



City of Arts & Innovation

## PLANNING COMMISSION MINUTES

THURSDAY, MAY 14, 2020, 9:00 A.M.  
VIRTUAL MEETING  
PUBLIC COMMENT VIA TELEPHONE  
3900 MAIN STREET

PRESENT: Commissioners: R. Kirby, C. Roberts, R. Rubio, K. Parker, S. Mill, L. Allen, J. and A. Villalobos

ABSENT: Teunissen (illness), Rubio (left early)

STAFF: M. Kopaskie-Brown, P. Brenes, D. Murray, C. Assadzadeh, S. Watson, J. Egüez, K. Smith, N. Mustafa, C. Scully, F. Andrade

Chair Kirby called the meeting to order at 9:00 a.m. He asked for a moment of silence in honor of former Planning Commissioner Bob Stockton who recently passed.

ORAL COMMUNICATIONS FROM THE AUDIENCE  
There were no public comments at this time.

### PUBLIC HEARINGS

PLANNING CASE P19-0873 – *CONDITIONAL USE PERMIT – 7750 LINCOLN AVENUE, WARD 4*  
Proposal by Craig Valle of Morgan Truck Body, LLC to consider a Conditional Use Permit to permit a vehicle repair facility. Candice Assadzadeh, Senior Planner presented the staff report. Janelle Rodriguez, representing Morgan Truck Body, LLC on behalf of Craig Valle, stated they were in agreement with the recommended conditions of approval. There were no public comments. The public hearing was closed. Following discussion it was moved by Commissioner Mill and seconded by Commissioner Roberts to: 1) Determine that this proposed project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities) as this project will not have a significant effect on the environment; and 2) Approved Planning Case P19-0873, based on the findings outlined in the staff report and subject to the recommended conditions. Chair Kirby advised of the appeal period.

The Planning Commission decision is final unless appealed to City Council.

Motion Carried: 7 Ayes, 0 Noes, 1 Absent, 0 Abstention  
AYES: Allen, Roberts, Rubio, Mill, Villalobos, Parker, Kirby  
NOES: None  
ABSENT: Teunissen  
ABSTENTION: None



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PLANNING CASES P20-0243 and P20-0244 - TWO-YEAR TIME EXTENSION OF PLANNING CASES P09-0808 CONDITIONAL USE PERMIT AND P09-0809 DESIGN REVIEW – 2340 FOURTEENTH STREET, WARD 2

Proposal by Andrew Walcker of Overland Development Co., on behalf of a Community of Friends, to consider a two-year time extension of Planning Cases P09-0808 (Conditional Use Permit) and P09-0809 (Design Review) to construct a senior housing facility. Judy Egüez, Associate Planner, presented the staff report. Andrew Walcker on behalf of Community Friends, stated they were in agreement with the recommended conditions of approval. There were no public comments. The public hearing was closed. Following discussion it was moved by Commissioner Mill and seconded by Commissioner Villalobos to: 1) Determine that 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 proposed time extensions will have no significant effect on the environment; and 2) Approved Planning Cases P20-0243 (Time Extension – Conditional Use Permit) and P20-0244 (Time Extension – Design Review), based on the findings outlined in the staff report and subject to the recommended conditions. Chair Kirby advised of the appeal period.

The Planning Commission decision is final unless appealed to City Council.

Motion Carried: 7 Ayes, 0 Noes, 1 Absent, 0 Abstention

AYES: Allen, Roberts, Rubio, Mill, Villalobos, Parker, Kirby

NOES: None

ABSENT: Teunissen

ABSTENTION: None



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### PLANNING CASE P20-0241 – ZONING CODE AMENDMENT, CHAPTER 19.58 (PARKING & LOADING) - CITYWIDE, ALL WARDS

Proposal by City of Riverside to consider a Zoning Code Amendment to modify Chapter 19.580 (Parking & Loading) to include parking exemption provisions for Cultural Resources, as defined in Title 20 of the Riverside Municipal Code. Scott Watson, Historic Preservation Officer, presented the staff report. There were no public comments. The public hearing was closed. Following discussion it was moved by Commissioner Villalobos and seconded by Commissioner Mill to recommend that the City Council: 1) Determine that the project is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) (Common Sense Rule), as the proposed project will not have a significant effect on the environment; and 2) Approve Planning Case P20-0241 (Zoning Code Text Amendment), based on the findings outlined in the staff report and subject to the recommended conditions. Chair Kirby advised of the appeal period.

City Council public hearing required for final approval.

