



City of Arts & Innovation

City of Riverside Planning Commission

3900 Main Street
Riverside, CA 92522
Planning Division
(951) 826-5371

Agenda

Meeting Date: Thursday, November 6, 2025
Publication Date: Friday, October 24, 2025

9:00 AM

City Hall - Art Pick Council Chamber
3900 Main Street, Riverside
Live Webcast at:
www.RiversideCA.gov/Meeting

MISSION STATEMENT

The City of Riverside is committed to providing high quality municipal services to ensure a safe, inclusive, and livable community.

For virtual Public Comment, two options are available:

VIA TELEPHONE:
Call (951) 826-8688

**Press *9 to be placed in the queue to speak.
Individuals in the queue will be prompted to unmute by pressing *6 to speak.**

VIA ZOOM:
Use the following link: <https://zoom.us/j/92696991265>
Select the "raise hand" function to request to speak.
An on-screen message will prompt you to "unmute" and speak.

Public comments are limited to 3 minutes.

Please follow along via the telephone or Zoom options above to ensure you call in at the appropriate time for your item(s).

**Public comments regarding items on this agenda or any matters within the jurisdiction of the Commission can be submitted by eComment at www.RiversideCA.gov/Meeting until two hours before the meeting.
Email comments to PC@riversideca.gov**

Pursuant to the City Council Rules of Procedure and Order of Business Resolution, the Members of all Boards and Commissions and the public are reminded that they must preserve order and decorum throughout the meeting. In that regard, Members of the Boards and Commissions and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the Board or Commission or the presiding officer constitutes a violation of these rules.

The City of Riverside is committed to fostering a workplace that provides dignity, respect, and civility to our employees, customers, and the public they serve.

The City of Riverside wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by 42 U.S.C. §12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-2211 at least 72 hours before the meeting, if possible.

Agenda related writings or documents provided to the Commission are available for public inspection at www.RiversideCA.gov/Meeting and in the binder located at the entrance of the meeting room.

PLEASE NOTE--The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Commission Members.

City of Riverside Planning Commission action on all items may be appealed to the City Council within ten calendar days after the decision. Contact the Planning Division at (951) 826-5371 for further information.

9 A.M.

CHAIR CALLS MEETING TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

Audience participation is encouraged. Public comments are limited to 3 minutes.

- 1 To comment on any matters within the jurisdiction of the Planning Commission, you are invited to participate in person or call at (951) 826-8688. Press *9 to be placed in the queue to speak. Individuals in the queue will be prompted to unmute by pressing *6 when you are ready to speak.

To participate via ZOOM, use the following link: <https://zoom.us/j/92696991265>, select the "raise hand" function to request to speak. An on-screen message will prompt you to "unmute" and speak - Individual audience participation is limited to 3 minutes.

PUBLIC HEARINGS

Audience participation is encouraged. Public comments are limited to 3 minutes.

2 PLANNING CASE PR-2021-001026 (MCUP, DR): To consider an appeal of the Development Review Committee's approval of the following entitlements: (1) Minor Conditional Use Permit to permit the establishment of an outdoor storage yard for the storage of Recreational Vehicles and convert an existing 1,351 square foot residence into an office; and (2) Design Review of project plans. The 1-acre project site is currently developed with a single-family residence, located at 10030 Indiana Avenue, situated on the south side of Indiana Avenue between Harrison Street and Tyler Street, in the BMP – Business and Manufacturing Park Zone, in Ward 5. The Planning Division of the Community & Economic Development Department has determined that this project is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Candice Assadzadeh, Senior Planner, 951-826-5667, cassadzadeh@riversideca.gov.

Attachments: [Report](#)

[Exhibit 2 Existing Site Photos](#)

[Exhibit 3 Location Map](#)

[Exhibit 4 General Plan Map](#)

[Exhibit 5 Zoning Map](#)

[Exhibit 6 Project Plans](#)

[Exhibit 7 DRC Staff Report - PR-2021-001026](#)

[Exhibit 8 DRC Appeal Letter](#)

[Exhibit 9 Applicant Response to Appeal Letter](#)

[Exhibit 10a Public Notice Comments](#)

[Exhibit 10b Public Notice Comments](#)

[Presentation](#)

3 PLANNING CASE PR-2023-001595 (CUP, LS/DR): Proposal by Todd Nelson of Prism Aerospace to consider the following entitlements: 1) Conditional Use Permit to permit outdoor storage as an incidental use to the primary manufacturing use (Prism Aerospace); and 2) Landscape and Irrigation Design Review to facilitate the construction of a parking lot. The 7.58-acre project site is comprised of eight contiguous parcels and is developed with the Prism Aerospace campus, located at 3087 12th Street, situated between 10th and 12th Streets, west of Howard Avenue, in the I-SP-CR – General Industrial and Specific Plan (Riverside Marketplace) and Cultural Resources Overlay Zones and the I-SP – General Industrial and Specific Plan (Riverside Marketplace) Overlay Zones, in Ward 1. The Planning Division of the Community & Economic Development Department has determined that this project is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Sections 15301 (Existing Facilities), 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. Contact Planner: Candice Assadzadeh, Senior Planner, 951-826-5667, cassadzadeh@riversideca.gov.

Attachments: [Report](#)

[Exhibit 3 - Existing Site Photos](#)
[Exhibit 4 - Location Map](#)
[Exhibit 5 - General Plan Map](#)
[Exhibit 6 - Specific Plan Map](#)
[Exhibit 7 - Zoning Map](#)
[Exhibit 8a - Project Plans](#)
[Exhibit 8b - Project Plans](#)
[Exhibit 8c - Project Plans](#)
[Presentation](#)

CONSENT CALENDAR

All matters listed under the CONSENT CALENDAR are considered routine by the Planning Commission and may be enacted by one motion in the form listed below. There will be no separate discussion of these items unless, before the Planning Commission votes on the motion to adopt, Members of the Planning Commission or staff request specific items be removed from the Consent Calendar for separate action.

4 Minutes of October 23, 2025

Attachments: [Minutes](#)

5 Record the absence of Commissioner Singh from the October 23, 2025, regular meeting as excused

Attachments: [Report](#)

COMMUNICATIONS

6 Items for future Planning Commission consideration as requested by members of the Commission. Only items that fall within the powers and duties of the Planning Commission as set forth in the City Charter and/or the Riverside Municipal Code will be agendized for future discussion.

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*The next Planning Commission meeting is scheduled for
Thursday, November 20, 2025*

*View live Webcast of the Board Meeting:
[RiversideCA.gov/Meeting](#)*

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[www.RiversideAlert.com](#)