



City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, SEPTEMBER 3, 2020, 9:00 A.M.
VIRTUAL MEETING
PUBLIC COMMENT VIA TELEPHONE
3900 MAIN STREET

COMMISSIONERS

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

ABSENT:

STAFF: M. Kopaskie-Brown, D. Murray, P. Brenes, K. Smith, N. Mustafa, C. Scully, C. Gross, F. Andrade

Chair Kirby called the meeting to order at 9:00 a.m.

The pledge of allegiance was given to the flag.

ORAL COMMUNICATIONS FROM THE AUDIENCE

There were no calls received during this public comment period.

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 July 9, 2020, were approved as presented.

PLANNING COMMISSION ATTENDANCE

The Planning Commission excused the absence of Commissioner Kerry Parker from the July 9, 2020 meeting due to vacation.

MOTION: A motion was made by Commissioner Mill, to approve the Consent Calendar. The motion was Seconded by Commissioner Teunissen.

Motion Carried: 9 Ayes, 0 Noes, 0 Absent, 0 Abstention

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

NOES: None

ABSENT: None

ABSTENTION: None



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PUBLIC HEARINGS

PLANNING CASES P19-0063, P19-0064, P19-006, P19-0066 and P20-0443 – GENERAL PLAN AMENDMENT, SPECIFIC PLAN TO CREATE THE NORTHSIDE SPECIFIC PLAN, ZONING CODE AMENDMENT TO TITLE 19, ZONING CODE AMENDMENT, AND PROGRAM ENVIRONMENTAL IMPACT REPORT – NORTHSIDE SPECIFIC PLAN, BOUNDED BY PELLISSIER RANCH TO THE NORTH, STATE ROUTE 60 (SR-60) AND PORTION SOF Main street in downtown riverside to the south, interstate 215 (I-215) and residences to the east, and the Santa Ana River to the west, Ward 1

Proposal by the City of Riverside to consider the following items in conjunction with the proposed interjurisdictional Northside Neighborhood and Pellissier Ranch Specific Plan (NSP): 1) General Plan Amendment to amend the Land Use and Urban Design Element of the General Plan to include the Northside Specific Plan into Table LU-2, amend Figure LU-9 – Neighborhoods to adjust neighborhood boundaries, amend Figure LU-10 – Land Use Policy Map to apply the NSP – Northside Specific Plan land use designation to the project area within the City of Riverside and the unincorporated properties within its Sphere of Influence, amend Table LU-5 – Zoning/General Plan Consistency Matrix, and amend Objectives, Policies for consistency with the NSP; 2) Specific Plan to create the NSP and amend the Downtown Specific Plan to incorporate the North Main Street District into the NSP boundaries; 3) Zoning Code Amendment to amend Title 19 (Zoning) of the Riverside Municipal Code to add Chapter 19.146 – Northside Specific Plan (NSP) and amend relevant information in Chapter 19.220; 4) Zoning Code Amendment to rezone properties to the districts proposed in the NSP; and 5) Program Environmental Impact Report. The Northside Specific Plan consists of approximately 2,000 acres within the City of Riverside, the City of Colton, and the unincorporated County of Riverside. David Murray, Principal Planner presented the staff report.

Commissioner Mill asked whether the Transition Overlay Zoning would protect existing businesses and property owners and whether this would impede the property owners from updating something on their properties.

Mr. Murray replied that the Transition Zone Overlay (TZO) was included to address these concerns. The Transition Zone Overlay would allow the continuation of operations by right, they would not be non-conforming. The businesses would be able to expand or improve their property, it is a legally permitted use.

Public Comment: Chair Kirby asked staff to connect callers and advised the public that there is a 3 minute limit per caller.



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Nancy Melendez, resident of Ward 5, President Spanish Town Heritage Foundation, spoke in support of the Northside Specific Plan. Thanked Bob Stockton for his collaboration to the Northside Specific Plan.

Jonathan Shardlow stated that his office represents various property owners as well as the Mary Hamilton Trust in the Northside area. They support the implementation of the retail, grocery stores, residential villages, banks and mixed, however the properties designated TZO (Transition Zone Overlay) do not include the property owned by the Mary Hamilton Trust. This property should be included in the TZO and letters have been provided to staff.

Peter Wohlgemuth, 28-year Northside resident and current President of the Northside Improvement Association expressed his concern with regard to development on unstable soils in 100 year plan which could put the City at risk of massive liability; Better transportation plan for the nearly 8,000 new proposed dwelling units and the traffic they will generate; Address pass through truck traffic coming from Colton and Rialto using the City streets in the Northside neighborhood for access to the 215, 91 and 60 freeway routes. Finally, limit in the high density housing, it is unfair to make Northside the Riverside capital of high density housing. He noted General Plan Objective LU-74 which calls to preserve and promote the lower density charm of Northside community.

