



# City of Riverside

## Planning Commission

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

*City of Arts & Innovation*

### Agenda

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Meeting Date: Thursday, July 16, 2026  
Publication Date: Thursday, July 2, 2026

9:00 AM

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

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### 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.

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](http://www.RiversideCA.gov/Meeting) until two hours before the meeting.

Email comments to [PC@riversideca.gov](mailto:PC@riversideca.gov)

**PARKING AVAILABLE IN GARAGE 6 LOCATED AT 3901 ORANGE STREET.**

Validation stamp (only for Garage 6) is near the entrance of the Art Pick Council Chamber.

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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](http://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.

## 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

2 Minutes of June 4, 2026

Attachments: [Minutes](#)

## PUBLIC HEARINGS

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

3 PLANNING CASE PC-2025-00983 TM, PRD, DR: Proposal by Brenton Burke of Burke Construction, to consider the following entitlements for a Planned Residential Development: (1) Tentative Tract Map (TM-39385) to subdivide 2-acres into 10 single-family residential lots and lettered lots for water quality basins and a private street; (2) Minor Planned Residential Development Permit for the establishment of a 10-unit detached single-family residential development; and (3) Design Review of project plans or the site design and building elevations. The 2-acre project site consists of a single parcel and is developed with an existing 2,404-square-foot single-family residence, to remain, and is located at 2443 Mary Street, situated on the east side of Mary Street between Frances Street and De Grazia Road, in the R-1-13000 - Single Family Residential Zone, in Ward 4. The Planning Division of the Community & Economic Development Department determined the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (Common Sense Rule) and 15332 (Infill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Angela Cayabyab, Assistant Planner, 951-826-5145, [ACayabyab@riversideca.gov](mailto:ACayabyab@riversideca.gov).

**Attachments:**    [Report](#)  
[Exhibit 3. Existing Site Photos](#)  
[Exhibit 4. Location Map](#)  
[Exhibit 5. General Plan Map](#)  
[Exhibit 6. Zoning Map](#)  
[Exhibit 7a. Site Plan Open Space](#)  
[Exhibit 7b. Conceptual Landscape Fence and Wall Plan](#)  
[Exhibit 7c. Building Elevations Floor Plans Package](#)  
[Exhibit 7d. Tract Map Preliminary Grading Plan](#)  
[Presentation](#)

- 4        PLANNING CASE PR-2024-001711 TM, PRD, DR: Proposal by Louisa Feletto of Meritage Homes to consider following entitlements for a Planned Residential Development: (1) Tentative Tract Map (TM-39008) to subdivide a 9.88-acre site into 56 single-family residential lots and lettered lots for common open space and private streets; (2) Planned Residential Development Permit to establish a 56-unit single-family residential development; and (3) Design Review of project plans for the site design and building elevations. The project site consists of six contiguous parcels and is developed with three single-family residences, located at 6251 and 11130 Alhambra Avenue, 6204 and 6244 La Sierra Avenue, situated on the southwest corner of Alhambra Avenue and La Sierra Avenue, in the RR - Rural Residential and R-1-8500-RL - Single Family Residential and Residential Livestock, in Ward 7. The Planning Division of the Community & Economic Development Department determined that the proposed project is exempt from additional environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) as the project is consistent with the 2025 General Plan Programmatic Environmental Impact Report adopted November 2007 (State Clearinghouse Number: 2004021108) and its addendums. The proposed Tentative Tract Map is exempt from the California Environmental Quality Act (CEQA) subject to Section 15061(b)(3) (Common Sense Rule) of the CEQA Guidelines, as it can be seen with certainty that the Tentative Tract Map will have no significant effect on the environment. Contact Planner: Judy Egüez, Senior Planner, 951-826 3969, [jeguez@riversideca.gov](mailto:jeguez@riversideca.gov)

**Attachments:** [Report](#)  
[Exhibit 3 - Site Photos](#)  
[Exhibit 4 - Location Map](#)  
[Exhibit 5 - General Plan Map](#)  
[Exhibit 6 - Zoning Map](#)  
[Exhibit 7a - Site Plan Civil TTM](#)  
[Exhibit 7b - Conceptual Landscape Package](#)  
[Exhibit 7c - Floor Plans and Elevations](#)  
[Exhibit 8a - Consistency Analysis](#)  
[Exhibit 8b - Appendix H - TransportationPart-1](#)  
[Exhibit 8b - Appendix H - TransportationPart-2](#)  
[Exhibit 8b - Appendix H - TransportationPart-3](#)  
[Exhibit 8c - Appendix A - AQ-GHG-Energy](#)  
[Exhibit 8d - Appendix B - BRA and MSHCP AnalysisPart-1](#)  
[Exhibit 8e - Appendix C - Phase I Cultural Resources Assessment](#)  
[Exhibit 8g - Appendix D - Geotechnical](#)  
[Exhibit 8h - Appendix E - Phase I and II ESAPart-1](#)  
[Exhibit 8h - Appendix E - Phase I and II ESAPart-2](#)  
[Exhibit 8d - Appendix B - BRA and MSHCP AnalysisPart-2](#)  
[Exhibit 8i - Appendix F - Hydrology and WQMPPart-1](#)  
[Exhibit 8i - Appendix F - Hydrology and WQMPPart-2](#)  
[Exhibit 8i - Appendix F - Hydrology and WQMPPart-3](#)  
[Exhibit 8i - Appendix F - Hydrology and WQMPPart-4](#)  
[Exhibit 8i - Appendix F - Hydrology and WQMPPart-5](#)  
[Exhibit 8j - Appendix G - Noise Impact Analysis](#)  
[Presentation](#)

## DISCUSSION CALENDAR

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

5 Review Code of Ethics and Conduct

**Attachments:** [Report](#)  
[Presentation](#)

## COMMUNICATIONS

6 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, July 30, 2026, at 9 a.m.*

*For live Webcast of the Committee Meeting:  
[RiversideCA.gov/Meeting](http://RiversideCA.gov/Meeting)*

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*Sign up to receive critical information such as unexpected road closures, utility outages,  
missing persons, and evacuations of buildings or neighborhoods.*

*[www.RiversideAlert.com](http://www.RiversideAlert.com)*