

City of Arts & Innovation

CITY PLANNING COMMISSION
DRAFT MINUTES

THURSDAY, DECEMBER 12, 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 | X | X |
| Chair Rossouw called the meeting to order at 9:00 a.m. with all members present. | | | | | | | | | |
| Staff Present: M. Kopaskie-Brown, P. Brenes, D. Murray, K. Smith, AV. Hernandez, M. Taylor, F. Andrade | | | | | | | | | |
| The Pledge of Allegiance was given to the flag. | | | | | | | | | |
| PLANNING/ZONING MATTERS FROM THE AUDIENCE | | | | | | | | | |
| Janice Schuler and Julie Battaglia addressed the Commission regarding the Mercy House / St. Michaels proposed project. Ms. Battaglia read into record letter prepared by her neighbor Mr. Anderson. A copy was distributed to the Commission. | | | | | | | | | |
| <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 JANUARY 9, 2020, 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 January 9, 2020. | | | | | | X | | | X |
| Motion Carried | | | | | | | | | |
| <u>PLANNING CASES P19-0332 and P19-0333 – CONDITIONAL USE PERMIT AND DESIGN OF PROJECT PLANS FOR AUTOMATED CAR WASH FACILITY AND PARKING – 6281 VALLEY SPRINGS PARKWAY – WARD 2</u> | | | | | | | | | |
| Proposal by James Broeske to consider a Conditional Use Permit and Design Review of project plans to permit the construction of a 4,333-square foot automated car wash facility and 26 parking spaces. Veronica Hernandez, Associate Planner, presented the staff report. Raj Sandhu, applicant, stated they were in agreement with staff's recommended conditions. There were no comments from the audience. The public hearing was closed and following discussion the Planning Commission: 1) Determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 as the project constitutes in-fill development; and 2) Approved Planning Cases P19-0332 (Conditional Use Permit) and P19-0333 (Design | | | | | | | | | |
| Motion Carried | | | | | | | | | |
| Motion Second All Ayes | | | | | | | | | |
| Motion Second All Ayes | | | | | | | | | |



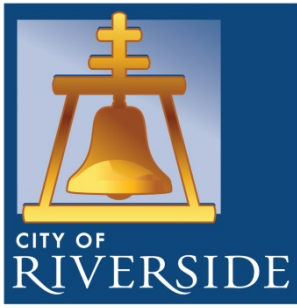
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|--|-----------------------|---------------------------------|-----------------------|----------------------------|------------------|-----------------------|---------------------------------|---|------------------|
| WARDS | 1 | 2 | 3 | 4 | 5 | 6 | 7 | C W 3 | C W 3 |
| Review), based on the findings outlined in the staff report and subject to the recommended conditions. | | | | | | | | | |
| Motion Carried. | | | | | | | | | |
| <u>PLANNING CASES P18-0922, P18-0923 and P19-0089 – GENERAL PLAN AMENDMENT, REZONING AND DESIGN REVIEW – TEN AFFORDABLE DWELLING UNITS – 2825-2841 MULBERRY STREET – WARD 1</u> | | | | | | | | | |
| Proposal by the City of Riverside Housing Authority to consider the following entitlements to facilitate the development of ten affordable dwelling units: 1) General Plan Amendment to change the General Plan land use designation of the project site from MDR - Medium Density Residential to HDR – High Density Residential; 2) Zoning Code Amendment to change the zone of the project site from R-1-7000 – Single-Family Residential Zone to R-3-2000 – Multiple-Family Residential Zone; and 3) Design Review of project plans. Veronica Hernandez, Associate Planner, presented the staff report. Jeff McLaughlin, Project Manager, on behalf of the City of Riverside Housing Authority and Cathy Mulhollic, Habitat for Humanity, answered the Commissions questions. 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 proposed project will not have a significant effect on the environment based on the findings set forth in the case record, and adopt a Negative Declaration pursuant to CEQA Section 15074; and 2) Approve Planning Cases P18-0922 (General Plan Amendment), P18-0923 (Zoning Code Map Amendment), and P19-0089 (Design Review), based on the findings outlined in the staff report subject to the recommended conditions. | Motion | X | | | | | | | |
| | Second | | | X | | | | | |
| | Ayes | X | | | X | X | X | X | X |
| | Noes | | X | | | | | | |
| Motion Carried: 8 Ayes, 1 Noe, 0 Abstentions | | | | | | | | | |
| <u>PLANNING CASE P19-0781 – AMENDMENT TO TITLE 19 (ZONING) OF THE RIVERSIDE MUNICIPAL CODE – CITYWIDE</u> | | | | | | | | | |
| Proposal by the City of Riverside to amend Title 19 (Zoning) of the Riverside Municipal Code, including, but not limited to, Articles V (Base Zones and Related Use and Development Provisions), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), IX (Land Use Development Permit Requirements/Procedures) and X (Definitions). The proposed amendments are intended to ensure consistency with recently adopted | | | | | | | | | |



