



City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, JUNE 5, 2025, 9:00 A.M.
PUBLIC COMMENT IN-PERSON/TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET, RIVERSIDE, CA 92522

PRESENT: Chair Launa Wilson, Vice Chair Rafael Elizalde, Secretary Raj Singh, Sergeant of Arms Brian Baird, and Commissioners Aurelio Melendrez, Lorraine Mooney, Johnny Wilder, and Judy Teunissen

ABSENT: None

STAFF: Maribeth Tinio, Anthony Beaumon, Lorena Verduco, Brian Norton, Judy Egue, Winnie Liang, Chris Scully, Sweta Patel, Philip Nitollama, and others

Chair Wilson called the meeting to order at 9 a.m.

Commissioner Wilder led the Pledge of Allegiance to the Flag.

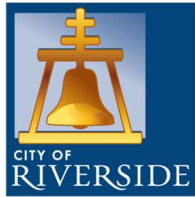
ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

PUBLIC HEARING

PLANNING CASE PR-2023-001594 - AMENDMENT TO CONDITIONAL USE PERMIT (CU-022-656) AND DESIGN REVIEW TO EXPAND HOSPITAL (PACIFIC GROVE) - 5900 BROCKTON AVENUE
Hearing was called to consider Planning Case PR-2023-001594 a proposal by Lap Nguyen to consider the following entitlements for a Planned Residential Development: (1) Tentative Tract Map (TM-38779) to subdivide two contiguous parcels totaling 3.59-acres, into 22 single-family residential lots and lettered lots for private streets and common open space areas; (2) Planned Residential Development Permit for the construction of 22 detached single-family dwellings, common open space and private streets; and 3) Design Review of project plans for the site design and building elevations. The project site is currently developed with 2 single family residences, located at 10450 Mull Avenue and 10427 Cook Avenue, situated on the south side of Mull Avenue and the north side of Cook Avenue between Mobley Avenue and Tyler Street, in the R-1-7000 - Single Family Residential Zone, in Ward 6. The Planning Division of the Community & Economic Development Department determined the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (Infill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Three people spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Mooney and seconded by Commissioner Teunissen to (1) determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development Projects) of the CEQA Guidelines, as the proposed project will not have a significant effect



City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, JUNE 5, 2025, 9:00 A.M.
PUBLIC COMMENT IN-PERSON/TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET, RIVERSIDE, CA 92522

on the environment; and (2) approve Planning Case PR-2023-001594 - Tract Map 38779, Planned Residential Development Permit, and Design Review based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions in Exhibits 1 and 2 of the staff report. The motion carried unanimously.

CONSENT CALENDAR

It was moved by Commissioner Baird 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 May 22, 2025, were approved as presented.

COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio announced that the Planning Commission meetings of June 19th and July 3rd are cancelled, and the next Planning Commission meeting is scheduled for July 17, 2025.

The Planning Commission adjourned at 9:25 a.m.

The above actions were taken by the City Planning Commission on June 5, 2025. There is now a 10-day appeal period that ends on June 16, 2025. 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 June 16, 2025.