

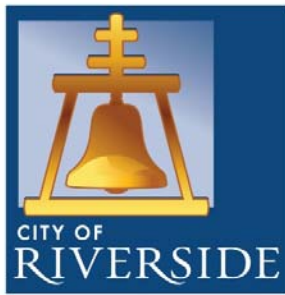
CITY PLANNING COMMISSION **DRAFT MINUTES**

THURSDAY, August 9, 2018, 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	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 commissioners Stosel and Zaki.										
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 P18-0295, P18-0331 and P18-0330 – Rezone, Tract Map (TM-39675), and Design Review – Four-Unit Condominium – 3753 Myers Street, Ward 5</u>										
Proposal by the City of Riverside Housing Authority to consider the following entitlements to construct a four-unit condominium development: 1) a Zoning Code Amendment to rezone the project site from CR-NC-SP – Commercial Retail – Neighborhood Commercial, and Specific Plan (Magnolia Avenue) Overlay Zones to MU-V-SP – Mixed Use Village and Specific Plan (Magnolia Avenue) Overlay Zones; 2) Tentative Tract Map No. 39675 to create a single parcel for condominium purposes; and 3) a Design Review of project plans and building elevations. Sean Kelleher, Associate Planner, presented the staff report. Staff received comments from nearby property owners which were distributed to the Commission this morning. Also distributed were revised conditions of approval. Emilio Ramirez, Director, Office of Homeless Solutions, stated that both the Housing Authority and Habitat for Humanity were in agreement with the recommended conditions. There were no comments from the audience. The Public Hearing was officially closed. 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 15332 (Infill Development Projects) and 15061(B)(3)(General Rule), as this project will not have a significant effect on the environment; and 2. Approve Planning Cases P18-0295 (Rezone), P18-0331 (TM 39675), and P18-0330 (Design Review) based on the findings outlined in the staff report and subject to the revised recommended conditions.	Motion Second All Ayes	X		X	X	X		X		
Commissioner Parker recused himself from the following cases due to financial conflict of interest and left the dais.										



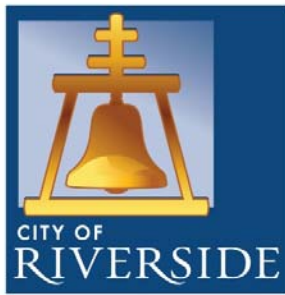
CITY PLANNING COMMISSION **DRAFT MINUTES**

THURSDAY, August 9, 2018, 9:00 A.M.
 ART PICK COUNCIL CHAMBER, CITY HALL
 3900 MAIN STREET

City of Arts & Innovation

PLANNING COMMISSIONERS

	KIRBY	STOSSEL	RUBIO	PARKER	MILL	VACANT	ROSSOW	TEUNISSEN	ZAKI
	1	2	3	4	5	6	7	CW3	CW3
<p>PLANNING CASE PSP18-0023 – Determination of General Plan Consistency – 3610 Eucalyptus Avenue, Ward 2 Request by Sergio San Martin, on behalf of the Riverside Unified School District (RUSD), for General Plan Conformity and Site Acquisition Findings for proposed acquisition of two parcels for expansion of the existing Longfellow Elementary School. Jay Eastman, Principal Planner, presented the staff report. Sergio San Martin, Assistant Superintendent, Operations, RUSD, addressed the Commission. Comments from the audience: Sharron Lewis, Vice President, Riverside Branch NAACP and Cristina Duran, spoke in support of the proposal. Following discussion the Planning Commission: 1) Determined that the proposed property acquisition for the expansion of the existing Longfellow Elementary School is consistent with the General Plan 2025, based on the analysis and findings of the staff report.</p>	X				X		X	X	
<p>PLANNING CASE PSP18-0024 – Determination of General Plan Consistency – 7351 Lincoln Avenue, Ward 4 Request by Sergio San Martin, on behalf of the Riverside Unified School District (RUSD), for General Plan Conformity and Site Acquisition Findings related to a proposed acquisition of a single 9.8-acre parcel, which will accommodate a future elementary school. Jay Eastman, Principal Planner, presented the staff report. Mr. Eastman stated that the proposal would not be consistent with the adopted and recently certified 2014-2021 Housing Element of the General Plan 2025. The subject site was rezoned to the R-3-1500 – Multiple-Family Residential Zone as part of the 2017 Rezone Program adopted by the City. Sergio San Martin, Assistant Superintendent, Operations, RUSD, addressed the Commission. Mays Kakish, Chief Business Officer, responded to the Commission's questions. Comments from the audience: Ofelia Valdez-Yeager, Tom Hunt, Sharron Lewis, Vice President, Riverside Branch NAACP; Eva Amezola, Vice-president Latino Network; Bob Garcia; Carrie Vijedia, Riverside Council PTA; Don Madden; Anthony Rivera, Casa Blanca Community Action Group; Amanda Murillo; Dr. Angelov Farooq, RUSD; Gilberto Esquivel; Perry Chastain; and Cristina Duran, spoke in support of a school in Casa Blanca. Following discussion the Planning Commission: 1) Determined that the proposed property acquisition for a future elementary school at 7351 Lincoln Avenue is not consistent with the General Plan 2025, based on the analysis and findings of the staff report.</p>	X		X		X		X	X	
Commissioner Parker returned to the dais at this time.				X					



