

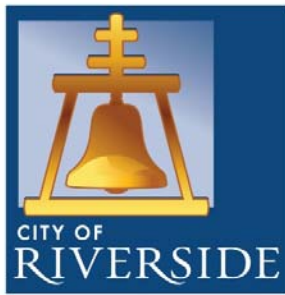
## CITY PLANNING COMMISSION MINUTES

THURSDAY, NOVEMBER 2, 2017, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

*City of Arts & Innovation*

### 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 Teunissen.										
The Pledge of Allegiance was given to the flag.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE										
There were no oral comments at this time.										
<b><u>PUBLIC HEARINGS</u></b>										
<b><u>PLANNING CASES P15-1010 and P17-0124 – GENERAL PLAN AND ZONING CODE AMENDMENT – CONTINUED</u></b>										
Proposal by the City of Riverside to amend the City's General Plan and Zoning Code to create consistency with the March Air Reserve Base/March Inland Port Airport Land Use Compatibility Plan (March ALUCP). Chair Parker announced that staff was requesting further continuance to the November 30, 2017 meeting. There were no comments from the audience. Following discussion the Planning Commission Continued Planning Cases P15-1010 and P17-0124 to the November 30, 2017 meeting.	Motion Second All Ayes	X	X	X	X	X		X	X	X
<b><u>PLANNING CASES P17-0360, P17-0361 and P17-0750 – Conditional Use Permit, Design Review and Variance – 1001 Alessandro Blvd., Ward 4</u></b>										
Proposal by Chad Hamilton of Northwest Commercial Advisors to consider: 1) a Conditional Use Permit and Design Review of project plans to permit the construction of a drive-thru restaurant (Jack-in-the-Box) and retail complex (Barton Center); and 2) a Variance to allow fewer parking spaces than required by the Zoning Code. Brian Norton, Senior Planner, presented the staff report. Chad Hamilton, Northwest Commercial Advisors, stated they were in agreement with the recommended conditions. Comments from the audience: Following discussion the Planning Commission: 1) Determined that the project is exempt from the California Environmental Quality Act (CEQA) subject to Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-fill Development Projects), as this project will not have a significant effect on the environment; and 2) Approved Planning Cases P17-0360, P17-0361 and P17-0750 based on the findings outlined in the staff report subject to the recommended conditions.	Motion Second All Ayes	X	X	X	X	X		X	X	X



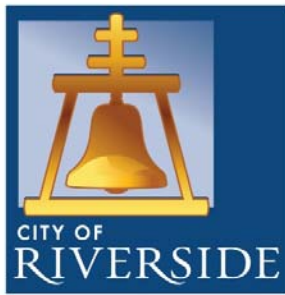
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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p><u>PLANNING CASES P17-0513 and P17-0512 – Rezoning and Conditional Use Permit – 4000 Pierce Street, Ward 7</u> Proposal by Gabe Ybarra of Action Surveys, on behalf of Riverside Meadows, Ltd, to consider: 1) a Rezone from R-1-7000 – Single Family Residential Zone to the R-1-7000-MH – Single-Family Residential and Mobile Home Park Overlay Zones; and 2) an amendment to previously approved Conditional Use Permit CU-029-701 to permit the addition of six mobile home ground lease spaces to an existing 354-unit mobile home park (Riverside Meadows). Matthew Taylor, Assistant Planner, presented the staff report. Gabe Ybarra 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 the project is exempt from the California Environmental Quality Act (CEQA) subject to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as this project will not have a significant effect on the environment; and 2) Approve Planning Cases P17-0513 and P17-0512 based on the findings outlined in the staff report subject to the recommended conditions.</p> <p><u>PLANNING CASES P17-0096, P17-0180, P17-0182 and P17-0521 – General Plan Amendment, Rezoning, Zoning Code Amendment, and Specific Plan Amendment – Citywide (Continued from October 19, 2017)</u> Proposal by the City of Riverside to implement the City of Riverside 2014-2021 General Plan Housing Element Implementation Plan by amending the City's Zoning Map, Zoning Code (Title 19), General Plan and University Avenue Specific Plan (UASP), and to consider a Draft Program Environmental Impact Report (DPEIR) prepared for the proposal. Doug Darnell, Senior Planner, presented the staff report. He stated that letters and revised recommendations were distributed to the Commission this morning. Comments from the audience: Nancy Melendez, Ward 5, representing the Riverside County Housing Authority and Fair Housing Council, spoke in support of the proposal. Following discussion the Planning Commission recommended, as per the revised recommendations, that the City Council: 1) Certify the Program Environmental Impact Report (PEIR) prepared for the project as complying with the California Environmental Quality Act (CEQA); 2) Find that, based on the Program Environmental Impact Report (PEIR) that has been prepared for the project, the project will have significant and unavoidable environmental impacts related to air quality, cultural resources, greenhouse gas emissions, noise, land use and planning, and transportation/traffic as there are no feasible alternatives to the project or</p>	Motion Second All Ayes	X	X	X	X	X		X	X	X
	Motion Second All Ayes	X	X	X	X	X		X	X	X