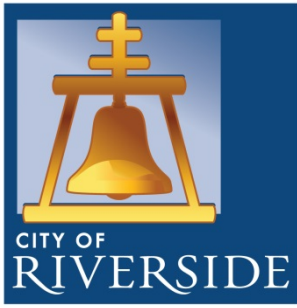
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| WARDS | 1 | 2 | 3 | 4 | 5 | 6 | 7 | CW3 | CW3 |
| <p>amendments to Title 5 (Business Taxes, Licenses and Regulations) establishing an Entertainment Permit program. Proposed amendments include, but are not limited to: 1) revisions to the Base Zones Permitted Land Uses Tables relating to Assemblies of People—Entertainment, Incidental Entertainment and Entertainment (Trial Basis Only) uses; 2) revisions to the permit exemption criteria for the on-sale of alcohol at a bona fide eating place; 3) revisions to the standards for Changeable Copy and Electronic Message Center Signs related to entertainment activities; 4) the addition and clarification of definitions related to entertainment activities and uses; and 5) other minor, non-substantive changes and technical corrections required to provide clarity or remove redundancies, as needed. Matthew Taylor, Associate Planner, presented the staff report. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council:</p> <p>1) Determine that Planning Case P19-0781 (Zoning Text Amendment) is exempt from the California Environmental Quality Act subject to Section 15061(b)(3), as it can be seen with certainty that the amendment will not have the potential to cause a significant effect on the environment; and</p> <p>2) Approve Planning Case P19-0781 (Zoning Text Amendment) based on the findings and subject to the proposed changes summarized in the staff report.</p> | | | | | | | | | |
| Motion Second | X | | | | X | | | | |
| All Ayes | X | X | X | X | X | X | X | X | X |
| <p><u>CONSENT CALENDAR</u></p> <p>The Minutes of the Planning Commission Meeting of November 14, 2019 were approved as presented.</p> <p>Planning Commission Attendance – That the Planning Commission excuse the absence of Commissioner Roberts from the regular meeting of the Planning Commission for November 14, 2019 due to vacation.</p> | | | | | | | | | |
| <p><u>COMMUNICATIONS</u></p> <p>Items For Future Agendas And Update From City Planner: Mary Kopaskie-Brown, City Planner, announced that the December 26, 2019 Planning Commission meeting has been canceled. She reported on upcoming items for the Planning Commission meeting of January 9, 2019.</p> <p>Commissioner Mill inquired regarding his request from the November 14, 2019 meeting, that Code Enforcement follow-up with the maintenance at St. Michaels Church. Mr. Brenes indicated that she did not have an update but would follow-up and get back to Commissioner Mill.</p> | | | | | | | | | |



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| <p>Commissioner Omar Zaki stated he would be on vacation and would not be able to attend the January 9th meeting.</p> <p><u>ADJOURNMENT</u> The meeting was adjourned at 10:00 a.m. to the meeting of January 9, 2020 at 9:00 a.m. in the Art Pick Council Chamber.</p> | | | | | | | | | |

The above actions were taken by the City Planning Commission on December 12, 2019. There is now a 10-day appeal period that ends on December 23, 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 December 23, 2019.

2. P19-0382 (CUP) – Continued to January 9, 2020
3. P19-0332 (CUP), P19-0333 (DR) – Final at Planning Commission
4. P18-0922 (GPA), P18-0923 (RZ) and P19-0089 (DR) – City Council public hearing required for final approval.
5. P19-0781 (AMD) – City Council public hearing required for final approval.