



City of Arts & Innovation

## PLANNING COMMISSION MINUTES

THURSDAY, NOVEMBER 20, 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, and Commissioners Johnny Wilder, Aurelio Melendrez, and Lorraine Mooney

ABSENT: Commissioners Baird and Teunissen

STAFF: Brian Norton, Tarren Torres, Chris Galippo, Judy Eguez, Chris Nieto, and Christiana Kalawa

ALSO PRESENT: Karl Huy, Jim Caiopoulos, 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

There was no one wishing to address the Planning Commission.

### PUBLIC HEARING

PLANNING CASE PR-2024-001740 CONDITIONAL USE PERMIT - PROJECT PLANS DESIGN REVIEW - UNMANNED VEHICLE FUEL STATION - BUSINESS AND MANUFACTURING PARK ZONE - BMP - JURUPA/ COLUMBIA/DALES - 6814 JURUPA AVENUE

Hearing was called to consider the following entitlements to facilitate the construction of a vehicle fuel station, Conditional Use Permit to permit a vehicle fuel station, and Design Review of project plans. Two 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 (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; (2) approve PR-2024-001740 Conditional Use Permit and Design Review based on the findings outlined in the staff report and the summarized findings and subject to the recommended conditions of Exhibits 1 and 2 of the staff report; (3) include the revised Conditions of Approval for (a) No. 49 regarding installation of curb and gutter at 41 feet from monument centerline, sidewalk and matching paving on Jurupa Avenue to Public Works specification and (b) removal No. 70 regarding construction of bike racks. The motion carried unanimously with Commissioners Baird and Teunissen absent.



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### 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 unanimously with Commissioners Baird and Teunissen absent.

### MINUTES

The minutes of the meeting of November 6, 2025, were approved as presented.

### COMMUNICATIONS

#### ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

Principal Planner Brian Norton announced that the next Planning Commission meetings will be (1) December 4, 2025, with two discussion items regarding a Project Process outline and the General Plan update; and (2) December 18, 2025, with two public hearings regarding a Child Daycare Facility and a multi-family development.

The Planning Commission adjourned at 9:15 a.m.

The above actions were taken by the City Planning Commission on November 20, 2025. There is now a 10-day appeal period that ends on December 1, 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 1, 2025.