



*City of Arts & Innovation*

## PLANNING COMMISSION DRAFT MINUTES

THURSDAY, APRIL 24, 2025, 9:00 A.M.  
PUBLIC COMMENT IN-PERSON/TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET, RIVERSIDE, CA 92522

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

ABSENT: Vice Chair Rafael Elizalde and Commissioner Judy Teunissen

STAFF: Maribeth Tinio, Anthony Beaumon, Lorena Verduco, Brian Norton, Veronica Hernandez, Judy Eiguez, Winnie Liang, and others

ALSO PRESENT: Gina Gibson, Sherry Olson, and others

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

Commissioner Melendrez led the Pledge of Allegiance to the Flag.

### ORAL COMMUNICATIONS FROM THE AUDIENCE

Gina Gibson spoke regarding Cherry Blossom Preschool, childcare in the Downtown area, and illegal dumping.

### PUBLIC HEARINGS

PLANNING CASE PR-2020-000237 - CONDITIONAL USE PERMIT - DESIGN REVIEW - EXPAND EXISTING 6-BED ASSISTED LIVING FACILITY TO 16-BEDS - MERCY BOARD AND CARE - 11545 DOVERWOOD DRIVE

Hearing was called to consider Planning Case PR-2020-000237 a proposal by Maher Ismail on behalf of Mercy Board and Care to consider the following entitlements to expand an existing 6-bed assisted living facility to 16-beds: (1) Conditional Use Permit to permit an assisted living facility of 6 or more beds; and (2) Design Review of project plans. The 0.37-acre project site is developed with a 3,529-square-foot assisted living facility and a 1,432-square-foot single-family residence and is located at 11545 Doverwood Drive, situated on the north side of Doverwood Drive, between Sierra Vista Avenue and Tulsa Avenue, in the R-1-7000 - Single Family Residential Zone, in Ward 7. 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 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment. One person spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Wilder and seconded by Commissioner Baird recommending that City Council (1) determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant Section 15301, (Existing



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Facilities) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; (2) approve Planning Case PR-2020-000237 (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) include that the detached 2-story building in the rear be limited to be utilized as office to serve the facility. The motion carried unanimously.

### PLANNING CASE PR-2024-001644 - CONDITIONAL USE PERMIT - LANDSCAPE DESIGN REVIEW - LEGALIZE VEHICLE IMPOUND YARD WITH ASSOCIATED SITE IMPROVEMENTS - 6200 RUTLAND AVENUE

Hearing was called to consider Planning PR-2024-001644 a proposal by Sherrie Olson to consider a Conditional Use Permit and Landscape Design Review to legalize a vehicle impound yard with associated site improvements. The 1.38-acre project site consists of a single parcel developed with a vehicle impound yard located at 6200 Rutland Avenue, situated on the west side of Rutland Avenue, between Arlington and Cypress Avenues, in the BMP - Business and Manufacturing Park Zone, in Ward 6. 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 15301 (Existing Facilities) and Section 15303 (Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment. One person spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Baird and seconded by Commissioner Singh recommending that City Council (1) determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and Section 15303 (Construction or Conversion of Small Structures) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and (2) approve Planning Case PR-2024-001644 (Conditional Use Permit, Landscape 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.

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

### MINUTES

The minutes of the meeting of April 10, 2025, were approved as presented.



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### COMMUNICATIONS

#### ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio (1) announced that the next Planning Commission meetings would be on May 8th and May 22nd; and (2) provided information on the Warmington Development Project.

The Planning Commission adjourned at 9:35 a.m.

The above actions were taken by the City Planning Commission on April 24, 2025. There is now a 10-day appeal period that ends on May 5, 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 May 5, 2025.