



City of Arts & Innovation

PLANNING COMMISSION DRAFT MINUTES

THURSDAY, DECEMBER 18, 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, and Commissioners Johnny Wilder, Aurelio Melendrez, Judy Teunissen, and Lorraine Mooney

ABSENT: Vice Chair Rafael Elizalde and Sergeant at Arms Brian Baird

STAFF: Brian Norton, Lorena Verduco, Anthony Beaumon, Calora Boyd, Judy Eguez, Yenifer Cid, Candice Assadzadeh, Philip Nitollama and others

ALSO PRESENT: Hugo Lepe, Andrew Grechuta, Brad Perrine, Wilton Kimbrough, Ricardo Acevedo, Carolina Acevedo, Alejandro Acevedo, and Rubi Inostros

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

Commissioner Singh led the Pledge of Allegiance to the Flag.

ORAL COMMUNICATIONS FROM THE AUDIENCE

Errol Koschewitz spoke regarding a vendor and hiring list.

PUBLIC HEARINGS

PLANNING CASE PR-2021-001114 - 117-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT - GENERAL PLAN AMENDMENT - ZONING CODE AMENDMENT - PROJECT PLANS DESIGN REVIEW - 4663 AND 4705 HEDRICK AVENUE/4618 JONES AVENUE

Hearing was called to consider the following entitlements to construct a 117-unit multi-family residential development on 4.54-acres: (1) General Plan Amendment to amend 2.72-acres of the project site from the MDR - Medium Density Residential Land Use designation to HDR - High Density Residential; (2) Zoning Code Map Amendment to rezone 2.72-acres of the project site from R-1-7000 - Single Family Residential Zone to R-3-1500 - Multiple Family Residential Zone; and (3) Design Review of project plans. Three people spoke on 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) find the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; (2) approve Planning Case PR-2021-001114 (General Plan Amendment, Zoning Code Map Amendment, and Design Review) based on the findings outlined in the staff report and summarized and subject to



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the recommended conditions of Exhibits 1 and 2 of the staff report; and (3) include a condition restricting the driveway on Hedrick Avenue to egress only. The motion carried with Commissioners Baird and Elizalde absent.

PLANNING CASE PC-2025-00155 (CUP) - CONDITIONAL USE PERMIT - CHILD DAYCARE FACILITY (ARLINGTON ANGELS CHILDCARE) - 3557 ARLINGTON AVENUE

Hearing was called to consider a Conditional Use Permit to permit the establishment of a childcare facility for up to 16 children (ages 0 - 5 years old) within an existing single story 1,480-square-foot structure. One person spoke on 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 15301 (Existing Facilities) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; (2) approve Planning Case PC-2025-00155 (Conditional Use Permit) based on the findings outlined in the staff report and summarized and subject to the recommended conditions of Exhibits 1 and 2 in the staff report; and (3) add a condition of approval raising the 5 foot fence around the outdoor play area to 6 feet through a modification to the CUP. The motion carried with Commissioners Baird and Elizalde absent.

CONSENT CALENDAR

It was moved by Commissioner Wilder and seconded by Commissioner Teunissen to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried with Commissioners Baird and Elizalde absent.

MINUTES

The minutes of the meeting of December 4, 2025, were approved as presented.

ABSENCE

The absence of Commissioner Singh from the December 4, 2025, regular meeting recorded as excused.

DISCUSSION CALENDAR

ABSENCE FROM DECEMBER 4, 2025, MEETING

Following discussion, it was moved by Commissioner Mooney and seconded by Commissioner Singh to record the absence of Commissioner Teunissen from the



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December 4, 2025, meeting, as excused. No one spoke on the matter. The motion carried with Commissioners Baird and Elizalde absent and Commissioner Teunissen abstaining.

COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

Acting City Planner Brian Norton announced that the (1) Riverside Alive Project will be considered by the City Council on January 6, 2026; and (2) Planning Commission meetings of January 1 and 15, 2026, are cancelled and the next scheduled meeting is January 29, 2026.

The Planning Commission adjourned at 9:52 a.m.

The above actions were taken by the City Planning Commission on December 18, 2025. There is now a 10-day appeal period that ends on December 29, 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 December 29, 2025.