

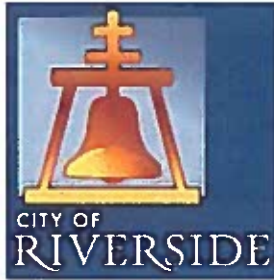
## CITY PLANNING COMMISSION MINUTES

THURSDAY, SEPTEMBER 21, 2017, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

*City of Arts & Innovation*

### PLANNING COMMISSIONERS

	KIRBY	STOSEL	RUBIO	PARKER	MILL	TEUNISSEN	ROSSOW	KAIN	ZAKI
								CW3	CW3
WARDS	1	2	3	4	5	6	7		
<p>comments from the audience. Following discussion the Planning Commission: 1) Determined the proposed project is consistent with the provisions of the Streamline for Infill provisions, under Section 15183.3 of the California Environmental Quality Act (CEQA) review, as approved; and 2) Approved Planning Cases P17-0624 (Amendment to CUP P15-0535), P17-0625 (Revision to DR P16-0048) and P17-0626 based on the findings outlined in the staff report and subject to the recommended conditions.</p> <p><u>PLANNING CASES P17-0481 AND P17-0482 – Conditional Use Permit and Design Review – 7797 Summit Street – Ward 4</u> Proposal by Robert Inge of RBI Landscape, Inc. to consider a Conditional Use Permit and Design Review of project plans to permit an Agricultural Field Office on 12 acres, currently developed with an agricultural use. Judy Egüez, Associate Planner, presented the staff report. Robert Inge, applicant, stated he was in agreement with the recommended conditions. There were no comments from the audience. 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 15303 (New Construction or Conversion of Small Structures); and 2) Approved Planning Cases P17-0481 (Conditional Use Permit) and P17-0482 (Design Review), based on the findings outlined in the staff report and subject to the recommended conditions.</p> <p><u>PLANNING CASES P16-0617, P16-0618 and P17-0609 – Rezoning, Design Review and Variance – 7715-7745 Indiana Av – Ward 4</u> Proposal by Kevin Wolf of Wolf Nejedly V, LLC to consider the following entitlements for the construction of a 4,056 square foot addition to an existing 930 square foot building to establish a vehicle sales office (Enterprise Cars Sales) on four contiguous parcels: 1) a Zoning Code Amendment to change the zone of four contiguous parcels from R-1-7000-SP to CG-SP-Commercial General and Specific Plan (Riverside Auto Center) Overlay Zones; 2) Design Review of project Plans; and 3) a Variance to allow a 6 foot high vinyl fence in lieu of a required 6 foot high masonry wall. Alyssa Berlino, Planning Technician, presented the staff report. Kevin Wolf stated they were in agreement with the recommended conditions. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) and Section 15332 (Infill Development Projects); and 2)</p>									
Motion					X				
Second									X
All Ayes	X	X				X	X	X	
Motion	X				X				
Second									
All Ayes		X				X	X	X	X
Motion						X			
Second									X
Ayes	X				X		X	X	
Noes		X							



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	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
								C W 3	C W 3
WARDS	1	2	3	4	5	6	7		
<p>Approve Planning Cases P16-0617 (Rezone), P16-0618 (Design Review) and P17-0609 (Variance), based on the findings outlined in the staff report and subject to the recommended conditions.</p> <p><u>PLANNING CASES P16-0556, P15-1035, P16-0557 and P17-0272– Specific Plan Amendment, Parcel Map, Design Review and Grading Exception – Old 215 Frontage Road, between Alessandro Boulevard and Cottonwood Avenue – Ward 2</u></p> <p>Proposal by Bob McMath on behalf of Rev Wheel, LLC to consider the following entitlements to facilitate construction of eight industrial buildings: 1) a Specific Plan Amendment to amend the Sycamore Canyon Business Park Specific Plan to change the land use designation of 23.60 acres from Retail Business Office and Industrial Support to Industrial, and revise the standards in Chapter 3 – Development Standards and Criteria of the Specific Plan; 2) a Parcel Map (PM-36981) to subdivide three parcels into six parcels; 3) a Design Review of project plans; and 4) a Grading Exception to allow retaining walls higher than permitted by the Zoning Code. Sean Kelleher, Associate Planner, presented the staff report. Steve Sommers, SDH Associates, on behalf of the owner, stated they were in agreement with the recommended conditions. There were no public comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the proposed project 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) pursuant to CEQA Section 21081.6; and 2) Approve Planning Cases P16-0556 (Specific Plan Amendment), P15-1035 (Parcel Map), P16-0557 (Design Review, and P17-0272 (Grading Exception) based on the findings outlined in the staff report and subject to the recommended conditions.</p> <p><u>PLANNING CASES P16-0112, P16-0113, P16-0114, P16-0111 and P16-0883 – General Plan Amendment, Rezoning, Tract Map 37032, Planned Residential Development and Design Review – 9170 Indiana Avenue – Ward 5</u></p> <p>Proposal by Steve Berzansky of Steven Walker Communities, Inc., to consider the following entitlements for a 54-lot planned residential development: 1) a General Plan Amendment to change the land use designation from B/OP – Business/Office Park to MDR – Medium Density Residential; 2) a Zoning Code Amendment to change the zone from PF-Public Facilities Zone to R-1-7000 – Single-Family Residential Zone; 3) a</p>									
Motion					X				
Second									
Ayes	X	X				X	X	X	X