

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
RIVERSIDE, CALIFORNIA, REVOKING PLANNING CASE P17-0126
MINOR CONDITIONAL USE PERMIT AND ASSOCIATED PUBLIC
CONVENIENCE OR NECESSITY DETERMINATION P17-0503 FOR
DOWNTOWN EXPERIMENT AS TO THE BAR AND NIGHTCLUB USES
WITH ENTERTAINMENT – PC-2026-00117.

WHEREAS, in 2018, a Minor Conditional Use Permit (“MCUP”) P17-0126 was approved for Downtown Experiment located 3601 University Avenue, Riverside, California, for a bar and nightclub with entertainment and on-sale alcohol (Type 48); and

WHEREAS, from 2020 to present, the Riverside Police Department (“RPD”) has responded to the facility due to various criminal activity; and

WHEREAS, as a result of the incidents, RPD and Community & Economic Development Department staff reviewed the MCUP for violations of the conditions of approval; and

WHEREAS, based upon the recitals above, and findings and conclusions stated in the February 26, 2026, Planning Commission Report, the evidence presented at the February 26, 2026, Planning Commission meeting, and the findings attached hereto as Exhibit "A" and incorporated herein by reference, the Planning Commission recommended that the revocation of P17-0126 and P17-0503 as to the bar and nightclub uses with entertainment.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
Riverside, California, as follows:

Section 1: The above recitals are hereby incorporated as if set forth herein in full.

Section 2: Minor Conditional Use Permit P17-0126 and Public Convenience and Necessity Determination P17-0503, based on the findings, evidence, reports and conclusions stated in the February 26, 2026, Planning Commission meeting, and the findings attached hereto as Exhibit "A" and incorporated herein by reference, is hereby revoked as to the bar and nightclub uses with entertainment.

Section 3: No new application for the same or similar request may be accepted within one year of the date of this action revocation, unless the Community & Economic Development Director, in consultation with the Riverside Police Department, determines that a new application

ADOPTED by the Planning Commission of the City of Riverside on the 26th day of February 2026.

LAUNA WILSON
Chair of the Planning Commission

Attest:

RAJ K. SINGH
Secretary of the Planning Commission

I, Raj K. Singh, Secretary for the Planning Commission of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly adopted at a meeting of the Planning Commission of said City at its meeting held on 26th day of February 2026 by the following vote, to wit:

Ayes:

Noes:

Absent:

Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
City of Riverside, California, this _____ day of _____, 2026.

RAJ K. SINGH
Secretary of the Planning Commission

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3 EXHIBIT "A"
4 FINDINGS
5
6

7 **Findings:**

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- 1 The Minor Conditional Use Permits P17-0126 granted to Downtown Experiment as it relates
2 to the bar and nightclub and uses with entertainment is being, or has been, exercised contrary
3 to the conditions of such permit or in violation of any applicable licenses, permits, regulations,
4 laws or ordinances; and
5
- 6 2 The Minor Conditional use Permit P17-0126 granted is being, or has been, exercised as to
7 be detrimental to public health or safety or so as to constitute a nuisance.

8 **Facts Supporting the Findings:**

9 I. The conditions of approval have been violated as follows:

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11 A. Condition No. 5, Planning Case P17-0126 (MCUP): *"Operation of the business,
12 including entertainment, shall be in compliance with Title 7 (Noise) of the Riverside
13 Municipal Code. Entertainment shall be allowed indoors and on the outdoor patio
14 until 10:00 p.m. Entertainment shall be limited to the indoors only after 10:00 p.m.
15 All exterior doors shall remain closed while entertainment activities are occurring to
16 minimize noise impacts."*

17 **Violations:** Code Enforcement conducted an Administrative Hearing on March 28,
18 2025 regarding multiple citations related to excessive noise not in compliance with
19 Municipal Code Title 7 (Noise Control) and after-hour operation including outdoor
20 live entertainment. The decision of the Administrative Hearing was upheld.

21 Per RPD's Memorandum, despite repeated warnings and the VICE Unit educating
22 the business staff on their MCUP, the business continues to violate its MCUP by
23 operating beyond permitted hours and maintaining amplified music with doors and
24 windows open.

