

City of Arts & Innovation

## PLANNING COMMISSION MINUTES

THURSDAY, JUNE 4, 2026, 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 Brian Baird, Sergeant at Arms Aurelio Melendrez, and Commissioners Rico Alderette, Raj Singh, Lorraine Mooney, and Christen Montero
- ABSENT: Secretary Johnny Wilder and Commissioner Teunissen
- STAFF: Edgardo Caldero, Brian Norton, Yenifer Cid, Candice Assadzadeh, Jacob Guerard, Laurel Reimer, Tarren Torres, Vital Patel and Nancy Crunk
- PRESENT: Travis Chopp, Kyle Knowland, Memo Velasco, Gerardo Pulido, Marco McGuire, and Carmen Lainez

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

Commission Alderette led the Pledge of Allegiance to the Flag.

### ORAL COMMUNICATIONS FROM THE AUDIENCE

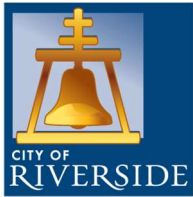
There was no one wishing to address the Planning Commission.

### PUBLIC HEARINGS

PLANNING CASE PC-2026-00117 – WITHDRAW REVOCATION OF MINOR CONDITIONAL USE PERMIT P17.0126 AND PUBLIC CONVENIENCE OR NECESSITY DETERMINATION P17-0503 - BAR AND NIGHTCLUB USES - DOWNTOWN EXPERIMENT - 3601 UNIVERSITY - CONTINUED FROM MARCH 12, 2026

Hearing was called to consider Planning Case PR-2026-00117 for a request to withdraw revocation of Minor Conditional Use Permit P17-0126 and associated Public Convenience or Necessity Determination (P17-0503) for bar and nightclub uses with entertainment and on-sale of alcohol for Downtown Experiment. Three people spoke on the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Baird and seconded by Commissioner Mooney to continue Planning Case PC-2026-00117 for 90 days to consider the withdrawal of the revocation of Minor Conditional Use Permit P17 - 0126 and associated Public Convenience or Necessity Determination P17-0503 for bar and nightclub uses with entertainment and on-sale of alcohol for Downtown Experiment located at 3601 University Avenue. The motion carried with Vice Chair Baird, Commissioners Alderette, Mooney, and Montero voting aye, Chair Wilson, Sergeant of



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Arms Melendrez, and Commissioner Singh voting noe, and Secretary Wilder and Commissioner Teunissen being absent.

PLANNING CASE PR-2024-001684 - CONDITIONAL USE PERMIT - ALTA VISTA PUBLIC CHARTER SCHOOL - 7680 CASA BLANCA STREET

Hearing was called to consider Planning Case PR-2024-001684 a proposal by Travis Chopp of Alta Vista Charter, Inc., to consider a Conditional Use Permit to permit a charter school (Vista Norte Public Charter) consisting of up to 450 students. Two people spoke on the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Mooney 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), as the project will not have a significant effect on the environment; and (2) approve Planning Case PR-2024-001684 (Conditional Use Permit) based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions of approval in Exhibits 1 and 2 in the staff report. The motion carried unanimously with Secretary Wilder and Commissioner Teunissen being absent.

The above action was taken by the City Planning Commission on June 4, 2026. There is now a 10-day appeal period that ends on June 15, 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 June 15, 2026.

### CONSENT CALENDAR

It was moved by Commissioner Alderette and seconded by Commissioner Mooney to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried unanimously with Secretary Wilder and Commissioner Teunissen being absent.

### MINUTES

The minutes of the meeting of May 21, 2026, were approved as presented.



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### COMMUNICATIONS

#### ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

Principal Planner Brian Norton announced that (1) the Planning Commission meeting for June 18, 2026, will be cancelled.

The Planning Commission adjourned at 11:11 a.m.