



*City of Arts & Innovation*

## CITY PLANNING COMMISSION MINUTES

THURSDAY, MARCH 8, 2018, 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	V A C A N T	R O S S O U W	T E U N I S S E 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.										
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>ELECTION OF OFFICERS</u></b>										
Chair Parker opened the floor for the nominations of officers.										
Commissioner Rossouw was nominated for the position of Chairperson.	Motion Second All Ayes	X		X	X	X		X	X	X
Commissioner Mill was nominated for the position of Vice-Chairperson.	Motion Second All Ayes	X		X	X	X		X	X	X
Commissioner Teunissen was nominated for the position of Secretary.	Motion Second All Ayes	X		X	X	X		X	X	X
Commissioner Zaki was nominated for the position of Sergeant at Arms.	Motion Second All Ayes	X	X	X	X	X		X		X
RECESS The Planning Commission took a five minute recess.										
<b><u>PUBLIC HEARINGS</u></b>										
<u>PLANNING CASES P17-0420 and P17-0421 – Conditional Use Permit and Design Review – New Construction of Starbucks Restaurant – 1301 University Avenue, Ward 2</u> Proposal by Katie Rounds of the Kaidence Group to consider a Conditional Use Permit and Design Review of project plans for the										



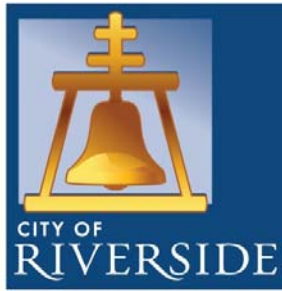
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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p>construction of a 2,819 square foot drive-thru restaurant (Starbucks). Brian Norton, Senior Planner, presented the staff report. Katie Rounds, Kaidence Group, requested a change to the hours of operation from 4:00 a.m. to 12:00 a.m. so that the store and drive-thru hours are 24 hours, 7 days a week. There were no comments from the audience. Following discussion the Planning Commission: 1) Determined that the project is exempt from the California Environmental Quality Act (CEQA) subject to Section 15303 (New Construction or Conversion of Small Structures) and 15332 (Infill Development Projects), as this project will not have a significant effect on the environment; and 2) Approved Planning Cases P17-0420 (Conditional Use Permit) and P17-0421 (Design Review), based on the findings in the staff report and subject to the recommended conditions. The Planning Commission approved the applicant's request to modify the hours of operation for the store and drive-thru to 24 hours, 7 days a week.</p>	Motion Second All Ayes	X	X	X	X	X		X	X	X
<p><u>PLANNING CASE P17-0667 – Street Vacation – Segment of Fairmount Boulevard, located between Mission Inn and University Avenues, Ward 1</u> Proposal by the City of Riverside to consider a Street Vacation to abandon an approximately 0.46-acre segment of Fairmount Boulevard, a public street 328 feet in length and 60 feet in width, located between Mission Inn and University Avenues. Matthew Taylor, Assistant Planner, presented the staff report. Jorge Villanueva, Project Manager, General Services Department, stated he was available for questions. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that this proposed project is exempt from further California Environmental Quality Act (CEQA) review pursuant to Sections 15061(b)(3) (General Rule) and 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and 2) Approve Planning Case P17-0667 (Street Vacation) based on the findings outlined in the staff report.</p>	Motion Second Ayes	X	X	X	X	X		X	X	X
<b><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></b>										
ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Patricia Brenes, Principal Planner, reported on the recent City Council actions and upcoming cases for the Planning Commission agendas.										
<b><u>MINUTES</u></b>										
The Minutes of the Planning Commission Meeting of February 22, 2018 were approved as presented.	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
<b>ADJOURNMENT</b> The meeting was adjourned at 9:35 a.m. to the meeting of March 22, 2018 at 9:00 a.m. in the Art Pick Council Chamber.									

The above actions were taken by the City Planning Commission on March 8, 2018. There is now a 10-day appeal period that ends on March 19, 2018. 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 March 19, 2018.