

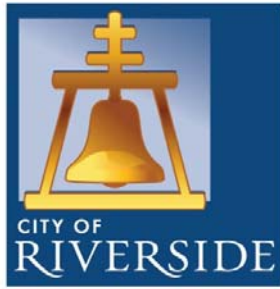
City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, OCTOBER 8, 2015, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

		M A N N I N G	S T O S E L	T A V A G L I O N E	P A R K E R	R I G G L E	T E U N I S S E N	R O S S O U W	K A I N	Z A K I
	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
Roll Call:	Present	X		X	X	X	X	X	X	
Chair Riggle called the meeting to order at 9:00 a.m. with all members present except commissioners Stosel and Zaki .										
The Pledge of Allegiance was given to the flag.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE										
There were no oral comments at this time.										
Jay Eastman, Interim City Planner, introduced Rafael Guzman as the new Community & Economic Development Director.										
Mr. Guzman addressed the Commission and indicated he looked forward to working with them.										
<u>PUBLIC HEARINGS</u>										
<u>PLANNING CASES</u> P12-0698, P12-0697 and P12-0601 – 14601 Dauchy Avenue										
Chair Riggle announced that the applicant is requesting a continuance to October 22, 2015. He asked if there was anyone in the audience that wanted to address the continuance of this case. There was no one in the audience requesting to speak. The Planning Commission continued Planning Cases P12-0698, P12-0697 and P12-0601 to the meeting of October 22, 2015.				X					X	
Chair Riggle announced a conflict of interest and recused himself from Planning Cases P14-0588, P15-0483, P15-0753, P15-0755, P15-0756 and P15-0757, and left the Chamber and Chair Pro Tem Kain presided.										
<u>PLANNING CASES</u> P14-0588, P15-0483, P15-0753, P15-0755, P15-0756 & P15-0757 – 383 E. Alessandro Blvd.										
Proposal by Atman Kadakia, Greens Group, to consider two Conditional Use Permits to reopen an existing motor vehicle fuel station with alcoholic beverage sales and to reopen an existing drive-thru restaurant in conjunction with a convenience store, three Variances for proximity to an existing gas station with concurrent sale of motor vehicle fuel with alcoholic beverages for proximity from any other business with an off-sale general license with less than 15,000 square feet of gross floor area, and for proximity from any other business with an off-sale general license that sells alcoholic beverages as its principal business, and a Public Convenience or Necessity determination due to the over-concentration of										



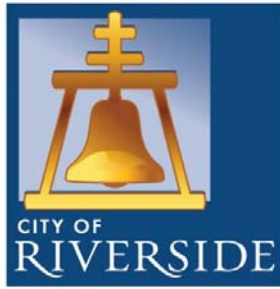
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	1	2	3	4	5	6	7	C W 3	C W 3
alcoholic beverages within the project site census tract. Candice Assadzadeh, Assistant Planner, presented the staff report. Atman Kadakia, Greens Group, stated they were in agreement with the recommended conditions. Mark Rubin spoke in support of the project. There were no other public comments received. Following discussion the Planning Commission recommended that the City Council: 1) Determine the proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities); 2) Approve Planning Cases P14-0588, P15-0483, P15-0753, P15-0755, P15-0756 & P15-0757 based and subject to the findings and recommended conditions outlined in the staff report; and 3) Adopt exhibits 6-8 as approved project plans, subject to the recommended conditions of approval.									
Motion Second All Ayes	X		X						
Chair Riggle returned to the dais.					X				
<u>PLANNING CASE P15-0098 – 105 Big Springs Road</u> Proposal by Andrea Urbas of Cortel, on behalf of Verizon Wireless, to consider a Minor Conditional Use Permit to construct a 58-foot high wireless telecommunications facility camouflaged as a bell tower. Candice Assadzadeh, Assistant Planner, presented the staff report. She indicated that 10 calls in support were received, as well 31 letters in support which were distributed this morning. Also distributed were revised conditions for this case. Andrea Urbas, Cortel, stated they were in agreement with the conditions, except for condition 1. She referred to the letter distributed to the commission from Verizon Wireless' attorney. The applicant would like to reserve its right to allow 20% height increase based on the Spectrum Act referenced in the letter. Ms. Urbas agreed to a continuance to October 22, 2015 and to waive their rights under the Shot Clock Rule. Father Michael Agustin, spoke in support of the project. There were no other comments from the audience. Following discussion the Planning Commission continued Planning Case P15-0098 to the October 22, meeting to allow time to analyze and discuss the letter received from Mackenzie & Albritton, LLP, the applicant's attorney. The applicant agreed to waive the rights under the Shot Clock Rule.									
<u>PLANNING CASES P15-0075, P15-0076 and P15-0819 – northerly side of Van Buren Boulevard, easterly of Prairie Way</u> Proposal by Zach Lauterbach of Evergreen Devco to consider a Design Review and two Conditional Use Permits for a vehicle repair facility ("Les Schwab Tire Center") and a drive-thru restaurant ("Dunkin Donuts"). Zach Lauterbach of Evergreen Devco, stated they were in agreement with staff's recommended conditions. There were no comments from the									



