CITY PLANNING COMMISSION MINUTES

THURSDAY, OCTOBER 6, 2016, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

City of Arts & Innovation

		PLANNING COMMISSIONERS								
		KIRBY	STOSEL	TAVAGLIONE	PARKER	RIGGLE	TEUNISSEN	ROSSOUW	KAIN	ZAKI
	WARDS	1	2	3	4	5	6	7	CW3	CW3
Roll Call:	Present	X		X	X		X	X	X	
Chair Parker called the meeting to order at 9:00 a.m. with all members present except commissioner Zaki.										
The Pledge of Allegiance was given to the flag.										
Colleen Nicol, City Clerk, administered the oath of office to new Planning Commission member, Richard Kirby.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE There were no oral comments at this time.										
PUBLIC HEARINGS										
PLANNING CASES P15-0907, P15-0908, P15-0909, P16-0285 and P16-0651 – 2234 Main St and 2225 and 2243 Orange Street – *CONTINUED TO OCTOBER 20, 2016* Proposal by Alex Mucino of AHD, LP to consider: 1) two Conditional Use Permits and Design Review to permit the construction of a vehicle service station, car wash and convenience store with off-premises sales of beer and wine, and a drive-thru restaurant; and 2) Variances to allow a reduced landscape setback along Orange Street, and a reduced distance separation to a business with the concurrent sale of motor vehicle fuel with alcoholic beverages. Chair Parker announced the applicant's request for continuance to October 20, 2016. There were no comments from the audience. The Planning Commission motioned to continue Planning Cases: P15-0907, P15-0908, P15-0909, P16-0285 and P16-0651 as requested by the applicant to the meeting of October 20, 2016.	Motion Second All Ayes						X	X		
PLANNING CASE P16-0251 – Revocation or Modification of Planning Case P15-0255 – 3700-3720 Main Street Request by the City of Riverside, Community & Economic Development Department for the revocation or modification of Planning Case P15-0255, a Minor Conditional Use Permit to establish entertainment in conjunction with a restaurant (Hideaway Café). Travis Randel, Principal Planner, presented the staff report. He stated that the applicant has requested a revision of condition 3c, changing the video requirement from thirty-days to fourteen days. Staff distributed revised conditions this morning. A public comment was also received and distributed this morning. Raychele Sterling, representing the Hideaway and Craig Johnston, stated that they have been able to reach an agreement. She									

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stated that Mr. Johnston does not believe his business to be a nuisance and submitted a 31-page memorandum to be incorporated into the record in order to preserve their rights to appeal. She stated they were in agreement with the revised conditions as submitted this morning. There were no comments from the audience. Commissioner Kain requested a recap from the Police Department. Detective Barrett, Vice Unit, gave a summary of the events and stated that they believed these recommendations would greatly reduce the amount of issues. Ms. Sterling noted that the city parking structure is not under her client's immediate control. The Public Hearing was closed. Following discussion the Planning Commission approved the modification to the Minor Conditional Use Permit P15-0255 based on the information provided in the staff report and approved the modified conditions as distributed this morning.	Motion Second All Ayes						X	X		
<u>Planning Cases P11-0768 and P11-0769</u> – Conditional Use Permit and Design Review – 9920 Arlington Avenue Proposal by Gerald Kohutek of Exclusive Towing to consider a Conditional Use Permit and Design Review of a plot plan and building elevations to permit the establishment of a vehicle impound yard and the remodel of an existing 5,082-square foot building, and a Variance to allow reduced front yard setbacks along Arlington Avenue and Crest Street. Sean Kelleher, Associate Planner, presented the staff report. Tom Hunt, representing the applicant, stated they were in agreement with the recommended conditions. There were no comments from the audience. The public hearing was closed. Following discussion the Planning Commission: 1. Determined that Planning Cases P11-0768 and P11-0769 will not have a significant effect on the environment and are categorically exempt from the provisions of the California Environmental Quality Act (CEQA (pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines; and 2. Approved Planning Cases P11-0768 and P11-0769 based on the findings in the staff report and subject to the recommended conditions.	Motion Second All Ayes			X				X		
<u>Planning Cases P16-0184 and P16-0185</u> – Conditional Use Permit and Design Review – 3628 Madison Street Proposal by WB Allen Development, LLC to consider a Conditional Use Permit and Design Review for the construction of a 9,712 square foot, two-story senior apartment building. Sean Kelleher, Associate Planner, presented the staff report. He announced that three comment letters were received and distributed to the Commission this morning. William Allen, applicant, stated they were in agreement with the recommended										

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conditions. He gave a brief overview of his project addressed some of the neighbors concerns. Jim Broeske, Architect, spoke and indicated they want to be good neighbors and planned the project accordingly. Comments from the audience: Vicky Therber, Patrick Harris, Rebecca Hupe, Pam Janet, Pete Arellano, and Johnny Narksuwan, spoke regarding: inappropriateness of apartments in a single-family residential area, exterior lighting, two-story complex adjacent to single family residences and possible natural light blockage, loss of privacy, location of the proposed driveway, increase in traffic and the need for a traffic study, noise, devaluation of property values, potential for increase in criminal activity, possible on-street parking from overflow, and the potential for a change to Section 8 housing instead of Senior Housing. Ms. Hupe submitted a letter in opposition for the record. Mr. Broeske responded to the comments and indicated that the complex will be gated. Windows and balconies have been placed so that they do not infringe on the neighbors privacy. The public hearing was closed. Following discussion the Planning Commission: 1. Determined that Planning Cases P16-0184 and P16-0185 will not have a significant effect on the environment and are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development Projects) of the CEQA Guidelines; and 2. Approved Planning Cases P16-0184 and P16-0185 based on the findings in the staff report and subject to the recommended conditions. The Commission added a condition: "The trees along the perimeter of the site shall be minimum 36-inch box size".	Motion Second All Ayes							X X	X	
MISCELLANEOUS PLANNING AND ZONING ITEMS ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Ted White, City Planner, reported on the Northside Specific Plan consultant selection and upcoming actions before the City Council.										
MINUTES The Minutes of the Planning Commission Meeting of September 8, 2016 were approved as presented.	All Ayes	X		X	X		X	X	X	
ADJOURNMENT The meeting was adjourned at 10:40 a.m. to the meeting of October 20, 2016 at 9:00 a.m. in the Art Pick Council Chamber.										

The above actions were taken by the City Planning Commission on October 6, 2016. There is now a 10-day appeal period that ends on October 17, 2016. 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. Also, during this time, the Mayor or any member of the City Council can refer the case for review on the Council's discussion calendar. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on October 17, 2016.

Minutes approved as presented at the October 20, 2016 meeting.