



PLANNING COMMISSION 2026 WORK PLAN

Community & Economic Development Department

Land Use Committee

August 10, 2026

PLANNING COMMISSION MISSION

To realize Riverside's vision for its future, development, growth and preservation through the Planning Commission's review and recommendation on changes to the physical development of the City. The Planning Commission is committed to planning and design that results in a livable, high-quality of place – where people can live, work and play



2025 WORK PLAN AND ACCOMPLISHMENTS

Planning Commission Work Plan Tasks

Status

In accordance with Title 19 – Zoning Code, review and act on any entitlement proposals, subdivision requests, and appeals, as necessary.

Entitlements: 35
Subdivisions: 3

Review and recommend General Plan and Zoning Code Updates to the City Council for regulatory compliance with State Law, furtherance of General Plan alignment and/or implementation, and to streamline, clarify, and correct inconsistencies, as necessary.

Zoning Code Updates: 5
(Industrial Standards,
Sign Code Update, Cannabis Consistency, Spring
Omnibus, SB 9 Consistency)

Review the annual Capital Improvement Plan (CIP) to ensure consistency with the goals and policies of the City's 2025 General Plan.

COMPLETE
05/08/2025

Update Title 19 (Zoning) and make recommendations to the City Council, as necessary, to further the goals policies, and programs within the 2021-2029 Housing Element and outlined in the Housing Implementation Action Plan.

Zoning Code Updates: 3
(SB 9 Consistency, ADU Consistency, Density Bonus
Update)

Receive updates, provide input, and participate in the City's preparation of the General Plan Update and Climate Action and Adaptation Plan.

IN PROGRESS
Latest update: December 2025



PROJECT HIGHLIGHTS



RCH Expansion



Crest Cottages

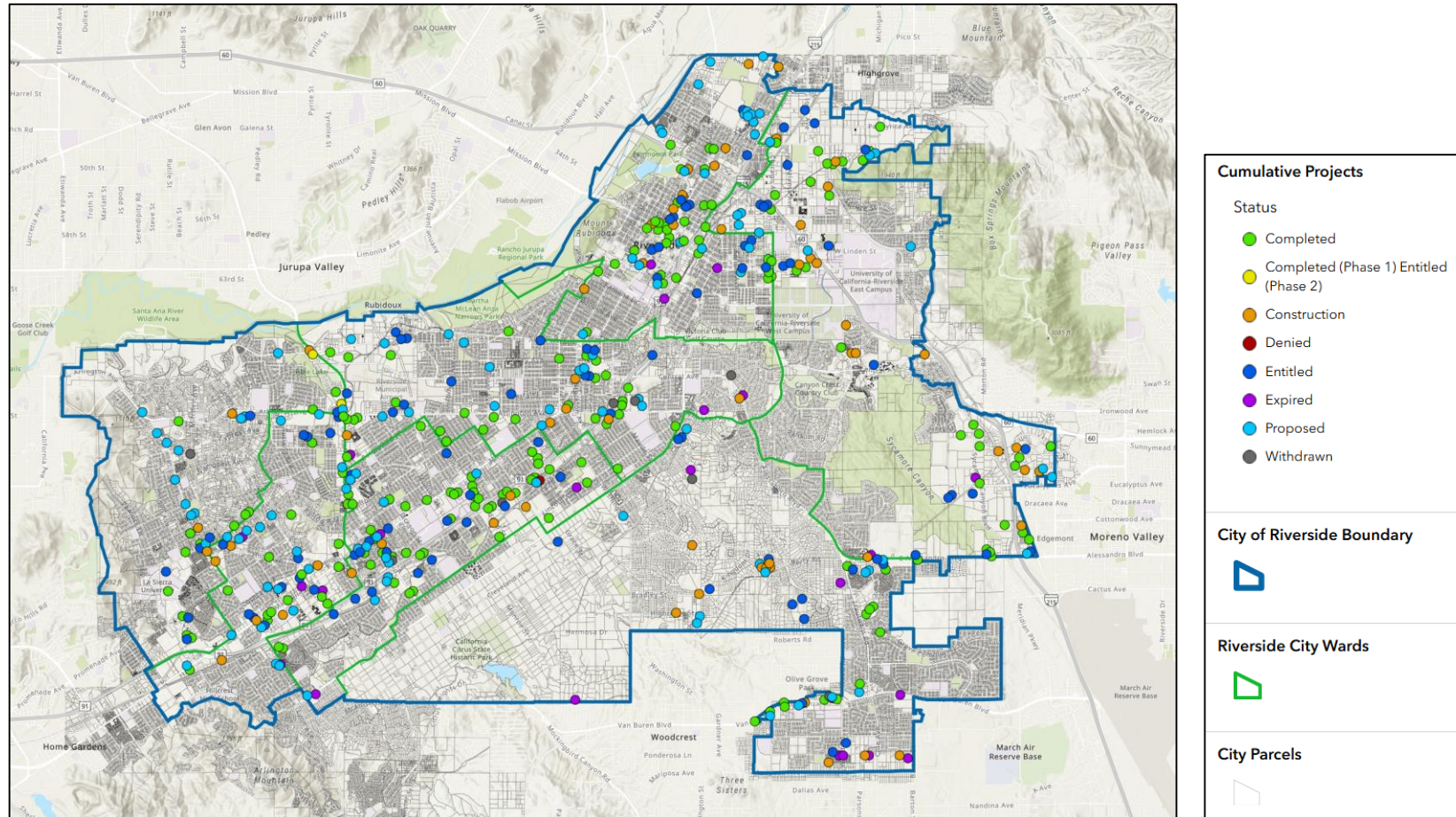


Pacific Grove Hospital



Riverside Alive EIR

DEVELOPMENT PROJECTS IN PROGRESS MAP



Planning Webpage => Development Projects and CEQA Documents

2026 CPC GOALS

- 1 In accordance with Title 19 – Zoning Code, review and act on any entitlement proposals, subdivision requests, and appeals, as necessary.
- 2 Review and recommend General Plan and Zoning Code Updates to the City Council for regulatory compliance with State Law, furtherance of General Plan alignment and/or implementation, and to streamline, clarify, and correct inconsistencies, as necessary.
- 3 Review the annual Capital Improvement Plan (CIP) to ensure consistency with the goals and policies of the City's 2025 General Plan.
- 4 Update Title 19- Zoning Code and make recommendations to the City Council, as necessary, to further the goals policies, and programs within the 2021-2029 Housing Element and outlined in the Housing Implementation Action Plan.
- 5 Receive updates, provide input, and participate in the City's preparation of the General Plan Update and Climate Action and Adaptation Plan.
- 6 **NEW:** Facilitate implementation of relevant 2026 Book of Work initiatives and projects in support of the City's key strategic priorities and General Plan objectives, goals and policies.



RECOMMENDATION

1. That the Land Use Committee approve the 2026 Planning Commission Work Plan.