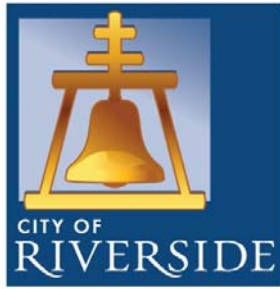
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audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Cases P15-0075, P15-0076 and P15-0819 constitute in-fill development and are categorically exempt from the provision of the California Environmental Quality Act, pursuant to Section 15332 of the CEQA Guidelines; 2) Approve Planning Cases P15-0075, P15-0076 and P15-0819 based on the findings in the staff report and subject to the recommended conditions 3) Adopt Exhibits 6-11 as approved project plans.				X			X		
Motion Second All Ayes									
Mr. Eastman requested that the Planning Commission take item 6, Planning Case P15-0326 out of order and move it to the end of the agenda.									
<u>PLANNING CASE P14-0682</u> – 105 Big Springs Road Proposal by Chris Colton from Spectrum Services, on behalf of Verizon Wireless, to consider a Conditional Use Permit to construct a 60-foot high wireless telecommunications facility camouflaged as a monopine. Gaby Adame, Assistant Planner, presented the staff report. Chris Colton, Spectrum Services, stated they would also agree to a continuance to October 22, 2015 and agreed to waive their rights under the Shot Clock Rule. There were no comments from the audience. Following discussion the Planning Commission continued Planning Case P14-0682 to the October 22, 2015 meeting to allow time to analyze and discuss the letter received from Mackenzie & Albritton, LLP, the applicant's attorney. The applicant agreed to waive the rights under the Shot Clock Rule.				X				X	
Motion Second All Ayes									
<u>PLANNING CASE P15-0061</u> – 5320 Victoria Ave Proposal by Henry Castro, Core Development Services, on behalf of Verizon Wireless, to consider a Minor Conditional Use Permit to construct a 50-foot high wireless telecommunications facility camouflaged as a church monument. Gaby Adame, Assistant Planner, presented the staff report. Mari Hagger, Core Development stated they would also agree to a continuance to October 22, 2015 and agreed to waive their rights under the Shot Clock Rule. There were no comments from the audience. Following discussion the Planning Commission continued Planning Case P15-0061 to the October 22, 2015 meeting to allow time to analyze and discuss the letter received from Mackenzie & Albritton, LLP, the applicant's attorney. The applicant agreed to waive the rights under the Shot Clock Rule.				X		X			
Motion Second All Ayes									



