



City of Arts & Innovation

CITY PLANNING COMMISSION DRAFT MINUTES

THURSDAY, MAY 2, 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	A L L E N	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	X
Chair Rossouw called the meeting to order at 9:00 a.m. with all members.										
Staff Present: M. Kopaskie-Brown, P. Brenes, J. Eastman, K. Smith, C. Assadzadeh, B. Norton, J. Egüez, F. Andrade										
The Pledge of Allegiance was given to the flag.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE										
There were no oral comments at this time.										
Chair Rossouw announced that the Planning Commission would be hearing items out of order this morning. First item this morning will be item 5, PSP19-0033 followed by Item 4, P19-0189 and P19-0215.										
<u>DISCUSSION CALENDAR</u>										
<u>PLANNING CASE PSP19-0033</u> – 2019/2020 CAPITAL IMPROVEMENT PROGRAM (CIP)										
Review of the City of Riverside's Capital Improvement Program (CIP) for FY 2019/2020, for consistency with the General Plan 2025. Dave Murray, Principal Planner, presented the staff report. There were no comments from the audience. Following a brief discussion the Planning Commission: 1. Determined that the review of the City of Riverside's capital improvement projects for FY 2019/20 (PSP19-0033) is not subject to the California Environmental Quality Act (CEQA) review, pursuant to CEQA Guidelines Section 15061(b)(3) because the review is not considered a "project" as defined by section 15378(b)(4), and a determination of consistency by the Planning Commission has no potential to result in a direct or indirect physical change in the environment; 2) Found that the capital improvement projects added to the two-year budget for FY 2019/20 are consistent with the City's General Plan 2025; and 3) Report to the City Council that the capital improvement projects for FY 2019/20, including any revisions to the two-year Capital Improvement Program (FY 2018/2020 through FY 2019/2020), are consistent with the City's General Plan 2025.	Motion Second All Ayes	X	X	X	X	X	X	X	X	X



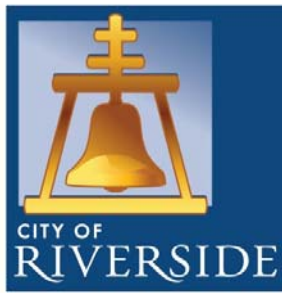
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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p><u>PLANNING CASES P18-0526, P18-0527, P18-0528 and P18-529 – CONDITIONAL USE PERMIT, DESIGN REVIEW AND VARIANCES FOR THE CONSTRUCTION OF A VEHICLE FUEL STATION – 4890 VAN BUREN BOULEVARD, WARD 6</u></p> <p>Proposal by Douglas Fenn of Tait & Associates to consider entitlements for the construction of a vehicle fuel station: 1) a Conditional Use Permit to permit a vehicle fuel station (7-Eleven) including a fueling canopy with 12 gasoline pumps and a 3,040 square foot convenience store with off-sale of beer and wine (Type 20 Alcohol License); 2) a Variance to allow a reduced separation requirement for the off-sale of alcoholic beverages from any existing residential dwelling or property zoned for residential uses; 3) Variances to allow a reduced separation requirement for the off-sale of alcoholic beverages from another business with concurrent sale of motor vehicle fuel with alcoholic beverages and from another business licensed for off-sale general alcoholic beverage sales; and 4) Design Review of project plans. Judy Egüez, Associate Planner, presented the staff report. Doug Fenn, Tait & Associates, stated they were in agreement with the recommended conditions. Comments from the audience: The public hearing was closed. Following discussion the Planning Commission: 1) Determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15302 (Replacement and Reconstruction), 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 P18-0526 (Conditional Use Permit), P18-0528 (Variance), P18-0529 (Variances), and P18-0527 (Design Review) based on the findings outlined in the staff report and subject to the recommended conditions.</p> <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 April 18, 2019 were approved as presented.</p> <p><u>COMMUNICATIONS</u></p> <p>Items For Future Agendas And Update From City Planner: Mary Kopaskie-Brown, City Planner, reported on upcoming City Council and Planning Commission proposals.</p>										
	Motion Second All Ayes	X	X	X	X	X	X	X	X	X
	All Ayes	X	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
Commissioner Parker announced he would be absent at the May 16, 2019 meeting due to business.									
<u>ADJOURNMENT</u> The meeting was adjourned at 9:37 a.m. to the meeting of May 16, 2019 at 9:00 a.m. in the Art Pick Council Chamber.									

The above actions were taken by the City Planning Commission on May 2, 2019. There is now a 10-day appeal period that ends on May 13, 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. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on May 13, 2019.

2. P18-0370 (RZ) and P18-0369 (PPE) – Continued to May 16, 2019
3. P18-0526 (CUP), P18-0527 (DR), P18-0528 (VR), P18-0529 (VR) – Final at Planning Commission
4. P19-0189 (LL) and P19-0215 (GE) – Final at Planning Commission
5. PSP19-0033 (CIP) – Recommendation to City Council