



City of Riverside

Planning Commission

3900 Main Street
Riverside, CA 92522
Planning Division
(951) 826-5371

City of Arts & Innovation

Agenda

Meeting Date: Thursday, May 21, 2026
Publication Date: Friday, May 8, 2026

9:00 AM

City Hall - Art Pick Council Chamber
3900 Main Street, Riverside
Live Webcast at:
www.RiversideCA.gov/Meeting

MISSION STATEMENT

The City of Riverside is committed to providing high quality municipal services to ensure a safe, inclusive, and livable community.

For virtual Public Comment, two options are available:

VIA TELEPHONE:

Call (951) 826-8688

Press *9 to be placed in the queue to speak.

Individuals in the queue will be prompted to unmute by pressing *6 to speak.

VIA ZOOM:

Use the following link: <https://zoom.us/j/92696991265>

Select the "raise hand" function to request to speak.

An on-screen message will prompt you to "unmute" and speak.

Public comments are limited to 3 minutes.

Please follow along via the telephone or Zoom options above to ensure you call in at the appropriate time for your item(s).

Public comments regarding items on this agenda or any matters within the jurisdiction of the Commission can be submitted by eComment at www.RiversideCA.gov/Meeting until two hours before the meeting.

Email comments to PC@riversideca.gov

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Pursuant to the City Council Rules of Procedure and Order of Business, the Members of all Boards and Commissions and the public are reminded that they must preserve order and decorum throughout the meeting. In that regard, Members of the Boards and Commissions and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the Board or Commission or the presiding officer constitutes a violation of these rules.

The City of Riverside is committed to fostering a workplace that provides dignity, respect, and civility to our employees, customers, and the public they serve.

The City of Riverside wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by 42 U.S.C. §12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-2211 at least 72 hours before the meeting, if possible.

Agenda related writings or documents provided to the Commission are available for public inspection at www.RiversideCA.gov/Meeting and in the binder located at the entrance of the meeting room.

PLEASE NOTE--The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Commission Members.

City of Riverside Planning Commission action on all items may be appealed to the City Council within ten calendar days after the decision. Contact the Planning Division at (951) 826-5371 for further information.

9 A.M.

CHAIR CALLS MEETING TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

Audience participation is encouraged. Public comments are limited to 3 minutes.

- 1 To comment on any matters within the jurisdiction of the Planning Commission, you are invited to participate in person or call at (951) 826-8688. Press *9 to be placed in the queue to speak. Individuals in the queue will be prompted to unmute by pressing *6 when you are ready to speak.

To participate via ZOOM, use the following link: <https://zoom.us/j/92696991265>, select the "raise hand" function to request to speak. An on-screen message will prompt you to "unmute" and speak - Individual audience participation is limited to 3 minutes.

PUBLIC HEARINGS

Audience participation is encouraged. Public comments are limited to 3 minutes.

- 2 Planning Case PR-2023-001469 (GPA, RZ, SPA, TM, PPE, COA) - Proposal by Darrin Olson of Iron Lofts, LLC., to consider the following entitlements to facilitate construction of Mixed Use development consisting of 291 residential dwelling units and 9 live/work units: 1) General Plan Amendment to change the General Plan Land Use designation from B/OP – Business/Office Park to MU-U -Mixed Use – Urban, (2) Zoning Code Amendment to rezone the property from BMP-SP – Business and Manufacturing Park and Specific Plan (Riverside Marketplace) Overlay Zones and BMP-SP-CR – Business and Manufacturing Park, Specific Plan (Riverside Marketplace), and Cultural Resources Overlay Zones to MU-U-SP – Mixed Use-Urban and Specific Plan (Riverside Marketplace) Overlay Zones and MU-U-SP-CR – Mixed Use-Urban and Specific Plan (Riverside Marketplace), and Cultural Resources Overlay Zones (Structure of Merit and Seventh East Historic District); (3) Specific Plan Amendment to Riverside Marketplace Specific Plan to expand the Mixed Use Marketplace Sub Area to include the subject properties; (4) Tentative Tract (TM-38624) Map to combine 12 parcels into one parcels, dedicate right-of-way, vacate an alley, and vacate a portion of 6th Street; (5) Site Plan Review for the proposed Mixed Use development; and (6) Certificate of Appropriateness for infill within historic district and integration of Structures of Merit structures located at 3596 Commerce Street into the project. The 7.03-acre project site consists of 12 parcels, a 0.63-acre portion of 6th Street, and 0.15-acre portion of an alley and is partially developed with industrial buildings. The project site is located on the east side of Commerce Street between Mission Inn Avenue and 5th Street, in BMP-SP – Business and Manufacturing Park and Specific Plan (Riverside Marketplace) Overlay Zones and in the BMP-SP-CR – Business and Manufacturing Park, Specific Plan (Riverside Marketplace), and Cultural Resources Overlay Zones, in Ward 1. The Planning Division of the Community & Economic Development Department recommends that the Planning Commission determine the project will not have a significant effect on the environment and adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP). Contact Planner: Judy Egüez, Senior Planner, 951-826 3969, jeguez@riversideca.gov and Scott Watson, Historic Preservation Officer, 951-826-5507, swatson@riversideca.gov

