



City of Arts & Innovation

PLANNING COMMISSION DRAFT MINUTES

THURSDAY, FEBRUARY 12, 2026, 9:00 A.M.
PUBLIC COMMENT IN-PERSON/TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET, RIVERSIDE, CA 92522

PRESENT: Secretary Commissioner Raj Singh, Sergeant at Arms Brian Baird, and Commissioners Johnny Wilder, Aurelio Melendrez, Lorraine Mooney, and Judy Teunissen

ABSENT: Chair Launa Wilson

STAFF: Brian Norton, Anthony Beaumon, Matthew Taylor, Sarah Zughayer, Candice Assadzadeh, Daniel Palafox, Chris Nieto, Christiana Kalawa, and others

In the absence of Chair Wilson, Commissioner Wilder called the meeting to order at 9:00 a.m.

Commissioner Baird led the Pledge of Allegiance to the Flag.

ORAL COMMUNICATIONS FROM THE AUDIENCE

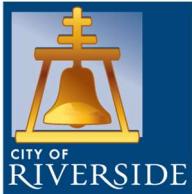
There was no one wishing to address the Planning Commission.

PUBLIC HEARINGS

PLANNING CASE PC-2025-00949 - CONDITIONAL USE PERMIT - MIXED USE AND SPECIFIC PLAN - CRAFT BEER TAP ROOM AND ART GALLERY - 2726 MAIN STREET

Hearing was called to consider a Conditional Use Permit for a 1,310-square-foot craft beer tap room and 3,339-square-foot art gallery within an existing 4,649-square-foot commercial building. Two people spoke on the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Teunissen and seconded by Commissioner Singh to (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-2025-00949 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 with Chair Wilson absent.



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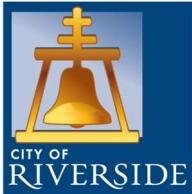
PLANNING CASE PC-2025-01190 - AMENDMENTS TO TITLE 19 ZONING - ARTICLES V (BASE ZONES AND RELATED USE AND DEVELOPMENT PROVISIONS) AND VII (SPECIFIC LAND USE PROVISIONS) - PROHIBIT STANDALONE TOBACCO RETAIL BUSINESSES (SMOKE SHOPS) CITYWIDE

Hearing was called to consider a proposal by the City of Riverside to consider amendments to Title 19 of the Riverside Municipal Code (RMC), including, but not limited to, Articles V (Base Zones and Related Use and Development Provisions) and VII (Specific Land Use Provisions). The proposed amendments are intended to implement the direction of the City Council Land Use Committee to prohibit standalone tobacco retail businesses (smoke shops) Citywide. One person spoke on the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Baird and seconded by Commissioner Teunissen to recommend that the City Council (1) determine that Planning Case PC-2025-01190 is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (Common Sense), as it can be seen with certainty that approval of the project will not have an effect on the environment; (2) adopt (a) enhanced regulations to amend Permitted Uses Table to identify Smoke Shops as a separately regulated use, allowed in all zones that permit retail, (b) create new chapter specific to smoke shops requiring a minimum 100 feet from residential, minimum 600 feet from schools, parks, day cares and places of worship, and minimum 1,000 feet from other smoke shops; (3) establish a three-year amortization period after which smoke shops must comply with the new code or close; and (4) introduce and subsequently adopt an Ordinance amending Title 19 (Zoning) of the Riverside Municipal Code. The motion carried with Commissioners Baird, Melendrez, Singh, Teunissen, and Wilder voting aye, Commissioner Mooney voting no, and Chair Wilson absent.

PLANNING CASE PC-2026-00071 - AMENDMENTS TO TITLE 19 ZONING - ARTICLES VIII (SITE PLANNING AND GENERAL DEVELOPMENT PROVISIONS), AND IX (LAND USE DEVELOPMENT PERMIT REQUIREMENTS/PROCEDURES) - RELOCATE EXISTING OFF-SITE ADVERTISING SIGNS (BILLBOARDS)

Hearing was called to consider Proposal by the City of Riverside to consider amendments to Title 19 (Zoning) of the Riverside Municipal Code, including but not limited to Articles VIII (Site Planning and General Development Provisions), and IX (Land Use Development Permit Requirements/Procedures). The proposed amendments are intended to clarify provisions authorizing the relocation of existing off-site advertising signs (billboards) subject to a Billboard Relocation Agreement approved and negotiated by the City Council. No one spoke on the matter. The public hearing was officially closed.



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Following discussion, it was moved by Commissioner Baird to continue the item off-calendar with direction to Staff to return with (1) required reduction ratios of billboards quantity and square footage; (2) size and design parameters for digital billboards; (3) identification of Billboard corridors in the City; and (4) a definition of community benefits for billboard agreements. The motion failed for lack of a second.

Following further discussion, a substitute motion was made by Commissioner Melendrez and seconded by Commissioner Mooney to recommend (1) that the City Council determine that Planning Case PC-2026-00071 is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (Common Sense), as it can be seen with certainty that approval of the project will not have an effect on the environment; and (2) approval of the Planning Case PC-2026-00071 Zoning Text Amendment as outlined in the staff report and summarized in the Findings section of the staff report. The motion carried with Commissioners Melendrez, Singh, Teunissen, and Mooney voting aye, Commissioners Baird and Wilder voting no, and Chair Wilson absent.

CONSENT CALENDAR

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

MINUTES

The minutes of the meeting of January 29, 2026, were approved as presented.

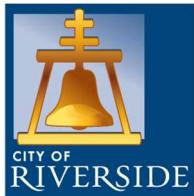
ABSENCES

The Planning Commission recorded the absence of Commissioner Teunissen from the January 29, 2026, regular meeting as excused.

COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

Principal Planner Matthew Taylor announced that (1) the next Planning Commission meeting will be on February 26, 2026, and will include a recommendation to revoke Minor Conditional Use Permit for a Downtown nightclub; and (2) the Planning Commission meeting scheduled for March 12, 2026, will include a 7-Eleven gas station and convenience store at Arlington and Monroe and Specific Plan Amendment for land swap in the Canyon Springs area.



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The Planning Commission adjourned at 10:34 a.m.

The above actions were taken by the City Planning Commission on February 12, 2026. There is now a 10-day appeal period that ends on February 23, 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 23, 2026.