



City of Arts & Innovation

DRAFT

## CITY PLANNING COMMISSION MINUTES

THURSDAY, APRIL 5, 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
Chair Rossouw called the meeting to order at 9:00 a.m. with all members present except commissioner Teunissen.										
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>										
Chair Rossouw stated that because of the possible lengthy discussions of the first item on the agenda, he asked that Item 3 be heard out of order.										
<b><u>PLANNING CASES P15-0877, P16-0067 and P16-0066 – Specific Plan Amendment, Conditional Use Permit and Design Review to Allow a Seven-story Extended Stay Hotel, 1277 University Avenue, Ward 2</u></b> Proposal by Patrick Chiu and Associates to consider: 1) a Specific Plan Amendment to amend Subdistrict 4a of the University Avenue Specific Plan to conditionally allow hotels and permit buildings up to 100 feet in height; and 2) a Conditional Use Permit and Design Review to permit the construction of a seven-story, 122,459 square foot extended stay hotel, consisting of 126-guest rooms, and 10,862 square feet of commercial lease space on 0.82-acres. Sean Kelleher, Associate Planner, presented the staff report. Jonathan Shardlow, Counsel on behalf of the applicant, stated they were in agreement with the recommended conditions. Comments from the audience: Chris Adams, East Hills Business Council, spoke in support of the proposal. The public hearing was closed. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the project is exempt from the California Environmental Quality Act (CEQA) subject to Section 15332 (Infill Development Projects), as this project will not have a significant effect on the environment; and 2) Approve Planning Cases P15-0877, P16-0067 and P16-0066 based on the findings in the staff report and subject to the recommended conditions.	Motion Second All Ayes	X	X	X	X	X		X		X
<b><u>PLANNING CASES P14-1033 and P14-1034 – Appeal by Springbrook Heritage Alliance – Design Review and Lot Line Adjustment, Construction Industrial Warehouse Building, 3705-3667 Pacentia Lane, Ward 1</u></b> An appeal, on behalf of the Springbrook Heritage Alliance, of an approval by the Development Review Committee for a proposal by Art Day of										



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								C W 3	C W 3
WARDS	1	2	3	4	5	6	7		
<p>Transition Properties, L.P. for a Design Review to construct a 308,000 square foot warehouse building, a Lot Line Adjustment to consolidate four parcels into one parcel, and related Mitigated Negative Declaration and Mitigation Monitoring &amp; Reporting Program. Brian Norton, Senior Planner, presented the staff report. Karen Renfro, Springbrook Heritage Alliance, appellant, addressed the Commission and introduced Christopher Sutton, attorney for the Springbrook Alliance, spoke regarding the environmental document, truck traffic, archaeological and historical impacts, water run-off, soil and liquifaction and health risks associated with the proposed project. Art Day, Transition Properties, L.P., applicant, addressed the Commission. He introduced Pam Steele with MIG, who gave a presentation regarding the proposed project and the surrounding uses, in response to the comments received. Bill Kunzman, Kunzman Associates, representing the applicant, spoke regarding the traffic analysis report. Comments from the audience: Erin Snyder, Christina Duran, R.A. "Barney" Barnett, Reverend Monrow Mabon, Philip Falcone, Morris Mendoza, Gabriela Plascencia, John Krick, Scott Simpson, Peter Wohlgemuth, Sala Ponnoch, Nancy Melendez, Sydney Greer, Rosa Elizarraras, Tiffany Tran on behalf of the office of Assemblyman Jose Medina, Henry James Vasquez, Robbie Kennedy, Barbara Purvis, Italia Garcia, Mary Jimenez Pasillas, Andrew Villalobos, Nancy Cox, spoke in opposition to the proposal and asked that the Commission uphold the appeal and deny the project. The speakers addressed issues of: potential damage to the City/County landmark the Trujillo Adobe, the connection of the Trujillo Adobe and Latinos in Riverside, truck traffic vibrations as they related to the Trujillo Adobe, health risks for those using the Ab Brown Soccer Field and the cross country runners using the golf course, Air Quality, the DRC process, soil being prime farmland, size of the warehouse, job creation, request that a full EIR be required, inappropriate location of the warehouse, hydrology, water run-off, the Geotechnical Report findings and the Northside Specific Plan currently in progress. Daniel Brennan on behalf of the Laborers International Union North America; Martha Crites, Patrick Crites, Frank Staudenmaier, and Lou Monville spoke in support of the project. During rebuttal session, the appellant discussed concerns as expressed earlier by himself and by the citizens. On behalf of the applicant, Mr. Kunzman and Cameron Nile responded to concerns related to traffic and truck vibrations as related to the Trujillo Adobe. The public hearing was closed. The Commission took a 5 minute recess. Following discussion the Planning Commission: 1) Upheld the decision of the Development Review Committee and determined that the proposed case will not have a significant effect on the environment based</p>									
Motion									
Second									
Ayes									
Noes	X	X	X	X					X



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on the findings in the case record, Adopted the Mitigated negative Declaration and Adopted the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and 2) Denied the Appeal, upheld the decision of the Development Review Committee and Approved Planning Cases P14-1033 (Design Review) and P14-1034 (Lot Line Adjustment), based on the findings outlined in the staff report and subject to the conditions of approval.										
<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 on future planning cases.										
Commissioner Parker reported on the meeting he attended March 13, 2018 regarding the City's Long Range Master Plan for the Park and Recreation Department.										
<b><u>MINUTES</u></b>										
The Minutes of the Planning Commission Meeting of March 22, 2018 were approved as presented.	All Ayes	X	X	X	X	X		X		X
<b><u>ADJOURNMENT</u></b>										
The meeting was adjourned 11:41 a.m. to the meeting of April 19, 2018 at 9:00 a.m. in the Art Pick Council Chamber.										

The above actions were taken by the City Planning Commission on April 5, 2018. There is now a 10-day appeal period that ends on April 16, 2018.

**PLANNING CASES P15-0877, P16-0067 and P16-0066** – During the appeal period, any interested person may appeal this action to the City Council by submitting a letter of appeal and paying the appeal fee. This case will proceed to City Council on their Public Hearing Calendar, for final approval.

**PLANNING CASES P14-1033 and P14-1034** – During the appeal period, any interested person may appeal this action to the City Council's Land Use Committee 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 at the City Council's Land Use Committee. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on April 16, 2018.