

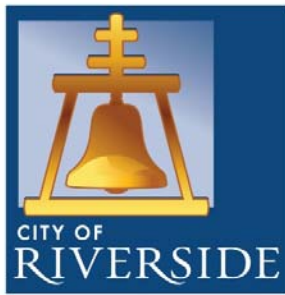
# CITY PLANNING COMMISSION MINUTES

THURSDAY, DECEMBER 14, 2017, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

City of Arts & Innovation

## 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 Parker called the meeting to order at 9:00 a.m. with all members present except commissioners Rubio, Stosel and Zaki.										
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 P17-0257 and P17-0258 – Conditional Use Permit and Design Review – 9241 and 9265 Audrey Avenue, Ward 6</u></b>										
Proposal by Dan Hinson of HC&D Architects on behalf of J & R Hock Enterprises, Inc., to consider a Conditional Use Permit and Design Review to permit the construction of a 2,558 square foot drive-thru restaurant on a vacant parcel. Matthew Taylor, Assistant Planner, presented the staff report. He stated that a comment was received and distributed to the Commission this morning. He noted that, although staff remains sensitive to concerns of the neighborhood these concerns have been adequately addressed by the project site design, traffic impact analysis prepared for the project, and by the application and enforcement of existing regulations and standards pertaining to the maintenance of the property. Also, he read into the record two Public Works Conditions to be added: 1) Provide signage requiring motorists to yield to pedestrians making use of the pedestrian pathway across the drive through lane, and stripe a yield line ahead of the crossing point. California MUTCD sign code R1-5. 2) *Advisory - The Public Works Traffic Division and City of Riverside Police Department monitor traffic patterns and impacts on public roadways. While the report has adequately assessed potential traffic distribution and resulting impacts in the project vicinity, the engineer's assessment of traffic distribution may differ slightly at the time of project implementation. If, after observation in the field, it is determined by either Public Works or the Police Department that traffic departing the site is contributing to traffic related concerns along Audrey Avenue, the Public Works Department reserves the right to restrict left turn outbound traffic at the driveway along Audrey Avenue through installation of regulatory signage at the project driveway. Dan Hinson, HC&D Architects, stated they were in agreement with the recommended conditions. Comments from the audience: Jennifer Ilizaliturri and Nick David spoke in opposition. They expressed their concerns regarding: traffic volume, noise, pedestrian safety, privacy issues, parking and										



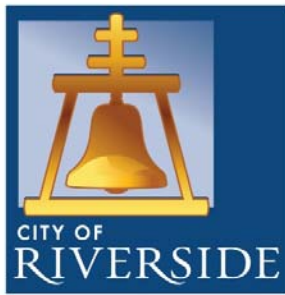
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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
security concerns. Following discussion the Planning Commission: 1) Determined that the project is exempt from the California Environmental Quality Act (CEQA) subject to Sections 15303 (new Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects), as this project will not have a significant effect on the environment; and 2) Approved Planning Cases P17-0257 and P17-0258 based on the findings in the staff report and subject to the recommended conditions, including the two Public Works conditions read into the record.	Motion Second All Ayes	X			X	X	X	X	X	
<u>PLANNING CASES P16-0885, P16-0886, P16-0506 and P17-0874 – Tract Map 37219, Planned Residential Development Permit, Design Review and Variance – located west of Myers Street, north of Primrose Drive, east of Harrison Street and bisected by Muir Avenue, Ward 5</u> Proposal by Brett Crowder on behalf of Coastal Commercial Properties to consider the following entitlements for a planned residential development: 1) Tentative Tract Map (TM-37219) to subdivide ten parcels into 63 residential lots; 2) a Planned Residential Development Permit for 63 single family detached residences; 3) a Design Review of project plans; and 4) a Variance to allow reduced setbacks along the project perimeter of lot 10. Sean Kelleher, Associate Planner, presented the staff report. Brett Crowder, Coastal Commercial Properties, stated they were in agreement with the recommended conditions. Comments from the audience: Bill Gallaway, spoke in support of the proposal. Following discussion the Planning Commission: 1) Determined that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record; Adopted a Mitigated Negative Declaration; and Adopted the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and 2) Approved Planning Cases P16-0885, P16-0886, P16-0506 and P17-0874 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	
<b><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></b>										
ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Ted White, City Planner, announced that the Housing Element Rezoning and Implementation Program was approved by Council on December 12. He did note that the Tiny Homes section was removed with direction to staff to return at a future meeting to provide additional information on this subject.										
He reminded the Commission that the December 28 <sup>th</sup> meeting has been cancelled.										



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
He stated that Patricia Brenes, Principal Planner, would be stepping up to support the Commission in his absence. The recruitment for a new City Planner will start to move forward.										
<b><u>MINUTES</u></b> The Minutes of the Planning Commission Meeting of November 30, 2017 were approved as presented.	All Ayes	X			X	X	X	X	X	
<b><u>ADJOURNMENT</u></b> The meeting was adjourned at 9:52 a.m. to the meeting of January 11, 2018 at 9:00 a.m. in the Art Pick Council Chamber.										

The above actions were taken by the City Planning Commission on December 14, 2017. There is now a 10-day appeal period that ends on December 26, 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 December 26, 2017.