

City of Arts & Innovation

PLANNING COMMISSION DRAFT MINUTES

THURSDAY, MARCH 12, 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 Raj Singh (Left meeting at 10:38 a.m.), Lorraine Mooney, Judy Teunissen, Rico Alderette and Christen Montero

ABSENT: None

STAFF: Matthew Taylor, Susan Wilson, Lorena Verduco, Nancy Crunk, Brian Norton, Edgardo Caldera, Yenifer Cid, Veronica Hernandez, Candice Assadzadeh, Chris Pullin, Chad Collopy, Jacob Guerard, Jacob Castrejon, Miranda Evans, Anthony Beaumon, and others

PRESENT: Steve Berzansky, Matthew Reid, Eugene Kim, Marco McGuire, Danny McGuire, Cesar McGuire, Jorge Hernandez, Tyrone Wilkerson, Jose De Dios, Charis Godwin, George Young, Melissa Lopez, Joe Ramos, Andy Melendrez, Art Alcaraz, Carla Cantu, Selina Rodriguez, Orlando Castano, Jr., Elias Teshome, Miguel Cruz, Patricia Varela, Elizabeth Duran, Steve Figueroa, Daisy Padilla, Mark Lazanr, Aubrey Johnson, Daniella Ruiz, Angel Rosales, Alyssa Garcia, Leone Palagi, Jeremy Leyva, Diego Alba, Mariana Martinez, Jerek Macias, Isabella McGuire, Isaac Calvin, Rafael Jimenez, Dania Rogriguez, and others

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

Commissioner Alderette led the Pledge of Allegiance to the Flag.

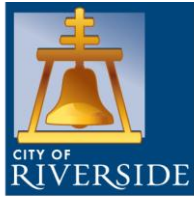
ELECTION OF OFFICERS

Nominations for the position of Chair were called.

Commissioner Teunissen nominated Commissioner Wilson for the position of Chair.

Following further discussion, it was moved by Commissioner Teunissen and seconded by Commissioner Baird to nominate Chair Launa Wilson for the position of Chair and she accepted. The motion carried unanimously.

Nominations for the position of Vice Chair were called.



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Following discussion, it was moved by Chair Wilson and seconded by Commissioner Teunissen to nominate Commissioner Baird to the position of Vice Chair and he accepted. The motion carried unanimously.

Nominations for the position of Secretary were called.

Following discussion, it was moved by Commissioner Melendrez and seconded by Commissioner Montero to nominate Commissioner Wilder to the position of Secretary and he accepted. The motion carried unanimously.

Nominations for the position of Sergeant at Arms were called.

Following discussion, it was moved by Chair Wilson and seconded by Commissioner Montero to nominate Commissioner Melendrez to the position of Sergeant at Arms and he accepted. The motion carried unanimously.

RECESS

The Planning Commission took a brief recess and reconvened with Chair Wilson presiding and all commissioners present.

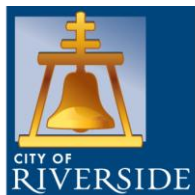
ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the commission.

PUBLIC HEARINGS

PLANNING CASE PC-2026-000894 - GENERAL PLAN AMENDMENT - REZONE - CONDITIONAL USE PERMIT - DESIGN REVIEW - PUBLIC CONVENIENCE OR NECESSITY - VARIANCE - VEHICLE FUELING STATION - 6902, 6892, AND 6836 ARLINGTON AVENUE - CONTINUED TO APRIL 23, 2026

Associate Planner Yenifer Cid announced that the applicant Steve Berzansky of Steven Walker Communities, has requested a continuance of Planning Case PC-2026-000894 for entitlements of a General Plan Amendment, Zoning Code Amendment, Conditional Use Permit, Design Review, Public Convenience or Necessity and Variance for the construction of a vehicle fueling station with a 4,650 square-foot convenience store at 6902, 6892, and 6836 Arlington Avenue to the April 23, 2026, Planning Commission meeting. One person spoke regarding the matter. Public comment on the continuance was officially closed.



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Following discussion, it was moved by Commissioner Wilder and seconded by Vice Chair Baird to continue Planning Case PC-2026-000894 to April 23, 2026, as requested by the applicant. The motion carried unanimously.

