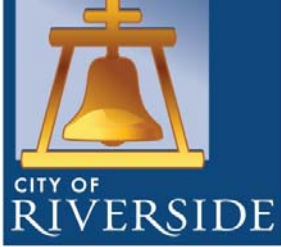


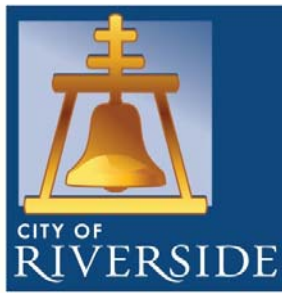
City of Arts & Innovation

CITY PLANNING COMMISSION DRAFT MINUTES

THURSDAY, July 25, 2019, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

	<div><div>CITY PLANNING COMMISSION</div><div>DRAFT MINUTES</div></div> <div>THURSDAY, July 25, 2019, 9:00 A.M. ART PICK COUNCIL CHAMBER, CITY HALL 3900 MAIN STREET</div>	K I R B Y	R O B E R T S	R U B I O	P A R K E R	M I L L	A L L E N	R O S S O U W	T E U N I S S E N	Z A K I
City of Arts & Innovation		1	2	3	4	5	6	7	C W 3	C W 3
	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 Rossouw called the meeting to order at 9:00 a.m. with all members, except Commissioners Roberts (vacation) and Zaki (ill).										
Staff Present: M. Kopaskie-Brown, P. Brenes, J. Eastman, C. Assadzadeh, B. Norton, K. Smith, F. Andrade										
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 P18-0956, P18-0957 and P19-0252 –</u> <u>CONDITIONAL USE PERMIT, DESIGN REVIEW AND VARIANCE –</u> <u>10170 INDIANA AVENUE - WARD 5 - CONTINUED AUGUST 8, 2019</u> Chair Rossouw announced that the applicant has requested continuance to the meeting of August 8, 2019. The Planning Commission continued Planning Cases P18-0956, P18-0957 and P19-0252 to the meeting of August 8, 2019 as requested by the applicant.	Motion Second All Ayes	X		X	X	X	X	X	X	
<u>PLANNING CASES P18-0492, P18-0590 and P18-0591 –</u> <u>CONDITIONAL USE PERMIT, PUBLIC CONVENIENCE OR</u> <u>NECESSITY AND VARIANCE – TYPE 20 ALCOHOL LICENSE IN</u> <u>CONJUNCTION WITH EXISTING GAS STATION CONVENIENCE</u> <u>STORE – 1340 & 1360 BLAINE STREET - WARD 1</u> Proposal by Sunrinder Pal Singh of Gurkirpa Properties, Inc. to consider a the following entitlements to permit a Type 20 Alcohol License (Off-Sale Beer and Wine) in conjunction with an existing gas station convenience store: 1) Conditional Use Permit to permit the off sale of beer and wine; 2) Determination of Public Convenience or Necessity to allow the off-sale of beer and wine in an over concentrated census tract; and 3) Variances to allow reduced separation requirements from an assemblies of people – non-entertainment, an existing business with the concurrent sale of vehicle fuel with alcoholic beverages, and an existing business licensed for off-sale general alcoholic beverage sales with less than 15,000 square feet of floor area. Candice Assadzadeh, Senior Planner, presented the staff report. Surinder Pal Singh, applicant, stated they were in agreement with the recommended conditions. There were no comments from the audience. The public hearing was closed. Following discussion the Planning Commission: 1) Determined that the project is exempt from the										



