

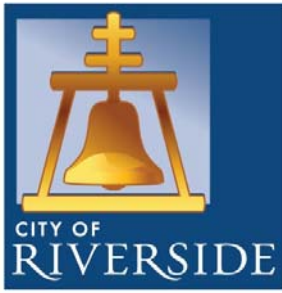
CITY PLANNING COMMISSION MINUTES

THURSDAY, NOVEMBER 14, 2019, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

City of Arts & Innovation

PLANNING COMMISSIONERS

	WARDS	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
		1	2	3	4	5	6	7	C W 3	C W 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 Roberts.										
Staff Present: M. Kopaskie-Brown, P. Brenes, K. Smith, C. Assadzadeh, V. Hernandez, N. Slim, F. Andrade										
The Pledge of Allegiance was given to the flag.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE										
Rich Gardner, Mary Jo Vis, Julie Battaglia, and Janice Schuler addressed the Commission regarding the Mercy House / St. Michaels proposed project. They expressed their concerns with regard to an increase in traffic, homeless, too many units for small area, and currently the property is in disrepair. Also, a vacant lot was purchased along Hawthorne next to Mercy house and they were concerned with what could be developed there.										
Commissioner Mill inquired if staff could follow-up with Code Enforcement regarding the current upkeep of the property as it is a gateway into the neighborhood. A copy of a petition in opposition provided to the City Council on August, 2019, was submitted to the Planning Commission.										
<u>PUBLIC HEARINGS</u>										
<u>PLANNING CASE P19-0461 – STREET VACATION CONSISTING OF A SEGMENT OF DIANA AVENUE AND EMILY COURT BETWEEN WILMA COURT AND ADAMS STREET, WARD 5</u>										
Proposal by Steve Smith of California Baptist University (CBU) to consider a Street Vacation to vacate approximately 2.83-acres of public streets consisting of a segment of Diana Avenue, approximately 2,250 feet in length and 50 feet in width, and Emily Court, approximately 130 feet in length and 60 feet in width, located between Wilma Court and Adams Street. Candice Assadzadeh, Senior Planner, presented the staff report. She stated that after the publishing of the staff report, five letters were received, one in support and four in opposition, copies have been distributed. The letters in opposition expressed concerns regarding gifting Diana Avenue to CBU and continued access to State Route 91. She clarified that Diana Avenue is intended to be sold at fair market value and will be subject to an appraisal and will not be gifted to CBU. She noted that Diana Avenue is classified as a local street in the General Plan which provides access to property directly abutting the public right of way.										



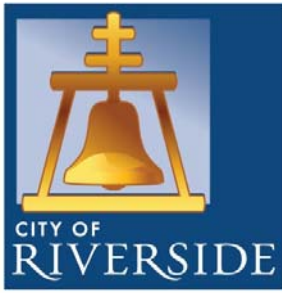
City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, NOVEMBER 14, 2019, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

	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
<p>Access to State Route 91 on-ramp will continue to be provided via Adams Street by means of Magnolia and Indiana Avenues. Ms. Assadzadeh stated that staff would like to provide responses to the letter received November 13, 2019 from Christopher Sutton. The concerns were as follows: 1) Prior 3 letters were withheld from the Planning Commission. Staff reiterated the previous letters did not bring up new issues and staff would be happy to address any questions the Commission may have. 2) The Environmental Review of the Adams-Diana-SR91 Interchange Project has begun and this proposal is related thereto and premature. Staff's response is that the Initial Study is underway, the scheduled delivery date to circulate the draft environmental document is September, 2020. It is anticipated that the environmental document will be a negative declaration or Mitigated Negative Declaration. 3) A Categorical Exemption under CEQA cannot be applied to this proposal. Planning staff continues to recommend that this project is exempt from CEQA as it will not have a significant effect on the environment, including traffic. 4) The Vacation and Abandonment of Diana Avenue would be unconstitutional as an illegal gift to and subsidy of a religious institution. As previously mentioned, Diana Avenue is intended to be sold at fair market value, subject to an appraisal. 5) The 2011 Traffic Study, paid for by California Baptist University proves that Diana Avenue cannot be vacated or abandoned. Ms. Assadzadeh deferred to Nathan Mustafa, City Traffic Engineer & Mobility Manager, Public Works Department. Mr. Mustafa stated that one of the concerns presented to staff was that the vacation of Diana Avenue would restrict traffic that already occurs on the roadway. As previously mentioned, Diana Avenue is classified as a local roadway in the General Plan. A local roadway is not intended to be a passthrough for traffic between two arterial roadways. By vacating the roadway, there is no obstruction of the intent of the General Plan and it would not have an unforeseen impact because it was not intended to serve as an arterial roadway. It is anticipated that as part of the 91 / Adams Interchange Project, the current two build alternatives, cul-de-sac Diana Avenue at its intersection with Adams. At some point in the future the public engagement process will occur for that interchange, currently it is undergoing technical review. 6) The 2012-2013 CBU Applications No. P12-0309 and the 2015 Case were prepared by former members of the Planning Commission. Staff noted that Commissioners have always recused themselves should there be a conflict of interest. 7) The City has failed to notify the families on Wilma Court and Emily Court of this proceeding proposing to vacate and abandon their streets. The City did notice 300' radius from the boundaries of the main campus which is pursuant to the requirements of the Zoning Code. She noted that all of</p>									



