

*City of Arts & Innovation*

## PLANNING COMMISSION DRAFT MINUTES

THURSDAY, NOVEMBER 6, 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 left at 10:04 a.m., Secretary Raj Singh left at 9:45 a.m., Sergeant of Arms Brian Baird, and Commissioners Johnny Wilder, Aurelio Melendrez, Lorraine Mooney, and Judy Teunissen

**ABSENT:** None

**STAFF:** Maribeth Tino, Anthony Beaumon, Brian Norton, Candice Assadzadeh, Chris Scully, Philip Nitollama, Lorena Verduco, and Christiana Kalawa

**ALSO PRESENT:** Gar Herring, Daniel Patneaude, Todd Nelson, Andrew Walcker, Jason Hunter, Steve Richardson, Andrew Woodard, Henry Ramirez, Jan Benkle, Katherine Nava, Michael Fitzgerald, Vincent Bennett, Fernando Gonzalez, Howard Westerman, Samantha Chacon, and others

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

Commissioner Teunissen led the Pledge of Allegiance to the Flag.

### ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

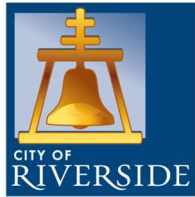
Commissioners Singh and Elizalde left the meeting during the following item.

### PUBLIC HEARING

PLANNING CASE PR-2021-001026 (MCUP, DR) DEVELOPMENT REVIEW COMMITTEE APPEAL - MINOR CONDITIONAL USE PERMIT - RECREATIONAL VEHICLES OUTDOOR STORAGE YARD - PROJECT PLANS DESIGN REVIEW - 10030 INDIANA AVENUE

Hearing was called to consider Planning Case PR-2021-001026 an appeal of an approval by the Development Review Committee for a proposal of the entitlements for Minor Conditional Use Permit to establish an outdoor storage yard for the storage of Recreational Vehicles by converting an existing 1,351 square foot residence into an office and a Design Review of project plans. Nine people spoke on the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Wilder and seconded by Commissioner Teunissen to approve Staff recommendation that the Planning Commission (1) uphold the decision of the Development Review Committee and determine that this project is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15332 (In-Fill Development Projects); (2) deny the appeal,



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uphold the decision of the Development Review Committee and approve PR-2021-001026 (Minor Conditional Use Permit and Design Review), based on the findings outlined in the staff report and subject to the conditions of approval provided in Exhibits 1 and 7 of the Development Review Committee staff report; and (3) add a condition requiring the closure of unused driveway(s) to Public Works specification. The motion carried with Commissioners Wilson, Baird, Melendrez, Mooney, Teunissen, and Wilder voting aye and Commissioners Singh and Elizalde absent.

PLANNING CASE PR-2023-001595 (CUP, LS/DR) - CONDITIONAL USE PERMIT - OUTDOOR STORAGE AS INCIDENTAL PRIMARY MANUFACTURING USE - LANDSCAPE AND IRRIGATION DESIGN REVIEW - 3087 12TH STREET

Hearing was called to consider the entitlements for a Conditional Use Permit to permit outdoor storage as an incidental use to a primary manufacturing use (Prism Aerospace) and Design Review to facilitate the construction of a parking lot. Two people spoke on the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Mooney and seconded by Commissioner Wilder to (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15311 (Accessory Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; (2) approve Planning Case PR-2023-001595 (Conditional Use Permit and Landscape & Irrigation Design Review) based on the findings outlined and summarized in the findings of Exhibits 1 and 2 in the staff report and subject to the recommended conditions; and (3) add a condition requiring screening of the outdoor storage along the west property line. The motion carried with Commissioners Wilson, Baird, Melendrez, Mooney, Teunissen, and Wilder voting aye, and Commissioners Elizalde and Singh absent.

### CONSENT CALENDAR

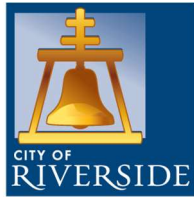
It was moved by Commissioner Wilder and seconded by Commissioner Teunissen to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried with Commissioners Wilson, Baird, Melendrez, Mooney, Teunissen, and Wilder voting aye and Commissioners Elizalde and Singh absent.

### MINUTES

The minutes of the meeting of October 23, 2025, were approved as presented.

### ABSENCE

The absence of Commissioner Singh from the October 23, 2025, regular meeting was recorded as excused.



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### COMMUNICATIONS

#### ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tino announced (1) that the next Planning Commission meetings would be on November 20, 2025, December 4, and December 18, 2025; and (2) that she will be leaving the City and this is her last Planning Commission meeting.

The Planning Commission adjourned at 10:29 a.m.

The above actions were taken by the City Planning Commission on November 6, 2025. There is now a 10-day appeal period that ends on November 17, 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 17, 2025.