



*City of Arts & Innovation*

**PLANNING COMMISSION**  
**DRAFT MINUTES**

THURSDAY, AUGUST 19, 2021, 9:00 A.M.

VIRTUAL MEETING

PUBLIC COMMENT VIA TELEPHONE

3900 MAIN STREET

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**COMMISSIONERS**

PRESENT: L. Allen, R. Kirby, J. Parker, T. Ridgway, C. Roberts, J. Rush, R. Singh, J. Teunissen

ABSENT: A. Villalobos

STAFF: M. Kopaskie-Brown, P. Brenes, D. Murray, A. Beaumon, 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 the audience.

**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 August 5, 2021, were approved as presented.

**PLANNING COMMISSION ATTENDANCE**

The Planning Commission excused the early departure of Commissioners Teunissen and Villalobos from the August 5, 2021 meeting.

**MOTION** Made by Commissioner Teunissen and Seconded by Commissioner Singh to approve the Consent Calendar as presented.

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

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

NOES: None

ABSENT: Villalobos

ABSTENTION: None



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### PUBLIC HEARINGS

PLANNING CASE PR-2021-000921 – CONDITIONAL USE PERMIT, VARIANCE AND PUBLIC CONVENIENCE & NECESSITY – 11110 MAGNOLIA AVENUE, WARD 6

Proposal by Sherrie Olson, on behalf of 7-Eleven to consider the following entitlements for an existing 7-Eleven convenience store: 1) Conditional Use Permit to permit the off-sale of beer and wine (Type 20 License) within an existing 2,532-square-foot convenience store (7-Eleven); 2) Variance to allow the off-sale of beer and wine within 1,000 feet of a business that sells alcoholic beverages as its principal business; and 3) Public Convenience or Necessity Determination for the overconcentration of off-sale of alcohol licenses within census tract 414.08. Regine Osorio, Associate Planner, presented the staff report. Sherrie Olson, applicant, 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 Teunissen and Seconded by Commissioner Parker to: 1) Determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and 2) Approve Planning Case PR-2021-000921 (Conditional Use Permit, Variance, Public Convenience or Necessity Determination) based on the findings outlined in the staff report and subject to the recommended conditions. With the added condition that the Conditional Use Permit be reevaluated within 6 months.

Motion Failed: 3 Ayes, 5 Noes, 1 Absent, 0 Abstention

AYES: Kirby, Parker, Teunissen

NOES: Allen, Ridgway, Roberts, Rush, Singh

ABSENT: Villalobos

ABSTENTION: None

Chair Kirby advised of the appeal period.

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



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Commissioner Rush announced a conflict of interest and recused himself from the discussion and left the dais.

PLANNING CASE PR-2021-001122 – CONDITIONAL USE PERMIT - 588 Technology Court, WARD 1

Proposal by Ken Magargee of Brycoll LLC to consider a Conditional Use Permit to permit a vocational school for 150 students. Regine Osorio, Associate Planner presented the staff report. Ken Magargee stated they were in agreement with the recommended conditions of approval. There were no public comment. The public hearing was closed. Following discussion it was moved by Commissioner Teunissen and seconded by Commissioner Singh to: 1) Determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and 2) Approve Planning Case PR-2021-001122 (Conditional Use Permit), based on the findings outlined in the staff report and subject to the recommended conditions.

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

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

NOES: None

ABSENT: Rush, Villalobos

ABSTENTION: None

Chair Kirby advised of the appeal period.

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Commissioner Rush returned to the dais at this time.



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PLANNING CASE PR-2020-000635 – CONDITIONAL USE PERMIT & DESIGN REVIEW – 3870 Tyler Street, WARD 6

Proposal by Farman Shir of Site Design Collaborative to consider the following entitlements for the demolition of an existing 7,550 square foot sit down restaurant (Roadhouse Grill) and construction of a fast food restaurant with a drive thru lane: 1) Conditional Use Permit to permit a 2,675 square foot restaurant (Wendy's) with a drive-thru lane, parking lot modifications, and landscape improvements; and 2) Design Review of project plans. Danielle Harper-Scott, Assistant Planner, presented the staff report. Commissioner Singh left the meeting at this time. Christopher Wadleigh asked for clarification of condition 9, color of the screen wall. There are two elements, archway, that come out from the two grey towers. Only the lower portion are to be tan, the archways will remain grey. Ms. Harper-Scott agreed, only the lower walls would be tan. Mr. Wadleigh stated they were in agreement with the recommended conditions of approval. There were no public comments and the public hearing was closed. Following discussion it was moved by Commissioner Teunissen and seconded by Commissioner Roberts to: 1) Determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and 2) Approved Planning Case PR-2020-000635 (Conditional Use Permit and Design Review) based, based on the findings outlined in the staff report and subject to the recommended conditions.

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

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

NOES: None

ABSENT: Singh, Villalobos

ABSTENTION: None

Chair Kirby advised of the appeal period.

