

*City of Arts & Innovation*

## PLANNING COMMISSION MINUTES

THURSDAY, APRIL 10, 2025, 9:00 A.M.  
PUBLIC COMMENT IN-PERSON/TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET, RIVERSIDE, CA 92522

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**PRESENT:** Chair Launa Wilson, Vice Chair Rafael Elizalde, Secretary Raj Singh, Sergeant of Arms Brian Baird, and Commissioners Aurelio Melendrez, Lorraine Mooney, Benjamin Stewart, Judy Teunissen, and Johnny Wilder

**ABSENT:** None

**STAFF:** Maribeth Tinio, Anthony Beaumon, Lorena Verducco, Brian Norton, Candice Assadzadeh, Yenifer Cid, Judy Eguez, Chris Scully, Philip Nitollama, Kimi Palacios, and others

**ALSO PRESENT:** Peter Hemstead, Mike Hoyt, Maria Iwanicki, Nicolas Adcock, Rory Dyer, Andy Gibeault, Noriko Shimoji Cuaron, Jonathan Hall, Tracy Fitzsimmons, Ana De La Torre, Roger Clarke, Dane A. Sommers, John Dickson, Eric Higuchi, Chuck Conder, and others

Chair Mooney called the meeting to order at 9:00 a.m. and welcomed new Planning Commissioners Aurelio Melendrez, Brian Baird, and Judy Teunissen.

Commissioner Wilder led the Pledge of Allegiance to the Flag.

### ELECTION OF OFFICERS

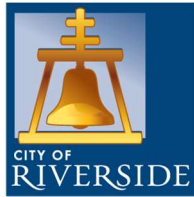
Nominations for the position of Chair were called.

Commissioner Wilder nominated Commissioner Elizalde for the position of Chair and Commissioner Elizalde did not accept.

Following further discussion, it was moved by Commissioner Elizalde and seconded by Commissioner Singh to nominate Commissioner Wilson to the position of Chair and she accepted. The motion carried unanimously.

Nominations for the position of Vice Chair were called.

Following discussion, it was moved by Chair Wilson and seconded by Commissioner Singh to nominate Commissioner Elizalde to the position of Vice Chair and he accepted. The motion carried unanimously.



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Nominations for the position of Secretary were called.

Following discussion, it was moved by Chair Wilson and seconded by Commissioner Wilder to nominate Commissioner Singh to the position of Secretary and he accepted. The motion carried unanimously.

Nominations for the position of Sergeant at Arms were called.

Following discussion, it was moved by Commissioner Singh and seconded by Commissioner Wilder to nominate Commissioner Baird to the position of Sergeant at Arms and he accepted. The motion carried unanimously.

### RECESS

The Planning Commission recessed and reconvened with Chair Wilson presiding and all commissioners present.

### ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

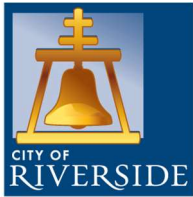
### RECESS

The Planning Commission recessed at 9:10 a.m. due to technical difficulties and reconvened at 9:28 a.m. with Chair Wilson presiding and all commissioners present.

### PUBLIC HEARING

PLANNING CASE PR-2024-001701 - GENERAL PLAN AMENDMENT - SPECIFIC PLAN AMENDMENT - ZONING CODE AMENDMENT - DESIGN REVIEW - PARKING GARAGE - RIVERSIDE COMMUNITY HOSPITAL - 4410, 4414, 4420, 4426, 4440, 4468 BROCKTON AVENUE

Hearing was called to consider Planning Case PR-2024-001701 a proposal by Maria Iwanicki of HKS, Inc., on behalf of Riverside Community Hospital to consider the following entitlements to facilitate the construction of 4-story, Parking Garage containing 593 parking spaces to serve the Riverside Community Hospital: (1) A General Plan Amendment to change the General Plan Land Use designation from DSP - Downtown Specific Plan to RCHSP - Riverside Community Hospital Specific Plan; (2) A Specific Plan Amendment to amend the Riverside Community Hospital Specific Plan to incorporate two parcels (APN Nos.: 217-060-020 and 217-060-009) into the Specific Plan boundaries and to remove them from the Downtown Specific Plan boundaries; (3) A Zoning Code Amendment to rezone the property from DSP-AD Downtown Specific Plan - Almond Street District to RCHSP - Riverside Community Hospital Specific Plan Overlay Zone; and (4) Design Review of project plans. The 1.66-acre project site consists of 6 parcels developed with medical office buildings and a



