



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

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.