



City of Arts & Innovation

PLANNING COMMISSION DRAFT MINUTES

THURSDAY, MAY 22, 2025, 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 Rafael Elizalde, Secretary Raj Singh, Sergeant of Arms Brian Baird, and Commissioners Benjamin Stewart, Lorraine Mooney, Johnny Wilder, and Judy Teunissen

ABSENT: Commissioner Aurelio Melendrez

STAFF: Maribeth Tinio, Anthony Beaumon, Diana Alegria, Isabel De Honor, Brian Norton, Scott Watson, Winnie Liang, Chad Collopy, and others

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

Commissioner Mooney led the Pledge of Allegiance to the Flag.

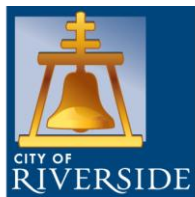
ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

PUBLIC HEARING

PLANNING CASE PR-2024-001751 - AMENDMENT TO CONDITIONAL USE PERMIT (CU-022-656) AND DESIGN REVIEW TO EXPAND HOSPITAL (PACIFIC GROVE) - 5900 BROCKTON AVENUE
Hearing was called to consider Planning Case PR-2024-001751 a proposal by Tammy Russell on behalf of Acadia Healthcare Company, Inc., to consider an amendment to a previously approved Conditional Use Permit (CU-022-656) and Design Review to expand an existing hospital (Pacific Grove) with a new single-story, 29,300-square-foot building to accommodate 54 additional patient beds and associated parking lot modifications. The 3.75-acre project site consists of a single parcel, developed with a one-story, 34,382-square-foot medical facility with 68 existing patient beds, located at 5900 Brockton Avenue, situated on the east side of Brockton Avenue, between Jurupa Avenue and Maplewood Place, in the R-1-7000-SP - Single-Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 1. The Planning Division of the Community & Economic Development Department determined the proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-fill Development) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Two people spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Mooney and seconded by Commissioner Singh to (1) determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development Projects) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and (2) approve Planning Case PR-2024-001751 (Revised Conditional Use



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Permit and Design Review) based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions in Exhibits 1 and 2 of the staff report. The motion carried with Chair Wilson, Vice Chair Elizalde, Secretary Singh, Sergeant of Arms Baird, and Commissioners Stewart, Mooney, and Teunissen voting aye, Commissioner Wilder voting no, and Commissioner Melendrez absent.

CONSENT CALENDAR

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

MINUTES

The minutes of the meeting of May 8, 2025, were approved as presented.

ABSENCE

The absence of Commissioner Elizalde from the May 8, 2025, regular meeting was recorded as excused.

ABSENCE

The absence of Commissioner Stewart from the May 8, 2025, regular meeting was recorded as excused.

DISCUSSION CALENDAR

ABSENCE FROM APRIL 24, 2025, MEETING

Following discussion, it was moved by Commissioner Wilder and seconded by Commissioner Singh to excuse the absence of Commissioner Elizalde from the April 24, 2025, regular meeting. The motion carried unanimously with Commissioner Melendrez absent.

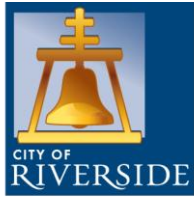
ABSENCE FROM APRIL 24, 2025, MEETING

Following discussion, it was moved by Commissioner Mooney and seconded by Commissioner Singh to excuse the absence of Commissioner Teunissen from the April 24, 2025, regular meeting. The motion carried unanimously with Commissioner Melendrez absent.

COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio announced that (1) the next Planning Commission meetings would be on June 5th and July 17th; (2) informed the Commission of one item that was approved by Council and one item that was paused on moving forward with Council



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requesting an update; and (3) informed the Commission of two upcoming items for City Council approval.

The Planning Commission adjourned at 9:59 a.m.

The above actions were taken by the City Planning Commission on May 22, 2025. There is now a 10-day appeal period that ends on June 2, 2025. 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 2, 2025.