Attachments: [Report](#)

[Exhibit 4 - Existing Site Photos](#)

[Exhibit 5 - Location Map](#)

[Exhibit 6 - General Plan - Existing & Proposed](#)

[Exhibit 7 - Specific Plan - Existing & Proposed](#)

[Exhibit 8 - Zoning Map - Existing & Proposed](#)

[Exhibit 9a - SPA - Section 4.2.10 Clean](#)

[Exhibit 9b - SPA - Section 4.2.10 Redline](#)

[Exhibit 10 - ALUC Determination](#)

[Exhibit 11a - Project Plans -Architectural PlansPart-1](#)

[Exhibit 11a - Project Plans -Architectural PlansPart-2](#)

[Exhibit 11a - Project Plans -Architectural PlansPart-3](#)

[Exhibit 11b - Project Plans -Civil Plans](#)

[Exhibit 11c - Project Plans - TTM 38624](#)

[Exhibit 11d - Project Plans -Landscape Plans](#)

[Exhibit 12a - ISMND](#)

[Exhibit 12b - Appendix A - Air Quality-GHG-Energy](#)

[Exhibit 12c - Appendix B - Biological-MSHCP Analysis](#)

[Exhibit 12d1 - Appendix C-1 - Barley Mills Building Historical Analysis](#)

[Exhibit 12d2 - Appendix C-2 - Cult-Arch-Paleo Analysis](#)

[Exhibit 12e - Appendix D - Geotechnical Report](#)

[Exhibit 12f - Appendix E-1 - Response Plan - former Scrap and Iron PropertyPa](#)

[Exhibit 12f - Appendix E-1 - Response Plan - former Scrap and Iron PropertyPa](#)

[Exhibit 12f - Appendix E-1 - Response Plan - former Scrap and Iron PropertyPa](#)

[Exhibit 12g - Appendix E-2 - ALUC ApprovalPart-1](#)

[Exhibit 12g - Appendix E-2 - ALUC ApprovalPart-2](#)

[Exhibit 12h1 - Appendix F-1 - Preliminary WQMPPart-1](#)

[Exhibit 12h1 - Appendix F-1 - Preliminary WQMPPart-2](#)

[Exhibit 12h2 - Appendix F-2 - Hydrology StudyPart-1](#)

[Exhibit 12h2 - Appendix F-2 - Hydrology StudyPart-2](#)

[Exhibit 12i - Appendix G - Noise Study](#)

[Exhibit 12j1 - Appendix H-1 - Traffic StudyPart-1](#)

[Exhibit 12j1 - Appendix H-1 - Traffic StudyPart-2](#)

[Exhibit 12j1 - Appendix H-1 - Traffic StudyPart-3](#)

[Exhibit 12j1 - Appendix H-1 - Traffic StudyPart-4](#)

[Exhibit 12j2 - Appendix H-2 - VMT Screening Analysis](#)

[Exhibit 13 - Comment Letter](#)

[Presentation](#)

