

City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, JULY 16, 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, Sergeant at Arms Aurelio Melendrez, and Commissioners Raj Singh, Lorraine Mooney, and Johnny Wilder
- ABSENT: Commissioners Rico Alderette, Judy Teunissen and Christen Montero
- STAFF: Judy Eguez, Laurel Reimer, Brian Norton, Angela Cayabyab, Ethan Sun, Christopher Nieto, Ian Enright, Andrew Medrano, Scott Watson, Calora Boyd, Sarah Zughayer, Agripina Neubauer, Tarren Torres, Philip Nitollama, Scott Watson, Miranda Evans, Donesia Gause, and Nancy Crunk
- PRESENT: Laura Densmore, Craig Bassham, Andrew Woodard, Brenton Burke, Clark Taylor, Steve Aboytes, Jalani Bakari, Martha Valentino, Diane Whitney, Louisa Feletto, and Colleen Griggs

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

Commissioner Mooney led the Pledge of Allegiance to the Flag.

ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

CONSENT CALENDAR

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

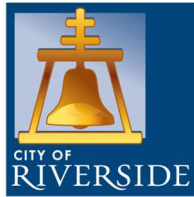
MINUTES

The minutes of the meeting of June 4, 2026, were approved as presented.

PUBLIC HEARINGS

PLANNING CASE PC-2025-00983 - TRACT MAP, MINOR PLANNED RESIDENTIAL DEVELOPMENT PERMIT AND DESIGN REVIEW - 2443 MARY STREET

Hearing was called to consider Planning Case PC-2025-00983 (TM, PRD, DR) a proposal by Brenton Burke of Burke Construction to consider the following entitlements for a Planned Residential Development: (1) Tentative Tract Map (TM-39385) to subdivide 2 acres into 10 single-family residential lots and lettered lots for water quality basins and a private street; (2) Minor Planned Residential Development Permit for the establishment



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of a 10-unit detached single-family residential development; and (3) Design Review of project plans for the site design and building elevations located at 2443 Mary Street. Eight people spoke on the matter. The public hearing was officially closed.

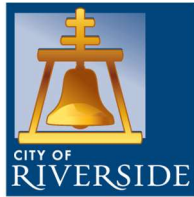
Following discussion, it was moved by Commissioner Wilder and seconded by Commissioner Wilson to (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense Rule) and 15332 (Infill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; (2) approve Planning Cases PC-2025-00983 (Tract Map 39385, Planned Residential Development, 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 Chair Wilson, Vice Chair Baird, Commissioners Melendrez, Mooney and Wilder vote aye and Commissioner Singh voting no with Commissioners Alderette, Teunissen and Montero absent.

The above action was taken by the City Planning Commission on July 16, 2026. There is now a 10-day appeal period that ends on July 27, 2026. 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 July 27, 2026

PLANNING CASE PR-2024-001711 - TRACT MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, AND DESIGN REVIEW - 6251 AND 11130 ALHAMBRA AVENUE, 6204 AND 6244 LA SIERRA AVENUE

Hearing was called to consider Planning Case PR-2024-001711 (TM, PRD, DR) a proposal by Louisa Feletto of Meritage Homes, for the following entitlements for a Planned Residential Development (1) Tentative Tract Map (TM-39008) to subdivide 9.88 acres into 56 single-family residential lots and lettered lots for common open space and private streets; (2) Planned Residential Development Permit to establish a 56-unit single-family residential development; and (3) Design Review of project plans for the site design and building elevations. 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 (1) determine that the project is exempt from additional environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) as the project is consistent with the 2025 General Plan Programmatic Environmental Impact Report adopted November 2007 (State Clearinghouse Number:



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2004021108) and its addendums; (2) determine that the Tentative Tract Map is exempt from the California Environmental Quality Act (CEQA) subject to Section 15061(b)(3) (Common Sense Rule) of the CEQA Guidelines, as it can be seen with certainty that the Tentative Tract Map will have no significant effect on the environment; (3) approve Planning Case PR-2024-001711 (Tentative Tract Map, Planned Residential Development, 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; and (4) add a median break on La Sierra Avenue at the entry point of the project. The motion carried with Commissioner Alderette, Teunissen, and Montero absent.

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DISCUSSION CALENDAR

CODE OF ETHICS AND CONDUCT ANNUAL REVIEW

Following discussion and without formal motion, the Planning Commission received and ordered filed the report on the Code of Ethics and Conduct for its effectiveness and provided the following recommendations or did not provide any recommended revisions to the Board of Ethics for consideration. No one spoke on the matter.

COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Laurel Reimer announced that (1) the Planning Commission meeting for July 30, 2026, will be cancelled; (2) the next Planning Commission meeting will be August 13, 2026, and will include a General Plan Amendment for the Public Safety Element to remain compliant with AB 2140 and a presentation by the City Attorney's Office on the Ex-Parte Communications and Robert's Rules of Order and Procedure; and (3) the amendment to Riverside Municipal Code Title V related to issuance of Entertainment Permits will be going before City Council on July 28, 2026.

The Planning Commission adjourned at 11:24 a.m.