

## **City of Riverside Planning Commission Meeting September 18, 2023**

**Members Present:** Julie Denning  
Tony Rodgers  
Harold Vazquez

**Members Absent:** Jonathan Hairston  
David Owens

**CALL TO ORDER:** The Planning Commission meeting was called to order at 6:31 p.m.

**ROLL CALL:** Mrs. Denning, present; Mr. Hairston, absent; Mr. Owens, absent; Mr. Rodgers, present; and Mr. Vazquez, present.

**EXCUSE ABSENT MEMBERS:** Mr. Rodgers moved, seconded by Mr. Vazquez, to excuse Mr. Hairston and Mr. Owens. All were in favor. **Motion carried.**

**APPROVAL OF AGENDA:** Mr. Vazquez moved, seconded by Chairwoman Denning, to approve the agenda. All were in favor. **Motion carried.**

**APPROVAL OF MEETING MINUTES:** Mr. Rodgers moved, seconded by Mr. Vazquez, to approve the minutes of the July 17, 2023, meeting. All were in favor. **Motion carried.**

### **PUBLIC HEARINGS/REVIEW:**

- a. **PC Case #23-0018 – Waiver – 4918 Airway Road (Parcel ID# I39 00114 0045).** A waiver to allow a deviation from the permitted building colors under the architectural design.
  - (i) Public Hearing on application

Chairwoman Denning opened the public hearing for Case #23-0018 at 6:33 p.m.

Ms. Holt took the oath to give sworn testimony. She presented an aerial map and stated the applicant is in the Airway Shopping Center on 0.77 acres and outside the source water protection area. They plan to reuse the existing structure on the site and open a medical marijuana dispensary. The city code requires that a structure have earth-tone colors on the body, base, and cap of the building. However, this does not align with their national brand and that is the purpose of this waiver request. She presented the proposed elevations and color scheme. Internal renovations have already been done. She presented site photos from all sides of the building along with adjacent buildings in the shopping center. Staff finds that the requested waiver is adequately justified and does meet the standards for approval. Staff recommends approval as the proposed development is consistent with the recommendations of the Comprehensive Land Use Plan; the applicant is requesting the minimum necessary to afford relief; the proposed color palette will still be consistent with the nearby development; and the proposed waiver of the standards will allow the applicant to remain consistent with their national branding.

Mr. Josh Seiber, Daily Relief LLC, 2440 5111 N Wolcott Avenue, Chicago, IL, took the oath to give sworn testimony. He stated that this is a national brand and is in seven states, now. They want to be consistent throughout the states, so people recognize the brand. The building has some

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cool architectural features and the blue really pops. Customers will be able to see Ayr Wellness and purchase product.

Chairwoman Denning closed the public hearing at 6:39 p.m.

Mr. Rodgers moved, seconded by Mr. Vazquez, to approve Case #23-0018, 4918 Airway Road, based on the staff report and the evidence and testimony heard today. Roll call went as follows: Mr. Rodgers, yes; Mr. Vazquez, yes; and Mrs. Denning yes. **Motion carried.**

**ZONING ADMINISTRATOR DISCUSSION TOPIC:**

a. Fall Work Session Schedule/UDO Research Update – Ms. Holt stated that they set a schedule for work sessions earlier in the year, but things have been put on hold due to a busy summer schedule. She is aware of them going into the holidays, but she wants on their radar the annual planning and zoning workshop at Sinclair on December 1, 2023. This is training and allows them to get together and talk about things they have learned to determine if they want to make any code changes in the upcoming year. She stated she would discuss in October or November the first half of 2024, if they would like to have a work session after those meetings. Chairwoman Dennings suggested that things slow down in January and could discuss bringing back work sessions in their meetings. Ms. Holt agreed that would work. A better comprehensive packet will be available in January for them as a new intern will be starting soon. Discussion was held about the chicken code and sign code, and they will need to discuss those topics. Ms. Holt added that those who wish to attend the annual meeting at Sinclair need to let her know.

**MATTERS BY COMMISSION:** Mr. Rodgers asked how many hours the training requirement is. Ms. Holt stated it is only eight hours every two years. She has a log she can resend them. She stated she would check where they are in terms of hours. Mr. Vazquez stated he would be out of town for October’s meeting but will be at the December workshop. He stated he will have one item for commission consideration as his church is hosting a Joe Maxwell training in simulcast on Friday, October 6, 2023; it is \$50 for the entire day of training. Ms. Holt stated she will see if that training is applicable. Discussion was held on whether or not they will have a quorum in October. Chairwoman Denning stated that October 21, 2023, is the lights on matinee from 12:00 – 4:00 p.m. at the haunted house.

**ADJOURNMENT:** Mr. Rodgers moved, seconded by Mr. Vazquez, to adjourn. All were in favor. The meeting was adjourned at 6:51 p.m.

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Chair

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Date