- 3 Planning Case PC-2026-00408 - Proposal by the City of Riverside to consider an omnibus zoning cleanup to amend Title 18 (Subdivision), Title 19 (Zoning), and Title 20 (Cultural Resources) of the Riverside Municipal Code (RMC), including, but not limited to, Title 18 Articles I (Subdivision Code Enactment and Applicability), II (Subdivision Code Administration, Interpretation, and Enforcement), III (Maps and Permits), IV (Requirements for Filing and Approval Process), V (Permit Provisions), and VI (Definitions); Title 19 Articles I (Zoning Code Enactment and Applicability), II (Zoning Code Administration, Interpretation, and Enforcement), III (Nonconforming Provisions), IV (General Zoning Provisions), V (Base Zones and Related Use and Development Provisions), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), IX (Land Use Development Permit Requirements/Procedures), and X (Definitions); and Title 20. The proposed amendments are intended to (1) implement changes to Titles 18-20 to update references and naming conventions of RMC titles, update references to state legal codes, and remove duplicate text; (2) replace all references to the Development Review Committee (DRC) in Titles 18-20 with references to the Staff Application Review Team (START), as part of the City of Riverside's One Stop Shop refresh effort; and (3) make other minor, non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies as necessary. The Community & Economic Development Department recommends that the City Planning Commission determine that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility the project will have a significant effect on the environment. Contact Planner: Clarissa Manges, Assistant Planner, (951) 826-5264, cmanges@riversideca.gov

Attachments: [Report](#)
[Exhibit 1. Titles 18-20](#)
[Exhibit 2. Legal Review Changes Executive Summary](#)
[Presentation](#)

- 4 Planning Case PC-2026-00427 - Proposal by the City of Riverside to consider amendments to Title 16 (Buildings and Construction) and Title 19 (Zoning) of the Riverside Municipal Code (RMC), including but not limited to Article VII (Specific Land Use Provisions). The proposed amendments are intended to implement an Adaptive Reuse Ordinance within a new chapter incorporated therein as Chapter 19.540 (Adaptive Reuse) which establishes regulations and incentives to facilitate the conversion of existing non-residential buildings to residential uses within designated areas of the City. The Adaptive Reuse ordinance shall apply to eligible buildings within Commercial, Office, Residential, Mixed-Use, Industrial (BMP), and applicable Specific Plan land use designations as defined by Chapter 19.540. The proposed amendments also include changes to Title 16 which will provide alternative building standards for adaptive reuse projects through a Technical Manual. The

Community & Economic Development Department recommends that the City Planning Commission determine that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense) of the CEQA Guidelines, as it can be seen with certainty that the project will not have a significant effect on the environment. Contact Planner: Daniel Palafox, Associate Planner, (951) 826-5986, dpalafox@riversideca.gov

Attachments: [Report](#)
[Exhibit 1 - ARO Comparison Matrix](#)
[Exhibit 2 - ARO Comparison Memo](#)
[Exhibit 3 - Case Study Analyses](#)
[Exhibit 4 - Land Inventory Zoning Map](#)
[Exhibit 5 - Outreach Summary Memo](#)
[Exhibit 6A - Chapter 19.540](#)
[Exhibit 6b. Title 16 - Alternative Building Standards](#)
[Exhibit 7 - Adaptive Reuse – Draft Technical Guidance](#)
[Presentation](#)

CONSENT CALENDAR

All matters listed under the CONSENT CALENDAR are considered routine by the Planning Commission and may be enacted by one motion in the form listed below. There will be no separate discussion of these items unless, before the Planning Commission votes on the motion to adopt, Members of the Planning Commission or staff request specific items be removed from the Consent Calendar for separate action.

Minutes

5 Minutes of May 7, 2026

Attachments: [Minutes](#)

DISCUSSION CALENDAR

Audience participation is encouraged. Public comments are limited to 3 minutes.

6 Riverside 2050 General Plan Update and Climate Action and Adaptation Plan

Attachments: [Presentation](#)

COMMUNICATIONS

7 Items for future Planning Commission consideration as requested by members of the Commission. Only items that fall within the powers and duties of the Planning Commission as set forth in the City Charter and/or the Riverside Municipal Code will

be agendaized for future discussion.

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*The next regular Planning Commission meeting
is scheduled for Thursday, June 4, 2026, at 9 a.m.*

*For live Webcast of the Committee Meeting:
RiversideCA.gov/Meeting*

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missing persons, and evacuations of buildings or neighborhoods.*

www.RiversideAlert.com