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



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PLANNING CASE PR-2021-000949 - GENERAL PLAN AMENDMENT, REZONING, CONDITIONAL USE PERMIT, DESIGN REVIEW AND VARIANCE – 18233 VAN BUREN BOULEVARD, WARD 4

Proposal by Mike Sadeghian of Van Buren Land Investments to consider the following entitlements to facilitate the construction of a 6,412 square foot multi-tenant commercial building with a drive-thru restaurant: 1) General Plan Amendment to change the land use designation from VLDR-Very Low Density Residential to C-Commercial; 2) Zoning Code Amendment to change the zone from R-1-1/2 Acre-SP - Single Family Residential and Specific Plan (Orangecrest) Overlay Zones to CR-SP-X-15-S-2 – Commercial Retail, Specific Plan (Orangecrest), Building Setback (15 feet from Van Buren Boulevard), Building Stories (Two-Story Maximum) Overlay Zones; 3) Conditional Use Permit to permit a drive-thru restaurant; 4) Design Review of project plans; and 5) Variance to allow less parking spaces than required by the Zoning Code. Alyssa Berlino, Associate Planner, presented the staff report. She read into the record Public Works condition to be added: The applicant shall comply with requests for operational improvements or modifications that may result from the County of Riverside's review of the traffic operational assessment. Christian Bergum, architect, stated they were in agreement with the recommended conditions of approval. Public Comment: Donald Berkman asked if the project has changed from the previously approved plans with regard to the west most fence line. Within the last couple of months there has been some rock busting and moved the fence line. Mike Sadeghian, Applicant, noted that this is part of the previous entitlement process. They are not extending the property line, only clearing roadway for the Fire Department access. The public hearing was closed. Following discussion it was moved by Commissioner Parker and seconded by Commissioner Teunissen to recommend that the City Council: 1) Determine that the proposed project, as analyzed and presented in the Addendum, will not result in significant effects on the environment, and is, therefore, consistent with the adopted Mitigated Negative Declaration and Mitigation and Monitoring Reporting Program prepared for Planning Cases P13-0263, P13-0264, P14-0769, P15-0269, P15-0158; and 2) Approve Planning Case PR-2021-000949 (General Plan Amendment, Zoning Code Map Amendment, Conditional Use Permit, Design Review, Variance), based on the findings outlined in the staff report and subject to the recommended conditions, including the Public Works condition read into the record.

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

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

NOES: None

ABSENT: Singh, Villalobos



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ABSTENTION: None

Chair Kirby advised of the appeal period.

City Council public hearing required for final approval.



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PLANNING CASES P20-0025, P19-0626, P19-0627, P20-0258, P20-0282 and P20-0024 – PARCEL MAP, MINOR CONDITIONAL USE PERMIT, DESIGN REVIEW, VARIANCE, GRADING EXCEPTION AND ENVIRONMENTAL IMPACT REPORT - NORTH SIDE OF ALESSANDRO BOULEVARD, EAST OF BARTON STREET AND WEST OF SAN GORGONIO DRIVE, WARD 2

Proposal by Darrell Butler and Khosro Khaloghli to consider the following entitlements for the development of two warehouse buildings totaling 603,100 square feet on 48.64 acres: 1) Parcel Map to subdivide the project site into two parcels and three lettered parcels; 2) Minor Conditional Use Permit to permit an industrial center over 400,000 square feet in area; 3) Design Review for the proposed site design and building elevations; 4) Variances to allow the installation of combination retaining/freestanding walls wherein the retaining portion ranges from 6.4 to 7.6 feet in height, where a maximum retaining portion height of 4 feet is permitted by the Zoning Code; to allow combination retaining/freestanding walls with a combined height of 14.4 feet, where a maximum combined height of 10 feet is permitted by the Zoning Code; and to allow a total of 388 parking spaces for Building A, where a minimum of 430 parking space are required by the Zoning Code; 5) Grading exceptions to allow the installations of three retaining walls with a maximum height of 11.5 feet, where the Grading Code allows a maximum height of 6 feet; and 6) Environmental Impact Report. Veronica Hernandez, Senior Planner, presented the staff report. Commissioner Singh returned to the meeting. Darrel Butler, applicant, addressed the Commission. Public Comment: Lori Stone, Interim Executive Director JPA; Ralph Beldor, Southern California Council Labors International North America; Cindy Roth, president Greater Riverside Chambers of Commerce, spoke in support of the proposal. Cecily Stanfield, lives on Barton Street expressed her concern regarding increased traffic. Also concerned with large truck/semi trucks coming down her road and keeping these trucks off of Barton. Asked if there would be any bike trails in the Sycamore area. The public hearing was closed. Following discussion it was moved by Commissioner Rush and seconded by Commissioner Singh to recommend that the City Council:

- 1) Find: a. The Draft Environmental Impact Report (P20-0024) has been completed in compliance with the California Environmental Quality Act (CEQA);  
b. The proposed project will have a significant effect on the environment, but there are no feasible alternatives to the proposed project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft Environmental Impact Report for project specific and cumulative impacts to Transportation/Vehicle Miles Traveled; and
- 2) Approve P20-0025 (Parcel Map), P19-0626 (Minor Conditional Use Permit), P19-0627 (Design Review), P20-0258 (Variance), P20-0282 (Grading Exception), and P20-0024



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(Environmental Impact Report), based on the findings outlined in the staff report and subject to the recommended conditions and mitigation measures.

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

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

NOES: Roberts

ABSENT: Villalobos

ABSTENTION: None

Chair Kirby advised of the appeal period.

City Council public hearing required for final approval.

### COMMUNICATIONS

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

Ms. Kopaskie-Brown announced that the September 2, 2021 meeting will be cancelled. The next meeting will be a special meeting on September 9, 2021 at 5:30 pm in the Art Pick Council Chamber.

### ADJOURNMENT

The meeting was adjourned at 11:02 a.m. to the meeting of September 9, 2021 at 5:30 p.m.

The above actions were taken by the City Planning Commission on August 19, 2021. There is now a 10-day appeal period that ends on August 30, 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 August 30, 2021.