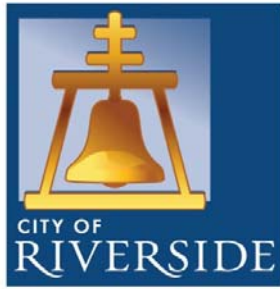
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<p>PLANNING CASE P15-0157 – 1151 Spruce Street Proposal by Andrea Urbas, Cortel, on behalf of Verizon Wireless, to consider a Conditional Use Permit to construct a 47-foot high wireless telecommunications facility camouflaged as a monopine. Gaby Adame, Assistant Planner, presented the staff report. Andrea Urbas, Cortel, stated they would agree to a continuance to October 22, 2015 and agreed to waive their rights under the Shot Clock Rule. There were no comments from the audience. Following discussion the Planning Commission continued Planning Case P15-0157 to the October 22, 2015 meeting to allow time to analyze and discuss the letter received from Mackenzie & Albritton, LLP, the applicant's attorney. The applicant agreed to waive the rights under the Shot Clock Rule.</p>									
Motion Second All Ayes							X	X	
<p>PLANNING CASE P15-0326 – Downtown Specific Plan Amendment – Prospect Place Office District Proposal by the City of Riverside to consider an amendment to Section 9.5.2 of the Downtown Specific Plan (DSP) to allow a maximum building height of 80 feet for the portion of the Prospect Place Office District. Jay Eastman, Interim City Planner, presented the staff report. For the record, he read an email from the Friends of Riverside's Hills indicating that they did not agree with the determination that the project was exempt from CEQA. George Lenertz stated he owned property across from the proposed project site and requested the same amendment be applied to his properties and the rest of the properties adjacent to him. These properties comprise a small triangle within the Prospect Place Office District. He also suggested amending the Specific Plan for the three properties at Prospect and Olivewood. Kristi Smith, Supervising Deputy City Clerk, stated that the Commission could not take action to include these properties as they were not noticed. The Commission can direct staff to contact the property owners to find out if such an amendment is amenable to them. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P15-0326 is exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines, Section 15061(b)(3), as the proposed development standard is a height limit that currently exists in the Prospect Place Office District and is only being expanded to be consistent over the entire District, and that no specific physical development is included in this request, therefore the General Rule of CEQA applies since it can be seen with certainty that there is no possibility that the amendment would have the potential to significantly effect the environment; 2) Approve Planning Case P15-0326 based on the findings outlined in the staff report and summarized in the attached</p>			X					X	
Motion Second Ayes Noes									



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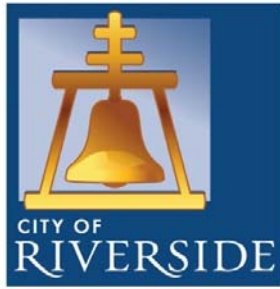
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findings and subject to the recommended conditions; and 3) Recommend adoption of the attached exhibit 6, subject to the recommended conditions of approval.									
<u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u>									
DISCUSSION: TIME LIMITS FOR MODULAR/TEMPORARY STRUCTURES Mr. Eastman asked for the Commission's input with regard to modular/temporary structures. The Commission offered the following suggestions: A set of guidelines, not necessarily codified, but guidelines that outlined the standards for temporary structures. Modulars intended to be temporary, urge city to believe in permanent well designed buildings instead. 10 year time limit with no extensions Whenever future items come up, include the modular guidelines with the report so that the Commissioners can be reminded of the guidelines. Suggestion was made to retain the 5-year approvals. The Commission and Council members can change in 10-years, history can be lost in that time. Consideration for unique situations and allow for 5 – 10 years. Modulars in highly visible locations to be temporary only, especially commercial areas. Some highly visible commercial sites, shorten the time limit. Consider aesthetics to make modular look permanent Include important factors to consider when a modular wants to become more permanent: visibility, proximity to residential, in the guidelines Mr. Eastman thanked the Commission for their input and indicated staff will draft the guidelines for the Commission's consideration at a future meeting.									
ITEMS FOR FUTURE AGENDAS The Commission directed staff to reach out to the property owners in the Prospect Place Office District as identified earlier in the discussion for P15-0326 and see if they are interested in amending the Downtown Specific Plan. Commissioner Tavaglione stated he may not be at the next meeting, October 22, 2015 due to business conflict. Chair Riggle announced he would be unable to attend the November 5, 2015 meeting due to a business conflict.									

All Ayes



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p><u>MINUTES</u> The Minutes of the Planning Commission Meeting of September 3, 2015 were approved as presented.</p> <p><u>ADJOURNMENT</u> The meeting was adjourned at 11:07 a.m. to the meeting of October 22, 2015 at 9:00 a.m. in the Art Pick Council Chamber.</p>	All Ayes									

Minutes approved as presented at the October 22, 2015 meeting.