

City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, MAY 7, 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, Raj Singh, Lorraine Mooney, Judy Teunissen, and Christen Montero

ABSENT: None

STAFF: Clarissa Manges, Edgardo Caldero, Matthew Taylor, Anthony Beaumon, and Nancy Crunk

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

Commissioner Singh led the Pledge of Allegiance to the Flag.

ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

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

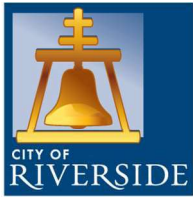
The minutes of the meeting of April 23, 2026, were approved as presented.

DISCUSSION CALENDAR

Following discussion, it was moved by Commissioner Teunissen and Commissioner Mooney to excuse the absence of Commissioner Singh from the April 23, 2026, regular meeting. The motion carried unanimously.

PLANNING CASE PC-2026-00366 - FISCAL YEAR 2026-27 AND 2027-28 CAPITAL IMPROVEMENT PROGRAM ANNUAL REVIEW OF PROJECTS FOR CONSISTENCY WITH GENERAL PLAN 2025

Hearing was called to consider Planning Case PC-2026-00366, a request for Planning Commission to (1) determine that the Capital Improvement Program for Fiscal Year 2026- 27 and 2027-28 is not subject to the California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15061(b)(3) as this action is not considered a project as defined by Section 15378(b)(4), and a determination of consistency has no potential to result in a direct or indirect physical change in the environment; (2) find the



City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, MAY 7, 2026, 9:00 A.M.
PUBLIC COMMENT IN-PERSON/TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET, RIVERSIDE, CA 92522

Capital Improvement 2026-27 and 2026-27 Projects added are consistent with the 2025 General Plan; and (3) forward to the City Council for further approval.

Following discussion, it was moved by Commissioner Mooney and seconded by Commissioner Teunissen to (1) determine that the City of Riverside's Capital Improvement Program for Fiscal Year 2026-2027 is not subject to the California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15061(b)(3) as this action is not considered a "project" as defined by Section 15378(b)(4), and a determination of consistency has no potential to result in a direct or indirect physical change in the environment; (2) find that the Capital Improvement Projects added for Fiscal Year 2026-2027 are consistent with the City's General Plan 2025; and (3) report to the City Council that the Capital Improvement Projects added for Fiscal Year 2026-2027 and 2027-28 are consistent with the City's General Plan 2025. The motion carried unanimously.

WORKSHOP

BROWN ACT TRAINING

Following discussion and without formal motion, the Planning Commission received the Brown Act Training presentation presented by the City Attorney's Office.

COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

Interim City Planner Edgardo Caldera announced that (1) the Planning Commission meeting for May 21, 2026, will include the Iron Lofts proposed mixed-use project, Omnibus Zoning Clean-up to Title 18, 19 and 20, a proposed amendment to implement Adaptive Reuse Ordinance, an update on General Plan and Climate Action and Adaption Plan, (2) a digital version of the General Plan Workshop will be made available online; and (3) the new City Planner will begin their position on May 8, 2026.

The Planning Commission adjourned at 9:44 a.m.