				C	PLANNING COMMISSIONERS								
CITY PLANNING COMMISSION MINUTES		K I R B Y	S T O S E L	T A V A G L I	P A R K E R	R I G G L E	T E U N I S S	R O S S O ⊃ ≷	K A I N	Z A K I			
RIVERSIDETHURSDAY, NOVEMBER 3, 2016, ART PICK COUNCIL CHAMBER, 0 3900 MAIN STREETCity of Arts & Innovation3900 MAIN STREET		1	2	0 N E 3	4	5	E N 6	7	C W 3	C W 3			
Roll Call:	Present	х		х	х	х	х	Х	Х	х			
Chair Parker called the meeting to order at 9:00 a.m. with all members present except commissioner Stosel.													
The Pledge of Allegiance was given to the flag.													
PLANNING/ZONING MATTERS FROM THE AUDIENCE Doug Ethell stated there was a bigger issue to the placement of industrial next to residential properties. He asked the Planning Commission to consider rezoning property so that there is a buffer between the two zones, Industrial and residential.													
PUBLIC HEARINGS													
Chair Parker announced that continuances were being requested for items 2 and 4. He stated that the Planning Commission would take these items out of order and hear item 3 last.													
<ul> <li><u>PLANNING CASES P15-0907, P15-0908, P15-0909, P16-0285 and P16-0651</u> – 2234 Main St and 2225 and 2243 Orange Street – <i>CONTINUED TO NOVEMBER 17, 2016</i></li> <li>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 November 17, 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 November 17, 2016.</li> <li>Chair Parker announced a financial conflict of interest and recused himself from the following discussion, and left the dais. Chair Pro Tem Rossouw presided.</li> <li><u>PLANNING CASES PP14-1072, P14-1081, P14-1082, P16-0101, P16-0102 and P16-0103</u> – 76-acre property located on the west side of Lance Drive between Sierra Ridge Drive and Dan Kipper Drive – <i>CONTINUED TO DECEMBER 22, 2016</i></li> </ul>	Motion Second All Ayes					x		×					

			PLANNING COMMISSIONERS								
CITY PLANNING COMMISSION MINUTES THURSDAY, NOVEMBER 3, 2016, 9:00 A.M.		K I R B Y	S T O S E L	T A > A G L - O	P A R K E R	R – G G L E	T E U N I S S E	R	K A I N	Z A K I	
City of Arts & Innovation Wards		1	2	N E 3	4	5	N 6	7	C W 3	C W 3	
consider an Environmental Impact industrial warehouse buildings, to op Pro Tem Rossouw announced th continuance to a Special Meeting December 22, 2016. Comments fro if the residents would be notified by Ted White, City Planner, stated that residents. Following discussion the a continuance to December 15, 201 Chair Parker returned to the dais. <u>PLANNING CASE P15-0862, P15- 0865, P15-0866 and P16-0647</u> – 41 Proposal by Jeff Moore of RC Ho following entitlements to permit development: 1) General Plan Am Tract Map (TTM36994); 4) Site Pla Variance to reduce the building Planner, presented the staff report. consider adding the Airport Protect motion. Also, two letters were rea Jeff Moore, RC Hobbs Company, st staff recommended conditions. He outreach they have done with rega confusion in that residents thought The applicant has also tried to spe proposal. Comments from the au property owner, encouraged the Co gave a short history of the site. following discussion the Planning City Council: 1) Determine that th significant effect on the environment case record and adopt a Negative D P15-0862, P15-0863, P15-0864 (TT P16-0647 based on the findings out	0863, P15-0864 (TTM-36994), P15- 05 Jefferson Street bbs Company, Inc. to consider the a 36-unit multi-family residential endment; 2) Rezoning; 3) Tentative in Review; 5) Design Review; and 6) setback. Gaby Adame, Assistant She requested that the Commission otion Overlay Zone as part of their ceived and distributed this morning. ated they were in agreement with the also briefed the Commission on the rd to this project. There was some this would be an apartment project. ak to those residents and clarify the idience: Margaret Trimble, current mmission to approve the project and The public hearing was closed and Commission recommended that the ne proposed project will not have a based on the findings set forth in the eclaration; 2) Approve Planning Case M-36994), P15-0865, P15-0866 and ined in the staff report and subject to the addition of the Airport Protection	Motion Second All Ayes Motion Second Ayes			×	×	×				x

			COMMISSIONERS									
CITY PLANNING COMMISSION MINUTES		K I R B Y	S T O S E L	T A V A G L I	P A R K E R	R – G G L E	Τ Ε U Z – S S	R O S S O D ≷	K A I N	Z A K I		
<b>RIVERSIDE</b> City of Arts & Innovation	THURSDAY, NOVEMBER 3, 2016, 9:00 A.M. ART PICK COUNCIL CHAMBER, CITY HALL 3900 MAIN STREET				O N E			E N		C ♥	C W	
		WARDS	1	2	3	4	5	6	7	3	3	
MISCELLANEOUS PLANNING AN	D ZONING ITEMS											
Ted White, City Planner, introduced	ND UPDATE FROM CITY PLANNER three new staff members: Stephanie Associate Planner, and Luke Seibert,											
He updated the Commission on the Residential/Industrial compatibility.	e City Council Workshop regarding											
INTENT TO CANCEL THE DECEMI The Planning Commission motioned meeting.	BER 29, 2016 MEETING d to cancel the December 29, 2016	Motion Second All Ayes					х		х			
contacting the Commissioners direc	nis concern regarding applicants tly to meet on projects. He asked if g the public with the Commissioner's											
Commissioner's applications are pul provide your contact information, the	City Attorney, replied that the blic record. Although, staff does not here are ways for citizens to obtain at the Commissioners do not have to ot wish to.											
	e agendized for a future meeting but ad meeting with applicants can be commission's by-laws.											
MINUTES The Minutes of the Planning Comm were approved as presented.	ission Meeting of October 20, 2016	All Ayes	x		x	х	х	х	х	х	x	
ADJOURNMENT The meeting was adjourned at 10:1 17, 2016 at 9:00 a.m. in the Art Pick	0 a.m. to the meeting of November Council Chamber.											
The above actions were taken by the City Planning Commission on November 3, 2016. There is now a 10-day												

**PI ANNING** 

appeal period that ends on November 14, 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 November 14, 2016. *Minutes approved as presented at the November 17, 2016 meeting.* 

Approved Planning Commission Minutes – November 3, 2016