

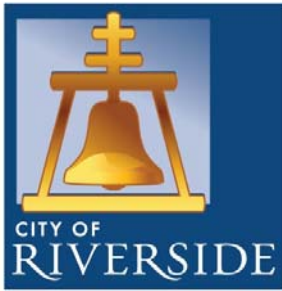
City of Arts & Innovation

**CITY PLANNING COMMISSION**  
**DRAFT MINUTES**

THURSDAY, JANUARY 9, 2020, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

**PLANNING COMMISSIONERS**

	WARDS	KIRBY	ROBERTS	RUBIO	PARKER	MILL	ALLEN	ROSSOUW	TEUNISSEN	ZAKI
		1	2	3	4	5	6	7	CW3	CW3
Roll Call:	Present	X	X	X	X	X	X	X		X
<p>Chair Rossouw called the meeting to order at 9:00 a.m. with all members present except Commissioner Teunissen, due to illness.</p> <p>Staff Present: M. Kopaskie-Brown, P. Brenes, D. Murray, K. Smith, C. Assadzadeh, V. Hernandez, M. Taylor, F. Andrade</p> <p>The Pledge of Allegiance was given to the flag.</p> <p><b>PLANNING/ZONING MATTERS FROM THE AUDIENCE</b> Jan Schuler addressed the Commission in opposition of the St. Michaels proposed project.</p> <p><b><u>PUBLIC HEARINGS</u></b></p> <p><b><u>PLANNING CASE P19-0382 – CONDITIONAL USE PERMIT FOR VEHICLE RENTAL SALES WITH OUTDOOR DISPLAY OF VEHICLES – 7807 INDIANA AVENUE, WARD 4</u></b> Proposal by Colleen Basenese, on behalf of Hertz Car Sales, to consider a Conditional Use Permit to permit vehicle rental sales with outdoor display of vehicles in conjunction with an existing 1,301 square foot office building. Veronica Hernandez, Associate Planner, presented the staff report. Amber Watson on behalf of Hertz, stated they were in agreement with the recommended conditions. There were no comments from the audience. Following discussion the Planning Commission: 1) Determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to 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 Case P19-0382 (Conditional Use Permit) based on the findings in the staff report and subject to the recommended conditions.</p> <p><b><u>PLANNING CASE P19-0353 – STREET VACATION – TERMINUS OF NINTH STREET, EAST OF SANTA FE AVENUE, WARD 2</u></b> Proposal by Hector Casillas on behalf of the Riverside County Transportation Commission to consider a Street Vacation to vacate an approximately 514 square foot L-shaped segment of public right-of-way to facilitate the development of the Riverside Transit Agency Layover Facility. Veronica Hernandez, Associate Planner, presented the staff report. Hector Casillas, Riverside County Transportation Commission, stated they were in agreement with the recommended conditions. There</p>										
	Motion Second All Ayes	X	X	X	X	X	X	X		X



