

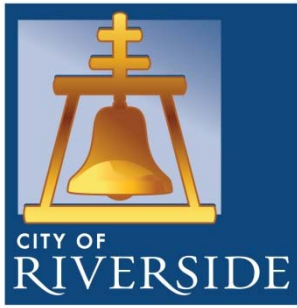
**CITY PLANNING COMMISSION  
MINUTES**

THURSDAY, SEPTEMBER 20, 2018, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

*City of Arts & Innovation*

**PLANNING  
COMMISSIONERS**

	KIRBY	STOSEL	RUBIO	PARKER	MILL	VACANT	ROSSOUW	TEUNISSEN	ZAKI
WARDS	1	2	3	4	5	6	7	CW3	CW3
Roll Call:	Present	X	X	X	X		X		X
Chair Rossouw called the meeting to order at 9:00 a.m. with all members present except commissioners Judy Teunissen and Richard Rubio.									
The Pledge of Allegiance was given to the flag.									
<b>PLANNING/ZONING MATTERS FROM THE AUDIENCE</b> There were no oral comments at this time.									
<b><u>PUBLIC HEARINGS</u></b>									
<b><u>PLANNING CASE P17-0872 – Revised Conditional Use Permit for the Expansion of an Existing Church Facility – 11754 Warm Springs Road, 4035 and 4027 Trail Creek Road, Ward 7</u></b> Proposal by Pastor Tom Flores of Elevate Life Church to consider a the following revisions to a previously approved Conditional Use Permit to permit the expansion of an existing church facility within Buildings 15, 20 and 22 in a multi-tenant industrial complex (Turner Riverwalk Business Park): 1) relocation of the primary assembly hall from Building 20, a 7,900 square foot building, to Building 15, a 10,900 square foot building; and 2) conversion of Building 20 from an assembly hall to a youth Sunday school and related office uses. Interior modifications are proposed in Building 22, currently occupied by the church children’s Sunday school. Alyssa Berlino, Assistant Planner, presented the staff report. Pastor Felix stated they were in agreement with the conditions and present for questions. There were no comments from the audience. Following discussion the Planning Commission: 1) Determined that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act & CEQA Guidelines subject to Section 15301 (Existing Facilities), as this proposal will not have a significant effect on the environment; and 2) Approved Planning Case P17-0872 based on the findings in the staff report and subject to the recommended conditions.	Motion Second All Ayes	X	X		X		X		
<b><u>PLANNING CASE P17-0686 and P17-0687 – Conditional Use Permit and Design Review for the construction of Taco Bell drive-thru restaurant – 16151 Alta Cresta Avenue</u></b> Proposal by Dan Hinson of HC&D Architects to consider a entitlements to construct a 2,558 square foot Taco Bell drive-thru restaurant 1) Conditional Use Permit to permit a drive-thru business; and 2) Design Review of project plans. Matthew Taylor, Associate Planner, presented the staff report. Jerry Mercado, HC&D Architects, stated they were in agreement with the conditions. There were no comments from the									



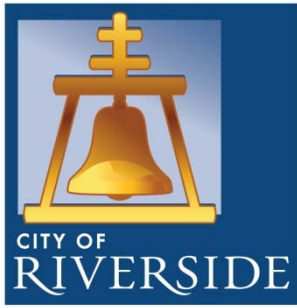
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		K I R B Y	S T O S E L	R U B I O	P A R K E R	M I L L	V A C A N T	R O S S O U W	T E U N I S S E N	Z A K I
WARDS	1	2	3	4	5	6	7	3	3	
<p>audience. Following discussion the Planning Commission: 1) Determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-fill Development Projects) of the CEQA guidelines, as the project will not have a significant effect on the environment; and 2) Approved Planning Cases P17-0686 and P17-0687 based on the findings outlined in the staff report and subject to the recommended conditions.</p> <p><b><u>PLANNING CASE P18-0606 – Amendment to the Zoning Code (Title 19 of the Municipal Code) Chapter 19.570 – Water Efficient Landscape and Irrigation - All Wards</u></b>            Proposal by the City of Riverside to consider an amendment to the Zoning Code (Title 19 of the Riverside Municipal Code) Chapter 19.570 – Water Efficient Landscape and Irrigation for conformance with the State’s Model Water Efficient Landscape and Irrigation Ordinance, and as required to comply with State law. Doug Darnell, Senior Planner, presented the staff report. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P18-0606 (Zoning Code Amendment) is exempt from the provisions of the California Environmental Quality Act as it can be seen with certainty that the code amendment does not have the potential to cause a significant effect on the environment (General Rule). An exemption from CEQA is supported by CEQA Guidelines Sections 15307 (Protection of Natural Resources), 15308 (Protection of the Environment), and 15061(B)(3); and 2) Approve Planning Case P18-0606 (Zoning Code Amendment), based on the findings outlined in the Staff report.</p> <p><b><u>PLANNING CASE P18-0608 – Amendment to the Citywide Design and Sign Guidelines to incorporate Water Efficient Landscape and Irrigation Design Guidelines - All Wards</u></b>            Proposal by the City of Riverside to consider an amendment to the Citywide Design and Sign Guidelines to incorporate Water Efficient Landscape and Irrigation Design Guidelines, which serve to provide guidance for implementation of the City’s Water Efficient Landscape and Irrigation Ordinance, Chapter 19.570 of the Municipal Code. Doug Darnell, Senior Planner, presented the staff report. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P18-0608 (Design Guidelines Amendment) is exempt from the provisions of the California Environmental Quality Act (CEQA),</p>				X		X		X		X
<p>Motion Second Ayes</p>	X	X		X		X		X		X
<p>Motion Second All Ayes</p>	X	X		X		X		X		X
<p>Motion Second All Ayes</p>	X	X		X	X		X			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	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	
<p>because it can be seen with certainty that the proposal does not have the potential to cause a significant effect on the environment (General Rule). An exemption from CEQA is supported by CEQA Guidelines Sections 15307 (Protection of Natural Resources), 15308 (Protection of the Environment), and 15061(B)(3); and 2) Approve Planning Case P18-0608 (Design Guidelines Amendment), based on the findings outlined in the Staff report.</p> <p><b><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></b></p> <p>ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Mary Kopaskie-Brown, City Planner, reported on the recent City Council actions and future Planning Commission agendas.</p> <p>Commissioner Kirby announced he would not be at the November 15, 2018 meeting.</p> <p>EXCUSE ABSENCES OF COMMISSIONERS FROM THE REGULAR MEETING OF THE PLANNING COMMISSION FOR SEPTEMBER 6, 2018 The Planning Commission excused the absence of Omar Zaki from the Planning Commission regular meeting of September 6, 2018 due to illness.</p> <p><b><u>MINUTES</u></b> The Minutes of the Planning Commission Meeting of September 6, 2018 were approved as presented.</p> <p><b><u>ADJOURNMENT</u></b> The meeting was adjourned to the meeting of October 18, 2018 at 9:00 a.m. in the Art Pick Council Chamber.</p>										
All Ayes	X	X		X	X		X		X	X
All Ayes									X	

The above actions were taken by the City Planning Commission on September 20, 2018. There is now a 10-day appeal period that ends on October 1, 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. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on October 1, 2018.

- P17-0872 – Final at Planning Commission
- P17-0686 and P17-0687 -\_Final at Planning Commission
- P18-0606 – Final at City Council
- P18-0608 – Final at City Council

*Minutes were approved as presented at the October 18, 2018 meeting.*