



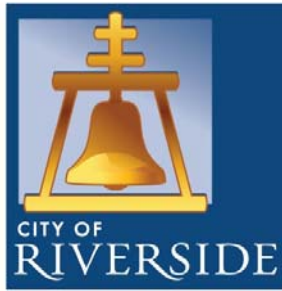
City of Arts & Innovation

## CITY PLANNING COMMISSION DRAFT MINUTES

THURSDAY, AUGUST 22, 2019, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

### PLANNING COMMISSIONERS

|   |         | K<br>I<br>R<br>B<br>Y | R<br>O<br>B<br>E<br>R<br>T<br>S | R<br>U<br>B<br>I<br>O | P<br>A<br>R<br>K<br>E<br>R | M<br>I<br>L<br>L | A<br>L<br>L<br>E<br>N | R<br>O<br>S<br>S<br>O<br>U<br>W | T<br>E<br>U<br>N<br>I<br>S<br>S<br>E<br>N | Z<br>A<br>K<br>I |
|---|---------|-----------------------|---------------------------------|-----------------------|----------------------------|------------------|-----------------------|---------------------------------|---|------------------|
|   | WARDS   | 1                     | 2                               | 3                     | 4                          | 5                | 6                     | 7                               | C<br>W<br>3                               | C<br>W<br>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, except Commissioner Teunissen due to vacation.   |         |                       |                                 |                       |                            |                  |                       |                                 |   |                  |
| Staff Present: M. Kopaskie-Brown, P. Brenes, K. Smith, B. Norton, D. Harper-Scott, 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.   |         |                       |                                 |                       |                            |                  |                       |                                 |   |                  |
| <u>PUBLIC HEARINGS</u>  |         |                       |                                 |                       |                            |                  |                       |                                 |   |                  |
| <u>PLANNING CASES P18-0849, P18-0850 and P19-0512 – 3740 PARK SIERRA DRIVE, WARD 6 - CONTINUED TO SEPTEMBER 5, 2019</u>   |         |                       |                                 |                       |                            |                  |                       |                                 |   |                  |
| Chair Rossouw announced that the applicant has requested continuance to the September 5, 2019 meeting. There was no one in the public to speak to the continuance. The Planning Commission continued Planning Cases P18-0849 (Conditional Use Permit), P18-0850 (Variance), and P19-0512 (PCORN) to the meeting of September 5, 2019.   |         |                       |                                 |                       |                            |                  |                       |                                 |   |                  |
| Motion Carried  | Motion  | X                     |                                 |                       |                            |                  | X                     |                                 |   |                  |
|   | Second  |                       | X                               | X                     | X                          | X                |                       | X                               |   | X                |
| All Ayes  |         |                       |                                 |                       |                            |                  |                       |                                 |   |                  |
| <u>PLANNING CASES P18-0881, P18-0882 and P18-0883 and P18-0884 – PLANNED RESIDENTIAL DEVELOPMENT, TENTATIVE TRACT MAP NO. 37632, DESIGN REVIEW AND VARIANCE, 6789 STREETER AVENUE, WARD 3</u>   |         |                       |                                 |                       |                            |                  |                       |                                 |   |                  |
| Proposal by Roger Hobbs Companies, to consider a the following entitlements for a residential subdivision: 1) Planned Residential Development Permit for the establishment of detached single-family dwellings, private streets, and common open space; 2) Tentative Tract Map No. 37632 to subdivide 4.79 acres into 34 single-family residential lots, and lettered lots for common open space and private streets; 3) Design Review of project plans; and 4) Variance to allow fences and walls within a reduced project perimeter landscape setback along Streeter Avenue. Danielle Harper-Scott, Planning Technician, presented the staff report. Roger Hobbs, applicant, stated they were in agreement with the recommendations and conditions, except for condition 83. Comments from the audience: Jerry Wit, and Daniel Slota spoke in opposition to the project. They own property along Rochester Circle and their backyards about the project and expressed their concerns with the reduced rear yard |         |                       |                                 |                       |                            |                  |                       |                                 |   |                  |