25 B. Condition No. 13, Planning Case P17-0126 (MCUP): *"This use permit may be
26 modified or revoked by the City Planning Commission or the City Council should
27 they determine that the proposed use or conditions under which it is being operated
28 or maintained is detrimental to the public health, welfare or materially injurious to
public safety, property or improvements in the vicinity or if the property is operated
or maintained so as to constitute a public nuisance."*

29 **Violations:** The failure of Downtown Experiment management to provide adequate
30 skilled security staff and measures have created an environment which threatens the
31 safety of patrons and tourists visiting Riverside's Downtown Entertainment District
32 (DED). Based on the Riverside Police Memorandum, DED officers routinely
33 monitor the area outside DTE every Thursday, Friday, and Saturday from midnight
34 to 2:30 a.m. to address recurring assaults. There are ongoing reports of illegal activity
35 inside the business. The Riverside Police Department determined that Downtown
36 Experiment has generated an extraordinary number of calls for police services which

1 include numerous criminal incidents, illustrating the potential risks associated with
2 this location. Police records indicate that from January 01, 2020, through October 28,
2025:

3 1. The bar and nightclub uses generated a total of 504 calls for service
4 2. Ninety-nine (99) police reports were generated.

5 C. Condition No. 14, Planning Case P17-0126 (MCUP) "*The applicant shall comply
6 with all federal, state and local laws and shall cooperate with the Riverside Police
7 Department (RPD) in the enforcement of all laws relating to this permit. Material
8 violation, as determined by the City Planning Commission, of any laws in connection
with this use or failure to cooperate with RPD will be cause for revocation of this
permit.*"

9 **Violations:** Based on the RPD's memorandum, detectives have observed hookah
10 products being provided to customers at Downtown Experiment without proper
11 licensing. According to Riverside Municipal Code Chapter 6.24 – Permitting of
12 Tobacco Retail Establishment, applicant shall obtain both a California Department of
13 Tax and Fee (CDTFA) Tobacco License and Tobacco Retail Establishment Permit
14 issued by the Riverside Police Department for any tobacco sale. As to the date of
writing the staff report, no application for either license has been submitted to the
Riverside Police Department nor does the business hold a valid permit for this
activity.

15 D. Condition No. 26, Planning Case P17-0126 (MCUP): "*The business shall utilize a
16 licensed and bonded security firm or employ only licensed and bonded security
17 guards to monitor the activity of their patrons inside the facility as well as the parking
lot. All security for the facility shall be subject to the review of the Riverside Police
Department.*"

18 **Violations:** Based on the RPD's memorandum, Riverside Police Department VICE
19 Team, in conjunction with the Bureau of Security and Investigative Services
20 (B.S.I.S.), has conducted security guard license compliance checks at Downtown
21 Experiment. During the inspections, unlicensed security guards were found working
on behalf of the subject business. Incidents were reported of customers being
assaulted by the unlicensed security guards were also reported.

22 E. Condition No. 27.c, Planning Case P17-0126 (MCUP): "*Installation of a security
23 camera surveillance system consisting of the latest high definition video technologies
24 within the minimum requirement of having the ability to save recorded video for a
25 fourteen day period and which shall also be made available to the Riverside Police
Department upon request within 24 hours. An onsite manager shall have working
knowledge.*"

26 **Violations:** Based on the RPD's memorandum, on multiple incidents, the requests
27 for camera footage from Downtown Experiment have been unnecessarily
28 complicated. In one case involving a shooting inside the bar, staff instructed officers
to obtain footage through the business's attorney. During an active criminal

1 investigation (Case #230020041), business staff refused to provide camera footage
2 access to police.

3 Additionally, footage has routinely been reported as unavailable for several business
4 days following incidents, and staff have frequently asserted that no camera coverage
5 exists for key areas. These repeated inconsistencies and delays demonstrate a pattern
6 of noncooperation and obstruction that undermines law enforcement efforts and does
7 not reflect a willingness to work collaboratively with the police department.

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