

City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, AUGUST 14, 2025, 9:00 A.M.
PUBLIC COMMENT IN-PERSON/TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET, RIVERSIDE, CA 92522

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- PRESENT:** Chair Launa Wilson, Vice Chair Rafael Elizalde, Secretary Raj Singh, and Commissioners Aurelio Melendrez, Lorraine Mooney, and Judy Teunissen
- ABSENT:** Sergeant of Arms Brian Baird and Commissioner Johnny Wilder
- STAFF:** Maribeth Tinio, Anthony Beaumon, Lorena Verduco, Chris Scully, Brian Norton, Matthew Taylor, Candice Assadzadeh, Yenifer Cid, Angela Cayabyab, Clarissa Manges, and others
- ALSO PRESENT:** Lynette Pasley, Larry Pasley, Michael Brendecke, Karen Adraneda, Alex Mucino, Doug Goodman, Jay Nelson, Andrew Verdugo, Christian Kesler, and others

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

Vice Chair Elizalde led the Pledge of Allegiance to the Flag.

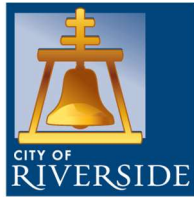
ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

PUBLIC HEARINGS

PLANNING CASE PR-2021-001174 - CONDITIONAL USE PERMIT - GRADING EXCEPTION - LEGALIZE UNPERMITTED ACCESSORY STRUCTURES - 2190 ST. LAWRENCE

Hearing was called to consider Planning Case PR-2021-001174 (CUP, GE) a proposal by Lynette Pasley to consider the following entitlements to legalize unpermitted accessory structures: (1) Conditional Use Permit to permit accessory structures within the Water Course Overlay Zone; and (2) Grading Exception to allow grading and development within the Woodcrest Arroyo and the 50-foot setback buffer. The 4.66-acre site is fully developed with a single-family residence, detached garage, and accessory structures, located at 2190 St. Lawrence Street, situated on the west side of St. Lawrence Street between Dufferin Avenue and Hermosa Drive, in the RA-5 - Residential Agricultural Zone and RA-5-WC - Residential Agricultural and Water Course Overlay Zones, in Ward 4. 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 15303 (New Construction or Conversion of Small Structures) and 15311 (Accessory 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.



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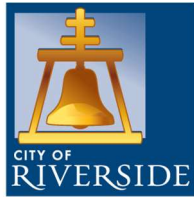
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Following discussion, it was moved by Commissioner Mooney and seconded by Commissioner Elizalde to (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15311 (Accessory Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and (2) approve Planning Case PR-2021-001174 (Conditional Use Permit and Grading Exception) 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 Wilson, Elizalde, Melendrez, Mooney, and Singh voting aye, Commissioner Teunissen voting no, and Commissioners Baird and Wilder absent.

PLANNING CASE PR-2023-001617 - Conditional Use Permit - Design Review - Public Convenience or Necessity - 9652 and 9662 Indiana Avenue

Hearing was called to consider Planning Case PR-2023-001617 (CUP, DR, PCRN) a proposal by Alex Mucino of AHD, LP, for the following entitlements to facilitate development of a 2,787 square foot convenience store: (1) Conditional Use Permit to permit the off-sale of alcohol (Type 21 - Off Sale General); (2) Design Review of project plans; and (3) Public Convenience or Necessity (PCRN) to allow for an over concentration of off-sale alcohol licenses in Census Tract 317.03. The vacant 0.72-acre project site consists of two continuous parcels, located at 9652 and 9662 Indiana Avenue, situated south of Indiana Avenue between Van Buren Boulevard and Myers Street, in the MU-V - Mixed-Use - Village Zone, in Ward 5. 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 Section 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 Melendrez and seconded by Commissioner Singh to (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 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 Planning Case PR-2023-001617 Conditional Use Permit, Design Review, and Public Convenience or Necessity 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 No. 48 to read: Beer, malt beverages, flavored malt beverages, pre-mixed distilled spirit cocktails, wine mixed drinks, and wine coolers shall not be sold by single containers but must be sold in manufacturer pre-packaged multi-unit quantities. No single use or pre-packaged multi-unit liquor bottles, malt beverages, flavored malt beverages, pre-mixed distilled spirit cocktails, wine mixed drinks or wine coolers (50 ml or 1.7 ounce) shall be sold. The motion carried with



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

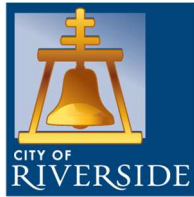
PLANNING CASE PC-2025-00085 - TENTATIVE TRACT MAP - ONE-LOT SUBDIVISION FOR CONDOMINIUM PURPOSES - 4714 JURUPA AVENUE

