

City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, MAY 21, 2026, 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 Brian Baird, Secretary Johnny Wilder, Sergeant at Arms Aurelio Melendrez, and Commissioners Rico Alderette, Raj Singh, Lorraine Mooney, Judy Teunissen, and Christen Montero

STAFF: Clarissa Manges, Matthew Taylor, Brian Norton, Laurel Reimer, Daniel Palafox, Scott Watson, Ethan Sun, Sweta Patel, Doug Webber, Leonard Albano, Tarren Torres, and Nancy Crunk

PRESENT: Andrew Walker, Darrin Olson, Jim Kawamura, Gabe Uribe, Molly Mendoza, and Karen Gulley

Chair Wilson called the meeting to order at 9:01 a.m.

Commission Mooney led the Pledge of Allegiance to the Flag.

ORAL COMMUNICATIONS FROM THE AUDIENCE

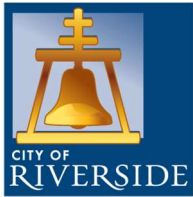
There was no one wishing to address the Planning Commission.

PUBLIC HEARINGS

PLANNING CASE PR-2023-001469 - GENERAL PLAN AMENDMENT - REZONE - SPECIFIC PLAN AMENDMENT - ZONING CODE MAP AMENDMENT - TENTATIVE TRACT MAP - SITE PLAN REVIEW - MIXED-USE DEVELOPMENT - IRON LOFTS - 3093, 2993 MISSION INN AVENUE, 3596 COMMERCE STREET, 2993 SIXTH STREET, AND 2992, 3008 FIFTH STREET

Hearing was called to consider Planning Case PR-2023-001469, a proposal by Darrin Olson of Iron Lofts, LLC., to consider entitlements of a General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment, Tentative Tract Map, and Site Review Plan to facilitate the construction of a Mixed Use development consisting of 291 residential dwelling units and 9 live/work units located on the east side of Commerce Street, between Mission Inn Avenue and 5th Street. Three people spoke on the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Teunissen and seconded by Commissioner Singh to recommend that the City Council (1) determine that Planning Case PR-2023-001469 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; and (2) approve Planning Case PR-2023-001469 General Plan Amendment, Specific Plan



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Amendment, Zoning Code Map Amendment, Tentative Tract Map and Site Plan 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 unanimously.

PLANNING CASE PC-2026-00408 - CITY OF RIVERSIDE - OMNIBUS ZONING CLEANUP TO RIVERSIDE MUNICIPAL CODE (RMC) TITLES 18 (SUBDIVISION), 19 (ZONING) AND 20 (CULTURAL RESOURCES)

Hearing was called to consider Planning Case PC-2026-00408 a proposal by the City of Riverside to consider an omnibus zoning cleanup to amend Title 18 (Subdivision), Title 19 (Zoning), and Title 20 (Cultural Resources) of the Riverside Municipal Code (RMC), including, but not limited to, Title 18 Articles I (Subdivision Code Enactment and Applicability), II (Subdivision Code Administration, Interpretation, and Enforcement), III (Maps and Permits), IV (Requirements for Filing and Approval Process), V (Permit Provisions), and VI (Definitions); Title 19 Articles I (Zoning Code Enactment and Applicability), II (Zoning Code Administration, Interpretation, and Enforcement), III (Nonconforming Provisions), IV (General Zoning Provisions), V (Base Zones and Related Use and Development Provisions), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), IX (Land Use Development Permit Requirements/Procedures), and X (Definitions); and Title 20. No one spoke on the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Mooney and seconded by Commissioner Teunissen to recommend that the City Council (1) determine that Planning Case PC-2026-00408 is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule), as it can be seen with certainty that approval of the project will not have an effect on the environment; and (2) approve of the Planning Case PC-2026-00408 (Zoning Text Amendment) as outlined in the staff report and summarized in the Findings section of this report. The motion carried unanimously.

PLANNING CASE PC-2026-00427 - CITY OF RIVERSIDE - ZONING TEXT AMENDMENT - ADAPTIVE REUSE ORDINANCE

Hearing was called to consider Planning Case PC-2026-00427 a proposal by the City of Riverside to consider amendments to Title 16 (Buildings and Construction) and Title 19 (Zoning) of the Riverside Municipal Code (RMC), including but not limited to Article VII (Specific Land Use Provisions). The proposed amendments are intended to implement an Adaptive Reuse Ordinance establishing regulations and incentives to facilitate the



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conversion of existing non-residential buildings to residential uses within designated areas of the City. One person spoke on the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Melendrez and seconded by Commissioner Alderette to recommend that City Council (1) determine that Planning Case PC-2026-00427 is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (Common Sense), as it can be seen with certainty that approval of the project will not have an effect on the environment; and (2) approve Planning Case PC-2026-00427 (Zoning Text Amendment) as outlined in the staff report and summarized in the Findings section of this report. The motion carried with Chair Wilson and Commissioners Melendrez, Alderette, Singh, Teunissen, Mooney and Montero voting aye and Vice Chair Baird and Commissioner Wilder voting no.

CONSENT CALENDAR

It was moved by Commissioner Teunissen and seconded by Commissioner Mooney to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried unanimously.

MINUTES

The minutes of the meeting of May 7, 2026, were approved as presented.

DISCUSSION CALENDAR

RIVERSIDE 2050 GENERAL PLAN UPDATE AND CLIMATE ACTION AND ADAPTATION PLAN

Following discussion and without formal motion, the Planning Commission received and ordered filed the presentation on Riverside 2050 General Plan update and Climate Action and Adaption Plan.

COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

Principal Planner Matthew Taylor announced that (1) the Planning Commission meeting for June 4, 2026, will include an update on Planning Case PC-2026-00117 Downtown Experiment; and (2) the Planning Commission meeting for June 18, 2026, will be cancelled.

The Planning Commission adjourned at 11:11 a.m.