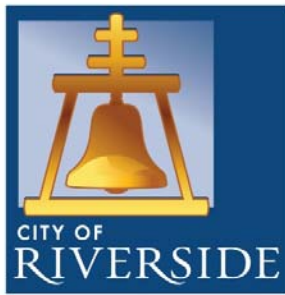
CITY PLANNING COMMISSION **DRAFT MINUTES**

THURSDAY, August 9, 2018, 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	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
<p><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></p> <p>ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Patricia Brenes, Principal Planner, called upon David Welch, Community & Economic Development Interim Director. Mr. Welch thanked Patricia Brenes, Jay Eastman and Dave Murray, Principal Planners, who have ensured that the City has run smoothly during the absence of a City Planner. Mr. Welch introduced Mary Kopaskie-Brown, City Planner. Ms. Kopaskie-Brown started employment with the City on July 27th, and brings with her over 30 years of land use and environmental planning experience. Ms. Kopaskie-Brown addressed the Commission and stated that she looked forward to working with the Commission.</p> <p>Jay Eastman provided an update of the Northside Specific Plan. He announced that there will be a joint meeting of the City Council and Riverside Public Utilities Board on August 22, 2018. He encouraged the Commission to attend or watch the meeting on video. The meeting will be held at the County Administrative Center. The purpose of the meeting is to seek input on the specific plan as it relates to the Northside land holdings held by the both the City and Public Utilities and associated fiscal considerations. Both the City Council and Public Utilities are stewards for the tax payer and rate payer assets. These meetings will provide the Planning staff input on the draft land use concept. Staff is seeking preliminary comments and direction from the Council and Board of Public Utilities' before initiating a specific plan, and the associated analysis. He stated that the specific land uses and zoning will come before the Planning Commission as part of the approval process.</p> <p>Ms. Brenes updated the Commission on upcoming workshops and projects.</p> <p><u>MINUTES</u></p> <p>The Minutes of the Planning Commission Meeting of July 12, 2018 were approved as presented.</p> <p><u>ADJOURNMENT</u></p> <p>The meeting was adjourned at 10:48 a.m. to the meeting of August 23, 2018 at 9:00 a.m. in the Art Pick Council Chamber.</p>										
	All Ayes	X		X	X	X		X	X	



City of Arts & Innovation

CITY PLANNING COMMISSION **DRAFT MINUTES**

THURSDAY, August 9, 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

The above actions were taken by the City Planning Commission on August 9, 2018. There is now a 10-day appeal period that ends on August 20, 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 August 20, 2018.

Planning Cases: P18-0295, P18-0331 and P18-0330 will be forward to the City Council for final approval.

Planning Cases: PSP18-0023 and PSP18-0024 will become final on August 20, 2018.