



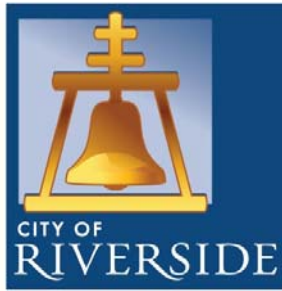
City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, SEPTEMBER 21, 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
Chair Pro Tem Rossouw called the meeting to order at 9:00 a.m. with all members present except commissioners Parker and Rubio.										
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 P17-0552 and P17-0319 – Minor Conditional Use Permit And Design Review – 3500 Madison St - Ward 3</u> Proposal by Greg Lukosky of HFC/PRP Madison, LLC to consider: 1) a Minor Conditional Use Permit to allow the construction of a 60-foot high, 222 square foot freeway-oriented sign for the Madison Plaza; and 2) a Variance to allow the proposed freeway-oriented sign to be located within 1,000 feet of an existing freeway-oriented sign. Candice Assadzadeh, Associate Planner, presented the staff report. Greg Lukosky, applicant, stated they were in agreement with the recommended conditions. There were no comments from the audience. Following discussion the Planning Commission: 1) Determined that this proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311 (Accessory Structures); and 2) Approved Planning Cases P17-0552 (Minor Conditional Use Permit) and P17-0319 (Variance) based on the findings outlined in the staff report and subject to the recommended conditions.	Motion Second All Ayes	X	X			X	X	X	X	X
<u>PLANNING CASES P17-0624, P17-0625 and P17-0626 – Conditional Use Permit (Revised), Design Review (Revised), and Variance – 3505 Market Street – Ward 1</u> Proposal by Atman Kadakia of ASK Ventures, LLC to consider an amendment to a previously approved Conditional Use Permit and Design Review related to the construction of a Hampton Inn Hotel and Home 2 Suites: 1) to permit increasing the height of the Hampton Inn Hotel from five to six stories and the number of guest rooms from 112 to 140 during Phase 1; an 2) to permit reducing the height of the Home 2 Suites from six to five stories and the number of guest rooms from 147 to 119 during Phase 2; and 3) a Variance to permit fewer parking spaces than required by Code for Phase 1. Brian Norton, Senior Planner, presented the staff report. Andrew Walcker, Psomas, representing the applicant, stated they were in agreement with the recommended conditions. There were no										



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p>comments from the audience. Following discussion the Planning Commission: 1) Determined the proposed project is consistent with the provisions of the Streamline for Infill provisions, under Section 15183.3 of the California Environmental Quality Act (CEQA) review, as approved; and 2) Approved Planning Cases P17-0624 (Amendment to CUP P15-0535), P17-0625 (Revision to DR P16-0048) and P17-0626 based on the findings outlined in the staff report and subject to the recommended conditions.</p> <p><u>PLANNING CASES P17-0481 AND P17-0482 – Conditional Use Permit and Design Review – 7797 Summit Street – Ward 4</u> Proposal by Robert Inge of RBI Landscape, Inc. to consider a Conditional Use Permit and Design Review of project plans to permit an Agricultural Field Office on 12 acres, currently developed with an agricultural use. Judy Egúez, Associate Planner, presented the staff report. Robert Inge, applicant, stated he was in agreement with the recommended conditions. There were no comments from the audience. Following discussion the Planning Commission: 1) Determined that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures); and 2) Approved Planning Cases P17-0481 (Conditional Use Permit) and P17-0482 (Design Review), based on the findings outlined in the staff report and subject to the recommended conditions.</p> <p><u>PLANNING CASES P16-0617, P16-0618 and P17-0609 – Rezoning, Design Review and Variance – 7715-7745 Indiana Av – Ward 4</u> Proposal by Kevin Wolf of Wolf Nejedly V, LLC to consider the following entitlements for the construction of a 4,056 square foot addition to an existing 930 square foot building to establish a vehicle sales office (Enterprise Cars Sales) on four contiguous parcels: 1) a Zoning Code Amendment to change the zone of four contiguous parcels from R-1-7000-SP to CG-SP-Commercial General and Specific Plan (Riverside Auto Center) Overlay Zones; 2) Design Review of project Plans; and 3) a Variance to allow a 6 foot high vinyl fence in lieu of a required 6 foot high masonry wall. Alyssa Berlino, Planning Technician, presented the staff report. Kevin Wolf stated they were in agreement with the recommended conditions. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) and Section 15332 (Infill Development Projects); and 2)</p>	<p>Motion Second All Ayes</p> <p>Motion Second All Ayes</p> <p>Motion Second Ayes Noes</p>	X	X			X	X	X	X	X
		X								
			X			X	X	X	X	X
							X			X
		X	X			X		X	X	