Motion Carried: 7 Ayes, 0 Noes, 1 Absent, 0 Abstention

AYES: Allen, Roberts, Rubio, Mill, Villalobos, Parker, Kirby

NOES: None

ABSENT: Teunissen

ABSTENTION: None



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### DISCUSSION CALENDAR

#### PLANNING CASE PSP20-0009 – *2020/2021 CAPITAL IMPROVEMENT PLAN, CITYWIDE, ALL WARDS*

Proposal by City of Riverside for the annual review of projects included in fiscal year 2020/2021 Capital Improvement Program, and determination that the projects are consistent with General Plan 2025 pursuant to California Government Code Section 65401. Dave Murray, Principal Planner, presented the staff report. There were no public comments. Following discussion it was moved by Commissioner Parker and seconded by Commissioner Rubio to: 1) Determine that PSP20-0009, review of the City of Riverside's capital improvement projects for FY 2020/21, is not subject to the California Environmental Quality Act (CEQA) review, pursuant to CEQA Guidelines Section 15061(b)(3) as this action is not considered a "project" as defined by Section 15378(b)(4), and a determination of consistency has no potential to result in a direct or indirect physical change in the environment; 2) Find that the capital improvement projects added or modified for FY 2020/21 are consistent with the City's General Plan 2025; and 3) Report to the City Council that the capital improvement projects added or modified for FY 2020/21 are consistent with the City's General Plan 2025. Chair Kirby advised of the appeal period.

This item will be reviewed by the City Council for final approval.

Motion Carried: 7 Ayes, 0 Noes, 1 Absent, 0 Abstention

AYES: Allen, Roberts, Rubio, Mill, Villalobos, Parker, Kirby

NOES: None

ABSENT: Teunissen

ABSTENTION: None



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### VEHICLE MILES TRAVELED (VMT) THRESHOLDS FOR CEQA ASSESSMENT OF TRANSPORTATION IMPACTS

Chair Kirby asked the Commission for a motion to waive the Sunshine Ordinance and accept the new information, not available at the time of publication. Motion by Commissioner Mill and Seconded by Vice-Chair Parker to accept the new information. The vote was unanimous and the motion carried. Nathan Mustafa, City Traffic Engineer & Mobility Manager, presented the staff report. Public Comment: Lou Monville Building Industry Association of Riverside County, spoke in support of Alternative B and referenced their letter dated May 13, 2020. Cindy Roth, Riverside Chambers of Commerce, thanked the Commission for their moment of silence in honor of Bob Stockton. Mr. Stockton was the Chair of the Economic Council and had planned to be on this call to address the Commission today. She spoke in support of Alternative B.

Commissioner Rubio left the meeting at this time.

Following discussion, it was moved by Commissioner Mill and seconded by Commissioner Parker to recommend that the City Council: 1) Adopt a resolution approving Vehicle Miles Traveled thresholds for California Environmental Quality Act compliance related to transportation analysis in accordance with Threshold Alternative B. 2) Recommend that the City Council request that staff conduct a workshop to educate the development community in the application of new vehicle miles traveled thresholds, and mitigation measures for vehicle miles traveled related impacts.

Commissioner Mill commented that he supported alternative B as it is consistent with the neighboring jurisdictions. Alternative B will help the City meet its RHNA numbers, and provide more senior and affordable housing. Alternative A would make it extremely difficult for development outside the City's transit corridor and would be cost prohibitive for developers to develop affordable housing.

This item will be reviewed by the City Council for final approval.

Motion Carried: 5 Ayes, 1 Noes, 2 Absent, 0 Abstention

AYES: Allen, Roberts, Mill, Parker, Kirby

NOES: Villalobos

ABSENT: Rubio, Teunissen

ABSTENTION: None



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### CONSENT CALENDAR

The Consent Calendar was unanimously approved as presented below affirming the actions appropriate to each item.

### MINUTES

The minutes of the meetings of April 30, 2020, were approved as presented.

PLANNING COMMISSION ATTENDANCE – The Commission excused the absence of Commissioner Kirby from the meeting of April 30, 2020 due to illness.

Motion Carried: 6 Ayes, 0 Noes, 2 Absent, 0 Abstention

AYES: Allen, Roberts, Mill, Villalobos, Parker, Kirby

NOES: None

ABSENT: Rubio, Teunissen

ABSTENTION: None

### COMMUNICATIONS

#### ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Ms. Kopaskie-Brown advised the Commission of upcoming City Council and Planning Commission items.

### ADJOURNMENT

The meeting was adjourned at 10:16 a.m. to the meeting of May 28, 2020 at 9:00 a.m.

The above actions were taken by the City Planning Commission on May 14, 2020. There is now a 10-day appeal period that ends on May 25, 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 May 25, 2020.