to be removed in order to allow for multi-family uses on the property as required for compliance with State law. Because the removal of the overlay zones was not noticed appropriately for the purposes of the Public Hearing today, staff is recommending that the Commission continue this item to the November 2, 2017. With regard to today's meeting, Mr. White stated they would proceed with the presentation and take any public comment, but action on this item will be continued to November 2, 2017.</u>									
Public comments from the audience: Mary Alice Schroeder thanked staff for removing the site at La Sierra and Collett. Anita Husted requested that the site at Van Buren and the 91 freeway to be removed. Clark Dupont and Tauna Mallis spoke regarding									



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<p>the RCC parking lot site and asked if a development project would still be considered in the Historic District and subject to the Certificate of Appropriateness process. Kathy Slane thanked staff for removing one of the sites which was of concern to her. Dilip Sheth spoke regarding 8527 Janet Avenue, site W6G4S32 and requested that it not be removed from the proposal. Shaylene Yelloweyes spoke regarding the need for affordable housing in the City of Riverside. Tom Hunt spoke in support of the Van Buren and Lincoln site. Ash Etemadian spoke regarding the site at Van Buren and 91 freeway and requested it be removed from the proposal. Mike Sadeghian spoke in support of the project as a whole, but not including a rezone of the Husted property. Lan Doan spoke in support of rezoning his property R-1-700 to R-3-1500.</p> <p>Following discussion the Planning Commission continued Planning cases P17-0096, P17-0180, P17-0182 and P17-0521 to the meeting of November 2, 2017.</p> <p><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></p> <p>ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Ted White, City Planner, reported on the recent City Council actions.</p> <p><u>MINUTES</u></p> <p>The Minutes of the Planning Commission Meeting of October 5, 2017 were approved as presented.</p> <p><u>ADJOURNMENT</u></p> <p>The meeting was adjourned at 10:48 am to the meeting of November 2, 2017 at 9:00 a.m. in the Art Pick Council Chamber.</p>	Motion Second Ayes	X	X		X	X		X	X	X
	All Ayes	X	X		X	X		X	X	X

The above actions were taken by the City Planning Commission on October 19, 2017. There is now a 10-day appeal period that ends on October 30, 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 October 30, 2017.