

City of Arts & Innovation

PLANNING COMMISSION DRAFT MINUTES

THURSDAY, JANUARY 29, 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 Rafael Elizalde, Secretary Raj Singh, Sergeant at Arms Brian Baird, and Commissioners Johnny Wilder, Aurelio Melendrez, and Lorraine Mooney

ABSENT: Commissioner Judy Teunissen

STAFF: Brian Norton, Susan Wilson, Candice Assadzadeh, Sarah Zughayer, Christiana Kalawa, and others

ALSO PRESENT: Kevin Staley, Alex Cuevas, and others

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

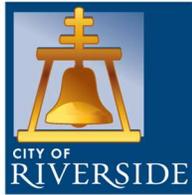
Commissioner Wilder led the Pledge of Allegiance to the Flag.

ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

PUBLIC HEARINGS

PLANNING CASE PR-2024-001666 - ZONING CODE AMENDMENT - TENTATIVE PARCEL MAP - DESIGN REVIEW - DEVELOPMENT AGREEMENT - ENVIRONMENTAL IMPACT REPORT - WAREHOUSE DEVELOPMENT - 2626 KANSAS/2069 MASSACHUSETTS/1989 MASSACHUSETTS
Hearing was called to consider PR-2024-001666 Zoning Code Map, Text Amendment, Tentative Parcel Map, Design Review, Development Agreement, and Environmental Impact Report for the following entitlements to facilitate development of two warehouse buildings consisting of 99,900 square feet and 99,950 square feet: (1) Zoning Code Map/Text Amendment to change the Innovation District Overlay Zone subdistrict from EE–Employment Emphasis and HE–Housing Emphasis subdistricts to IE–Industrial Emphasis subdistrict, to allow for the Warehousing and Distribution Facility use, and modify development standards of the Innovation District, IE–Industrial Emphasis subdistrict; (2) Tentative Parcel Map for a two-lot subdivision for condominium purposes; (3) Design Review of project plans; (4) Development Agreement; and (5) Environmental Impact Report. Four people spoke on the matter. The public hearing was officially closed.



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Following discussion, it was moved by Commissioner Mooney and seconded by Commissioner Singh to (1) recommend that the City Council (a) find the Draft Environmental Impact Report has been completed in compliance with the California Environmental Quality Act (CEQA), (b) the proposed project will not have a significant effect on the environment; and (2) approve Planning Case PR-2024-001666 Zoning Code Map, Text Amendment, Tentative Parcel Map, Design Review, Development Agreement, and Environmental Impact Report, based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions of approval and mitigation measures in Exhibits 1 and 2 of the staff report. The motion carried unanimously with Commissioner Teunissen absent.

PLANNING CASE PC-2025-00506 - CONDITIONAL USE PERMIT - RELOCATE EXISTING MARKET WITH ALCOHOL OFF-SALE - 10050 MAGNOLIA - MAGNOLIA/HUGHES ALLEY

Hearing was called to consider a Conditional Use Permit to relocate an existing market (Pasha's Market Liquor) with off-sale of alcohol in a multi-tenant commercial complex from an 1,860 square foot tenant space to a 3,138-square-foot tenant space. One person spoke on the matter. The public hearing was officially closed.

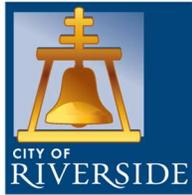
Following discussion, it was moved by Commissioner Singh and seconded by Commissioner Mooney to recommend that the Planning Commission (1) determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and (2) approve Planning Case PC-2025-00506 Conditional Use Permit 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 with Commissioner Teunissen absent.

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 unanimously with Commissioner Teunissen absent.

MINUTES

The minutes of the meeting of December 18, 2025, were approved as presented.



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ABSENCES

The Planning Commission recorded the absence of Commissioner Baird from the December 18, 2025, regular meeting as excused.

The Planning Commission recorded the absence of Commissioner Teunissen from the November 20, 2025, regular meeting as excused.

DISCUSSION CALENDAR

ABSENCE FROM DECEMBER 18, 2025, MEETING

Following discussion, it was moved by Commissioner Singh and seconded by Commissioner Baird to record the absence of Commissioner Elizalde from the December 4, 2025, meeting, as excused. The motion carried unanimously with Commissioner Teunissen absent.

COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

Acting City Planner Brian Norton announced that the next Planning Commission meeting will be on February 12, 2026, and will include public hearings regarding a conditional use permit for alcohol off sales and Zoning Code Amendments relating to billboards and tobacco retail sales.

The Planning Commission adjourned at 9:49 a.m.

The above actions were taken by the City Planning Commission on January 29, 2026. There is now a 10-day appeal period that ends on February 9, 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 February 9, 2026.