



City of Arts & Innovation

**PLANNING COMMISSION**  
**DRAFT MINUTES**

THURSDAY, MAY 11, 2023, 9:00 A.M.  
PUBLIC COMMENT IN PERSON /TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET

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COMMISSIONERS

PRESENT: R. Elizalde (L), R. Kirby, L. Mooney, C. Roberts, J. Rush, R. Singh, J. Wilder, L. Wilson

ABSENT: J. Parker (V)

STAFF: B. Norton, R. Kennedy, S. Bawany, D. Palafox, P. Montojo, A. Beaumon, P. Nitollama, C. Scully, F. Andrade

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

ORAL COMMUNICATIONS FROM THE AUDIENCE

Commissioner Elizalde arrived at this time.

There were no comments from the audience.

CONSENT CALENDAR

The Consent Calendar was unanimously approved as presented below affirming the actions appropriate to each item.

MINUTES

The April 27, 2023 minutes were approved as presented.

PLANNING COMMISSION ATTENDANCE

The Planning Commission excuse the April 27, 2023 absence of Commissioner Kirby due to personal Matters

A motion was made by Commissioner Rush and Seconded by Commissioner Singh to approve the Consent Calendar as presented.

Motion Carried: unanimously

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

NOES: None

ABSENT: Parker

ABSTENTION: None



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### PUBLIC HEARINGS

PLANNING CASE PR-2023-001502 – Tentative Tract Map (TM-37279) - 1008 CLARK STREET, WARD 1 – *CONTINUED TO MAY 25, 2023*

Proposal by Mohamed Hossain of H20, LLC to consider a Tentative Tract Map (TM-37279) to subdivide a vacant 1.6-acre parcel into seven (7) residential lots. The applicant is requesting further continuance to May 25, 2023. There were no public comments. Following discussion, it was moved by Commissioner Rush and seconded by Commissioner Kirby to Continue Planning Case PR-2023-001502 to the meeting of May 25, 2023.

Motion Carried: Unanimously

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

NOES: None

ABSENT: Parker

ABSTENTION: None

PLANNING CASE PR-2022-001269 – CONDITIONAL USE PERMIT AND DESIGN REVIEW – 6008-6390 VAN BUREN BOULEVARD, WARD 6

Proposal by Erick Marroquin of Tait & Associates to consider the following entitlements for the redevelopment of an existing commercial shopping center (Arlington Plaza): 1) a Conditional Use Permit for a drive-thru building on Parcel 2; 2) a Conditional Use Permit for a drive-thru building on Parcel 3; 3) a Conditional Use Permit for a multi-tenant commercial building with drive-thru on Parcel 7; and 4) a Design Review of the proposed buildings and parking lot modifications. Regine Kennedy, Senior Planner, presented the staff report. Erick Marroquin, stated they were in agreement with the recommended conditions of approval. There were no public comments, the public hearing was closed. Following discussion it was moved by Commissioner Rush and seconded by Commissioner Singh to: 1) Determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines, as it can be seen with certainty that the project will not have a significant effect on the environment; and 2) Approve Planning Case PR-2022-001269, based on the findings outlined in the staff report and subject to the recommended conditions.

Motion Carried: Unanimously

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



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NOES: None  
ABSENT: Parker  
ABSTENTION: None

Chair Wilder advised of the appeal period.

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

### DISCUSSION CALENDAR

PLANNING CASE PR-2023-001501 – GENERAL PLAN CONSISTENCY - 2023/2024 CAPITAL IMPROVEMENT PROGRAM (CIP) – CITYWIDE, WARDS ALL

Proposal by City of Riverside’s Capital Improvement Program (CIP) for FY 2023/2024 for consistency with General Plan 2025. Daniel Palafox, Assistant Planner, presented the staff report. There were no public comments. Following discussion it was moved by Commissioner Mooney and seconded by Commissioner Singh to: 1) Determine that the City of Riverside’s Capital Improvement Program for FY 2023/24 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; and 2) Find that the capital improvement projects added for FY 2023/24 are consistent with the City’s General Plan 2025; and 3) Report to the City Council that the capital improvement projects added for FY 2023/24 are consistent with the City’s General Plan 2025.

Motion Carried: Unanimously

AYES: Elizalde, Kirby, Mooney, Roberts, Rush, Singh, Wilder, Wilson  
NOES: None  
ABSENT: Parker  
ABSTENTION: None



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PLANNING CASE PR-2023-001510 – GENERAL PLAN CONSISTENCY AND SITE ACQUISITION FINDINGS – BLOCK B IS LOCATED EAST SIDE OF PARK AVENUE BETWEEN 13<sup>TH</sup> STREET AND 14<sup>TH</sup> STREET, WEST OF LINCOLN HIGH SCHOOL AND LINCOLN CONTINUATION SCHOOL AND BLOCK C IS BOUNDED BY 13<sup>TH</sup> STREET TO THE NORTH, 14<sup>TH</sup> STREET TO THE SOUTH, HOWARD AVENUE TO THE WEST, AND PARK AVENUE TO THE EAST, WARD 2

Proposal by Gaby Adame, on behalf of the Riverside Unified School District (RUSD), for a City Planning Commission determination of General Plan Consistency and Site Acquisition Findings to acquire twenty-three (23) parcels (“Block B” and “Block C”), for a future elementary school (Grades TK-6). Daniel Palafox, Assistant Planner, presented the staff report. Sergio San Martin, Assistant Superintendent of Operations, addressed the Planning Commission and stated they were available to answer questions. There were no public comments. Following discussion, it was moved by Commissioner Mooney and seconded by Commissioner Singh to: 1) Determine that the proposed property acquisition for a proposed future elementary school is consistent with General Plan 2025, based on the analysis in the staff report.

Motion Carried: Unanimously

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

NOES: None

ABSENT: Parker

ABSTENTION: None

The evaluation and determination of consistency by the City Planning Commission is required pursuant to the California Public Resources Code and California Government Code. The determination of consistency is the sole discretion of the Planning Commission and is not an appealable action to the City Council.

### COMMUNICATIONS

#### ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Brian Norton, Principal Planner, updated the Commission on upcoming items before the Commission.

### ADJOURNMENT

The meeting was adjourned at 9:57 a.m. to the meeting of May 25, 2023 at 9:00 a.m.



*City of Arts & Innovation*

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The above actions were taken by the City Planning Commission on May 11, 2023. There is now a 10-day appeal period that ends on May 22, 2023. 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 May 22, 2023.