

City of Arts & Innovation

## PLANNING COMMISSION MINUTES

THURSDAY, SEPTEMBER 12, 2024, 9:00 A.M.  
PUBLIC COMMENT IN-PERSON/TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET, RIVERSIDE, CA 92522

PRESENT: Chair Lorraine Mooney, Vice Chair Launa Wilson, Secretary Jonathan Parker, Sergeant of Arms Rafael Elizalde(left early), and Commissioners Jack Mosqueda, Richard Kirby, Johnny Wilder, Raj Singh, and Benjamin Stewart

ABSENT: None

STAFF: Maribeth Tinio, Anthony Beaumon, Lorena Verduco, Brian Norton, Chris Scully, Philip Nitollama, Kimi Palacios, Candice Assadzadeh, Veronica Hernandez, Paige Montojo, and others

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

Commissioner Stewart led the Pledge of Allegiance to the Flag.

### ORAL COMMUNICATIONS FROM THE AUDIENCE

Oliver Booth spoke regarding the University of California, Riverside (UCR) area, zoning designations, businesses, and student accessibility, transportation, and safety.

### CONSENT CALENDAR

It was moved by Commissioner Wilder and seconded by Commissioner Parker to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried with Commissioners Mooney, Wilson, Wilder, Parker, Stewart, Mosqueda, Elizalde, and Singh voting aye, and Commissioners Kirby voting no.

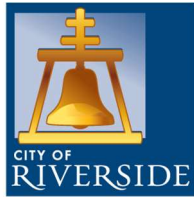
### MINUTES

The minutes of the meeting of August 15, 2024, were approved as presented.

### PUBLIC HEARINGS

PLANNING CASE PR-2024-001655 - CONDITIONAL USE PERMIT - DESIGN REVIEW - CHARTER SCHOOL (SCHOLARSHIP PREP SCHOOL) FOR TRANSITIONAL KINDERGARTEN THROUGH 8TH GRADE STUDENTS - NORTH SIDE OF MAGNOLIA AVENUE BETWEEN MYERS STREET AND DYKES LANE - 9707 MAGNOLIA AVENUE AND 3840 MYERS STREET

Hearing was called to consider Planning Case PR-2024-001655 (CUP, DR) a proposal by Maria Gomez of Red Hook Capital Partners, Inc., to consider the following entitlements: (1) Conditional Use Permit to permit a charter school (Scholarship Prep School) for transitional kindergarten through 8th grade students; and (2) Design Review of project plans. The project site is fully developed and consists of two contiguous parcels totaling 1.58 acres, located at 9707 Magnolia Avenue and 3840 Myers Street, situated on the north side of Magnolia Avenue between Myers Street and Dykes Lane, in the MU-U-SP – Mixed Use – Urban and Specific Plan



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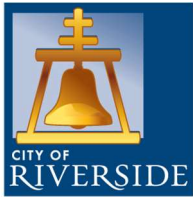
(Magnolia Avenue) Overlay Zones, in Ward 5. The Planning Division of the Community & Economic Development Department has determined that the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Nine people spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Wilson and seconded by Commissioner Parker 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-2024-001655 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions of approval as Exhibits 1 and 2 of the staff report. The motion carried with Commissioners Mooney, Wilson, Parker, Kirby Mosqueda, Elizalde, and Singh voting aye, and Commissioners Stewart and Wilder voting no.

PLANNING CASE PR-2023-001569 - ZONE CODE MAP AMENDMENT - CONDITIONAL USE PERMIT - DESIGN REVIEW FOR ESTABLISHMENT OF NEW 950-SQUARE FOOT DUTCH BROS. COFFEE SHOP AND DRIVE-THRU RESTAURANT - WEST SIDE OF VAN BUREN BOULEVARD, NORTH OF WELLS - 4990 AND 4970 VAN BUREN BOULEVARD AVENUE

Hearing was called to consider Planning Case PR-2023-001569 (RZ, CUP, DR) a proposal by Braden Bernards of CVP - Riverside DB, LLC, to consider the following entitlements for the establishment of a new 950-square foot Dutch Bros. coffee shop: (1) Zone Code Map Amendment to rezone the property from R-1-7000 - Single-Family Residential to CR - Commercial Retail; (2) Conditional Use Permit for the establishment of a drive-thru restaurant; and (3) Design Review of project plans. The 0.75-acre project site consists of two contiguous parcels, is currently developed with a single-family residence, to be demolished, and is located at 4990 and 4970 Van Buren Boulevard, situated on the west side of Van Buren Boulevard, north of Wells Avenue, in the R-1-7000 - Single-Family Residential Zone, in Ward 6. The Planning Division of the Community & Economic Development Department has determined that the proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15061 (Common Sense) and 15303 (New Construction or Conversion of Small Structures) 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 Wilder and seconded by Commissioner Singh to recommend that the City Council (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061 (Common Sense) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as



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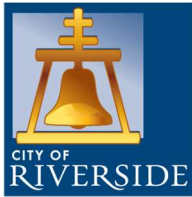
the project will not have a significant effect on the environment; and (2) approve Planning Case PR-2023-001569 (Rezone, Conditional Use Permit, and Design Review) based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions as Exhibits 1 and 2 of the staff report. The motion carried with Commissioners Mooney, Parker, Wilder, Stewart, Mosqueda, Elizalde, and Singh voting aye, Commissioners Kirby voting no, and Commissioner Wilson abstaining.

Commissioner Elizalde left the meeting during the following item.

PLANNING CASE PR-2023-001629 (CUP,DR) - CONDITIONAL USE PERMIT - DESIGN REVIEW - EXPAND AN EXISTING VEHICLE FUEL STATION AND CAR WASH FACILITY - MODIFY EXISTING CONDITIONAL USE PERMIT (CU-071-001) TO INCREASE THE SIZE OF THE EXISTING CAR WASH TUNNEL AND ADD RESTAURANT SPACE

Hearing was called to consider Planning Case PR-2023-001629 (CUP,DR) a proposal by Michael Haddadin of Haddadin Holding, LLC, to consider the following entitlements to expand an existing vehicle fuel station and car wash facility: (1) Conditional Use Permit to modify the existing Conditional Use Permit (CU-071-001) to increase the size of the existing car wash tunnel by 367 square feet, and add 2,600 square feet of restaurant space; and (2) Design Review of project plans. The 1.51-acre project site is currently developed with an existing 3,600 square-foot gas station (AM/PM), including a convenience store, fuel pumps and a 1,088 square-foot car wash tunnel. The project is located at 501 E. Alessandro Boulevard, situated on the southwest corner of Alessandro Boulevard and Northrop Street, in the CR-SP - Commercial Retail and Specific Plan (Mission Grove) Overlay Zones, in Ward 4. The Planning Division of the Community & Economic Development Department has determined that the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15301 (Existing Facilities) and 15303 (New 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 Wilson and seconded by Commissioner Stewart to (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; (2) approve PR-2023-001629 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions as Exhibits 1 and 2 of the staff report; and (3) revise Condition 52c to add a raised median. The motion carried unanimously with Commissioner Elizalde absent.



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### COMMUNICATIONS

#### ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio (1) announced that there would be items for the September 26 and October 10 Planning Commission meetings; (2) provided updates on the General Plan/Climate Action and Adaptation Plan and the application process for the General Plan Advisory Committee; and (3) provided an update regarding the American Planning Association California Chapter Annual Conference.

The Planning Commission adjourned at 10:52 a.m.

The above actions were taken by the City Planning Commission on September 12, 2024. There is now a 10-day appeal period that ends on September 23, 2024. 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 September 23, 2024.