



City of Arts & Innovation

PLANNING COMMISSION DRAFT MINUTES

THURSDAY, DECEMBER 10, 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, R. Singh (LE), J. Teunissen and A. Villalobos

ABSENT: L. Allen,

STAFF: M. Kopaskie-Brown, P. Brenes, D. Murray, K. Smith, M. Taylor, F. Andrade

Chair Kirby called the meeting to order at 9:17 a.m.

ORAL COMMUNICATIONS FROM THE AUDIENCE

There were no callers 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 October 15, 2020, were approved as presented.

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

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

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

NOES: None

ABSENT: Allen

ABSTENTION: None

PUBLIC HEARINGS

Commissioner Parker announced a financial conflict of interest and left the virtual meeting.

Commissioner Singh announced he had a meeting conflict and would be leaving the meeting at 9:30 am.



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PLANNING CASE P20-0134 - STREET VACATION - WEST SIDE OF FRANKLIN AVENUE BETWEEN SEVENTH STREET AND UNIVERSITY AVENUE, WARD 2

Proposal by Gaby Adame of Riverside Unified School District to consider a Street Vacation to: 1) vacate approximately 7,268 square feet of public right-of-way consisting of a segment of Seventh Street, approximately 105 feet in length and 80 feet in width; and 2) vacate approximately 3,150 square feet consisting of an unimproved public alley, approximately 105 feet in length and 30 feet in width. The proposed areas to be vacated are located on the west side of Franklin Avenue between Seventh Street and University Avenue. Judy Egüez, Associate Planner, presented the staff report. Gaby Adame, Assistant Director, Planning and Development, Riverside Unified School District, stated they were in agreement with the recommended conditions of approval. There were no public comments for this item and the public hearing was closed. Following discussion it was moved by Commissioner Mill and seconded by Commissioner Rubio to recommend that the City Council: 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 project will have no significant effect on the environment; and 2) Approve Planning Case P20-0134 (Street Vacation), based on the findings outlined in the staff report and subject to the recommended conditions. Chair Kirby advised of the appeal period.

A City Council public hearing is required for final approval.

Motion Carried: 6 Ayes, 0 Noes, 1 Absent, 2 Abstention

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

NOES: None

ABSENT: Allen

ABSTENTION: Parker, Villalobos

Commissioner Parker returned to the virtual meeting.



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PLANNING CASES PR-2020-000330 and DP-2020-00219 – ZONING CODE TEXT AMENDMENT (CITYWIDE) AND REZONING (2800-2881 HULEN PLACE), WARD 2

Proposal by the City of Riverside to: A. 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) and IX (Land Use Development Permit Requirements/Procedures). The proposed amendments are consistent with the City's "Streamline Riverside" Initiative to identify and implement strategic changes to provide greater clarity and reduce ambiguity within the Zoning Code. Proposed amendments include, but are not limited to: 1) revisions to Chapter 19.100 (Residential Zones) related to development standards within the Multi-Family Residential Zones and duplexes within the R-1-7000 – Single-Family Residential Zone; 2) revisions to the Chapter 19.150 (Base Zones Permitted Land Uses) to update the Permitted Uses Table related to Senior Housing and Emergency Shelters and the Temporary Uses Table related to Temporary Emergency Shelters with Assemblies of People – Non-Entertainment uses; 3) deletion of the Emergency Shelter (ES) Overlay Zone (Chapter 19.205); 4) modifications to Chapter 19.272 (Breweries, Microbreweries, Wineries, Brewpubs, Brew-on-Premises and Distilleries) related to Entertainment Permits; 5) revisions to Chapter 19.385 (Recycling Facilities) related to Indoor Collection Centers; 6) revisions to the regulations governing the site location, operation and development of Emergency Shelters (Chapter 19.400); 7) clarification of permit requirements for modifications to Wireless Telecommunication Facilities (Chapter 19.530); 8) Clarification of Mayor and City Councilmember appeals and referrals of Community & Economic Development Department Director, Development Review Committee and City Planning Commission decisions for Applicant- and City-initiated Planning Cases; 9) clarification of design review requirements for sites and structures subject to Title 20 (Cultural Resources); 10) clarification of final approval authority for City-initiated General Plan, Specific Plan and Zoning Code amendments; and 11) other minor, non-substantive changes and technical corrections required to provide clarity, correct errors or remove redundancies, as needed; and B. Amend the Zoning Code to remove the Emergency Shelter (ES) Overlay Zone from approximately 1.8 acres located at 2800-2881 Hulen Place, north of Massachusetts Avenue. Matthew Taylor, Senior Planner, presented the staff report. There were no public comments for this item, one EComment was received. The public hearing was closed. Following discussion it was moved by Commissioner Villalobos and seconded by Commissioner Roberts to recommend that the City Council: 1. Determine that Planning Case PR-2020-000330 (Zoning Code Amendment) is exempt from further California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines as it can be seen with certainty that there is no possibility that this proposal will have a significant effect on the



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environment ; and 2. Approve Planning Case PR-2020-000330 (Zoning Text Amendment) in part excluding Sections: 19.150, 19.205, 19.400, 19.650, 19.680, 19.800, 19.810 and 19.820, based on the findings outlined in the staff report and subject to the recommended conditions. The motion did not include Planning Case DP-2020-00219 (Rezoning).

SUBSTITUTE MOTION: A substitute motion was made by Commissioner Rubio and Seconded by Commissioner Mill to continue Planning Cases PR-2020-000330 (Zoning Text Amendment) and DP-2020-00219 (Rezoning) to the meeting of January 7, 2020.

Motion Carried: 6 Ayes, 1 No, 2 Absent, 0 Abstention

AYES: Roberts, Rubio, Mill, Villalobos, Teunissen, Kirby

NOES: Parker

ABSENT: Allen, Singh

COMMUNICATIONS

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Ms. Kopaskie-Brown stated that staff will work with Commissioner Allen to see what can be done regarding the WIFI issue. Commissioner Mill stated he could invite Commissioner Allen to his office to share the WIFI connection.

Ms. Kopaskie-Brown announced that the December 24 meeting would be cancelled as there are no items to be scheduled for hearing. The Good Neighbor Guidelines were approved with modifications by the City Council. The Northside Specific Plan was also approved by City Council.

ADJOURNMENT

The meeting was adjourned at 10:51 a.m. to the meeting of January 7, 2020 at 9:00 a.m.

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