

City of Arts & Innovation

## PLANNING COMMISSION DRAFT MINUTES

THURSDAY, JULY 18, 2024, 9:00 A.M.  
PUBLIC COMMENT IN-PERSON/TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET, RIVERSIDE, CA 92522

**PRESENT:** Chair Lorraine Mooney, Vice Chair Launa Wilson, Sergeant of Arms Rafael Elizalde, Secretary Jonathan Parker, and Commissioners Jack Mosqueda, Richard Kirby, Johnny Wilder, Raj Singh (Left early), and Benjamin Stewart

**ABSENT:** None

**STAFF:** Maribeth Tinio, Anthony Beaumon, Lorena Verduco, Brian Norton, Veronica Hernandez, Winnie Liang, Judy Egüez, Chris Scully, Philip Nitollama, Kimi Palacios, and others

**ALSO PRESENT:** Michelle Rubin, John Pangilinan, Matthew Esquivel, Andrew Walcker, John Farnsworth, Laura Sandidge, Lana Call, Norman Cole, Brian Kerr, Monique Givhan, Tinie Clark, Jim Duncker, Sofia Lopez, Josani Maldonado, Chris Herre, and others

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

Commissioner Elizalde led the Pledge of Allegiance to the Flag.

### ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

### CONSENT CALENDAR

It was moved by Commissioner Kirby and seconded by Commissioner Wilder to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried unanimously.

### MINUTES

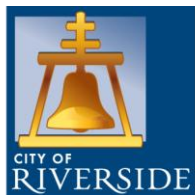
The minutes of the meetings of June 20, 2024, were approved as presented.

### ABSENCES

The Planning Commission recorded the absences of Commissioners Parker and Singh from the June 20, 2024, regular meeting as excused.

### PUBLIC HEARINGS

PLANNING CASE PR-2022-001359 - GENERAL PLAN AMENDMENT (GPA) - SPECIFIC PLAN AMENDMENT (SPA) - ZONING CODE AMENDMENT (RZ) - TENTATIVE PARCEL MAP (PM 38598) TO MODIFY PARCEL MAP 36320 - DESIGN REVIEW (DR) - ENVIRONMENTAL IMPACT REPORT (EIR) - MULTI-FAMILY RESIDENTIAL DEVELOPMENT - 347 UNITS – 375 E. ALESSANDRO BOULEVARD  
Hearing was called to consider Planning Case PR-2022-001359 (GPA, SPA, RZ, PM, DR, EIR) a proposal by Michelle Rubin of Regional Properties, Inc., to consider entitlements for the



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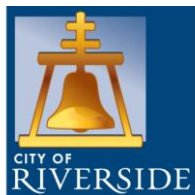
construction of a multi-family residential development consisting of 347 units including (1) General Plan Amendment to amend the land use designation of the project site from C – Commercial to MU-U – Mixed Use-Urban; (2) Specific Plan Amendment to revise the Mission Grove Specific Plan and establish a Mixed Use Urban category for the subject site; (3) Zoning Code Amendment to rezone the project site from CR-SP – Commercial Retail and Specific Plan (Mission Grove) Overlay Zones to MU-U-SP – Mixed-Use – Urban and Specific Plan (Mission Grove) Overlay Zone; (4) Tentative Parcel Map (PM 38598) to modify Parcel Map 36320 creating two parcels for financing and conveyance purposes; (5) Design Review of project plans; and (6) Environmental Impact Report. The 9.92-acre project site is located at 375 E. Alessandro Boulevard, situated on the northwest corner of Mission Grove Parkway and Mission Village Drive, south of Alessandro Boulevard, in Ward 4. The City of Riverside has prepared a Draft Environmental Impact Report for this project. All significant effects of the proposed project have been reduced to less than significant with implementation of mitigation measures with the exception of impacts to Hazards, Land Use & Planning, and Transportation. Eleven people spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Parker and seconded by Commissioner Singh to (1) approve Planning Case PR-2022-001359 (GPA, SPA, RZ, PM, DR, EIR) with the addition of playground equipment; and (2) recommend that the City Council find: (a.) the Draft Environmental Impact Report has been completed in compliance with the California Environmental Quality Act (CEQA); (b.) the project will have a significant effect on the environment; but (c.) there are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft EIR for project-specific significant and unavoidable impacts to hazards/hazardous materials, land use/planning, and transportation; and (3) recommend that the City Council approve Planning Case PR-2022-001359 (GPA, RZ, SPA, PM, DR, EIR), based on the facts for findings outlined and summarized in the staff report, and subject to the recommended conditions and mitigation measures included as Exhibits 1 and 2 of the staff report. The motion carried with Commissioners Mooney, Wilson, Wilder, Singh, Parker, Mosqueda, and Elizalde, voting aye, and Commissioners Kirby and Stewart, voting no.