PLANNING CASE PC-2025-00439 - GENERAL AND SPECIFIC PLAN AMENDMENTS - REZONE - CANYON SPRINGS HEALTHCARE CAMPUS AND CANYON SPRINGS BUSINESS PARKS SPECIFIC PLANS - CANYON PARK DRIVE AND CAMPUS PARKWAY

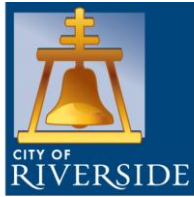
Hearing was called to consider Planning Case PC-2025-00439, a proposal by Matt Reid for TDA Investment Group, to consider a General Plan Amendment, Specific Plan Amendment, and Zoning Code Amendment to consider entitlements to facilitate a land swap of 3.9 acres of land within the Canyon Springs Healthcare Campus Specific Plan (CSHC-SP) with 3.9 acres of land within the Canyon Springs Business Park Specific Plan (CSBP-SP) located on the northwest corner of Canyon Park Drive and Campus Parkway and east side of Canyon Park Drive, south of Campus Parkway. One person spoke on the matter. The public hearing was officially closed.

Following discussion, it was moved by Commissioner Wilder and seconded by Commissioner Singh to recommend that the City Council (1) determine that Planning Case PC-2025-00439 will not result in significant effects on the environment, and therefore the project is consistent with the adopted Mitigation and Monitoring Reporting Program prepared for Planning Case P14-0294 Canyon Springs Healthcare Campus Specific Plan and Amendment to the Canyon Springs Business Park Specific Plan Final Environmental Impact Report ("FEIR" or "Certified FEIR") (State Clearinghouse No. 2016031001); and (2) approve Planning Case PR-2025-00439 General Plan Amendment, Specific Plan Amendment, and Zoning Code Map Amendment based on the findings outlined in the staff report and summarized in the findings and subject to the recommended conditions. The motion carried unanimously.

Commissioner Singh left the meeting during the following item.

PLANNING CASE PC-2026-00117 - REVOCATION OF MINOR CONDITIONAL USE PERMIT P17-0126 AND PUBLIC CONVENIENCE OR NECESSITY DETERMINATION P17-0503 - BAR AND NIGHTCLUB USES - DOWNTOWN EXPERIMENT - 3601 UNIVERSITY - CONTINUED TO JUNE 4, 2026

Hearing was called to consider Planning Case PC-2026-00117 a request by the City of Riverside to revoke Minor Conditional Use Permit P17-0126 and associated Public Convenience or Necessity Determination P17-0503 for bar and nightclub uses with entertainment and on-sale of alcohol for the Downtown Experiment. Forty-one people 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 Commissioner Montero to continue Planning Case PC-2026-00117 a request to consider the revocation of Minor Conditional Use Permit P17 - 0126 and associated Public Convenience or Necessity Determination P17-0503 for bar and nightclub uses with entertainment and on-sale of alcohol for Downtown Experiment to the Planning Commission meeting of June 4, 2026, with further direction to Staff to review alternatives to revoking the Minor Conditional Use Permit. The motion carried with Chair Wilson and Commissioners Melendrez, Alderette, Montero, Teunissen, Mooney and Wilder voting aye, Vice Chair Baird voting no, and Commissioner Singh 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 Chair Wilson, Vice Chair Baird, Commissioners Melendrez, Montero, Teunissen, Mooney, and Wilder voting aye, Commissioner Alderette abstaining, and Commissioner Singh absent.

MINUTES

The minutes of the meeting of February 26, 2026, were approved as presented.

DISCUSSION CALENDAR

Following discussion and without formal motion the Planning Commission continued the 2026 Work Plan to the Planning Commission meeting for April 9, 2026.

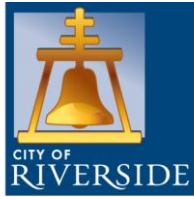
COMMUNICATIONS

ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

Principal Planner Matthew Taylor announced that (1) the Planning Commission meeting scheduled for March 26, 2026, has been cancelled; and (2) the next Planning Commission meeting will be on April 9, 2026, and will include the Planning Commission 2026 Work Plan and a public hearing regarding a child day care facility.

The Planning Commission adjourned at 1:04 p.m.

The above actions were taken by the City Planning Commission on March 12, 2026. There is now a 10-day appeal period that ends on March 23, 2026. During this time, any interested person may appeal this action to the City Council by submitting a letter of



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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 March 23, 2026.