



City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, APRIL 20, 2017, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

		K I R B Y	S T O S E L	R U B I O	P A R K E R	M I L L	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	X
Chair Parker called the meeting to order at 9:00 a.m. with all members present except commissioner Mill.										
The Pledge of Allegiance was given to the flag.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE There were no oral comments at this time.										
<u>PUBLIC HEARINGS</u>										
<u>PLANNING CASES P16-0321, P16-0324 and P17-0196 – Conditional Use Permit and Design Review – 3777 Mission Inn Avenue (Ward 1)</u> Proposal by Mark Rubin of Regional Properties, Inc. to consider a Conditional Use Permit to permit the construction of a mixed-use development with a density greater than 60 dwelling units per acre, a Floor Area Ratio greater than 4.0 and a building height greater than 60 feet and Variances to allow fewer parking stalls than required by Code and a rear yard setback less than required by Code. Brian Norton, Senior Planner, presented the staff report. Mark Rubin, Regional Properties, Inc. stated they were in agreement with staff's recommendations except condition 32 and 33. He deferred to his architect for further comment. Comments from the audience: Dave Leonard, Director Old Riverside Foundation, and Chani Beeman, Downtown Neighborhood Alliance, spoke in support. Richard Drumwoody, architect, requested a change to conditions 32 and 33. Staff is recommending replacement of the existing palm trees within the right-of-way with Chinese Flame Trees and Ginkgo Biloba trees. Due to maintenance and visibility issues for the lower level commercial businesses, the applicant would prefer palm trees and would agree to retain the mature palms and/or replace them with uniform height California Fan Palms along Mission Inn Avenue, and uniform height Queen Palms along Sixth Street. Jeff Hart, Engineering Manager, stated they would be happy to work with the applicant. Following discussion the Planning Commission: 1) Determined that the project is consistent with the previously-certified Fox Plaza Environmental Impact Report; and 2) Approved Planning Cases P16-0321 (Conditional Use Permit), P16-0324 (Variance) and P17-0196 (Variance) based on the findings in the staff report and subject to the recommended conditions. With Modification to conditions 32 and 33. 32) On Mission Inn Avenue, plant 24" Box Size California Palms or alternative species mutually agreed upon by applicant and staff. 33) On Sixth Street, plant 24" Box Size California Palms or alternative mutually agreed upon by applicant and staff.	Motion Second All Ayes	X	X	X	X		X	X		X



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></p> <p>ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Ted White, City Planner, thanked Chair Parker and Vice-Chair Rossouw for their presentation to the Budget Engagement Committee.</p> <p>Mr. White presented the Streamline video that will be aired on the City's website. The video provides an overview on the Streamline Riverside efforts. Staff is looking forward to the opening of the One Stop Shop on June 1.</p> <p>The Commission liked the video and suggested making it a little shorter. They also liked the Streamline Riverside logo and suggested pins and t-shirts with the new logo.</p> <p>Commissioner Zaki stated he would be out of the country for the May 18th meeting.</p> <p>Commissioner Kirby asked what was being done regarding parking for the existing shops Downtown.</p> <p>Mr. White stated that the City Council is actively working on this issue. He suggested agendizing this item at a future meeting and requesting the Parking Management Team to give a presentation.</p> <p>Chair Parker stated that he has been asked to prepare a report to the City Council on the Planning Commission's activities for 2016. This is also an opportunity to address any concerns or recommendations the Commission may have. Any input from the Commission would be welcome, please email Frances Andrade or Chair Parker directly with any suggestions within the next couple of days. The report is due by April 26, and the presentation to City Council will be May 23, 2017, at 6:00 p.m.</p> <p>Mr. White announced that there are no items for the May 4, 2017 Planning Commission meeting and that this meeting will be cancelled.</p> <p><u>MINUTES</u> The Minutes of the Planning Commission Meeting of April 6, 2017 were approved as presented.</p>										
	All Ayes	X	X	X	X		X	X	X	X



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	1	2	3	4	5	6	7	C W 3	C W 3
WARDS									
<u>ADJOURNMENT</u>									
The meeting was adjourned at 9:54 a.m. to the meeting of May 18, 2017 at 9:00 a.m. in the Art Pick Council Chamber.									

The above actions were taken by the City Planning Commission on April 20, 2017. There is now a 10-day appeal period that ends on May 1, 2017. 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 May 1, 2017.

Approved as presented at the May 18, 2017 meeting.