

*City of Arts & Innovation*

## PLANNING COMMISSION DRAFT MINUTES

THURSDAY, APRIL 11, 2024, 9:00 A.M.  
PUBLIC COMMENT IN-PERSON/TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET, RIVERSIDE, CA 92522

**PRESENT:** Chair Lorraine Mooney, Secretary Jonathan Parker, Sergeant of Arms Rafael Elizalde, and Commissioners Jack Mosqueda, Richard Kirby, Raj Singh, and Johnny Wilder

**ABSENT:** Vice Chair Launa Wilson

**STAFF:** Maribeth Tinio, Anthony Beaumon, Lorena Verduco, Brian Norton, Matthew Taylor, Sarah Zughayer, Judy Egüez, Clarissa Manges, Chris Scully, Staci Sullivan, Kimi Palacios, and others

**ALSO PRESENT:** Rod Deluhery, Steve Berzansky, and others

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

Commissioner Wilder led the Pledge of Allegiance to the Flag.

### ORAL COMMUNICATIONS FROM THE AUDIENCE

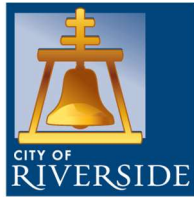
There was no one wishing to address the Planning Commission.

### PUBLIC HEARINGS

PLANNING CASE PR-2022-001411 - TENTATIVE TRACT MAP (TTM) TO SUBDIVIDE 4.50-ACRE PARCEL DEVELOPED WITH ONE SINGLE-FAMILY RESIDENCE INTO FIVE PARCELS - 18870 LURIN AVENUE

Hearing was called to consider Planning Case PR-2022-001411a proposal by Rod Deluhery and Betty Jimenez to consider a Tentative Tract Map to subdivide 4.50-acre parcel developed with one single-family residence into five parcels for the future development of single-family residences. The property is located at 18870 Lurin Avenue, situated on the west side of Wood Road between Lurin Avenue and Woodcrest Lane, in the R-1-13000 - Single Family Residential Zone and Specific Plan (Orangecrest) Overlay Zone, in Ward 4. The Planning Division of the Community & Economic Development Department has determined that the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15304 (Minor Alterations to Land) and 15061 (Common Sense) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Two people 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 proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15304 (Minor Alterations to Land) and 15061 (Common Sense) of the CEQA Guidelines, as the project will not have a significant effect on the environment; (2) approve Planning Case PR-2022-001411 (Tentative Tract Map) based on



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the findings outlined in the staff report and subject to the recommended conditions as Exhibit 1 of the staff report; and (3) include installation of curb and gutter at 18 feet from monument centerline, sidewalk and matching paving on Woodcrest Lane along project frontage to Public Works specifications. The applicant has the option to make a cash payment in lieu of construction of and plan preparation for these specific improvements. If the cash payment is not used within 10 years of date of payment, then the payment shall be refunded back to the applicant. The motion carried with Commissioners Mooney, Elizalde, Kirby, Mosqueda, Parker, Singh, and Wilder, voting aye, and Commissioner Wilson absent.

PLANNING CASE PR-2023-001533 - CONDITIONAL USE PERMIT (CUP) - CERTIFICATE OF APPROPRIATENESS (COA) - CHILD DAYCARE FACILITY - THE LEARNING LAB - 3711 CENTRAL AVENUE CONTINUED

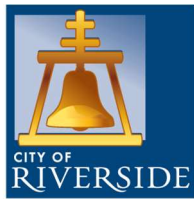
Hearing was called to consider Planning Case PR-2023-001533 a proposal by Crystal Cardona of Andresen Architecture for a (1) Conditional Use Permit to establish a child daycare facility (The Learning Lab) within an existing building; and (2) Certificate of Appropriateness for exterior changes to a City Landmark. The applicant has requested the hearing be continued to the April 25, 2024, Planning Commission meeting due to internal deadlines. No one spoke regarding the continuance.

