



City of Arts & Innovation

CITY PLANNING COMMISSION DRAFT MINUTES

THURSDAY, SEPTEMBER 19, 2019, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

		KIRBY	ROBERTS	RUBIO	PARKER	MILL	ALLEN	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 for Commissioner Parker due to vacation and Commissioners Kirby and Teunissen due to illness.										
Staff Present: M. Kopaskie-Brown, A. Beaumon, P. Brenes, C. Assadzadeh, V. Hernandez, F. Andrade, C. Scully										
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 OCTOBER 3, 2019</u> Chair Rossouw announced that the applicant has requested continuance to October 3, 2019. 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 October 3, 2019.	Motion Second All Ayes		X	X		X	X	X		X
<u>PLANNING CASES P17-0690, P17-0691, P17-0692, P71-0693 and P17-0694 – GENERAL PLAN AMENDMENT, REZONING, CONDITIONAL USE PERMIT, PARCEL MAP (PM-37475), AND DESIGN REVIEW – NORTHEAST CORNER OF CALIFORNIA AND HOLE AVENUES, WARD 6</u> Proposal by Michael Scarbrough of 3K1 Consulting Services, LLC, to consider the following entitlements to establish a 6,208 square foot automated car wash facility: 1) General Plan Amendment to amend the land use designation from MDR - Medium Density Residential to C - Commercial; 2) a Zoning Code Amendment to change the zone from R-1-7000 - Single-Family Residential Zone to CR - Commercial Retail Zone; 3) Conditional Use Permit to permit a car wash facility; 4) Tentative Parcel Map No. 37475 to subdivide the 1.86 acre project site into 2 parcels (0.46 acres and 1.39 acres) ; and 5) Design Review of project plans. Veronica Hernandez, Associate Planner, presented the staff report. She indicated that a letter was received from the Rincon Band of Luiseno Indians after the comment period close. Staff believes that their concerns have been addressed by the recommended conditions of approval. Mike Scarbrough, 3K1 Consulting Services, stated they were in agreement										



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		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
with all conditions, except for condition 63. They are not in agreement with a blanket easement for public utilities. Patricia Brenes, Principal Planner, stated that a representative from Public Utilities was on their way. The Commission tabled this matter at this time and continued to the next item on the agenda. The public hearing was closed.										
<u>CONSENT CALENDAR</u> The following items were approved by one motion affirming the actions appropriate to each item.	All Ayes		X	X		X	X	X		X
Planning Commission Attendance – The Planning Commission excused the absence of Omar Zaki due to business and Judy Teunissen due to vacation from the Planning Commission meeting of September 5, 2019										
The Minutes of the Planning Commission Meeting of September 5, 2019 were approved as presented.										
<u>PLANNING CASES P17-0690, P17-0691, P17-0692, P71-0693 and P17-0694 – GENERAL PLAN AMENDMENT, REZONING, CONDITIONAL USE PERMIT, PARCEL MAP (PM-37475), AND DESIGN REVIEW – NORTHEAST CORNER OF CALIFORNIA AND HOLE AVENUES, WARD 6</u> The public hearing was re-opened. Efren Mejia, Engineering Manager, Riverside Public Utilities stated that the condition can be deleted but he wanted to clarify that an electric utility easement will be required. The easement is a requirement prior to energizing the facility, not having the easement in place can cause delays on getting the electric meter and service installed. The public hearing was closed. Following discussion the Planning Commission recommended that the City Council: 1. Determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record, and recommend that the City Council adopt a Negative Declaration; and 2. Approve Planning Cases P17-0690 (General Plan Amendment), P17-0691 (Zoning Code Map Amendment), P17-0692 (Conditional Use Permit), P17-0693 (Parcel Map), and P17- 0694 (Design Review), based on the findings outlined in the staff report and subject to the recommended conditions with modification to condition 63. Replace Condition 63 with: A Public Utility Easement will be required prior to energizing the parcel.	Motion Second All Ayes		X	X		X	X	X		X



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	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
<u>DISCUSSION CALENDAR</u>									
Riverside Police Department Update – An update on the proposed entertainment permits for venues that offer entertainment and Conditional Use Permit conditions of approvals for alcohol sales.									
Sergeant Chad Collopy, Riverside Police Department, was present at the request of the Planning Commission to discuss Police Department conditions of approval for alcohol sales. He also briefed the Commission regarding the proposed entertainment permits for venues that offer entertainment.									
The Commission took no formal action and thanked Sergeant Collopy.									
<u>COMMUNICATIONS</u>									
Items For Future Agendas And Update From City Planner: Mary Kopaskie-Brown, City Planner, reported on the recent City Council actions.									
She notified the Commission that the application heard at the September 5, 2019 meeting regarding the ALUC recommendation has been appealed and will be heard by the City Council at a future date.									
Ms. Kopaskie-Brown updated the Commission on upcoming commission meetings.									
<u>ADJOURNMENT</u>									
The meeting was adjourned at 9:48 a.m. to the meeting of October 3, 2019 at 9:00 a.m. in the Art Pick Council Chamber.									

The above actions were taken by the City Planning Commission on September 19, 2019. There is now a 10-day appeal period that ends on September 30, 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 30, 2019.

2. P18-0849, P18-0850 and P19-0512 continued to October 3, 2019
3. P17-0690, P17-0691, P17-0692, P17-0693 and P17-0694, these cases will be forwarded to the City Council for final approval.