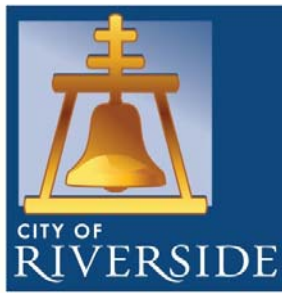
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		K I R B Y	R O B E R T S	R U B I O	P A R K E R	M I L L	A L L E N	R O S S O U W	T E U N I S S E N	Z A K I
	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p>California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and 2) Approved Planning Cases P18-0492, P18-0590 and P18-0591 based on the findings in the staff report and subject to the recommended conditions.</p> <p>Motion carried.</p> <p><u>PLANNING CASES P19-0380 and P19-0480 – TENTATIVE TRACT MAP (TM-37764), VARIANCE – SUBDIVIDE 8.80 ACRES INTO FOURTEEN SINGLE FAMILY RESIDENTIAL LOTS – SOUTHEAST CORNER OF LA SIERRA AND VICTORIA AVENUES, WARD 5</u> Proposal by La Sierra Victoria Development, LLC to consider the following entitlements: 1) Tentative Tract Map (TTM-37764) to subdivide 8.80 acres into fourteen single family residential lots, ranging in size from 21,784 to 34,329 square feet, for future development of single family residences; and 2) Variance to allow a reduced lot depth for Parcel 5.. Brian Norton, Senior Planner, presented the staff report. Hitesh Patel, applicant, stated they were in agreement with the conditions. Comments from the audience: Jo Jagers, Emily Rosas and Adam Chase, representing David Zuniga, spoke regarding increased traffic, difficult turn onto Millsweet, orange tree buffer, maintaining Victoria Avenue landscape, Millsweet currently being a private street and the effect this proposal will have on it, responsibility to connect sewer lines by the existing residences, construction timing, removal of existing grove timing. The public hearing was closed. Mr. Norton noted that there were conditions requiring the tree buffer and tree grove to remain until grading. Chris Scully, Public Works, addressed the questions regarding Millstreet, public or private street, and sewer connections. The applicant agreed to notify the residents prior to commencing construction activity. Following discussion the Planning Commission: 1) Determine that the project is consistent with the previously adopted Mitigated Negative Declaration (MND) for Tract Map (TM-36713) and find that no further CEQA action is required; 2) Approve that the project is consistent with the previously adopted Mitigated Negative Declaration (MND) for Tract Map (TM-36713) and find that no further CEQA action is required based on the findings outlined in the staff report and subject to the recommended conditions.</p> <p>Motion carried.</p>	<p>Motion Second All Ayes</p> <p>Motion Second All Ayes</p>	X		X	X	X	X	X	X	



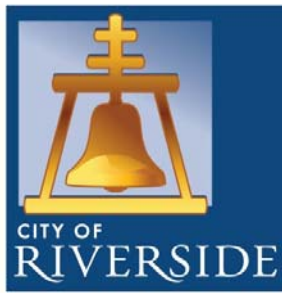
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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p><u>CONSENT CALENDAR</u> The following items were approved by one motion affirming the actions appropriate to each item.</p> <p>The Minutes of the Planning Commission Meeting of June 27, 2019 were approved as presented.</p> <p><u>DISCUSSION CALENDAR</u></p> <p>Commissioner Parker recused himself from the following discussion. He stated he has on-going relationship with RUSD.</p> <p><u>PLANNING CASE PSP19-0039: GENERAL PLAN CONFORMITY – RIVERSIDE UNIFIED SCHOOL DISTRICT – 2859 14th STREET- WARD 2</u> Proposal by the Riverside Unified School District (RUSD) for a City Planning Commission determination of General Plan conformity and reporting on the potential acquisition of one parcel for the expansion of the existing Lincoln High School. Jay Eastman, Principal Planner, presented the staff report. There were no comments from the audience. Following discussion the Planning Commission: Determined the proposed property acquisition for the expansion of Lincoln High School, or the future development of a new elementary school site, is consistent with General Plan 2025, based on the analysis of the staff report.</p> <p>Motion carried.</p> <p>Commissioner Parker returned to the dais at this time.</p> <p><u>COMMUNICATIONS</u></p> <p>Items For Future Agendas And Update From City Planner: Mary Kopaskie-Brown, City Planner, reported on the recent and upcoming City Council actions.</p> <p><u>ADJOURNMENT</u> The meeting was adjourned at 9:43 a.m. to the meeting of August 8, 2019 at 9:00 a.m. in the Art Pick Council Chamber.</p>	All Ayes	X		X	X	X	X	X	X	
	Motion Second All Ayes	X		X		X	X	X	X	



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	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 July 25, 2019. There is now a 10-day appeal period that ends on August 5, 2019. 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. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on August 5, 2019.

2. P18-0956, P18-0957 & P19-0252 – Continued to August 8, 2019
3. P18-0492, P18-0590, P18-0591, P18-0592, P18-0593 – Final at Planning Commission
4. P19-0380, P19-0480 – Final at Planning Commission