



City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, MARCH 22, 2018, 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	V A C A N T	R O S S O U W	T E U N I S S E 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 Rossouw called the meeting to order at 9:00 a.m. with all members present.										
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 CASE P15-1000 – Conditional Use Permit – 10866 Arlington Avenue, Ward 7, CONTINUED TO APRIL 19, 2018</u>										
Chair Rossouw announced that the applicant has requested a continuance to the meeting of April 19, 2018. There was no one in the audience requesting to speak to the continuance. The Planning Commission: Continued Planning Case P15-1000 to the meeting of April 19, 2018.	Motion Second All Ayes	X	X	X	X	X		X	X	X
<u>PLANNING CASE PSP18-0005 – FY 2018/19 through FY 2022/23 five-year Capital Improvement Program (CIP), Citywide</u>										
Proposal by City of Riverside Finance Department for the review of the first two years of the City's FY 2018/19 through FY 2022/2023 five-year Capital Improvement Program (CIP) and determination of consistency with the General Plan 2025, pursuant to Riverside Municipal Code Section 19.050.030 and California Government Code Section 65401. Dave Murray, Senior Planner, presented the staff report. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the first two years of the City of Riverside's FY 2018/19 through FY 2022/23 five-year Capital Improvement Program is not subject to the California Environmental Quality Act CEQA) review pursuant to CEQA Guidelines Section 15060 (c)(3) because the review is not considered a "project", as defined by section 15368(b)(4). Additionally, the determination of consistency by the Planning Commission has no potential to result in a direct or indirect physical change in the environment. 2) Find that FY 2018/19 and FY 2019/20 of the five-year Capital Improvement Program is consistent with the City's General Plan 2025; and 3) Report to the City Council that FY 2018/19 and FY 2019/20 of the five-year Capital Improvement Program is consistent with the City's General Plan 2025.	Motion Second Ayes	X	X	X	X	X		X	X	X



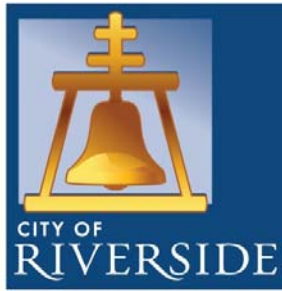
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	1	2	3	4	5	6	7	C W 3	C W 3
<p><u>PLANNING CASES P17-0467, P17-0466, P17-0468, P17-0469, P17-0470, P17-0471, AND P17-0472 – General Plan, Specific Plan Amendment, Rezoning, Site Plan Review, Traffic Pattern Modification Measures, Vacation And Variance for the Development of Mixed Use Development – 3575-3661 Merrill Avenue, Ward 3</u></p> <p>Proposal by Richard Hamm of Pelican Merrill Avenue, LLC, to consider the following entitlements for the construction of a three story, 98,608 square-foot mixed-use development, consisting of 108 residential units and 1,200 square feet of commercial space: 1) a General Plan Amendment to amend the General Plan Land Use Designation from C – Commercial to MU-U – Mixed-Use-Urban; 2) a Specific Plan Amendment to amend the Magnolia Avenue Specific Plan to include the MU-U – Mixed-Use-Urban Land Use designation in the Magnolia Center District; 3) a Zoning Code Amendment to rezone the project site from CG-SP – Commercial General-Specific Plan (Magnolia Avenue) Overlay Zones to MU-U-SP – Mixed-Use-Urban-Specific Plan (Magnolia Avenue) Overlay Zones; 4) a Site Plan Review; 5) Traffic Pattern Modification Measures for the reconfiguration of Merrill Avenue; 6) a Street Vacation to vacate three-feet of Merrill Avenue; and 7) a Variance to allow perimeter walls higher than permitted by Code. Brian Norton, Senior Planner, presented the staff report. He stated that a letter was received from South Coast Air Quality Management District and was distributed this morning to the commission. Also, distributed this morning were revised conditions for the project. Richard Hamm, representing the applicant, stated they were in agreement with staff's recommended conditions. Comments from the audience: Robert Beatty, representing the Magnolia Center Business Council, and Jeff Rieger, Vestar, Riverside Plaza, spoke in support of the project. 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 City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and 2) Approve Planning Cases: P17-0467 (General Plan Amendment), P17-0466 (Specific Plan Amendment), P17-0468 (Rezone), P17-0469 (Site Plan Review), P17-0470 (Traffic Pattern Modification Measures), P17-0471 (Street Vacation) and P17-0472 (Variance) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended revised conditions submitted by staff.</p>									
Motion Second Ayes	X	X	X	X	X		X	X	X



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<u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u> ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Patricia Brenes, Principal Planner, reported on upcoming Planning Commission cases. <u>MINUTES</u> The Minutes of the Planning Commission Meeting of March 8, 2018 were approved as presented. <u>ADJOURNMENT</u> The meeting was adjourned at 9:41 a.m. to the meeting of April 5, 2018 at 9:00 a.m. in the Art Pick Council Chamber.										
	All Ayes	X	X	X	X	X		X	X	X

The above actions were taken by the City Planning Commission on March 22, 2018. There is now a 10-day appeal period that ends on April 2, 2018. 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 April 2, 2018.