



*City of Arts & Innovation*

## PLANNING COMMISSION MINUTES

THURSDAY, JANUARY 19, 2023, 9:00 A.M.  
PUBLIC COMMENT IN PERSON /TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET

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### COMMISSIONERS

PRESENT: R. Kirby, L. Mooney, J. Parker, T. Ridgway, C. Roberts, J. Rush, R. Singh, J. Wilder

STAFF: B. Norton, M. Taylor, J. Egüez, R. Kennedy, A. Beaumon, P. Nitollama, 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.

A letter was received and distributed to each Planning Commissioner from the Airport Land Use Committee regarding their determination for the Arlington Mixed Use development.

### CONSENT CALENDAR

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

### MINUTES

The minutes of the December 8, 2022, were approved as presented.

Motion made by Commissioner Rush, Seconded by Commissioner Parker to approve the Consent Calendar as presented.

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

AYES: Kirby, Mooney, Parker, Ridgway, Roberts, Rush, Wilder

NOES: None

ABSENT: Singh

ABSTENTION: None



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### PUBLIC HEARINGS

PLANNING CASE PR-2022-001322 - CONDITIONAL USE PERMIT AND DESIGN REVIEW – 6281 Van Buren Boulevard, WARD 6

Proposal by Steve Schwartz on behalf of Chick-fil-A to consider the following entitlements to construct a drive-thru restaurant (Chick-fil-A), a surface parking lot, and landscape improvements: 1) a Conditional Use Permit to allow a drive-thru restaurant; and 2) a Design Review of project plans. Regine Kennedy, Senior Planner, presented the staff report. She asked that the conditions be modified to delete condition 53. This condition has already been addressed by the applicant. She noted that a letter in support was received and distributed to the Commission. Kelsey Wu, stated they were in agreement with the recommended conditions of approval with the deletion of condition 53. There were no public comments and the public hearing was closed. Following discussion it was moved by Commissioner Wilder and seconded by Commissioner Singh to: 1) Determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and 2) Approve Planning Case PR-2022-001322 (Conditional Use Permit and Design Review), based on the findings outlined in the staff report and subject to the recommended conditions.

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

AYES: Kirby, Mooney, Parker, Ridgway, Roberts, Rush, Singh, Wilder

NOES: None

ABSENT: None

ABSTENTION: None

Chair Kirby advised of the appeal period.

City Council public hearing required for final approval.



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PLANNING CASE PR-2022-001453 - ZONING CODE AMENDMENT – CITYWIDE, WARDS: ALL  
Proposal by the City of Riverside to consider amendments to Title 19 (Zoning) of the Riverside Municipal Code, including but not limited to Articles V (Base Zones and Related Use and Development Provisions), VI (Overlay Zones), VII (Specific Land Use Provisions), and X (Definitions) related to commercial cannabis uses. The proposed amendments are related to proposed amendments to Titles 5 (Business Taxes, Licenses and Regulations) and 9 (Peace, Safety and Morals) to establish a Cannabis Business Permit Program in the City at the direction of the City Council Economic Development, Placemaking and Branding/Marketing Committee. Proposed amendments to Title 19 include but are not limited to: 1. Eliminate the Citywide prohibition of commercial cannabis uses in the City; 2. Establish Cannabis Storefront Retail, Cannabis Warehousing/Distribution and Cannabis Testing Laboratories as permitted/conditionally permitted uses in specified Zones; 3. Establish Cannabis Cultivation and Cannabis Microbusinesses as prohibited uses in all Zones; 4. Amend various Chapters of the Zoning Code for consistency with proposed amendments to Titles 5 and 9 of the Municipal Code; and 5. Establish Definitions related to the proposed changes to cannabis uses. Judy Egüez, Senior Planner, presented the staff report. Public comment: Nick Adcock, Matthew Nathaniel, Pedro Ordoño, Christopher Martinez spoke in support and express their concerns regarding distancing, sensitive uses, social equity and why microbusinesses were not included. The public hearing was closed. Following discussion it was moved by Commissioner Rush and seconded by Commissioner Parker to recommend that the City Council: 1) Determine that Planning Case PR-2022-001453 is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule), as it can be seen with certainty that approval of the project will not have an effect on the environment; and 2) Approve Planning Case PR-2022-001453 (Zoning Text Amendment) as outlined in the staff report.

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

AYES: Kirby, Mooney, Parker, Ridgway, Roberts, Rush, Singh, Wilder

NOES: None

ABSENT: None

ABSTENTION: None

Chair Kirby advised of the appeal period.

A City Council public hearing is required for final approval.



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### COMMUNICATIONS

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

Matthew Taylor, Principal Planner, announced that the February 2, 2023 meeting will be canceled. The next regular scheduled meeting is February 16, 2023.

### ADJOURNMENT

The meeting was adjourned at 10:09 a.m. to the meeting of February 16, 2023 at 9:00 a.m.

The above actions were taken by the City Planning Commission on January 19, 2023. There is now a 10-day appeal period that ends on January 30, 2023. 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 30, 2023.

*Minutes approved as presented at the February 16, 2023 meeting.*