



*City of Arts & Innovation*

## PLANNING COMMISSION MINUTES

THURSDAY, JULY 14, 2022, 9:00 A.M.  
PUBLIC COMMENT IN PERSON /TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET

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### COMMISSIONERS

PRESENT: R. Kirby, L. Mooney, C. Roberts, J. Rush, R. Singh, J. Wilder

ABSENT: J. Parker (V), T. Ridgway (B)

STAFF: C. Christopoulous D. Murray, A. Beaumon, N. Mustafa, C. Scully, F. Andrade

Chair Kirby called the meeting to order at 9:00 a.m.

### ORAL COMMUNICATIONS FROM THE AUDIENCE

There were no comments from the audience.

### DISCUSSION CALENDAR

Planning Case PR-2022-001384 - Request to waive the Sunshine Ordinance by two-thirds vote, pursuant to Riverside Municipal Code Section 4.05.05(D)(1)(b) to consider a determination of General Plan Conformity and Site Acquisition Findings for the Riverside Unified School District (RUSD)

Motion by Commissioner Wilder, Seconded by Commissioner Singh to waive the Sunshine Ordinance to consider a determination of General Plan Conformity and Site Acquisition Findings for the Riverside Unified School District (RUSD).

Motion Carried: 6 Ayes, 0 Noes, 2 Absent, 0Abstention

AYES: Kirby, Mooney, Roberts, Rush, Singh, Wilder

NOES: None

ABSENT: Parker, Ridgway,

ABSTENTION: None



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Planning Case PR-2022-001384 - To Consider a request by the Riverside Unified School District (RUSD) for a City Planning Commission General Plan Conformity and Site Acquisition Findings related to a proposed acquisition of a parcel for a parking lot to serve Victoria Elementary School and additional school facilities as needed by the RUSD. Judy Egüez, Senior Planner, presented the staff report. Sergio San Martin, Assistant Superintendent, Operations, stated he was in agreement with the staff report. There were no public comments. Following discussion, it was moved by Chair Kirby, Seconded by Commissioner Singh, to determine that the proposed acquisition by the Riverside Unified School District is consistent with the General Plan based on the analysis and findings in the staff report.

Motion Carried: 6 Ayes, 0 Noes, 2 Absent, 0 Abstention

AYES: Kirby, Mooney, Roberts, Rush, Singh, Wilder

NOES: None

ABSENT: Parker, Ridgway

ABSTENTION: None

### PUBLIC HEARINGS

PLANNING CASE PR-2021-000897 - RECONSIDERATION MODIFICATION OF CONDITIONS, CONDITIONAL USE PERMIT, PARCEL MAP AND DESIGN REVIEW - 19260 VAN BUREN BOULEVARD, WARD 4

To reconsider the June 23, 2022 approval of Planning Case PR-2021-000897 for the following entitlements for the construction of a 3,740 square-foot restaurant (Panera Bread) with dual drive thru lanes, because the public was not able to virtually provide comments on the item due to technical difficulties, and rehear the application for such entitlements: 1) Modification of Conditions to modify a condition of Parcel Map 30369 prohibiting drive-thru businesses; 2) Conditional Use Permit to permit a drive-thru restaurant; 3) Parcel Map (PM-38289) to subdivide a 7.72-acre parcel developed with a commercial building into two parcels; and 4) Design Review of project plans for site plan and building elevations

Motion by Commissioner Kirby, Seconded by Commissioner Wilder to reconsider the approval of Planning Case PR-2021-000897 from June 23, 2022.



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Motion Carried: 6 Ayes, 0 Noes, 2 Absent, 0 Abstention

AYES: Kirby, Mooney, Roberts, Rush, Singh, Wilder

NOES: None

ABSENT: Parker, Ridgway

ABSTENTION: None

Brian Norton, Senior Planner presented the staff report. He noted that comment letters were received and distributed to the Commission. Chris Costanzo, stated they were in agreement with the recommended conditions of approval. Public Comment: Michael Alti, Community Legal Advisors, Inc., on behalf of the Orangecrest Hills Commercial Owners Association, addressed the Commission. The public hearing was closed. Following discussion it was moved by Commissioner Wilder and seconded by Commissioner Singh to: 1) Determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction or Conversion of Structures) and 15315 (Minor Land Divisions) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and 2) Approved Planning Case PR-2021-000897 (Modification of Conditions, Conditional Use Permit, Parcel Map, and Design Review) based on the findings outlined in the staff report, and subject to the recommended conditions.

Chair Kirby advised of the appeal period.

The Planning Commission decision is final unless appealed to City Council.

Motion Carried: 6 Ayes, 0 Noes, 2 Absent, 0Abstention

AYES: Kirby, Mooney, Roberts, Rush, Singh, Wilder

NOES: None

ABSENT: Parker, Ridgway

ABSTENTION: None

### COMMUNICATIONS

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER



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Chris Christopoulos, Interim Community & Economic Development Director, stated that the meeting of July 21, 2022 will be canceled.

### ADJOURNMENT

The meeting was adjourned at 9:38 a.m. to the meeting of August 4, 2022 at 9:00 a.m.

The above actions were taken by the City Planning Commission on July 14, 2022. There is now a 10-day appeal period that ends on July 25, 2022. 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 July 25, 2022

*The minutes were approved as presented at the August 18, 2022 meeting.*