Hearing was called to consider Planning Case PC-2025-00085 (TTM) a proposal by Andrew Verdugo of MV 20296 LLC, to consider a Tentative Tract Map (TTM 39277) to create a one-lot subdivision for condominium purposes for a previously approved multifamily residential project. The 1.75-acre project site consists of three contiguous parcels and is located at 4714 Jurupa Avenue, situated on the south side of Jurupa Avenue between Tower Road and Greenfield Avenue, in the R-3-2500 - Multiple-Family Residential Zone, in Ward 3. 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 15304 (Minor Alterations to Land) and 15061 (Common Sense) 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 Teunissen and seconded by Commissioner Melendrez to (1) determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15304 (Minor Alterations to Land) and 15061 (Common Sense) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and (2) approve Planning Case PC-2025-00085 Tentative Tract Map No. 39277, subject to the recommended conditions of approval as Exhibit 1 of the staff report. The motion carried with Commissioners Wilson, Elizalde, Melendrez, Mooney, Singh and Teunissen voting aye and Commissioners Baird and Wilder absent.

PLANNING CASE PR-2025-001793 - RIVERSIDE MUNICIPAL CODE (RMC) AMENDMENTS TO TITLE 19 ZONING - OMNIBUS ZONING CLEANUP

Hearing was called to consider Planning Case PR-2025-001793 a proposal by the City of Riverside to consider an omnibus zoning cleanup to amend Title 19 (Zoning) of the Riverside Municipal Code (RMC), including, but not limited to, Articles II (Zoning Code Administration, Interpretation, and Enforcement), V (Base Zones and Related Use and Development Provisions), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), and IX (Land Use Development Permit Requirements/Procedures). The proposed amendments are intended to: (1) Align the RMC with recent changes to California law pertaining to permit streamlining for hydrogen fuel stations; (2) Codify findings of public convenience or necessity (PCorN) for overconcentration of alcohol licenses pursuant to California law; (3) Implement permitting requirements for junk dealers/scrap metal recyclers pursuant to City Council direction; (4) Streamline permitting requirements for a variety of uses, including several in the Neighborhood Commercial Overlay (NC Overlay) Zone; (5) Make minor adjustments, clarifications, and corrections pertaining to accessory dwelling units,



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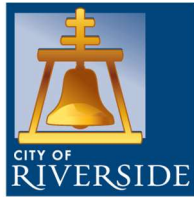
accessory structures, density bonuses, temporary use permits, and zoning administrator language; and (6) Make other minor, non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies as necessary. The Community & Economic Development Department recommends that the City Planning Commission determine that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility the project will have a significant effect on the environment. No one spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Mooney and seconded by Commissioner Teunissen to (1) recommend that the City Council determine that Planning Case PR-2025-001793 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 Planning Case PR-2025-001793 (Zoning Text Amendment) as outlined in the staff report and summarized in the Findings section of the staff report. The motion carried with Commissioners Wilson, Elizalde, Melendrez, Mooney, Singh and Teunissen voting aye and Commissioners Baird and Wilder absent.

PLANNING CASE PR-2025-001800 - RIVERSIDE MUNICIPAL CODE (RMC) AMENDMENTS - SENATE BILL 9 (SB 9) AMENDMENTS TO TITLES 18 SUBDIVISION, 19 ZONING, AND 20 CULTURAL RESOURCES

Hearing was called to consider Planning Case PR-2025-001800 a proposal by the City of Riverside to consider Senate Bill 9 (SB 9) amendments to Titles 18 (Subdivision), 19 (Zoning), and 20 (Cultural Resources) of the Riverside Municipal Code (RMC), including, but not limited to, Title 18 Article III (Maps and Permits), Title 19 Article VII (Specific Land Use Provisions), and Title 20. The proposed amendments are intended to bring the RMC into compliance with recent guidance from the California Department of Housing and Community Development (HCD) pertaining to the implementation of SB 9 and SB 450. The Community & Economic Development Department recommends that the City Planning Commission determine that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility the project will have a significant effect on the environment, and pursuant to Government Code §65852.21(k). No one spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Mooney and seconded by Commissioner Teunissen to (1) recommend that the City Council determine that Planning Case PR-2025-001800 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



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approval of the project will not have an effect on the environment, and are further exempt from CEQA pursuant to Government Code Section 65852.21(k).; and (2) approve Planning Case PR-2025-001800 (Zoning Text Amendment) as outlined in the staff report and summarized in the Findings section of the staff report. The motion carried with Commissioners Wilson, Elizalde, Melendrez, Mooney, Singh and Teunissen voting aye and Commissioners Baird and Wilder absent.

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

MINUTES

The minutes of the meeting of July 31, 2025, were approved as presented.

COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio provided updates regarding the upcoming Planning Commission meetings.

The Planning Commission adjourned at 10:03 a.m.

The above actions were taken by the City Planning Commission on August 14, 2025. There is now a 10-day appeal period that ends on August 25, 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 August 25, 2025.