The Planning Commission recessed at 10:19 a.m. and reconvened at 10:23 a.m. with all Planning Commissioners present

PLANNING CASE PR-2021-001049 - CONDITIONAL USE PERMIT (CUP) - DESIGN REVIEW (DR) - DEMOLISH EXISTING 6,000 SQUARE FOOT COMMERCIAL BUILDING - CONSTRUCT NEW 2,350-SQUARE-FOOT RESTAURANT - ONO HAWAIIAN BBQ WITH DRIVE-THRU - 3765 LA SIERRA AVENUE

Hearing was called to consider Planning Case PR-2021-001049 (CUP, DR) a proposal by David Gilmore of GRAE La Sierra, LLC, to consider a Conditional Use Permit and a Design Review to



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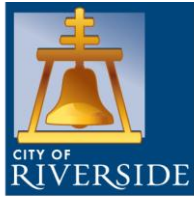
demolish an existing 6,000 square foot commercial building and construct a new 2,350-square-foot restaurant (Ono Hawaiian BBQ) with a drive-thru. The 0.85-acre parcel is part of a 63.3-acre commercial shopping center (Park Sierra Dining and Entertainment Park), located at 3765 La Sierra Avenue, situated on the southeast corner of La Sierra and Magnolia Avenues, in the CG-X-SP - Commercial General, Building Setback (10 feet from La Sierra) and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 6. The Planning Division of the Community & Economic Development Department determined the proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15303 (Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment. One person spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Wilder and seconded by Commissioner Singh to (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures), as the project will not have a significant effect on the environment; and (3) approve Planning Case PR-2021-001049 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions of approval included as Exhibits 1 and 2 of the staff report. The motion carried unanimously.

Commissioner Singh left the meeting at this time.

PLANNING CASE PR-2024-001643 - TENTATIVE TRACT MAP (TM) - DESIGN REVIEW (DR) - MULTIFAMILY DEVELOPMENT CONSISTING OF 149 UNITS INCLUDING 141 MARKET RATE AND 8 AFFORDABLE UNITS - 3510 VAN BUREN BOULEVARD AND 3469 MYERS STREET

Hearing was called to consider Planning Case PR-2024-001643 (TM, DR) a proposal by Matthew Esquivel of Warmington Residential to consider the following entitlements to facilitate the construction of a multifamily development consisting of 149 units including 141 market rate and 8 affordable units: (1) Tentative Tract Map for condominium purposes, and (2) Design Review of project plans. The 6.44-acre site consists of three contiguous parcels, developed with a single-family residence, located at 3510 Van Buren Boulevard and 3469 Myers Street, zoned MU-V-SP – Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay Zones, MU-V – Mixed Use-Village and R-1-7000 – Single Family Residential Zone, in Ward 5. The Planning Division of the Community & Economic Development Department has determined the proposed project is exempt from additional environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) as the project is consistent with the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021 (SCH No. 2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program. The proposed Tentative Tract Map is exempt from the California Environmental Quality Act (CEQA) subject to Section



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15061(b)(3) (Common Sense Rule) of the CEQA Guidelines, as it can be seen with certainty that the Tentative Tract Map will have no significant effect on the environment. Five people spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Wilder and seconded by Commissioner Wilson to (1) determine that the proposed project is exempt from additional environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) as the project is consistent with the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021 (SCH No. 2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program; (2) determine that the proposed Tentative Tract Map (TM 38913) is exempt from the California Environmental Quality Act (CEQA) subject to Section 15061(b)(3) (Common Sense Rule) of the CEQA Guidelines, as it can be seen with certainty that the Tentative Tract Map will have no significant effect on the environment; and (3) approve Planning Case PR-2024-001643 (Tentative Tract Map and Design Review) based on the findings outlined in the staff report and subject to the recommended conditions included as Exhibits 1 and 2 of the staff report. The motion carried with Commissioners Mooney, Wilson, Wilder, Kirby, Parker, Mosqueda, and Elizalde, voting aye, and Commissioner Stewart, voting no, and Commissioner Singh absent.

### DISCUSSION CALENDAR

#### ABSENCE FROM JUNE 20, 2024, REGULAR MEETING

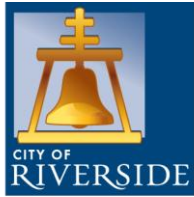
Following discussion, it was moved by Commissioner Mosqueda and seconded by Commissioner Wilder to excuse the absence of Commissioner Elizalde from the June 20, 2024, regular meeting. The motion carried with Commissioners Mooney, Wilson, Kirby, Parker, Mosqueda, Stewart, and Wilder, voting aye, Commissioner Elizalde abstaining, and Commissioner Singh absent.

### COMMUNICATIONS

#### ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio (1) announced that the Planning Commission meeting of August 1, 2024, is cancelled and there will be at least one item for the Planning Commission meeting of August 15, 2024; (2) provided information regarding upcoming City Council items including the small lot subdivision ordinance, workshop on State Law and existing City policies pertaining to No Net Loss policy, and Mission Grove apartments; and (3) provided an update regarding the American Planning Association California Chapter Annual Conference.

The Planning Commission adjourned at 11:12 a.m.



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The above actions were taken by the City Planning Commission on July 18, 2024. There is now a 10-day appeal period that ends on July 29, 2024. 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 29, 2024.