



City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, MAY 27, 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, and R. Singh,

ABSENT: J. Teunissen (vac), A. Villalobos (vac)

STAFF: M. Kopaskie-Brown, P. Brenes, D. Murray, 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 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 the meetings of May 13, 2021, were approved as presented.

PLANNING COMMISSION ATTENDANCE

The absence of Chair Kirby was excused from the meeting of May 13, 2021 due to vacation.

Motion by Commissioner Allen, Seconded by Commissioner Ridgway to approve the Consent Calendar.

Motion Carried: 7 Ayes, 0 Noes, 0 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 P19-0775, P19-0776, P19-0777, P20-0307, P20-0308, P20-0309, P20-0310 and P19-0905 – GENERAL PLAN AMENDMENT, REZONING, DESIGN REVIEW, VARIANCE, GRADING EXCEPTION, SUMMARY VACATION, ENVIRONMENTAL IMPACT REPORT – 9.44 VACANT ACRES NORTHWEST CORNER OF CENTRAL AVENUE AND SYCAMORE CANYON BOULEVARD, WARD 2

Proposal by Ken Assi of KA Enterprises to consider the following entitlements for the construction of a multi-family residential development, consisting of 237 residential apartment units, on 9.44 acres: 1) General Plan Amendment to amend the project site from C – Commercial to VHDR – Very High Density Residential; 2) Zoning Code Amendment to rezone the project site from CG – Commercial General Zone to R-4 – Multiple Family Residential Zone; 3) Design Review for the proposed site design and building elevations; 4) Variance to allow perimeter solid masonry walls and tubular steel fencing up to 6 feet in height within the front yard setbacks along Central Avenue and Sycamore Canyon Boulevard, where 3 foot high solid walls and 4 foot open fencing are permitted by the Zoning Code; and to allow project improvements to encroach into the 15 foot landscaped front yard setback along Central Avenue, required in the R-4 Zone when adjacent to an arterial; 5) Grading Exception to allow the height of retaining walls not open to public view to be up to 11.7 feet, where the Grading Code allows a maximum height of 6 feet; and to allow the height of retaining walls visible from the public right of way (Central Avenue and Sycamore Canyon Boulevard) to be up to 5 feet, where the Grading Code allows a maximum height of 3 feet; 6) Grading Exception to allow slopes with a ratio of 3.9:1 or steeper to be up to 28 feet in vertical height, where the Grading Code limits slopes having a ratio of 3.9:1 or greater to a maximum vertical height of 20 feet; 7) Summary Vacation for the vacation of excess right-of-way along Sycamore Canyon Boulevard and Central Avenue, totaling 19,200 square feet or 0.44 acres; and 8) Environmental Impact Report. Candice Assadzadeh, Senior Planner, presented the staff report. Ken Assi stated they were in agreement with the recommended conditions of approval. Ken Assi, Serafin Maranan, and Eugene Marini, gave a project presentation. There were no public comments. The public hearing was closed. Following discussion it was moved by Commissioner Parker and seconded by Commissioner Singh to recommend that the City Council find: 1.a) The draft project Environmental Impact Report (P19-0905) has been completed in compliance with the California Environmental Quality Act (CEQA); 1.b) The proposed project will not have a significant effect on the environmental; and 2) Recommend that the City Council: Approve Planning Cases P19-0775 (General Plan Amendment), P19-0776 (Zoning Code Amendment), P19-0777 (Design Review), P20-0307 (Variance), P20-0308 (Grading Exception), P20-0309 (Grading Exception), P20-0310 (Summary Vacation), and P19-0905



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

Motion Carried: unanimously

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

NOES: None

ABSENT: Teunissen, Villalobos

ABSTENTION: None

City Council public hearing required for final approval.

PLANNING CASE PR-2021-001066 – 2021/2022 CAPITAL IMPROVEMENT PROGRAM, ALL WARDS

Proposal by the City of Riverside Finance Department for review of the City of Riverside's Capital Improvement Program (CIP) for FY 2021/2022 for consistency with General Plan 2025. Dave Murray, Principal Planner, presented the staff report. There were no public comments. The public hearing was closed. Following discussion it was moved by Commissioner Singh and seconded by Commissioner Allen to: 1) Determine that the City of Riverside's Capital Improvement Program for FY 2021/22, is not subject to the California Environmental Quality Act (CEQA) review, pursuant to CEQA Guidelines Section 15061(b)(3) as this action is not considered a "project" as defined by Section 15378(b)(4), and a determination of consistency has no potential to result in a direct or indirect physical change in the environment; and 2) Find that the capital improvement projects added or modified for FY 2021/22 are consistent with the City's General Plan 2025; and 3) Report to the City Council that the capital improvement projects added or modified for FY 2021/2022 are consistent with the City's General Plan 2025.

Motion Carried: unanimously

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

NOES: None

ABSENT: Teunissen, Villalobos

ABSTENTION: None



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COMMUNICATIONS

PLANNING COMMISSION REVIEW – RULES FOR THE TRANSACTION OF BUSINESS AND CONDUCT OF HEARINGS – BYLAWS AND CODE OF ETHICS

The Planning Commission has been provided copies of the current Planning Commission Rules for the Transaction of Business and Conduct of Hearings for review.

A copy of the Municipal Code, Chapter 2.78.010 – Code of Ethics was also provided for review and comment. Any recommendations will be forwarded to the Board of Ethics.

Following discussion, a Motion by Chair Kirby and Seconded by Commissioner Singh, to Accept the Planning Commission Rules for the Transaction of Business and Conduct of Hearings with no changes.

Motion Carried: unanimously

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

NOES: None

ABSENT: Teunissen, Villalobos

ABSTENTION: None

Motion by Commissioner Roberts, Seconded by Commissioner Singh to revisit for further discussion of the Code of Ethics at the June Planning Commission meeting.

Motion Carried: unanimously

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

NOES: None

ABSENT: Teunissen, Villalobos

ABSTENTION: None

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

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

ADJOURNMENT

The meeting was adjourned at 10:18 a.m. to the meeting of June 10, 2021 at 9:00 a.m.



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The above actions were taken by the City Planning Commission on May 27, 2021. There is now a 10-day appeal period that ends on June 7, 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.

Minutes approved as presented at the June 10, 2021 meeting.