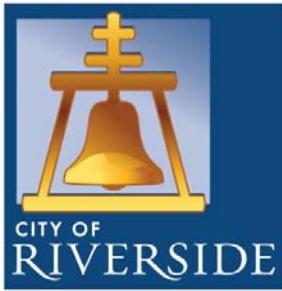
City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, NOVEMBER 14, 2019, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

	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
<p>the homes are owned by CBU except for one and that one received a notice. Staff recommended a revision to condition 19. <i>Advisory:</i> A Public Utility Easement (PUE) will be reserved over the entire area of the Vacation, as well as any necessary area, within the boundaries of the vacation, for the State Route 91/Adams Street Interchange Improvement Project. Mark Howe, Vice-President Finance and Administration at CBU, stated they were in agreement with the proposed conditions and were available for comments. Comments from the audience: Rich Gardner, inquired what the plan for the site to be vacated was. The City should obtain more than fair market value for the vacation, based on the future use. Christopher Sutton, attorney for Riverside Rent-a-Space, referred to his letter of November 13, 2019 and also distributed a copy of contract the City of Riverside entered in August to prepare the environmental work on the Adams / 91 Interchange. There are 7 alternatives for the interchange, not two as indicated by staff. Request a full Environmental Impact Report.</p> <p>Commissioner Zaki stated that he no longer owns the property 3547 Adams Street. The property was sold to CBU earlier this year. Due to the recent sale, a financial conflict of interest was determined and Commissioner Zaki left the dais.</p> <p>In response to the Commission's inquiry, Ms. Assadzadeh clarified that currently there are no plans to close Diana Avenue. The street will be open to pedestrian and vehicular traffic. Their intent is to provide additional security on Diana Avenue as well as slow down the traffic. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P19-0461 the project is exempt from the California Environmental Quality Act (CEQA) subject to Section 15061(b)(3) (Common Sense Rule) of the CEQA Guidelines, as it can be seen with certainty that the project will have no significant effect on the environment; and 2) Approve Planning Case P19-0461 based on the findings in the staff report and subject to the recommended conditions as modified by staff. Condition 19. <i>Advisory:</i> A Public Utility Easement (PUE) will be reserved over the entire area of the Vacation, as well as any necessary area, within the boundaries of the vacation, for the State Route 91/Adams Street Interchange Improvement Project.</p> <p>Motion Carried</p> <p>Commissioner Zaki returned to the dais at this time.</p>	1						X	X	
									X



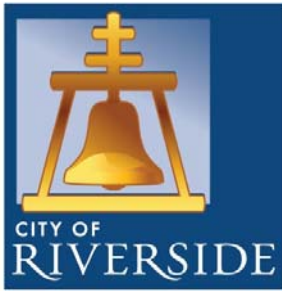
City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, NOVEMBER 14, 2019, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

