



City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, APRIL 23, 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, Lorraine Mooney, Judy Teunissen, and Christen Montero

ABSENT: Commissioner Raj Singh

STAFF: Matthew Taylor, Anthony Beaumon, Brian Norton, Yenifer Cid, Candice Assadzadeh, and Nancy Crunk

PRESENT: Steve Berzansky

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

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

ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

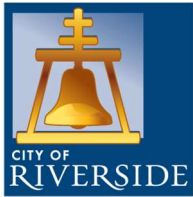
PUBLIC HEARINGS

PLANNING CASE PR-2021-000894 - GENERAL PLAN AMENDMENT, REZONING, CONDITIONAL USE PERMIT, DESIGN REVIEW, PUBLIC CONVENIENCE OR NECESSITY AND VARIANCE - VEHICLE FUELING STATION - 6902, 6892, AND 6836 ARLINGTON AVENUE - CONTINUANCE TO OFF-CALENDAR

Associate Planner Yenifer Cid announced that the applicant Steve Berzansky of Steven Walker Communities has requested a continuance of Planning Case PR- 2021-000894 for entitlements of a General Plan Amendment, Zoning Code Amendment, Conditional Use Permit, Design Review, Public Convenience and Necessity Determination and Variance for the construction of a vehicle fueling station with a 4,650 square-foot convenience store at 6902, 6892, and 6836 Arlington Avenue off-calendar. No one spoke on the matter. Public comment on the continuance was officially closed.

Following discussion, it was moved by Secretary Wilder and seconded by Commissioner Teunissen to continue Planning Case PC-2026-00894 off-calendar, as requested by the applicant. The motion carried unanimously.

The above actions were taken by the City Planning Commission on April 23, 2026. There is now a 10-day appeal period that ends on May 18, 2026. During this time, any interested person may appeal this action to the City Council by submitting a letter of appeal and



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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 May 18, 2026.

CONSENT CALENDAR

It was moved by Commissioner Mooney and seconded by Secretary Wilder 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 April 9, 2026, were approved as presented.

ABSENCE

The Planning Commission recorded the absence of Commissioner Baird from the April 9, 2026, regular meeting as excused.

DISCUSSION CALENDAR

Following discussion and without formal motion, the Planning Commission adopted the 2026 Rules for Transaction of Business and Conduct of Hearings.

COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

Principal Planner Matthew Taylor announced that (1) the Planning Commission meeting for May 7, 2026, will include the Capital Improvement Plan for determination of consistency with the General Plan Amendment; and (2) the Planning Commission meeting for May 21, 2026, will include a public hearing regarding the Iron Lofts project, code amendments, and Adaptive Reuse Ordinance grant-funded project, and update on the Omnibus cleanup of the Zoning Code.

The Planning Commission adjourned at 9:10 a.m.