



City of Arts & Innovation

## PLANNING COMMISSION MINUTES

THURSDAY, May 25, 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, C. Roberts, R. Singh, L. Wilson

ABSENT: R. Elizalde, J. Rush, J. Wilder,

STAFF: M. Tinio, B. Norton, M. Taylor, J. Egüez, Bawany, A. Beaumon, P. Nitollama, C. Scully, F. Andrade

Vice-Chair Mooney 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 May 11, 2023, were approved as presented.

### PLANNING COMMISSION ATTENDANCE

The Planning Commission excused the May 11, 2023 absence of Commissioner Parker due to vacation and the late arrival of Commissioner Elizalde.

A motion was made by Commissioner Parker and Seconded by Commissioner Singh to approve the Consent Calendar as presented.

Motion Carried: 6 Ayes, 0 Noes, 3 Absent, 0 Abstention

AYES: Kirby, Mooney, Parker, Roberts, Singh, Wilson

NOES: None

ABSENT: Elizalde, Rush, Wilder

ABSTENTION: None



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### PUBLIC HEARINGS

PLANNING CASE PR-2023-001502 – TENTATIVE TRACT MAP (TM-37279) – NORTH SIDE OF PASCHELS WAY, EAST OF COZUMEL COURT – WARD 1

Vice-Chair Mooney, announced that staff is requesting further continuance off-calendar. A motion was made by Commissioner Parker and seconded by Commissioner Singh to Continue Planning Case PR-2023-001502 off-calendar.

Motion Carried: 6 Ayes, 0 Noes, 3 Absent, 0 Abstention

AYES: Kirby, Mooney, Parker, Roberts, Singh, Wilson

NOES: None

ABSENT: Elizalde, Rush, Wilder,

ABSTENTION: None

PLANNING CASE PR-2022-001429 - SITE PLAN REVIEW - 1575 UNIVERSITY AVENUE, WARD 2  
Proposal by Matthew Keenan of CGI+ | Real Estate Investments to consider a Site Plan Review for a Mixed-Use Development consisting of 257 dwelling units and commercial space. Judy Egüez, Senior Planner, presented the staff report. She stated that after publication of the staff report, it was discovered that the conditions of approval prepared by Public Works, Traffic Division, were inadvertently omitted. The revised conditions include the added conditions 70-73, related to off-site improvements for signage and striping, bike racks, signal improvements and an advisory condition should the project propose to be gated in the future. Staff received a letter from Lozeau Drury in opposition to the project indicating that CEQA had not been properly applied and an EIR should be prepared. The property was analyzed in the EIR for the sixth cycle Housing Element update and a Mitigation Monitoring and Reporting Program was adopted. As part of the project review and in compliance with the Mitigation Monitoring and Reporting Program, the project was required to conduct the following technical studies: Air Quality, Biological Assessment Report, Cultural Resources Report, Paleontological Resources Report, Noise Study and Traffic Study. All technical studies met the thresholds and no additional mitigation was identified. Staff determined that the proposed project was consistent with the Housing Element EIR. Matt Keenan of CGI+ | Real Estate Investments, stated they were in agreement with the recommended conditions of approval. Public Comment: Amalia Bowley Fuentes, Lozeau Drury, spoke on behalf of Supporters Alliance for Environmental Responsibility ("SAFER"). SAFER is requesting that the Planning Commission refrain from approving this project until an EIR has been prepared. Safer



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believes that the project does not qualify for review pursuant to the 2021 EIR. She noted that the studies prepared were not a part of the report. Anthony Beaumon, Sr. Deputy City Attorney, responded to the comments. The letter states that the City has not conducted any environmental review for this specific project and that is not true. There was a there was an EIR was done included this and subsequent projects. They also state that no project specific review has been prepared for this project. He indicated that there may have been a misunderstanding on this because staff did not include all of those studies with the staff report. He said that staff could explain what it is they did, including the Air Quality Analysis. Ms. Eguez explained staff's review of this project and the technical reports that were reviewed. Dale Goldsmith, attorney representing the applicant, spoke regarding the CEQA analysis for this project. Nicholas Adcock, President, CEO, Greater Riverside Chamber of Commerce, spoke in support of this project. The public hearing was closed. Following discussion it was moved by Commissioner Wilson and seconded by Commissioner Singh to: 1) Determine that the proposed project is consistent with the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021 (SCH No. 2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program; and 2) Approve Planning Case PR-2022-001429 (Site Plan Review) based on the findings outlined in the staff report and subject to the recommended conditions, with the addition of Public Works conditions numbers 70-73.

Motion Carried: 6 Ayes, 0 Noes, 3 Absent, 0 Abstention

AYES: Kirby, Mooney, Parker, Roberts, Singh, Wilson

NOES: None

ABSENT: Elizalde, Rush, Wilder

ABSTENTION: None

Vice Chair Mooney advised the public of the 10-day appeal.

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

### COMMUNICATIONS

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

Ms. Tinio updated the Commission on upcoming meetings.



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Mr. Beaumon announced that staff has been made aware that even though the discussion for item 4 was recorded, it was not broadcast. He suggested opening public comment for item 4 and advise the public watching if there was anyone that wanted to speak to the continuance of item 4, Planning Case PR-2023-001502.

Vice-Chair Mooney asked if there was anyone present or on-line that would like to comment on the continuance for item 4, Planning Case PR-2023-001502. There was no one on-line requesting to speak. The public hearing was closed.

### ADJOURNMENT

The meeting was adjourned at 9:44 a.m. to the meeting of June 8, 2023 at 9:00 a.m.

The above actions were taken by the City Planning Commission on May 25, 2023. There is now a 10-day appeal period that ends on June 5, 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 June 5, 2023.

*The minutes were approved as presented at the June 8, 2023 meeting.*