

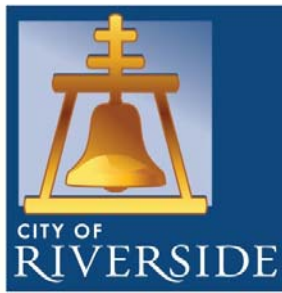
City of Arts & Innovation

CITY PLANNING COMMISSION DRAFT MINUTES

THURSDAY, MARCH 7, 2019, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

		K I R B Y	R O B E R T S	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 Rossouw called the meeting to order at 9:00 a.m. with all members.										
Staff Present: M. Kopaskie-Brown, D. Murray, K. Smith, J. Cartledge, F. Andrade										
The Pledge of Allegiance was given to the flag.										
Chair Rossouw announced that Mr. Stosel's term has ended after seven years of service on the Planning Commission. He asked everyone to join him in recognizing Mr. Stosel and thanked Mr. Stosel for his service.										
Chair Rossouw welcomed new member, Christine Roberts, to the Planning Commission.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE										
There were no oral comments at this time.										
ELECTION OF OFFICERS										
Chair Rossouw opened the floor for the nominations of officers.										
Chair Teunnissen nominated Maartin Rossouw for the position of Chairperson and Sean Mill for the position of Vice-Chair.										
Chair Rossouw nominated Judy Teunissen for the position of Secretary and Omar Zaki for the position of Sergeant at Arms.										
No further nominations were made and the Commission voted to approve the nominations.	Motion Second All Ayes	X	X	X	X	X		X	X	X
PUBLIC HEARINGS										
PLANNING CASES P18-0370 and P18-0369 – Rezoning and Site Plan Review – 3907-3929 Polk Street and 10670-10680 Stetson Avenue, Ward 6 CONTINUED TO MARCH 21, 2019										
Candice Assadzadeh, Senior Planner, announced that the applicant is requesting a continuance to March 21, 2019. There were no comments from the audience. The Planning Commission continued Planning Cases P18-0370 and P18-0369 to the March 21, 2019 meeting.	Motion Second All Ayes	X	X	X	X	X		X	X	X



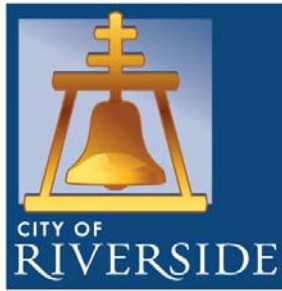
City of Arts & Innovation

CITY PLANNING COMMISSION DRAFT MINUTES

THURSDAY, MARCH 7, 2019, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

		K I R B Y	R O B E R T S	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><u>PLANNING CASE P18-0843</u> – <i>Minor Conditional Use Permit – Surrender and Termination – 3252 Mission Inn Avenue, Ward 2</i></p> <p>Sean Kelleher, Associate Planner, reported that the applicant was surrendering and terminating the Minor Conditional Use Permit, CU-024-978 and Revised Conditional Use Permit, P03-1166 for Café Sevilla Restaurant, Tapas Bar, and Nightclub in its entirety. There were no comments from the audience. The Planning Commission received and filed the applicant's request to surrender and terminate Planning Cases CU-024-978 (Minor Conditional Use Permit) and P03-1166 (Revised Minor Conditional Use Permit) for Café Sevilla Restaurant, Tapas Bar, and Nightclub in entirety.</p>	Motion Second Ayes	X	X	X	X	X		X	X	X
<p><u>PLANNING CASE P18-0908</u> – <i>Rezoning Six Contiguous Parcels – 12200 Knoeffler Drive and 4405, 4415, 4425, 4437, 4449 Gilchrist Drive, Ward 7</i></p> <p>Proposal by the City of Riverside to consider a Zoning Code Amendment to rezone six contiguous parcels from R-1-1/2 Acre – Single Family Residential Zone to R-1-10500 – Single Family Residential Zone, consistent with the General Plan Land Use Designation of MDR – Medium Density Residential. Jack Cartledge, Planning Technician, presented the staff report. Comments from the audience: William Red and Stacy Loretto expressed their concerns regarding the rezoning. They wanted assurances that there would be no more than four homes built. The staff report indicates the lots on Gilcrest are nonconforming but they are all half acre lots. Dave Murray, Principal Planner indicated that due to street improvements three of the five lots were pushed to slightly less than half acre. He explained the rezoning made sense in order to be consistent with the neighborhood and the potential development. He reiterated that, although there are plans for future development, they are not a part of today's proposal and the R-1-10500 would be consistent and no multi-family would be permitted. Fred James clarified that he and his partner are proposing only four lots. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the proposed Zoning Code Amendment – Rezoning is exempt from the California Environmental Quality Act subject to Section 15061(b)(3), as it can be seen with certainty there is no possibility the proposed Zoning Code Amendment will have a significant effect on the environment; and 2) Approve Planning Case P18-0908 (Zoning Code Amendment) based on the findings outlined in the staff report.</p>	Motion Second Ayes	X	X	X	X	X	X		X	X



City of Arts & Innovation

CITY PLANNING COMMISSION DRAFT MINUTES

THURSDAY, MARCH 7, 2019, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

		K I R B Y	R O B E R T S	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><u>CONSENT CALENDAR</u></p> <p>The following items were approved by one motion affirming the actions appropriate to each item.</p> <p>The Minutes of the Planning Commission Meeting of February 21, 2019 were approved as presented.</p> <p>Planning Commission Attendance – The Planning Commission excused the absence of Richard Rubio from the regular meeting of February 21, 2019, due to vacation.</p> <p><u>COMMUNICATIONS</u></p> <p>Items For Future Agendas And Update From City Planner:</p> <p>Mary Kopaskie-Brown, City Planner, reported on items for the upcoming agendas.</p> <p>Chair Rossouw encouraged the Commission to attend the upcoming Board and Commission reception on March 20, 2019.</p> <p>Commissioner Zaki reminded everyone he would be unable to attend the next meeting, March 21, 2019 due to business. He also noted he would be unable to attend the Board/Commission reception.</p> <p>Commissioner Parker stated that he would also be out of town for the March 21, 2019 meeting due to business.</p> <p>Commissioner Zaki asked regarding the term of offices. He recalled that he and Mr. Stosel were sworn in at the same time and Mr. Stosel has already termed out.</p> <p>Ms. Kopaskie-Brown stated staff would look into this and update the Commission at the next meeting.</p> <p><u>ADJOURNMENT</u></p> <p>The meeting was adjourned at 9:35 a.m. to the meeting of March 21, 2019 at 9:00 a.m. in the Art Pick Council Chamber.</p>	All Ayes	X	X	X	X	X		X	X	X

The above actions were taken by the City Planning Commission on March 7, 2019. There is now a 10-day appeal period that ends on March 18, 2019. 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 18, 2019.