



Community & Economic Development Department

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

RiversideCA.gov

**PLANNING COMMISSION HEARING DATE: JUNE 4, 2026
AGENDA ITEM NO.: 2**

PROPOSED PROJECT

Case Number	WITHDRAW - PC-2026-00117 (Revocation) CONTINUED FROM MARCH 12, 2026: Consideration of a request to revoke 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	
Request	Consideration of a request to revoke 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	
Applicant	City of Riverside	
Project Location	3601 University Avenue, at the northwest corner of University Avenue and Orange Street	
APNs	213-271-010	
Project Area	.22 acres	
Ward	1	
Neighborhood	Downtown	
General Plan Designation	Downtown Specific Plan	
Zoning Designation	DSP-RC-SP-CR – Downtown Specific Plan – Raincross District and Cultural Resources (Mission Inn Historic District) Overlay Zones	
Staff Planner	Edgardo Caldera, Principal Planner 951-826-5832 ecaldera@riversideca.gov	

SUMMARY AND BACKGROUND

Staff is withdrawing the request to revoke Minor Conditional Use Permit (MCUP) P17-0126 and the associated Public Convenience or Necessity Determination (P17-0503) for Downtown Experiment.

At its meeting on March 12, 2026, the City Planning Commission continued PC-2026-00117 (Revocation) to the meeting of June 4, 2026, with further direction to Staff to review alternatives to revoking the Minor Conditional Use Permit.

Following discussions with City staff, the business owner has agreed to work collaboratively with Planning and Riverside Police Department staff to modify the terms of the MCUP. An application to modify the MCUP was submitted on May 1, 2026, and staff are currently working with the owner to finalize the revised conditions and operational terms.

Because the business owner voluntarily applied for the modification request, the matter is administrative in nature. Therefore, no recommendation or action by the Planning Commission is required at this time.

Prepared by: Edgardo Caldera, Principal Planner

Approved by: Laurel Reimer, City Planner