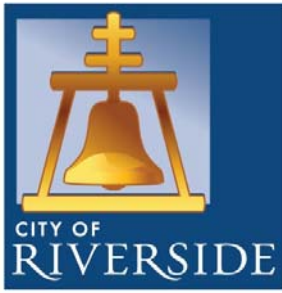
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		K I R B Y	R O B E R T S	R U B I O	P A R K E R	M I L L	A L L E N	R O S S O U W	T E U N I S S E N	Z A K I
	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p>were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P19-0353 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 P19-0353 based on the findings in the staff report and subject to the recommended conditions.</p>	Motion Second Ayes	X	X	X	X	X	X	X		X
<p><u>PLANNING CASES P19-0388 and P19-0389 – GENERAL PLAN AMENDMENT AND REZONING – 9258 INDIANA AVENUE, WARD 5</u> Proposal by Steve Berzansky of BP Riverside partners, LLC to consider 1) a General Plan Amendment to change the land use designation from MDR – Medium Density Residential to HDR – High Density Residential; and 2) a Zoning Code Amendment to change the zone from R-1-7000 – Single Family Residential Zone to R-3-1500 – Multi-Family Residential Zone. Candice Assadzadeh, Senior Planner, presented the staff report. She stated that a letter was received from Rincon Band of Luiseño Indians and a copy was distributed at the dais. Steve Berzansky stated they were in agreement with the recommended conditions. There were no comments from the audience. 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 Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Section 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and 2) Approve Planning Cases P19-0388 (General Plan Amendment) and P19-0389 (Zoning Code Amendment) based on the findings in the staff report and subject to the recommended conditions.</p>	Motion Second All Ayes	X	X	X	X	X	X	X		X
<p><u>PLANNING CASE P18-0208 – AMENDMENT TO THE LA SIERRA UNIVERSITY SPECIFIC PLAN (LSUSP) - LSUSP SUBAREA 11, LOCATED AT THE SOUTHEAST CORNER OF PIERCE STREET RIVERWALK PARKWAY, AND LSUSP SUBAREA 12 LOCATED ON THE SOUTH SIDE OF PIERCE STREET WEST OF LA SIERRA AVENUE, WARD 7</u> Proposal by the City of Riverside, LLC to consider 1) a General Plan Amendment to amend the La Sierra University Specific Plan (LSUSP) to achieve consistency with existing General Plan Land Use and Zoning designations established per the 5th Cycle Housing Element Rezoning Program. Proposed amendments include changing the Specific Plan land</p>										



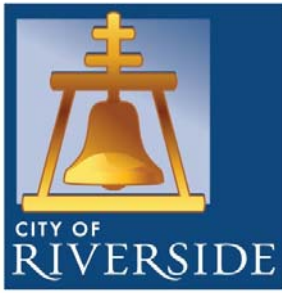
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WARDS	1	2	3	4	5	6	7	CW3	CW3
<p>use of two properties totaling approximately 6.6 acres as follows: 1) LSUSP Subarea 11 (approximately 5 acres), located at the southeast corner of Pierce Street and Riverwalk Parkway, from “Commercial” to “Multi-Family Residential (29 du/ac)”; and 2) LSUSP Subarea 12 (approximately 1.6 acres), located on the south side of Pierce Street west of La Sierra Avenue, from “Commercial” to “Mixed-Use Village.”. 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: 1) Determine that Planning Case P18-0208 (Specific Plan Amendment) is consistent with Implementation Program Tool H-21 (Rezoning Program) analyzed within the Final Program Environmental Impact Report for the 2014-2021 Housing Element Implementation Program certified on December 12, 2017 and further determine that the project is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) as it can be seen with certainty that there is no possibility that this proposal will have a significant effect on the environment; and 2) Approve Planning Case P18-0208 based on the analysis outlined in the staff report.</p>				X					
<p>Motion Second All Ayes</p>	X	X	X		X	X	X		X
<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 December 12, 2019 were approved as presented.</p>	X	X	X	X	X	X	X		X
<p><u>COMMUNICATIONS</u></p> <p>Items For Future Agendas And Update From City Planner: Mary Kopaskie-Brown, City Planner, reported on upcoming Planning Commission items.</p> <p>Chair Rossouw apprised the Commission of the recent passing of former Planning Commissioner Robert Kain.</p>									
<p><u>ADJOURNMENT</u> The meeting was adjourned at 9:37 a.m. to the meeting of January 23, 2020 at 9:00 a.m. in the Art Pick Council Chamber.</p>									



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	1	2	3	4	5	6	7	C W 3	C W 3
WARDS									

The above actions were taken by the City Planning Commission on January 9, 2020. There is now a 10-day appeal period that ends on January 21, 2020. 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 January 21, 2020.

- 2. P19-0382 (CUP) – Final at Planning Commission
- 3. P19-0353 (VC) – City Council public hearing required for final approval.
- 4. P19-0388 (GPA) and P19-0389 (RZ) – City Council public hearing required for final approval.
- 5. P18-0208 (SPA) – City Council public hearing required for final approval.