



*City of Arts & Innovation*

## PLANNING COMMISSION MINUTES

THURSDAY, AUGUST 28, 2025, 9:00 A.M.  
PUBLIC COMMENT IN-PERSON/TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET, RIVERSIDE, CA 92522

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PRESENT: Chair Launa Wilson, Sergeant of Arms Brian Baird, and Commissioners Johnny Wilder, Aurelio Melendrez, and Lorraine Mooney

ABSENT: Vice Chair Rafael Elizalde, Secretary Raj Singh, and Commissioner Judy Teunissen

STAFF: Maribeth Tinio, Anthony Beaumon, Lorena Verduco, Matthew Taylor, Paige Montojo, Philip Nitollama, Judy Eguez, Chris Scully, and others

ALSO PRESENT: Jamie Hall, Juan Munoz, and others

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

Sergeant of Arms 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 HEARING

PLANNING CASE PR-2024-001800 - DRAFT ENVIRONMENTAL IMPACT REPORT AND MITIGATION MONITORING AND REPORTING PROGRAM - FUTURE REDEVELOPMENT OF RIVERSIDE CONVENTION CENTER AND LOT 33 - RIVERSIDE ALIVE PROJECT - 3637 FIFTH STREET, ON SUPERBLOCK BOUND BY MARKET, THIRD, ORANGE, AND FIFTH STREETS

Hearing was called to consider Planning Case PR-2024-001800 (EIR) a proposal by the City of Riverside to consider the Draft Environmental Impact Report and Mitigation Monitoring and Reporting Program for the future redevelopment of the Riverside Convention Center and Lot 33 (Riverside Alive project). The 10.28-acre project site is located at 3637 Fifth Street, on the superblock bound by Market Street, Third Street, Orange Street, and Fifth Street, in Ward 1 comprised of six parcels (213-111-016; 213-111-012; 213-111-015; 213-111-017; 213-111-011; and 213-111-014).

The necessary environmental analysis has been conducted pursuant to the California Environmental Quality Act (CEQA) based on the proposed maximum development envelopes. There is no development project under consideration at this time. Future development of the site will require further entitlements, as applicable. Only the Draft Environmental Impact Report will be presented for consideration. The Draft Environmental Impact Report determined that, even with feasible mitigation measures, Air Quality and Greenhouse Gas Emissions would result in significant and unavoidable environmental impacts. Copies of the Draft Environmental Impact Report are available at (1) the Planning Division of the Community & Economic Development Department, City Hall, 3900 Main Street,



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Riverside; (2) the Riverside Main Public Library, 3911 University Avenue, Riverside, CA 92501; (3) the Riverside Public Library, Marcy Branch, 6927 Magnolia Avenue, Riverside, CA 92506; and can also be viewed on the City's web-site: <https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>. Two people spoke regarding the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Baird and seconded by Commissioner Mooney recommending that the City Council (1) find: (A.) The Draft Environmental Impact Report has been completed in compliance with the California Environmental Quality Act (CEQA); (B.) The project will have a significant effect on the environment; but (C.) There are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft EIR for project-specific significant and unavoidable impacts to air quality and greenhouse gas emissions; and (2) approve certification of Planning Case PR-2024-001675 (EIR), based on the facts for findings outlined and summarized in the staff report, and subject to the recommended conditions and mitigation measures as Exhibits 1 and 2 of the staff report. The motion carried with Commissioners Wilson, Baird, Melendrez, Mooney, and Wilder, voting aye and Commissioners Elizalde, Singh, and Teunissen absent.

### CONSENT CALENDAR

It was moved by Commissioner Mooney and seconded by Commissioner Wilder to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried with Commissioners Baird, Melendrez, Mooney, and Wilder, voting aye, Chair Wilson voting no, and Commissioners Elizalde, Singh, and Teunissen absent.

### MINUTES

The minutes of the meeting of August 14, 2025, were approved as presented.

### ABSENCE

The absence of Commissioner Baird from the August 14, 2025, regular meeting was recorded as excused.

### ABSENCE

The absence of Commissioner Wilder from the August 14, 2025, regular meeting was recorded as excused.



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### COMMUNICATIONS

#### ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio (1) provided updates regarding the upcoming Planning Commission meetings; and (2) asked the Commission Members to Save the Date on October 9th for the upcoming General Plan Workshop in Ward 7.

The Planning Commission adjourned at 9:34 a.m.

The above actions were taken by the City Planning Commission on August 28, 2025. There is now a 10-day appeal period that ends on September 8, 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 September 8, 2025.