		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	3	3	
<p><u>PLANNING CASES P19-0410, P19-0411 and P19-0412 – PLANNED RESIDENTIAL DEVELOPMENT, TENTATIVE TRACT MAP (TM-37754), AND DESIGN REVIEW – 4350 LA SIERRA AVENUE, WARD 6</u> Proposal Zoe Kranneman of National Community Renaissance to consider the following entitlements for a Planned Residential Development: 1) a Planned Residential Development Permit for the establishment of detached single-family dwellings, a private street, and common open space; 2) a Tentative Tract Map (TM-37754) to subdivide 3.74 acres into 34 residential lots; and 3) Design Review of Project Plans. Veronica Hernandez, Associate Planner, presented the staff report. Tony Mize, Vice President with National Core, stated they were in agreement with the proposed conditions. There were no comments from the audience: Following discussion the Planning Commission: 1) Determined this project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332 (In-Fill Development Projects), as this project will not have a significant effect on the environment; and 2) Approved Planning Cases P19-0410 (Planned Residential Development Permit), P19-0411 (Tentative Tract Map No. 37754), and P19-0412 (Design Review), based on the findings and subject to the recommended conditions.</p> <p>Motion Carried.</p> <p>Commissioners Zaki and Mill announced a financial conflict of interest and left the dais.</p>						X		X	X	X
<p><u>PLANNING CASES P19-0491, P19-0492, P19-0493 and P19-0581 – CONDITIONAL USE PERMIT AND VARIANCES – 10717 INDIANA AVENUE, WARD 5</u> Proposal by George Saelzler, on behalf of Richardson RV, to consider the following entitlements for a 37-foot high freeway oriented electronic message center sign: 1) Conditional Use Permit to allow a freeway oriented freeway sign with an electronic message center sign; 2) Variance to allow a freeway oriented sign on a commercial site smaller than 9 acres; 3) Variance to allow an electronic message center sign on a commercial site smaller than 10 acres; and 4).Variance to allow a sign area larger than allowed by the Zoning Code. Nizar Slim, Associate Planner, presented the staff report. George Saelzler stated they were in agreement with the recommended conditions. There were no public comments from the audience. Following discussion the Planning Commission: 1) Determined this project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15311</p>			X		X			X	X	
<p>Motion Second Ayes</p>	X		X	X				X	X	X
<p>Motion Second Ayes</p>	X		X		X		X	X	X	



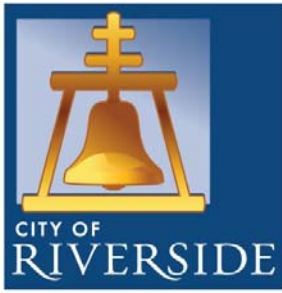
City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, NOVEMBER 14, 2019, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

		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	3	3	
<p>(Accessory Structures), as this project will not have a significant effect on the environment; and 2) Approved Planning Cases P19-0491 (Conditional Use Permit), P19-0492 (Variance), P19-0493 (Variance) and P19-0581 (Variance), based on the findings and subject to the recommended conditions.</p> <p>Motion Carried.</p> <p>Commissioners Zaki and Mill returned to the dais.</p> <p><u>CONSENT CALENDAR</u> The following items were approved by one motion affirming the actions appropriate to each item.</p> <p>Planning Commission Attendance - That the Planning Commission excuse the absence of Omar Zaki due to Business and Richard Kirby and Larry Allen due to Illness from the regular meeting of the Planning Commission for October 31, 2019.</p> <p>The Minutes of the Planning Commission Meeting of October 31, 2019 were approved as presented.</p> <p><u>DISCUSSION CALENDAR</u></p> <p>UPDATE ON THE PARK MASTER PLAN PROJECT Randy McDaniel, Interim Deputy Director Parks Department, stated that staff anticipates the Comprehensive Park Master Plan to go before the City Council in the near future for adoption of the Plan. He introduced Zack Mueeting, RJM. Mr. Mueeting gave a brief up-date on the Comprehensive Park Master Plan.</p> <p>Following discussion, the Commission motioned to receive and file the Park Master Plan update.</p> <p><u>COMMUNICATIONS</u></p> <p>Items for Future Agendas And Update From City Planner: Patricia Brenes, Principal Planner, reported on the recent City Council actions and upcoming Planning Commission items.</p> <p>She announced that the November 27, 2019 meeting has been cancelled as there were no items for consideration on this date.</p>	All Ayes	X		X	X	X	X	X	X	X
					X					X



City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, NOVEMBER 14, 2019, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

		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	3	3	
<u>ADJOURNMENT</u> The meeting was adjourned at 10:38 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 November 14, 2019. There is now a 10-day appeal period that ends on November 25, 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 25, 2019.

2. P19-0461 – City Council public hearing required for final approval.
3. P19-0410 (PRD), P19-0411 (TM), P19-0412 (DR) – Final at Planning Commission
4. P19-0491 (CUP), P19-0492 (VR), P19-0493 (VR) and P19-0581 (VR) – Final at Planning Commission

Minutes were approved as presented at the December 12, 2019 meeting.