

City of Arts & Innovation

CITY PLANNING COMMISSION
DRAFT MINUTES

THURSDAY, OCTOBER 31, 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:		X	X	X	X		X	X	
Chair Rossouw called the meeting to order at 9:00 a.m. with all members.									
Staff Present: P. Brenes, K. Smith, C. Assadzadeh, J. Egüez, V. Hernandez, 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 CASE P19-0382 – CONDITIONAL USE PERMIT – VEHICLE RENTAL SALES WITH OUTDOOR DISPLAY OF VEHICLES – 7807 INDIANA AVENUE – CONTINUANCE TO DECEMBER 12, 2019, WARD 4</u>									
Chair Rossouw announced that the applicant was requesting further continuance to December 12, 2019. A motion was made to continue Planning Case P19-0382 to the meeting of December 12, 2019.					X			X	
Motion Carried		X	X	X			X		
<u>PLANNING CASES P17-0627 & P17-0628 – CONDITIONAL USE PERMIT REVISION (CU-017-823) AND DESIGN REVIEW TO PERMIT THE EXPANSION OF AN EXISTING CHURCH – 7406, 7414, 7420, 7428, 7434, 7442 AND 7450 DIAMOND STREET, WARD 4</u>									
Proposal by Rhoden D. Skyles, Church Design and Construction to consider the following entitlements to revise a previously approved Conditional Use Permit (CU-017-823), to permit the expansion of an existing 2,738 square foot church: 1. Revised Conditional Use Permit to permit the construction of a 7,078 square foot chapel and surface parking lot; 2) Design Review of project plans. Judy Egüez, Associate Planner, presented the staff report. Eddie Hodges, Church Design and Construction, stated they were in agreement with the recommended conditions. There were no comments from the audience. The public hearing was closed. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 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 P17-0627 (Conditional Use									
Motion Carried					X			X	
Motion Carried		X	X	X			X		



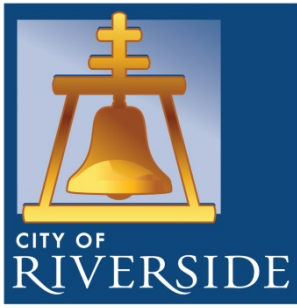
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<p>Permit) and P17-0628 (Design Review), based on the findings outlined in the staff report and subject to the recommended conditions.</p> <p>Motion Carried.</p> <p><u>PLANNING CASES P18-0571, P18-0612, P18-0432, P18-0433, P18-0434, P18-0436, P18-0437 and P19-0282 – SPECIFIC PLAN AMENDMENT, ZONING CODE AMENDMENT, CONDITIONAL USE PERMITS, DESIGN REVIEW, VARIANCE, AND DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY – CONSTRUCTION OF COMMERCIAL SHOPPING CENTER – 3483 AND 3505 VAN BUREN BOULEVARD, WARD 5</u></p> <p>Proposal by Oscar Etemadian of Magnolia Crossings, LLC to consider the following entitlements for the construction of a commercial shopping center: 1) A Specific Plan Amendment to amend the Magnolia Avenue Specific Plan to permit a Community Entry Sign (freeway-oriented sign); 2) a Zoning Code Amendment to adjust the boundary of the Neighborhood Commercial Overlay Zone; 3) a Conditional Use Permit to permit a 3,812 square foot fast food drive-thru restaurant; 4) a Conditional Use Permit to permit a vehicle fuel station with a 3,800 square foot convenience store with off-sale of beer/wine (Type 20 Alcohol License) and a 1,300 square foot quick service restaurant; 5) a Conditional Use Permit to permit a 1,200 square foot automated car wash facility; 6) Design Review of project plans, including a 9,250 square foot multi-tenant commercial building; 7) a Variance to allow alcohol sales within 100 feet of single family residences; and 8) A Public Convenience or Necessity Determination to allow a Type 20 Alcohol License in a Census Tract with an over concentration of alcohol licenses. Judy Egüez, Associate Planner, presented the staff report. Staff received correspondence from a resident with concerns for traffic along Farnham Place resulting from the project. The Public Works Department will be conduct a 24 hour traffic volume and speed count along Farnham Place and based on the counts appropriate traffic calming measures can be considered. A letter in support was also received from the Riverside Chambers of Commerce. Ash Entemadian stated they were in support of the staff report. There were no comments from the audience. Commissioner Roberts expressed concerns regarding the possible stacking for In-n-Out and the overconcentration of liquor licenses in the area. Commissioner Teunissen expressed her concern regarding traffic stacking for In-n-Out extending into Van Buren so near to the freeway off-ramp. Commissioner Mill requested an update to the traffic report, to be conducted by Public Works. He stated he was concerned regarding traffic within the immediate</p>									