Erin Snyder, 40 year Northside resident and neighborhood advocate. Thank you to planning team while this is pretty plan and is on its way, not the best it can be. She noted that part of today's public records are pages of comments and statements from her and others supporting why findings A and D should not be made. She referenced Air Quality tables 3.2-1 and 3.2-3. Also, findings should not be made for B. The Springbrook Heritage Alliance submitted a Springbrook Parklands Proposal which was received and accepted by the Northside Specific Plan process and determined by the EIR to be the least environmentally impactful. This proposal was submitted by neighbors and meets the program objectives as defined in the in the Land Use Element Objective LU-71 of the General Plan 2025 being recommended for updating today. Finding C asserts there will be many significant negative impacts on the neighborhood that cannot be reduced and therefore are unavoidable. As already said the Springbrook Parklands Proposal could avoid these impacts. Furthermore, this is an economically and environmentally disadvantaged community, you will basically say we know we will make your air quality worse, more negative health impacts and we think it is unavoidable and we do not care. You would create social inequity and injustice if you condemn them to these significant negative impacts.

Joel Morse, T&B Planning representing Sunny Meadows, Roquet Ranch in Colton. Staff's presentation very much changed his comments. Instead of opposing project, if heard correctly, the elimination of Orange Street has been removed from proposed Specific Plan design. He stated he appreciate the City making that change and with the change to leave orange street, north of Center Street in the design, they would support project as proposed.



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Gracie Torres, Board of Directors for Western Municipal Water District spoke in support. The late Bob Stockton, sat on the Board and was one of the biggest champions of the Northside Specific Plan to make Riverside better and grow better. She urged the Commission to vote yes so that this part of Riverside can receive the planning and help it deserves.

Jeff Rosino, Lee & Associates stated that they represent the Mary Hamilton and Gardner Family Trusts. They are the largest private land holder in the Northside Specific Plan. He requested that these properties be included in the TZO zoning.

Cindy Roth, President of the Greater Riverside Chambers of Commerce referenced their letter in regard to their support of the Northside Neighborhood and Pellissier Ranch alternative. She wanted to reflect on Bob Stockton's countless hours and efforts working on this. It is never easy to bring all those opinions together but he worked very hard helping to bring the document before you today. The Chamber worked with the businesses in the area due to their concern with the zoning. The Transitional Zone is important and the Chamber supports this 100%. She also addressed working with Public Utilities on energy distribution. She stated we needed to have a diversity of housing opportunities which is extremely important to keep in the foreground. Again, parks and open spaces, making sure that we remember those that have been there and put their time in.

Lisa Winship, President of Winship Stake and Lath and also a member of Northside Business and Property Owners Association. Many aspects of plan are terrific, the TZO, well thought out. One area of concern is that the TZO does not have any of the expanded uses or lax standards they were assured of at the time they agreed to the TZO. This does need some changes before accepted by the City.

Chair Kirby asked if there were any clarifying questions from the Commission.

Commissioner Villalobos asked what the conversations have been with the City of Colton. He also asked about the flooding points which were brought up.

Mr. Murray stated staff coordinated with Mark Tomich, Community & Economic Development Director for the City of Colton. Staff did receive letters from the Mayor of Colton along with community input (comment letter A3).

Mr. Murray stated that the flooding issue is analyzed in EIR. Through process of developing the Specific Plan, it was discovered the flooding potential was somewhat greater than what was represented in the FEMA maps. This is addressed in the Specific Plan at the time of development.



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There are ways to design and engineer protects so it does not exacerbate flooding issue, any rain water caught on site must maintained on site. Projects must demonstrate they are doing that.

Commissioner Mill echoed Cindy Roth's concerns regarding housing in the area. He would also like to see diversity of housing. Greatly concerned at level of high density in the area. Well aware of the need to build more units within the City but this is something he would like to see equally distributed throughout the City, not just certain pockets. He inquired why the Mary Hamilton Trust, largest property owner, was being left out of this whole process.

Mr. Murray referred to slide 13 of staff's presentation, Land Use Map of the Specific Plan. Orange cross hatched properties on map are developed with existing industrial uses or front Center Street, which is a collector street. The property in question is in yellow at Orange and Placentia. He noted that Orange Street is not designed for truck traffic. Since the property did not front Center, it was not included in the Transition Overlay Zone largely because of truck traffic. In response to the question regarding the approved warehouse in the area. Mr. Murray noted that orange cross hatch property on Center Street is the entitled project. Clarifying language was added that any previously entitled projects can continue to be developed per approved plans and not the Specific Plan.

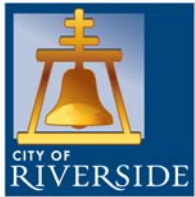
Commissioner Mill stated that as part of the annexation from the City of Colton years ago, the Hamilton's were promised certain things, we need to live up to our word. He inquired if a business left, will the buyer have the same right to the commercial as long as it hasn't transitioned to residential.

Mr. Murray stated that if the property is currently commercial, not residential, the property can be sold with no danger of losing the vested right. If there is an approved entitlement for residential, and in this case if they were to sell following the entitlement, there is no going back to industrial.

The public hearing was officially closed.

Commissioner Parker gave kudos to staff. It is not easy to work with on multi-jurisdictional project. If the Northside Specific Plan is passed, what is the City of Colton's obligation and also what is County of Riverside's obligation to adhere to the Plan.

