

City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, FEBRUARY 1, 2024, 9:00 A.M.
PUBLIC COMMENT IN-PERSON/TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET, RIVERSIDE, CA 92522

PRESENT: Chair Johnny Wilder, Vice Chair Lorraine Mooney, and Commissioners Christine Roberts, Launa Wilson, Richard Kirby, and Jonathan Parker

ABSENT: Commissioners Rafael Elizalde, Jim Rush, and Secretary Raj Singh

STAFF: Maribeth Tinio, Anthony Beaumon, Lorena Verduco, Ryan Marty, Brian Norton, Judy Eguez, Philip Nitollama, Veronica Hernandez, and others

ALSO PRESENT: Andrew Davies, Manishkumar Patel, Piyush Sakhareliya, and others

Chair Wilder called the meeting to order at 9:00 a.m.

Commissioner Kirby led the Pledge of Allegiance to the Flag.

ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

CONSENT CALENDAR

It was moved by Commissioner Kirby and seconded by Vice Chair Mooney to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried with Commissioners Wilder, Mooney, Roberts, Wilson, Parker, and Kirby, voting aye, and Commissioners Elizalde, Singh, and Rush absent.

MINUTES

The minutes of the meetings of January 18, 2024, were approved as presented.

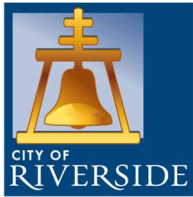
ABSENCES

The Planning Commission recorded the absences of Commissioners Roberts and Singh from the January 4, 2024, regular meeting as excused.

PUBLIC HEARINGS

PLANNING CASE PR-2023-001528 - CONDITIONAL USE PERMIT AND DESIGN REVIEW ENTITLEMENTS TO ALLOW A FITNESS CENTER - PLANET FITNESS - 3380 TYLER STREET

Hearing was called to consider Planning Case PR-2023-001528 a proposal by Andrew Davies of N Consulting Engineers to consider entitlements to allow a fitness center (Planet Fitness) in a vacant 20,004 square-foot tenant space within an existing multi-tenant commercial shopping center including: (1) Design Review of project plans; and (2) Conditional Use Permit to permit a fitness center. The 2.82-acre site is located at 3380 Tyler Street, situated on the west side of Tyler Street between State Route 91 and Indiana Avenue, in the MU-V-S-2-X – Mixed-Use Village, Building Stories (2 Stories) and Building Setback (10 feet) Overlay Zones, in



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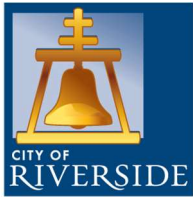
Ward 5. The project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment. One person spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Parker and seconded by Commissioner Wilson to (1) determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 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-2023-001528 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions as Exhibits 1 and 2 of the staff report. The motion carried with Commissioners Wilder, Mooney, Roberts, Wilson, Parker, and Kirby, voting aye, and Commissioners Elizalde, Singh, and Rush absent.

PLANNING CASE PR-2023-001598 - CONDITIONAL USE PERMIT TO ALLOW AN ADULT DAY CARE FACILITY - 9571 MAGNOLIA AVENUE

Hearing was called to consider Planning Case PR-2023-001598 a proposal by Manishkumar Patel and Piyush Sakhareliya for Riverside ADHC, Inc., to consider a Conditional Use Permit to allow an adult day care facility in a vacant 7,500-square-foot commercial building. The 0.35-acre site is located at 9571 Magnolia Avenue, situated on the north side of Magnolia Avenue, between Van Buren Boulevard and Roosevelt Street, in the CR-NC-SP - Commercial Retail, Neighborhood Commercial, and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 5. The project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Two people spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Wilson and seconded by Vice Chair Mooney to (1) determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 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-2023-001598 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions as Exhibits 1 and 2 of the staff. The motion carried with Commissioners Wilder, Mooney, Roberts, Wilson, Parker, and Kirby, voting aye, and Commissioners Elizalde, Singh, and Rush absent.



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COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio made announcements regarding the upcoming Planning Commission meeting of February 15, and announced that the Planning Commission meeting of February 29, 2024, is cancelled.

The Planning Commission adjourned at 9:33 a.m.

The above actions were taken by the City Planning Commission on February 1, 2024. There is now a 10-day appeal period that ends on February 12, 2024. 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 February 12, 2024.