



City of Arts & Innovation

CITY PLANNING COMMISSION DRAFT MINUTES

THURSDAY, JULY 12, 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
Chair Rossouw 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 There were no oral comments at this time.										
<u>PUBLIC HEARINGS</u>										
<u>PLANNING CASES P18-0279, P18-0280, P18-0281 and P18-0282 – Rezone, Conditional Use Permit, Design Review and Grading Exception, Senior Housing Complex – 4800 Palm Avenue, Ward 1</u> Proposal by Mohamad Younes of Invision Palm, LLC to consider the following entitlements for the construction of two-story senior housing complex consisting of 59 dwelling units: 1) Zoning Code Amendment to rezone a portion of the site from O – Office Zone to R-1-7000 – Single Family Residential Zone; 2) Conditional Use Permit to permit the construction of a senior housing complex; 3) Design Review of project plans; and 4) Grading Exception for retaining walls higher than permitted by Code along the east property line. Judy Egüez, Associate Planner, presented the staff report. She distributed a letter received from the First United Methodist Church of Riverside and revised conditions of approval, eliminating Condition 11a and 11b in response to the letter. Mohamad Younes, Invision Palm, LLC, addressed the Commission. There were no comments from the audience. The public hearing was closed. Following discussion the Planning Commission recommended that the City Council:										
1) Determine that the project is exempt from the California Environmental Quality Act subject to Section 15332 (In-fill Development Projects), as this project will not have a significant effect on the environment; 2) Approve Planning Cases P18-0279 (Rezone), P18-0280 (Conditional Use Permit), P18-0281 (Design Review), and P18-0282 (Grading Exception) based on the findings outlined in the staff report subject to the recommended revised conditions.	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
<u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u>										
<u>Northside Specific Plan Update</u>										
Jay Eastman, Principal Planner, presented an update of the Northside Specific Plan. No formal action was taken by the Planning Commission.										
<u>Code of Ethics and Conduct Annual Review</u>										
Chair Rossouw announced that the Board of Ethics will be hearing this matter at their August 2, 2018 meeting. The Governmental Affairs Committee will consider the Board of Ethics recommendations at their September 5, 2018 meeting and forward these to the City Council. In anticipation of this, he encouraged the Commission to read through the material provided and forward any comments to him. He will forward any comments from the Planning Commission to the City Clerk's office.										
<u>Planning Commission Second Quarter Attendance Report</u>										
The Planning Commission approved the 2018 Second Quarter Attendance as presented.	Motion Second All Ayes	X		X	X	X		X	X	X
ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER										
Patricia Brenes, Principal Planner, invited Dave Murray, Principal Planner to update the Commission on the Marijuana Zoning Code Amendment.										
Mr. Murray stated that the amendment was referred to Council by Councilmembers Adams and Conder. The City Council approved the amendment on July 10, 2018. The Ordinance will become effective August 24, 2018.										
Ms. Brenes updated the Commission on future items. She announced that the July 26 th meeting will be cancelled. There are no planning items for that meeting date.										
Chair Rossouw announced that at the July 24 th Council meeting an item has been added requesting his removal from the Planning Commission.										
Commissioner Zaki announced that he will be on vacation and will not be present for the August 9 th meeting.										
<u>MINUTES</u>										
The Minutes of the Planning Commission Meeting of June 28, 2018 were approved as presented.	All Ayes									



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	1	2	3	4	5	6	7	C W 3	C W 3
ADJOURNMENT The meeting was adjourned at 10:05 a.m. to the meeting of July 26, 2018 at 9:00 a.m. in the Art Pick Council Chamber.									

The above actions were taken by the City Planning Commission on July 12, 2018. There is now a 10-day appeal period that ends on July 23, 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. The Planning Cases P18-0279, P18-0280, P18-0281 and P18-0282 will be forwarded to the City Council for final review and approval.