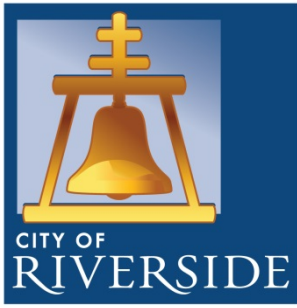
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<p>neighborhood and understands the concerns of the neighbors. A motion was made that the Planning Commission recommend that the City Council: 1) Determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; 2) Approve Planning Cases P18-0571 (Specific Plan Amendment), P18-0612 (Zoning Code Amendment), P18-0432 (Conditional Use Permit – Drive Thru Restaurant), P18-0433 (Conditional Use Permit - Vehicle Fuel Station and Type 20 Alcohol License), P18-0434 (Conditional Use Permit - Automated Car Wash Facility), P18-0436 (Design Review), P18-0437 (Variance), and P19-0282 (Public Convenience or Necessity) based on the findings outlined in the staff report and subject to the recommended conditions.</p> <p>Motion Carried: 4 Ayes – 2 Noes</p> <p>Commissioner Parker recused himself from the following case due to financial conflict of interest and left the dais.</p> <p>PLANNING CASES – P19-0225 and P19-0226 – CONDITIONAL USE PERMIT AND DESIGN REVIEW – 24 BED ASSISTED LIVING FACILITY – 4046 TYLER STREET, WARD 6</p> <p>Proposal by Thilina (Tony) Balasuriya of Terra Bella Investments to consider a Conditional Use Permit and Design Review of project plans to permit a 24 bed assisted living facility (Golden Life Manor) within an existing 8,190-square foot two-story building. Veronica Hernandez, Associate Planner, presented the staff report. Tony Balasuriya, applicant, stated they were in agreement with the staff report but would like to address a concern. Gary Miller, Architect, requested that the eight small windows at the rear elevation be removed. The purpose was to bring in light and enhance the appearance of the building. This side of the building faces southwest and will bring in quite a bit of heat gain and it will be difficult to balance the air conditioning system. Those two units do have large expansive windows looking out of the front of the building. Thomas Riggle, TR Design Group, mentioned that they did go out to the surrounding neighborhood and obtained seven signatures from property owners in support and submitted them to the Commission. Ms. Nunez spoke regarding the operations of the facility. There were no comments from the audience. Following discussion the Planning Commission: 1) Determined that the proposed project is exempt from the California</p>					X				
Motion					X				
Second									
Ayes			X	X			X		
Noes		X						X	



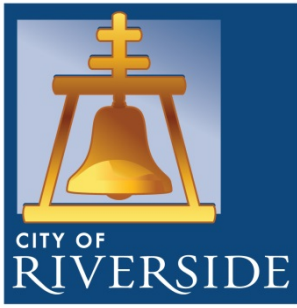
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<p>Environmental Quality Act (CEQA) pursuant Section 15301, (Existing Facilities) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and 2) Approved Planning Cases P19-0225 (Conditional Use Permit) and P19-0226 (Design Review), based on the findings outlined in the staff report and subject to the recommended conditions with modification accepting the applicant's request to remove the eight small windows from the rear elevation.</p> <p>Motion Carried.</p> <p>Commissioner Parker returned to the dais at this time.</p> <p><u>CONSENT CALENDAR</u> 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 October 17, 2019 were approved as presented.</p> <p><u>COMMUNICATIONS</u> Items For Future Agendas And Update From City Planner: Patricia Brenes, Principal Planner, reported on the recent City Council actions. She commented on upcoming Planning Commission items.</p> <p>She stated that there were no items for the November 27, Planning Commission meeting and the meeting will be cancelled.</p> <p>She asked for the Planning Commission's availability for the December 26, 2019 meeting. The Planning Commission suggested that staff not schedule any items for this day, due to the holidays, many Commissioners may not be able to attend this day.</p> <p>Commissioner Roberts stated that she will be absent for the November 14, 2019 meeting.</p>								X	
Motion Second All Ayes		X	X		X		X		
				X					
All Ayes		X	X	X	X		X	X	



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<u>ADJOURNMENT</u> The meeting was adjourned at 9:57 a.m. to the meeting of December 12, 2019 at 9:00 a.m. in the Art Pick Council Chamber.									

The above actions were taken by the City Planning Commission on October 31, 2019. There is now a 10-day appeal period that ends on November 12, 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 November 12, 2019.

- PLANNING CASE P19-0382 – Continued to December 12, 2019
- PLANNING CASES P17-0627 & P17-0628 – Final at Planning Commission
- PLANNING CASES P18-0571, P18-0612, P18-0432, P18-0433, P18-0434, P18-0436, P18-0437 and P19-0282 – City Council public hearing required for final approval.
- PLANNING CASES – P19-0225 and P19-0226 – Final at Planning Commission