

*City of Arts & Innovation*

## PLANNING COMMISSION MINUTES

THURSDAY, JULY 31, 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: Brian Norton, Anthony Beaumon, Lorena Verduco, Chris Scully, Philip Nitollama, and others

ALSO PRESENT: Sergiu Capalna, Jeff Tsalyuk, Lavinia Pantea, Gabriel Covaci, Constantin Furdui, Paul Sana, and Peter Ciric

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

Commissioner Wilder led the Pledge of Allegiance to the Flag.

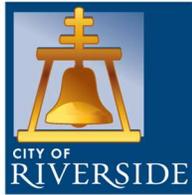
### ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

### PUBLIC HEARING

PLANNING CASE PR-2021-000950 - REVISED CONDITIONAL USE PERMIT - DESIGN REVIEW OF PROJECT PLANS - TABOR ROMANIAN CHRISTIAN CHURCH OF RIVERSIDE - 10750 COCHRAN  
Hearing was called to consider Planning Case PR-2021-000950 (CUP, DR) a proposal by Sergiu Capalna of Perennial Gardens to consider the following entitlements for the expansion of an existing Assemblies of People - Non-Entertainment Use (Tabor Romanian Christian Church of Riverside) consisting of a new 6,000-square-foot multi-purpose room and site improvements: (1) a revised Conditional Use Permit to expand the existing church; and (2) Design Review of Project Plans. The 2.53-acre project site is partially developed with two existing church buildings and is located at 10750 Cochran Avenue, situated on the south side of Cochran Avenue, between Jones Avenue and Polk 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 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Two 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 15301 (Existing Facilities) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; (2) approve Planning Case PR-2021-000950 (Conditional Use Permit, and Design



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Review) 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; (3) revise Condition No. 16 to Modular Building number 2 shall be removed from the site, Modular building number 1 and existing restrooms to remain, consistent with the Architects Site Plan Sheet A-0.1; and (4) add a condition for permanent irrigation to be installed for the proposed hydroseeded portion of the site. The motion carried unanimously.

### CONSENT CALENDAR

It was moved by Commissioner Teunissen 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 July 17, 2025, were approved as presented.

### ABSENCE

The absence of Commissioner Elizalde from the July 17, 2025, regular meeting was recorded as excused.

### DISCUSSION CALENDAR

#### ABSENCE FROM JULY 17, 2025, MEETING

Following discussion, it was moved by Commissioner Singh and seconded by Commissioner Wilder to excuse the absence of Commissioner Baird from the July 17, 2025, regular meeting. The motion carried Chair Wilson, Vice Chair Elizalde, and Commissioners Singh, Melendrez, Mooney, Wilder, and Teunissen voting aye, and Commissioner Baird abstaining.

### COMMUNICATIONS

#### ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

Principal Planner Brian Norton provided updates regarding the upcoming August 14th and August 28th Planning Commission meetings.

The Planning Commission adjourned at 9:18 a.m.

The above actions were taken by the City Planning Commission on July 31, 2025. There is now a 10-day appeal period that ends on August 11, 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 August 11, 2025.