



City of Arts & Innovation

PLANNING COMMISSION DRAFT MINUTES

THURSDAY, SEPTEMBER 26, 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, Secretary Jonathan Parker, Sergeant of Arms Rafael Elizalde, and Commissioners Jack Mosqueda, Richard Kirby, Johnny Wilder, Raj Singh, and Benjamin Stewart

ABSENT: None

STAFF: Maribeth Tinio, Brandon Mercer, Lorena Verdusco, Brian Norton, Chris Scully, Candice Assadzadeh, Kimi Palacios, and others

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

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

MINUTES

The minutes of the meeting of September 12, 2024, were approved as presented.

ABSENCE

The Planning Commission recorded the absence of Chair Mooney from the August 15, 2024, regular meeting as excused.

PUBLIC HEARING

PLANNING CASE PR-2024-001665 - ZONING CODE MAP AMENDMENT - CONDITIONAL USE PERMIT - DESIGN REVIEW - PUBLIC CONVENIENCE OR NECESSITY - 7-ELEVEN VEHICLE FUEL STATION - SOUTHWEST CORNER OF VAN BUREN BOULEVARD AND PRIMROSE DRIVE - 3570 AND 3596 VAN BUREN BOULEVARD

Hearing was called to consider Planning Case PR-2024-001665 (RZ, CUP, DR, PCRN) a proposal by Mike Sadeghian of AMCMAG, LLC, to consider the following entitlements to facilitate the construction of a vehicle fuel station (7-Eleven) with a 3,048 square foot convenience store, with the off-sale of alcohol: (1) Zoning Code Map Amendment to Rezone



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the project site from MU-V-SP – Mixed-Use – Village and Specific Plan (Magnolia Avenue) Overlay Zones to CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones; (2) Conditional Use Permit to permit a vehicle fueling station and off-sale of alcohol (Type 20 Beer and Wine); (3) Design Review of project plans; and (4) Public Convenience or Necessity (PCRN) to allow for an over concentration of off-sale alcohol licenses in Census Tract 316.01. The project site consists of two contiguous parcels, totaling 0.85 acres, located at 3570 and 3596 Van Buren Boulevard, situated on the southwest corner of Van Buren Boulevard and Primrose Drive, in the MU-V-SP – Mixed-Use – Village and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 5. 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 15332 (In-Fill Development Projects) 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 Wilson to (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and (2) recommend that the City Council approve Planning Case PR-2024-001665 to include a Zoning Code Map Amendment, Conditional Use Permit, Design Review, and Public Convenience or Necessity based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions as Exhibits 1 and 2 of the staff report; and (3) modify Condition 62 to include that the applicant will be fully responsible for all costs associated with the relocation of existing electric facilities in compliance with Electric Rules, this includes but is not limited to the (a) removal of existing secondary pole and associated overhead service facilities; (b) installation of a new secondary pole and associated overhead service facilities to relocate electric service for 3464 Van Buren Boulevard; and (c) applicant shall be also responsible to provide easements for the above-mentioned work. The motion carried with unanimously.

DISCUSSION CALENDAR

ABSENCE FROM AUGUST 15, 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 August 15, 2024, regular meeting due to illness. The motion carried unanimously.



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COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio (1) announced that both Planning Commission meetings for October have been cancelled; and (2) provided an update regarding the General Plan.

The Planning Commission adjourned at 9:15 a.m.

The above actions were taken by the City Planning Commission on September 26, 2024. There is now a 10-day appeal period that ends on October 7, 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 October 7, 2024.