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|--|------------------------------|-----------------------|---------------------------------|-----------------------|----------------------------|------------------|-----------------------|---------------------------------|---|------------------|
|  | WARDS                        | 1                     | 2                               | 3                     | 4                          | 5                | 6                     | 7                               | C<br>W<br>3                               | C<br>W<br>3      |
| <p>setbacks and the proposed two-story homes. A suggestion was also made that the entrance be located towards Sierra and install a signal light there. The public hearing was closed. Planning staff was asked to speak to condition 83. Staff noted that staff routinely reaches out to agencies for comment. RTA requested the applicant work with them to add a new shelter on Streeter Avenue and staff concurred. Commission asked staff to confirm the rear yard setbacks for the properties along the perimeter of the project and staff stated the perimeter rear yard setbacks were 20 feet. All interior rear yard setbacks would be 15 feet. Following discussion the Planning Commission: 1) Determine that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and 2) Approve Planning Cases P18-0881 (Planned Residential Development Permit), P18-0882 (Tentative Tract Map), P18-0883 (Design Review), and P18-0884 (Variance), based on the findings outlined in the staff report and subject to the recommended conditions.</p> <p>Motion Carried, Chair Rossouw advised the applicant of the appeal process.</p> <p><b><u>CONSENT CALENDAR</u></b><br/>The following items were approved by one motion affirming the actions appropriate to each item.</p> <p>Planning Commission Attendance – The Planning Commission excused the absence Commissioner Allen from the Planning Commission meeting of August 8, 2019, due to business.</p> <p>The Minutes of the Planning Commission Meeting of August 8, 2019 were approved as presented.</p> <p><b><u>COMMUNICATIONS</u></b><br/>Items For Future Agendas And Update From City Planner:</p> <p>Nathan Mustafa, Traffic Engineer, updated the Commission on a grant they are working on in partnership with the Community &amp; Economic Development Department, Wakeland Development, RTA, Riverside Community Health Foundation, Community Settlement Association and the County of Riverside for the submittal of a Transformative Climate Communities Grant for the Eastside community. The Eastside community bears the 99% pollutant burden in this state making them</p> | Motion<br>Second<br>All Ayes | X                     | X                               | X                     | X                          | X                | X                     | X                               |   | X                |
|  | All Ayes                     | X                     | X                               | X                     | X                          | X                | X                     | X                               |   | X                |



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|--|-----------------------|---------------------------------|-----------------------|----------------------------|------------------|-----------------------|---------------------------------|---|------------------|
| WARDS  | 1                     | 2                               | 3                     | 4                          | 5                | 6                     | 7                               | C<br>W<br>3                               | C<br>W<br>3      |
| <p>eligible for a Transformative Climate Communities Grant. Staff wanted to make the Commission aware of this as plans for the Eastside would include: affordable housing, workforce development, active transportation, transit stops, urban greening, park enhancements, clean energy, housing conversions. They are looking for input from residents and visitors to the Eastside. He asked everyone to visit <a href="http://www.riversideca.gov/eastside">www.riversideca.gov/eastside</a> to learn more about the grant and share your thoughts.</p> <p>Mary Kopaskie-Brown, City Planner, reported on upcoming Planning Commission meetings.</p> <p>She announced that on September 18, staff will be presenting to Public Safety Committee an update related to noise, loud and unruly gatherings, street performers and entertainment permits. Staff will be discussing some potential changes to the Riverside Municipal Code as it relates to these items. It may be something the Commission is interested in hearing as it may eventually affect how we regulate entertainment in the City.</p> <p>Commissioner Zaki announced he would not be present at the September 5, 2019 due to business.</p> <p><b>ADJOURNMENT</b><br/>The meeting was adjourned at 9:32 a.m. to the meeting of September 5, 2019 at 9:00 a.m. in the Art Pick Council Chamber.</p> |                       |                                 |                       |                            |                  |                       |                                 |   |                  |

The above actions were taken by the City Planning Commission on August 22, 2019. There is now a 10-day appeal period that ends on September 3, 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 September 3, 2019.

- 1) P18-0849 (CUP), P18-0850 (VR), and P19-0512 (PCORN) – Continued to September 5, 2019
- 2) P18-0881 (PRD), P18-0882 (TTM), P18-0883 (DR) and P18-0884 (VR) – Final at Planning Commission