Mr. Murray replied that staff can only review, approve and implement anything that is in our jurisdiction. If the City Council approves the Specific Plan, it is only adopting those portions that apply to the City except the General Plan designations in the City's sphere of influence. The City of Colton will only adopt those portions in the City of Colton and they will have the authority to implement and enforce.



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Commissioner Roberts commended staff an amazing document. She inquired about the caller's reference to the Springbrook Heritage Alliance's alternative to mitigate the environmental impacts. She also had concerns with flooding, air quality, and wildlife corridors. She felt some of the alternatives could have been adopted but overall, it is an amazing plan. She appreciated the work and groups that participated.

Mr. Murray explained that staff did analyze the Parklands Plan developed by the Springbrook Heritage Alliance. The proposal was included as alternative in the EIR. That alternative was environmentally less impactful however it did not meet project objects which staff was directed by City Council in order to prepare the specific plan.

Commissioner Villalobos stated this was of massive importance, its proximity to the Downtown main core, the fact that it is still open, and the proximity to freeways. He stated that there is something missing, should listen to the people that have lived in the area the longest, their comments should carry more weight. The businesses were heard and the properties mentioned should be included. The light industrial is a mistake, especially the zone north of Center Street.

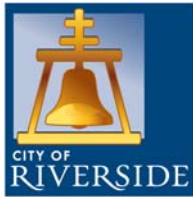
Chair Kirby thanked the commissioners for their due diligence. To tag onto Commissioner Villalobos' comments on Placentia where some of that industrial area is. It doesn't look real nice. Appreciate what you are saying but he had a problem if we change those or ask them to leave, where will they go? They have been pushed that far out to start with. Would not like to look at that every day that needs to be taken into consideration but not get rid of them because it looks bad. Commend staff, can't please everyone. He appreciated the comments from the public. He inquired if some of the comments brought up today would be addressed before this goes to City Council.

Mr. Murray stated staff is still making clarifying amendments to Specific Plan based on comments received during review period including those received today and will make those changes before City Council.

Commissioner Mill asked what it would entail to include, as Commissioner Villalobos and he have brought up the Mary Hamilton Trust properties. What affect would the process to include their properties be.

Mr. Murray stated that it was something staff can look at and do one of two ways: 1) make that a change and amend the EIR accordingly because it would have to be re-evaluated and new models run which has an expense and cost associated with; and 2) Take the Commission's recommendation forward and allow the City Council to weigh in that consideration.

A motion was made by Commissioner Mill to approve Planning Cases P19-0063, P19-0064, P19-



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0065, P19-0066 and P20-0443, as recommended by staff:

1) Recommend that the City Council find:

- a) The draft Program Environmental Impact Report (P19-0066) has been completed in compliance with the California Environmental Quality Act (CEQA);
- b) Project alternatives do not meet the program objectives;
- c) The project will have a significant effect on the environment but with implementation of the identified mitigation measures within the EIR, some potentially significant impacts would be mitigated, however potential impacts associated with Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise and Vibration, Population and Housing, Public Services, Recreation, Transportation and Traffic, Tribal Cultural Resources, Utilities and Service Systems, and Energy Conservation would remain significant and unavoidable; and
- d) Adopt the Program Environmental Impact Report (PEIR) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Section 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and

2) Recommend Approval of Planning cases P19-0064 (General Plan Amendment), P19-0065 (Specific Plan), P19-0063 (Zoning Code Amendment), P20-0443 (Rezoning), and P19-0066 (Program Environmental Impact Report) based on the findings outlined in the staff report and (Exhibit 1) summarized in the attached findings.

The motion was Seconded by Commissioner Singh.

Motion Carried: 8 Ayes, 1 Noes, 0 Absent, 0 Abstention

AYES: Allen, Roberts, Rubio, Mill, Singh, Teunissen, Parker, Kirby

NOES: Villalobos

ABSENT: None

ABSTENTION: None

City Council public hearing required for final approval.



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COMMUNICATIONS

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Chair Kirby inquired if the Commission had any updates. There were none brought up by the Commission. Chair Kirby welcomed Commissioner Singh to the Planning Commission.

Chair Kirby announced he would not be at the September 17th meeting and requested Vice-Chair Parker to chair the meeting.

Vice-Chair Parker stated that he too will be very much north of here on vacation.

Planning Commission Secretary Teunissen stated she will be in another state on the 17th.

Commissioner Rubio announced he had work related training and would be unable to attend the meeting.

Kristi Smith announced that per the Planning Commission Rules for the Transaction of business, the Sargent-at-arms, Commissioner Allen, would be next in line for to chair the meeting on September 17th.

Ms. Kopaskie-Brown updated the Commission on upcoming items.

ADJOURNMENT

The meeting was adjourned at 10:35 a.m. to the special meeting of September 3, 2020 at 11:00 a.m.

The above actions were taken by the City Planning Commission on September 3, 2020. There is now a 10-day appeal period that ends on September 14, 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 September 14, 2020.

The minutes were approved as presented at the October 15, 2020 meeting