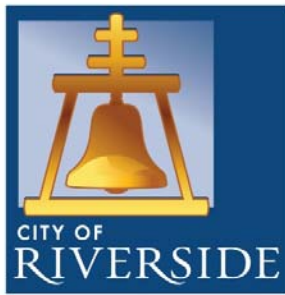
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	1	2	3	4	5	6	7	C W 3	C W 3
<p>mitigation measures that will avoid or substantially lessen the significant environmental effects; 3) Approve Planning Case P17-0096 (General Plan Amendment) for properties shown on Exhibit 2a of the Planning Commission staff report dated October 19, 2017, and attached as Exhibit 5 to the Planning Commission staff report dated November 2, 2017, except that: a) All properties shown with cross hatching in Exhibit 2a shall not be approved, b) Site W5G1S11 (APN's 233-062-039 and 233-062-040) shall not be approved, and c) Site W6G4S32 (APN's 151-111-034 and 151-111-046) shall be designated as HDR (High Density Residential); 4) Approve Planning Case P17-0180 (Rezone), for the rezoning of properties shown on Exhibit 2a of the Planning Commission staff report dated October 19, 2017, and attached as Exhibit 5 to the Planning Commission Staff report dated November 2, 2017 except that: a) All properties shown with cross hatching in Exhibit 2a shall not be approved, b) Site W5G1S11 (APN's 233-062-039 and 233-062-040) shall not be approved, c) Site W6G4S32 (APN's 151-111-034 and 151-111-046) shall be zoned R-3-1500 (Multiple-Family Residential), and d) The RP (Residential Protection), NC (Neighborhood Commercial), S (Building Stories), and X (Building Setback) Overlay Zones shall be removed for those properties identified in Exhibit 3 or the Planning Commission staff report dated November 2, 2017; 5) Approve Planning Case P17-0182 (Zoning Code Amendment), as shown in Exhibit 4 of the Planning Commission staff report dated October 19, 2017 and, including: a) Those minor edits and clarifications provided as Exhibit 4 of the Planning Commission staff report dated November 2, 2017, and b) An edit of Chapter 19.150.020(A) – Permitted Uses Table to allow single-family dwellings in R-3 and R-4 Zones only on existing properties 0.25 acres in size or less; and 6) Approve Planning Case P17-0521 (University Avenue Specific Plan Amendment). The Planning Commission took action to: 1) Deny the General Plan Amendment for properties identified for removal in Exhibit 2 of the Planning Commission staff report dated November 2, 2017; and 2) Deny the rezoning of properties identified for removal in Exhibit 2 of the Planning Commission staff report dated November 2, 2017.</p> <p><b><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></b></p> <p>ITEMS FOR FUTURE AGENDAS AND UPDATE FROM DEPUTY DIRECTOR</p> <p>Ted White, Deputy Director, announced that the November 16, 2017 meeting will be cancelled.</p>									



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<b><u>MINUTES</u></b> The Minutes of the Planning Commission Meeting of October 19, 2017 were approved as presented.	All Ayes	X	X	X	X	X		X	X	X
<b><u>ADJOURNMENT</u></b> The meeting was adjourned at 9:58 a.m. to the meeting of November 30, 2017 at 9:00 a.m. in the Art Pick Council Chamber.										

The above actions were taken by the City Planning Commission on November 2, 2017. There is now a 10-day appeal period that ends on November 13, 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 November 13, 2017.

*The minutes of November 2, 2017 were approved as presented at the November 30, 2017 meeting.*