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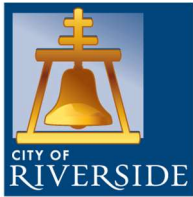
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vehicle repair facility, located at 4410, 4414, 4420, 4426, 4440, 4468 Brockton Avenue, situated on the southeast corner of Brockton Avenue and 14th Street, in the Riverside Community Hospital Specific Plan and in the Downtown Specific Plan-Almond Street District, in Ward 1. The Community & Economic Development Department recommends that the Planning Commission determine the project information provided in the Addendum will not result in significant effects on the environment, and is therefore consistent with the adopted Mitigation and Monitoring Reporting Program prepared for Planning Cases P13-0207, P13-0208, P13-0209, P13-0210, and P13-0211 Riverside Community Hospital Specific Plan Expansion Project Final Environmental Impact Report ("Certified FEIR") (State Clearing-house No. 2013071102). Six people spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Wilder and seconded by Vice Chair Singh recommending that City Council (1) determine that the project information provided in the Addendum will not result in significant effects on the environment, and is therefore consistent with the adopted Mitigation and Monitoring Reporting Program prepared for Planning Cases P13-0207, P13-0208, P13-0209, P13-0210, and P13-0211 (GPA, SP, RZ, DR, EIR) Riverside Community Hospital Specific Plan Expansion Project Final Environmental Impact Report ("Certified FEIR") (State Clearinghouse No. 2013071102); and (2) approve Planning Case PR -2024-001701 (General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment, and Design Review) based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions (Exhibits 1 and 2) of the staff report. The motion carried unanimously.

PLANNING CASE PR-2024-001722 - CONDITIONAL USE PERMIT AND DESIGN REVIEW - RESIDENTIAL DEVELOPMENT OF ELEVEN DWELLING UNITS, MULTI-PURPOSE ROOM, OUTDOOR AMENITIES, AND ASSOCIATED PARKING- OLIVE CREST AND CREST COMMUNITY CHURCH - 3431 MT. VERNON

Hearing was called to consider Planning PR-2024-001722 (CUP, DR) a proposal by Tracy Fitzsimmons of Olive Crest, to consider a Conditional Use Permit and Design Review of project plans to construct a residential development consisting of eleven dwelling units, a 3,100 square foot multi-purpose room, outdoor amenities, and associated parking. The 3.37-acre parcel is partially developed with a church (Crest Community Church), associated parking, and two wireless telecommunication facilities. The project site is located at 3431 Mt. Vernon Avenue, situated west side of the Mt. Vernon Avenue and south of Shady Grove Drive, in the R-1-7000-RP - Single Family Residential and Residential Protection Overlay Zones, in Ward 2. The Planning Division of the Community & Economic Development Department determined the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects) the CEQA Guidelines, as the project will not



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have a significant effect on the environment. Seven people spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Wilder and seconded by Commissioner Teunissen recommending that City Council (1) determine that the proposed project is exempt from the California Environmental Quality Act subject to Section 15332 (In-fill Development Projects), as this proposed project will not have a significant effect on the environment; (2) approve Planning Case PR -2024-001722 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions (Exhibits 1 and 2) of the staff report; and (3) delete condition 22 and add a condition that in the event of a power outage a permanent backup generator will be required or additional sewage storage capacity to facilitate the power outage. The motion carried unanimously.

### 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 with Commissioners Elizalde, Melendrez, Mooney, Singh, Wilder, Wilson, Teunissen, and Stewart voting aye and Commissioner Baird abstaining.

### MINUTES

The minutes of the meeting of February 27, 2025, were approved as presented.

### COMMUNICATIONS

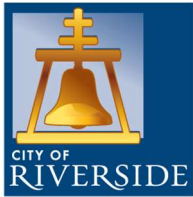
#### ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio (1) announced that the next Planning Commission meetings would be on April 24th and May 8th; (2) provided information on an appeal that would be considered by the City Council regarding a residential development on La Sierra and Victoria Avenues on April 22nd; and (3) provided information regarding the General Plan update and Riverside 2050.

Principal Planner Brian Norton provided information regarding a collaborative Community Meeting on April 19th at the Springbrook Clubhouse regarding the proposed Riverside Adventure Center and Mixed-Use Town Center Development in the Northside.

The Planning Commission adjourned at 10:53 a.m.

The above actions were taken by the City Planning Commission on April 10, 2025. There is now a 10-day appeal period that ends on April 21, 2025. During this time, any interested



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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 21, 2025.