

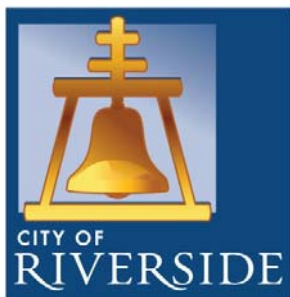
## CITY PLANNING COMMISSION MINUTES

THURSDAY, November 20, 2014, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

*City of Arts & Innovation*

### PLANNING COMMISSIONERS

	WARDS	M A N N I N G	S T O S E L	T A V A G L I O N E	P A R K E R	R I G G L E	W A D E	R O S S O U W	K A I N	Z A K I	S T O C K T O N
		1	2	3	4	5	6	7	C W 3	C W 3	C W 5
Roll Call:	Present	X	X	A	X	X	X	X	X	X	X
Chair Riggle called the meeting to order at 9 a.m. with all members present except commissioner Tavaglione.											
The Pledge of Allegiance was given to the flag.											
PLANNING/ZONING MATTERS FROM THE AUDIENCE											
There were no oral comments at this time.											
<b><u>PUBLIC HEARINGS</u></b>											
<b><u>PLANNING CASES P14-0508, P14-0863, P14-0864 and P14-0509 – 6611 and 6613 School Circle Drive</u></b>											
Proposal by Edward Bonadiman of Joseph E. Bonadiman & Associates, Inc. on behalf of Central Medical Group, LLC to consider: 1) an amendment to the Municipal Code (Title 19) to rezone approximately 14,000 square feet from the R-1-7000 – Single Family Residential Zone to MU-V – Mixed Use - Village Zone; 2) a Minor Conditional Use Permit to allow a stand-alone parking lot; 3) Design Review of the plot plan for the design of the parking lot; and ) a variance to permit development of a stand-alone, non-residential parking lot. The applicant, Ed Bonadiman spoke and requested clarification of a few conditions. Rob Van Zanten, Public Works Department, corrected condition 23, page 14: the measurement from centerline should be 18' not 20'. Comments from the audience: Ray Pelayo, resident of School Circle Drive, expressed his concerns regarding lighting and layout of the parking lot. He also asked when the project would start once approved by City Council. Staff stated that the project proposed was a parking lot, not a parking structure. A lighting plan is required and the applicant will be asked to shield the light away from the residential homes, as well landscaping and trees will be required which will also help in shielding the residences from any lighting. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Cases P14-0508, P14-0863, P14-0864, P14-0509 constitute an In-fill development and therefore is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15332 of the CEQA Guidelines; 2) Approve Planning Cases P14-0508, P14-0863, P14-0864, and P14-0509 based on the findings in the staff report and with the following correction and addition: Condition 23 – change 20' from centerline, to 18'. Add condition: The applicant shall construct a 6 foot wrought iron fence with split-face pilasters along School Circle Drive with an electronic wrought iron gate at the 30 foot driveway to secure the parking lot during non-											
Motion	M										
Second							2				
All Ayes			X		X	X		X	X	X	X



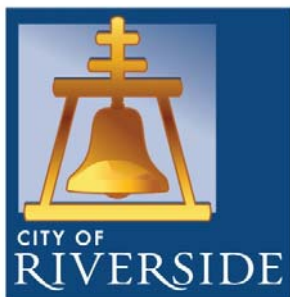
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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3	C W 5
<p>working hours. The applicant is to provide the Fire Department access with a Knox lock system or similar device.</p> <p>Chair Riggle recused himself from the following case due to financial conflict of interest and left the dais. Chair Pro-tem Kain presided.</p> <p><b>PLANNING CASE P14-0790 – 3505 Van Buren Boulevard <i>CONTINUED</i></b> Proposal by AAR Properties, LLC to consider a Minor Conditional Use Permit to establish a 45-foot tall freeway-oriented Pylon Sign with up to 200 square feet of sign area for a future commercial development. Travis Randel, Senior Planner, presented the staff report and noted that a letter from the applicant was distributed this morning requesting modification to staff's recommended conditions. Comments from the audience: Mike Sadegian spoke in favor of the proposal. Following discussion the Planning Commission recommended a continuance off-calendar pending a complete application for the project. The applicant concurred with the continuance off-calendar.</p> <p>Chair Riggle returned to the dais at this time.</p> <p>Planning Case P14-0175 – 8765 Trautwein Road Proposal by Smartlink LLC for Verizon Wireless, to consider a Conditional Use Permit to construct a 60-foot high wireless telecommunications facility disguised as a pine tree within the parking lot of an existing commercial center. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council:</p> <ol style="list-style-type: none"> <li>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 adoption of a Negative Declaration.</li> <li>2) Approve Planning Case 14-0175 based on the findings in the staff report and subject to staff's recommended conditions.</li> </ol> <p><b><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></b></p> <p><b><u>WORKSHOP – PLANNING CASE PSP14-0054 – Existing regulations and requirements for drive-thru restaurants within the Zoning Code (Title 19 of the Municipal Code) and the University Avenue Specific Plan</u></b> Presentation was given by David Murray, Senior Planner. Gary Han, Empire Design Group, spoke regarding allowing a drive-thru for existing restaurants within the University Avenue Specific Plan. Following discussion and without formal motion, the City Planning Commission provided staff with their suggestions and thanked staff for their presentation.</p>											
Motion Second All Ayes		X	X		X		X	X	X	2	M
Motion Second All Ayes		X	X		X	X	X		M 2	X	X



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<p><b>BRIEF REPORT ON RECENT CITY COUNCIL ACTIONS AND MAJOR DEVELOPMENT PROJECTS</b> Emilio Ramirez, Deputy Director, reported on recent City Council actions.</p> <p><b>LONG RANGE PROJECTS:</b> a. Office of Economic Development Steve Hayes gave a brief summary of new projects in the City of Riverside.</p> <p><b>ITEMS FOR FUTURE AGENDAS</b> Mr. Ramirez gave the Commission an update on future cases that staff will be bringing forth at the next meeting.</p> <p><b><u>MINUTES</u></b> The Minutes of the Planning Commission Meeting of October 23, 2014 were approved as presented.</p> <p><b><u>ADJOURNMENT</u></b> The meeting was adjourned at 11:11 a.m. to the meeting of December 4, 2014 at 9:00 a.m. in the Art Pick Council Chamber.</p>											
	All Ayes	X	X		X	X	X	X	X	X	X

*Minutes approved as presented at the December 4, 2014 meeting.*