

1 RESOLUTION NO.

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

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

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

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

15 WHEREAS, based upon the recitals above, and findings and conclusions stated in the February
16 26, 2026, Planning Commission Report, the evidence presented at the February 26, 2026, Planning
17 Commission meeting, and the findings attached hereto as Exhibit “A” and incorporated herein by
18 reference, the Planning Commission recommended that the revocation of P17-0126 and P17-0503 as
19 to the bar and nightclub uses with entertainment.

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

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

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

28 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

1 ADOPTED by the Planning Commission of the City of Riverside on the 26th day of February
2 2026.

3
4 _____
5 LAUNA WILSON
6 Chair of the Planning Commission

7 Attest:

8 _____
9 RAJ K. SINGH
10 Secretary of the Planning Commission
11

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

16 Ayes:

17 Noes:

18 Absent:

19 Abstain:

20 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
21 City of Riverside, California, this _____ day of _____, 2026.
22

23
24 _____
25 RAJ K. SINGH
26 Secretary of the Planning Commission
27
28

EXHIBIT "A"
FINDINGS

Findings:

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

Facts Supporting the Findings:

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

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

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

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

- B. Condition No. 13, Planning Case P17-0126 (MCUP): *"This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated 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."*

Violations: The failure of Downtown Experiment management to provide adequate skilled security staff and measures have created an environment which threatens the safety of patrons and tourists visiting Riverside's Downtown Entertainment District (DED). Based on the Riverside Police Memorandum, DED officers routinely monitor the area outside DTE every Thursday, Friday, and Saturday from midnight to 2:30 a.m. to address recurring assaults. There are ongoing reports of illegal activity inside the business. The Riverside Police Department determined that Downtown 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,
3 2025:

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

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

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

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

26 **Violations:** Based on the RPD’s memorandum, Riverside Police Department VICE
27 Team, in conjunction with the Bureau of Security and Investigative Services
28 (B.S.I.S.), has conducted security guard license compliance checks at Downtown
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.

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

35 **Violations:** Based on the RPD’s memorandum, on multiple incidents, the requests
36 for camera footage from Downtown Experiment have been unnecessarily
37 complicated. In one case involving a shooting inside the bar, staff instructed officers
38 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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