



City of Arts & Innovation

PLANNING COMMISSION DRAFT MINUTES

THURSDAY, JANUARY 7, 2021, 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: J. Teunissen, left early

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

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

ORAL COMMUNICATIONS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT CALENDAR

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

MINUTES

The minutes of December 10, 2020, were approved as presented.

PLANNING COMMISSION ATTENDANCE – The Planning Commission excused the December 10, 2020 absence of Commissioner Allen due to technical issues and Commissioner Singh, left the meeting early due to business.

A motion was made by Commissioner Parker and Seconded by Commissioner Singh to approve the Consent Calendar as presented.

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 PR-2020-000330 and DP-2020-00219 – ZONING CODE TEXT AMENDMENT (CITYWIDE) AND REZONING (2800-2881 HULEN PLACE), WARD 2 (Continued from December 10, 2020)

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.

Public Comment: Gene Tomazin, Colleen Tomazin spoke in opposition. Lisa Winship spoke in support of the proposal. The public hearing was closed.

Following discussion it was moved by Commissioner Roberts and seconded by Commissioner Villalobos to recommend that the City Council: 1) Recommend that the City Council Determine that Planning Case PR-2020-000330 (Zoning Text Amendment) and Planning Case DP-2020-00219



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(Rezoning) are 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 environment; and 2) Recommend that the City Council approve Planning Case PR-2020-000330 (Zoning Text Amendment) and Planning Case DP-2020-00219 (Rezoning) based on the findings in the staff report on the proposed changes summarized in Exhibits 1 and 2, with modification to Chapter 19.400.040- Site location, operation and development standards, C. Emergency shelters shall not be located within 1,000 feet of a public or private school (kindergarten through twelfth grade), universities, colleges, student housing, senior housing, child care facilities, public parks, business licensed for off-site sales of alcoholic beverages or parolee/probationer homes as defined in Article X (Definitions) and as measured from any point on the outside walls of the facility to the nearest property line of the noted use. Commissioner Roberts requested that universities, colleges, and student housing be reinstated and not red lined for deletion.

Commissioner Teunissen left early due to family emergency, 10:10 a.m.

SUBSTITUTE MOTION: moved by Commissioner Mill and seconded by Commissioner Parker to recommend that the City Council: 1) Recommend that the City Council Determine that Planning Case PR-2020-000330 (Zoning Text Amendment) and Planning Case DP-2020-00219 (Rezoning) are 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 environment; and 2) Recommend that the City Council approve Planning Case PR-2020-000330 (Zoning Text Amendment) and Planning Case DP-2020-00219 (Rezoning) based on the findings in the staff report on the proposed changes summarized in Exhibits 1 and 2, with modification to staff's recommendation for Chapter 19.650.020 – Designated approving authority, C, 2b that would establish a two-step process for referrals that would require one council member bringing it to city council for a majority agreement to hear the item, and if agreed the item would go to the full city Council for consideration at a future meeting.

City Council public hearing required for final approval.

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

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

NOES: Roberts, Villalobos,

ABSENT: Teunissen

ABSTENTION: None



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COMMUNICATIONS

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Ms. Kopaskie-Brown announced that the January 21, 2021 meeting will be canceled.

Staff has started working on the Housing Element update. She invited the Planning Commission to attend the first virtual public workshop. More information on the workshop is available at: <https://www.riversideca.gov/cedd/planning/riverside-housing-public-safety-element-and-environmental-justice-approach>. The first virtual meeting will be tonight 1/7/21 6:00 pm. It will be an interactive session and staff is hoping for a large turn out. If the Commissioners has time, she encouraged everyone to attend.

If you are unable to attend the meeting tonight, the session will be recorded and the video will be available at: <https://www.riversideca.gov/cedd/planning/riverside-housing-public-safety-element-and-environmental-justice-approach>

ADJOURNMENT

The meeting was adjourned at 10:23 a.m. to the meeting of February 4, 2021 at 9:00 a.m.

The above actions were taken by the City Planning Commission on January 7, 2021. There is now a 10-day appeal period that ends on January 18, 2021. 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 18, 2021.