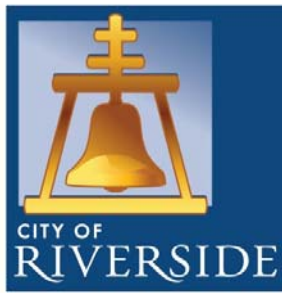
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	1	2	3	4	5	6	7	C W 3	C W 3
<p>Approve Planning Cases P16-0617 (Rezone), P16-0618 (Design Review) and P17-0609 (Variance), based on the findings outlined in the staff report and subject to the recommended conditions.</p> <p><u>PLANNING CASES P16-0556, P15-1035, P16-0557 and P17-0272– Specific Plan Amendment, Parcel Map, Design Review and Grading Exception – Old 215 Frontage Road, between Alessandro Boulevard and Cottonwood Avenue – Ward 2</u></p> <p>Proposal by Bob McMath on behalf of Rev Wheel, LLC to consider the following entitlements to facilitate construction of eight industrial buildings: 1) a Specific Plan Amendment to amend the Sycamore Canyon Business Park Specific Plan to change the land use designation of 23.60 acres from Retail Business Office and Industrial Support to Industrial, and revise the standards in Chapter 3 – Development Standards and Criteria of the Specific Plan; 2) a Parcel Map (PM-36981) to subdivide three parcels into six parcels; 3) a Design Review of project plans; and 4) a Grading Exception to allow retaining walls higher than permitted by the Zoning Code. Sean Kelleher, Associate Planner, presented the staff report. Steve Sommers, SDH Associates, on behalf of the owner, stated they were in agreement with the recommended conditions. There were no public comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and recommend adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and 2) Approve Planning Cases P16-0556 (Specific Plan Amendment), P15-1035 (Parcel Map), P16-0557 (Design Review, and P17-0272 (Grading Exception) based on the findings outlined in the staff report and subject to the recommended conditions.</p> <p><u>PLANNING CASES P16-0112, P16-0113, P16-0114, P16-0111 and P16-0883 – General Plan Amendment, Rezoning, Tract Map 37032, Planned Residential Development and Design Review – 9170 Indiana Avenue – Ward 5</u></p> <p>Proposal by Steve Berzansky of Steven Walker Communities, Inc., to consider the following entitlements for a 54-lot planned residential development: 1) a General Plan Amendment to change the land use designation from B/OP – Business/Office Park to MDR – Medium Density Residential; 2) a Zoning Code Amendment to change the zone from PF-Public Facilities Zone to R-1-7000 – Single-Family Residential Zone; 3) a</p>									
Motion Second 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>Tract Map (TM-37032) to subdivide two contiguous parcels into 54 residential lots; 4) a Planned Residential Development and Design Review for 54 single-family detached residences; and 5) Variances to allow fences and walls higher than permitted by Code and to allow reduced setbacks along the project perimeter. Stephanie Tang, Senior Planner, presented the staff report. She announced that a letter was received from the Riverside County Flood and Water Conservation District after publication of the report and noted that Condition 55 addresses their concern. A copy of the letter was distributed this morning to the Commission. Steve Berzansky stated they were in agreement with the recommended conditions. Comments from the audience: Alejandro Hernandez, resident, stated he was opposed to the project and expressed his concerns regarding traffic, noise and vibrations from the railroad. He stated the best use for the property was commercial. Following discussion, the Planning Commission recommended that the City Council: 1) Determine the proposed project will not have a significant effect on the environment and recommended that a Mitigated Negative Declaration be adopted pursuant to Section 15074 of the California Environmental Quality Act (CEQA) Guidelines; and adopt the Mitigation, Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 15097 and California Public Resources Code 21081.6; and 2) Approve Planning Cases P16-0112 (General Plan Amendment), P16-0113 (Rezone), P16-0114 (Tract Map No. 37032), P16-0111 (Planned Residential Development and Design Review), and P16-0883 (Variances) based on the findings outlined in the staff report and subject to the recommended conditions.</p> <p><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></p> <p>ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Ted White, Deputy Director, reported on upcoming Planning Commission items and upcoming Northside Specific Plan meetings.</p> <p><u>MINUTES</u></p> <p>The Minutes of the Planning Commission Meeting of September 7, 2017 were approved as presented.</p> <p><u>ADJOURNMENT</u></p> <p>The meeting was adjourned at 10:30 a.m. to the meeting of October 5, 2017 at 9:00 a.m. in the Art Pick Council Chamber.</p>	<p>Motion Second Ayes</p>	X	X			X	X	X	X	X
	<p>Motion Second All Ayes</p>								X	

The above actions were taken by the City Planning Commission on September 21, 2017. There is now a 10-day appeal period that ends on October 2, 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 October 2, 2017.