



City of Arts & Innovation

PLANNING COMMISSION
DRAFT MINUTES

THURSDAY, JUNE 10, 2021, 9:00 A.M.
VIRTUAL MEETING
PUBLIC COMMENT VIA TELEPHONE
3900 MAIN STREET

COMMISSIONERS

PRESENT: L. Allen, R. Kirby, J. Parker, T. Ridgway, C. Roberts, J. Rush, R. Singh and A. Villalobos (late)

ABSENT: J. Teunissen (Business)

STAFF: M. Kopaskie-Brown, P. Brenes, V. Hernandez, K. Smith, N. Mustafa, C. Scully, F. Andrade

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

ORAL COMMUNICATIONS FROM THE AUDIENCE

There were no calls from audience at this time.

CONSENT CALENDAR

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

PLANNING COMMISSION ATTENDANCE

The absences of Commissioner Teunissen and Commissioner Villalobos from the May 27, 2021 meeting were excused.

MINUTES

The minutes of the February 18 and May 27, 2021 meetings, were approved as presented.

Motion Carried: 7 Ayes, 0 Noes, 2 Absent, 0 Abstention

AYES: Allen, Kirby, Parker, Ridgway, Roberts, Rush, Singh,

NOES: None

ABSENT: Teunissen, Villalobos

ABSTENTION: None



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PUBLIC HEARINGS

PLANNING CASES - P20-0013, P20-0014, P20-0016 and P20-0015 – TRACT MAP (TM-37732), PLANNED RESIDENTIAL DEVELOPMENT, VARIANCE AND DESIGN REVIEW – SOUTH SIDE OF LURIN AVENUE AND WEST OF BARTON STREET, WARD4

Proposal by Nolan Leggio of Lurin Land, LLC to consider the following entitlements to facilitate the establishment of a Planned Residential Development: 1) Tentative Tract Map (TM 37732) to subdivide 21.15 acres into 81 single-family residential lots and lettered lots for private streets and common open space; 2) Planned Residential Development Permit for the establishment of detached single-family residences, private streets and common open space; 3) Variance to allow a reduced perimeter setback; and 4) Design Review of project plans for the site design and building elevations. Veronica Hernandez, Senior Planner, presented the staff report. She read into the record modification to condition 33: Mitigation Measure TRA-1: The Project Applicant shall pay a Project Fair Share fee of 0.16 percent of the \$61,583,924.03 total cost toward the City's bicycle and pedestrian projects and mitigation bank study. The Project Fair Share Cost equates to \$97,078.68 and shall be paid to the City of Riverside by the Project Applicant. The mitigation amount is a maximum and shall be confirmed by the City of Riverside prior to payment. The project will pay the required fair share contribution by the date of issuance of the first grading permit or within one year of entitlement, whichever comes first. Nolan Leggio, applicant, stated they were in agreement with the recommended conditions of approval. Public Comment: Aubrey Fuentes expressed her concern regarding the dead space between her block wall and the proposed block wall. Will there be precautions in place to prevent drainage onto the neighboring properties and soil erosion. She asked if a fence is proposed to keep people out and whether it would be maintained. Second Caller, no name, asked what is being proposed on the adjacent property on Lurin Avenue to Barton Street? Tom Casteldine, KBC Engineering, stated that there is a concrete V ditch to capture any waters flowing to adjacent properties, no water should cross over. Mr. Leggio added that an HOA is being proposed for Lot E and it will be maintained by the HOA. He also added that they did not own the adjacent property at Lurin Avenue and Barton Street. The Public Hearing was closed. Based on Commissioner Roberts concern, Ms. Brenes suggested modifying condition 4 to add: Add a gate to secure lot E along Lurin Avenue; and also, All letter lots shall be maintained by the HOA. Mr. Leggio questioned whether the setbacks, also lettered lots, in the right-of-way along Lurin and Mariposa would also be maintained by the HOA or maintained by the City. Chris Scully, Public Works Department, stated that typically parkway landscaping are



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maintained by the HOA with the exception of street trees which are maintained by the City. Mr. Leggio stated they were ok with those conditions.

Commissioner Villalobos joined the meeting, indicating technical difficulties.

Following discussion it was moved by Commissioner Parker and seconded by Commissioner Singh to): 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 Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and 2) Approve Planning Cases P19-0013 (TM), P19-0014 (PRD), P19-0015 (DR), P19-0016 (VR), based on the findings outlined in the staff report and subject to the recommended conditions.

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

AYES: Allen, Kirby, Parker, Ridgway, Roberts, Rush, Singh, Villalobos

NOES: None

ABSENT: Teunissen

ABSTENTION: None

Chair Kirby advised of the appeal period.

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

COMMUNICATIONS

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Ms. Kopaskie-Brown, City Planner, updated the Board on upcoming Planning Commission meetings.

ADJOURNMENT

The meeting was adjourned at 9:45 a.m. to the meeting of June 24, 2021 at 9:00 a.m.

The above actions were taken by the City Planning Commission on June 10, 2021. There is now a 10-day appeal period that ends on June 21, 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



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fee. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on June 21, 2021.