Following discussion, it was moved by Commissioner Parker and seconded by Commissioner Singh to continue the Planning Case PR-2023-001533 to the April 25, 2024, Planning Commission meeting. The motion carried with Commissioners Mooney, Elizalde, Kirby, Mosqueda, Parker, Singh, and Wilder, voting aye, and Commissioner Wilson absent.

PLANNING CASE PR-2024-001651 - REVIEW CITY OF RIVERSIDE'S FISCAL YEAR 2024-2026 CAPITAL IMPROVEMENT PROGRAM (CIP) FOR CONSISTENCY WITH GENERAL PLAN 2025

Hearing was called to consider annual review of projects included in the Fiscal Year (FY) 2024-2026 Capital Improvement Program (CIP), and determination that the projects are consistent with General Plan 2025 pursuant to California Government Code Section 65401. The Community & Economic Development Department recommends that the City Planning Commission determine that the CIP consistency review is not subject to the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061(b)(3), because the review is not considered a "project" as defined by Section 15378(b)(4). No one spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Wilder and seconded by Commissioner Parker to (1) determine that the City of Riverside's Capital Improvement Program for FY 2024-2026 is not subject to the California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15061(b)(3) as this action is not considered a "project" as defined by Section 15378(b)(4), and a determination of consistency has no potential to result in a direct or indirect physical change in the environment; (2) finding that the capital



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improvement projects added for FY 2024-2026 are consistent with the City's General Plan 2025; and (3) report to the City Council that the capital improvement projects added for FY 2024-2026 are consistent with the City's General Plan 2025. The motion carried with Commissioners Mooney, Elizalde, Kirby, Mosqueda, Parker, Singh, and Wilder, voting aye, and Commissioner Wilson absent.

### PLANNING CASE SD-2024-00001 - STREET VACATION TO VACATE SUNRISE PLACE - EAST SIDE OF KNOB HILL DRIVE

Hearing was called to consider Planning Case SD-2024-00001 a proposal by Steve Berzansky to consider a Street Vacation to vacate Sunrise Place, a public street consisting of approximately 11,390 square feet of right-of-way, approximately 285 feet in length and 40 feet in width, located on the east side of Knob Hill Drive, in Ward 3. The Community and Economic Development Department recommends the Planning Commission determine that this project is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3), as it can be seen with certainty there is no possibility the proposed amendment will 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 Parker and seconded by Commissioner Singh to recommend that the City Council (1) determine that the project 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 project will have no significant effect on the environment; and (2) approve Planning Case SD-2024-00001 (Street Vacation), based on the findings outlined in the staff report and subject to the recommended conditions as Exhibit 1 to the staff report. The motion carried with Commissioners Mooney, Elizalde, Kirby, Mosqueda, Parker, Singh, and Wilder, voting aye, and Commissioner Wilson absent.

### CONSENT CALENDAR

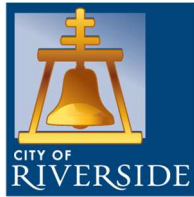
It was moved by Commissioner Wilder and seconded by Commissioner Mosqueda to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried with Commissioners Mooney, Elizalde, Kirby, Mosqueda, Parker, Singh, and Wilder, voting aye, and Commissioner Wilson absent.

### MINUTES

The minutes of the meetings of March 28, 2024, were approved as presented.

### ABSENCE

The Planning Commission recorded the absence of Commissioner Singh from the March 28, 2024, regular meeting as excused.



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### COMMUNICATIONS

#### ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio made announcements regarding the upcoming (1) Board and Commission reception on April 12, 2024; and (2) Planning Commission meetings of April 25th and May 9th, 2024.

The Planning Commission adjourned at 9:54 a.m.

The above actions were taken by the City Planning Commission on April 11, 2024. There is now a 10-day appeal period that ends on April 22, 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 April 22, 2024.