

City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, APRIL 9, 2026, 9:00 A.M.
PUBLIC COMMENT IN-PERSON/TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET, RIVERSIDE, CA 92522

PRESENT: Chair Launa Wilson, Secretary Johnny Wilder, Sergeant at Arms Aurelio Melendrez, and Commissioners Rico Alderette, Raj Singh, Lorraine Mooney, Judy Teunissen, and Christen Montero

ABSENT: Vice Chair Brian Baird

STAFF: Matthew Taylor, Anthony Beaumon, Brian Norton, Edgardo Caldera, Veronica Hernandez, Yenifer Cid, Candice Assadzadeh, Sergeant Maggie Kouroubacalis, Nancy Crunk, and others

PRESENT: Gina Gibson, Lynn Marroquinn, Jazmin Patel, Kelly Patrie, Tom Powell, David Lanham, and others

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

Commissioner Mooney led the Pledge of Allegiance to the Flag.

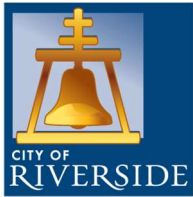
ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

PUBLIC HEARINGS

PLANNING CASE PR-2025-001773 - CONDITIONAL USE PERMIT - DAY CARE FACILITY - 3481 PROSPECT AVENUE

Hearing was called to consider a proposal by Gina Gibson of Gibson Land Consulting to consider a Conditional Use Permit to establish a day care facility (Cherry Blossom Day Care) within an existing 4,771 square foot building and a proposed 960 square foot detached modular building. The project site consists of a single 0.55-acre parcel, developed with a 4,771-square-foot building and 25-space surface parking lot. The site was previously used as church. Surrounding land uses include single-family residential to the south across Prospect Avenue and offices to the north, west, and east across Olivewood Avenue. The Planning Division of the Community & Economic Development Department has determined that the proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversions of Small Structures), as the project will not have a significant effect on the environment. Two people spoke on the matter. The public hearing was officially closed.



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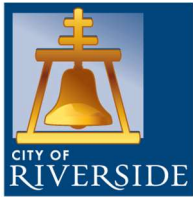
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Following discussion, it was moved by Commissioner Wilder and seconded by Commissioner Alderette to (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversions of Small Structures), as the project will not have a significant effect on the environment; and (2) approve Planning Case PR-2025-001773 (Conditional Use Permit) 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 with Commissioner Baird absent.

PLANNING CASE PR-2025-001785 - CONDITIONAL USE PERMIT, DESIGN REVIEW AND PUBLIC CONVENIENCE OR NECESSITY - MIXED USE-URBAN AND SPECIFIC PLAN - WINE AND SPIRIT SHOP - 6491 AND 6499 MAGNOLIA AVENUE

Hearing was called to consider a proposal by Jasmin Patel of Pragat Laxmi Corp., to consider the following entitlements to establish a wine and spirit shop and bar with an existing multi-tenant commercial shopping center: (1) Conditional Use Permit (CUP) for proposed off-sale (Jazz's Wine and Spirits) and on-sale (Jazzy's bar) of alcohol; (2) Design Review (DR) of Project Plans; and (3) Public Convenience or Necessity (PCRN) for overconcentration of alcohol licenses in Census Tract 311.00. The 1.86-acre project site is developed with an existing 50,736-square-foot multi-tenant retail building. Unit A is occupied by Big 5 Sporting Goods. Units B and C are vacant and were formerly occupied by retail (Allin Party Supply) and a salon, respectively in Ward 3. The project site is surrounded by commercial uses Exhibits 3 and 4 of the staff report. The Planning Commission of the Community and Economic Development Department has determined 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. Two people spoke on the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Melendrez and seconded by Commissioner Singh to (1) determine 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; and (2) approve Planning Case PR-2025-001785 (Conditional Use Permit, Design Review, Public Convenience or Necessity) 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 failed with Commissioners Melendrez and Singh voting aye, Commissioners Wilson, Alderette, Teunissen, Mooney, Wilder and Montero voting no, and Vice Chair Baird absent.



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CONSENT CALENDAR

It was moved by Commissioner Mooney 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 March 12, 2026, were approved as presented.

DISCUSSION CALENDAR

Following discussion and without formal motion, the Planning Commission received and ordered filed the Planning Commission 2026 Work Plan.

COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

Interim City Planner Edgardo Caldero announced (1) that the next Planning Commission meeting will be on April 23, 2026, and will include a conditional use permit for a vehicle service station, the annual Planning Commission rules, and Brown Act training presented by the City Attorney's Office; (2) a General Plan Workshop on May 2, 2026, at 11 a.m., at the Salvation Army Headquarters, and (3) that the Planning Commission meeting for May 7, 2026, will include an update on the Capital Improvement Plan.

The Planning Commission adjourned at 10:59 a.m.

The above actions were taken by the City Planning Commission on April 9, 2026. There is now a 10-day appeal period that ends on April 20, 2026. 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 20, 2026.