

*City of Arts & Innovation*

## PLANNING COMMISSION MINUTES

THURSDAY, MARCH 28, 2024, 9:00 A.M.  
PUBLIC COMMENT IN-PERSON/TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET, RIVERSIDE, CA 92522

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PRESENT: Chair Lorraine Mooney, Vice Chair Launa Wilson, and Commissioners Johnny Wilder, Jonathan Parker, Rafael Elizalde, Richard Kirby, and Jack Mosqueda

ABSENT: Commissioner Raj Singh

STAFF: Maribeth Tinio, Susan Wilson, Carmen Soto, Brian Norton, Candice Assadzadeh, Philip Nitollama, Chris Nieto, Sarah Zughayer, Veronica Hernandez, and others

ALSO PRESENT: Kristin Werksman, and Matt Kohlenberg

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

Commissioner Parker led the Pledge of Allegiance to the Flag.

### ELECTION OF OFFICERS

#### a. Chair

It was moved by Commissioner Kirby and seconded by Commissioner Wilson to nominate Commissioner Mooney for Chair of the Planning Commission. The motion carried unanimously with Commissioner Singh absent.

### RECESS

The Planning Commission recessed and reconvened with Chair Mooney presiding and all commissioners present except Commissioner Singh.

#### b. Vice Chair

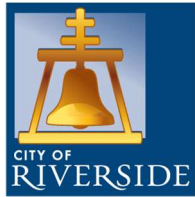
It was moved by Commissioner Kirby and seconded by Chair Mooney to nominate Commissioner Wilson for Vice Chair. The motion carried unanimously with Commissioner Singh absent.

#### c. Secretary

It was moved by Vice Chair Wilson and seconded by Commissioner Kirby to nominate Commissioner Parker for Secretary. The motion carried unanimously with Commissioner Singh absent.

#### d. Sergeant at Arms

It was moved by Vice Chair Wilson and seconded by Chair Mooney to nominate Commissioner Elizalde for Sergeant at Arms. The motion carried unanimously with Commissioner Singh absent.



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### 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 with Commissioner Singh absent.

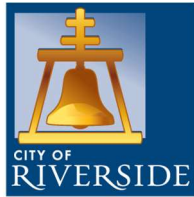
### MINUTES

The minutes of the meeting of February 15, 2024, were approved as presented.

### PUBLIC HEARING

PLANNING CASE PR-2023-001571 MODIFICATION OF CONDITIONS - CONDITIONAL USE PERMIT - DESIGN REVIEW - PANERA BREAD RESTAURANT - 509 EAST ALESSANDRO BOULEVARD  
Hearing was called to consider Planning Case PR-2023-001571 a proposal by Michelle Rubin of Regional Properties, Inc, to consider the following entitlements for the construction of a new 3,500-square foot Panera Bread restaurant including (1) Conditional Use Permit to permit a drive-thru restaurant; (2) Design Review of project plans; and (3) Modification of Conditions to modify a condition of Parcel Map 30214 prohibiting drive-thru businesses. The 1.37-acre vacant project site consists of two contiguous parcels in the Mission Grove Shopping Center, located at 509 East Alessandro Boulevard, situated on the south side of Alessandro Boulevard, between Northrop Drive and Mission Grove Parkway, in the CR-SP - Commercial Retail and Specific Plan (Mission Grove) Overlay Zones, 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 15332 (Infill Development) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment of the CEQA Guidelines, as the project will not have a significant effect on the environment. There was no one wishing to address the Commission. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Parker and seconded by Vice Chair Wilson to (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and (2) approve Planning Case PR-2023-001571 (Modification of Conditions, Conditional Use Permit, and Design Review) based on the findings outlined in the staff report and summarized in the findings and subject to the



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recommended conditions as Exhibits 1 and 2 of the staff report. The motion carried unanimously with Commissioner Singh absent.

### DISCUSSION CALENDAR

#### ABSENCE FROM FEBRUARY 1, 2024, REGULAR MEETING

Following discussion, it was moved by Commissioner Parker and seconded by Vice Chair Wilson to excuse the absence of Commissioner Elizalde from the February 1, 2024, regular meeting. The motion carried unanimously with Commissioner Singh absent.

#### ABSENCE FROM FEBRUARY 1, 2024, REGULAR MEETING

Following discussion, it was moved by Commissioner Wilder and seconded by Commissioner Parker to excuse the absence of Commissioner Singh from the February 1, 2024, regular meeting. The motion carried unanimously with Commissioner Singh absent.

#### ABSENCE FROM FEBRUARY 15, 2024, REGULAR MEETING

Following discussion, it was moved by Vice Chair Wilson and seconded by Chair Mooney to excuse the absence of Commissioner Kirby from the February 15, 2024, regular meeting. The motion carried unanimously with Commissioner Singh absent.

### COMMUNICATIONS

#### ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio made announcements regarding the Planning Commission meetings of April 11, and April 25, 2024, Land Use Committee Meeting on April 8, 2024, Housing and Homelessness Committee Workshop on April 22, 2024, and Boards and Commissions Reception on April 12, 2024. Vice Chair Wilson announced that she will not attend the April 11, 2024, meeting.

The Planning Commission adjourned at 9:29 a.m.

The above actions were taken by the City Planning Commission on March 28, 2024. There is now a 10-day appeal period that ends on April 8, 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 8, 2024.