

*City of Arts & Innovation*

## PLANNING COMMISSION MINUTES

THURSDAY, OCTOBER 23, 2025, 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, Sergeant of Arms Brian Baird, and Commissioners Johnny Wilder, Aurelio Melendrez, Lorraine Mooney, and Judy Teunissen

**ABSENT:** Secretary Raj Singh

**STAFF:** Brian Norton, Susan Wilson, Diana Alegria, Yenifer Cid, and Philip Nitollama

**ALSO PRESENT:** Cheryl Hansberger and others

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

Sergeant of Arms Brian Baird led the Pledge of Allegiance to the Flag.

### ORAL COMMUNICATIONS FROM THE AUDIENCE

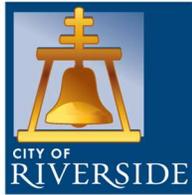
There was no one wishing to address the Planning Commission.

Chair Wilson recused herself from the following item stating conflict of interest and left the dais. Vice Chair Elizalde presided.

### PUBLIC HEARING

PLANNING CASE PC-2025-00269 - CONDITIONAL USE PERMIT (CUP) – MODIFICATION OF CUP PLANNING CASE P15-0265 FOR EXISTING DAY CARE FACILITY TO INCREASE ENROLLMENT CAPACITY AND ALLOW EXISTING MODULAR BUILDINGS TO REMAIN PERMANENT WITH CHILD DEVELOPMENT CENTER - FAMILY SERVICE ASSOCIATION CHILD DEVELOPMENT AND COMMUNITY SERVICES - 8172 MAGNOLIA AVENUE

Hearing was called to consider a proposal by Gina Gibson of Gibson Land Consulting to consider a modification to an approved Conditional Use Permit Planning Case P15-0265 for an existing day care facility to increase enrollment capacity and allow existing modular buildings to remain as permanent. The 1.97-acre project site consists of one parcel, developed with a child development center (FSA - Family Service Association Child Development and Community Services), located at 8172 Magnolia Avenue, situated on the south side Magnolia Avenue, between Crowell Avenue and Adams Street, in the R-1-7000-SP - Single Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones, 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 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment. One person spoke on the matter. The public hearing was officially closed.



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Following discussion, it was moved by Commissioner Wilder and seconded by Sergeant of Arms Baird recommending that the City Council approve Planning Case PC-2025-00269 Conditional Use Permit with the amendment to revise the language “permanent structure” to “temporary structure” with an additional 10-year date of removal and to be revisited at that time. The motion failed with Vice Chair Elizalde, Sergeant of Arms Baird, Commissioner Wilder voting aye, Commissioners Melendrez, Teunissen, Mooney voting no, Secretary Singh absent and Chair Wilson recused.

Following further discussion, it was moved by Commissioner Mooney and seconded by Commissioner Teunissen recommending that the City Council (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities), as the project will not have a significant effect on the environment; and (2) approve Planning Case PC-2025-00269 Conditional Use Permit based on the findings outlined in the staff report and summarized in the staff report and subject to the recommended conditions of approval as Exhibits 1 and 2 of the staff report. The motion failed with Commissioners Melendrez, Teunissen, and Mooney voting aye, and Vice Chair Elizalde, Sergeant of Arms Baird, Commissioner Wilder voting no, Secretary Singh absent, and Chair Wilson recused.

Following further discussion, it was moved by Commissioner Teunissen and seconded by Commissioner Mooney recommending that the City Council (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities), as the project will not have a significant effect on the environment; and (2) approve Planning Case PC-2025-00269 Conditional Use Permit based on the findings outlined in the staff report and summarized in the staff report and subject to the recommended conditions of approval as Exhibits 1 and 2 of the staff report. The motion carried with Chair Elizalde, Commissioners Melendrez, Teunissen, and Mooney voting aye, Sergeant of Arms Baird and Commissioner Wilder voting no, Commissioner Singh absent, and Chair Wilson recused.

### CONSENT CALENDAR

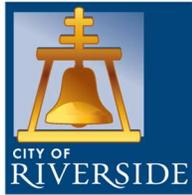
It was moved by Commissioner Teunissen and seconded by Chair Wilson to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried unanimously with Secretary Singh absent.

### MINUTES

The minutes of the meeting of August 28, 2025, were approved as presented.

### ABSENCE

The absence of Commissioner Singh from the August 28, 2025, regular meeting was recorded as excused.



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### ABSENCE

The absence of Commissioner Teunissen from the August 28, regular meeting was recorded as excused.

Chair Wilson returned to the dais and presided.

### DISCUSSION CALENDAR

#### ABSENCE FROM AUGUST 28, 2025, MEETING

Following discussion, it was moved by Commissioner Mooney and seconded by Commissioner Wilder to record the absence of Commissioner Elizalde from the August 28, 2025, as excused. The motion carried unanimously with Secretary Singh absent.

### COMMUNICATIONS

#### ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

Principal Planner Brian Norton announced that (1) there is active engagement with the Community regarding the General Plan Update; (2) the next pop-up event will be held on Sunday, October 26, 2025, at the Galleria Farmer's Market from 8 a.m. to 1 p.m.; and (3) upcoming meetings scheduled for November 6 and 20.

Chair Wilson requested an update on project timelines.

The Planning Commission adjourned at 9:45 a.m.

The above actions were taken by the City Planning Commission on October 23, 2025. There is now a 10-day appeal period that ends on November 3, 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 November 3, 2025.