



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, April 23, 2026
Publication Date: Friday, April 10, 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 HEARING

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

- 2 PLANNING CASE PR: 2021-000894 (GPA, RZ, CUP, DR, PCRN, VR): APPLICANT IS REQUESTING CONTINUANCE OFF-CALENDAR. Proposal by Steve Berzansky of Steven Walker Communities to consider the following entitlements for the construction of a vehicle fueling station with a 4,650 square foot convenience store on 1.3 acres: (1) General Plan Amendment to amend a portion (0.62 acres) of the project sites land use designation from O - Office to MU-V - Mixed Use - Village; (2) Zoning Code Amendment to Rezone 0.62 acres from R-1-7000 - Single Family Residential Zone to CR- Commercial Retail Zone and 0.70 acres from MU-V - Mixed Use - Village Zone to CR-Commercial Retail Zone; (3) Conditional Use Permit to permit a vehicle fueling station and off sale of alcohol (Type 20 Beer and Wine); (4) Design Review of project plans; (5) Public Convenience or Necessity to allow for an over concentration of off-sale alcohol licenses in Census Tract 315.04; and (5) A Variance to allow a reduced separation from a business licensed for the off-sale general of alcoholic beverages. The vacant project site consists of three contiguous parcels, located at 6902, 6892, and 6836 Arlington Avenue, situated on the southeast corner of Arlington Avenue and Monroe Street, in the R-1-7000 - Single Family Residential Zone and MU-V - Mixed Use - Village Zone, in Ward 3. The Planning Division of the Community & Economic Development Department determined that the proposed project will not have a significant effect on the environment and is recommending that a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) be adopted. Contact Planner: Yenifer Cid, Associate Planner, 951-826-5652, ycid@riversideca.gov

Attachments: [Report](#)
 [Applicant's Continuance Request](#)

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

- 3 Minutes of April 9, 2026

Attachments: [Minutes](#)

Absence

- 4 Record the absence of Commissioner Baird from the April 9, 2026, regular meeting as excused

Attachments: [Report](#)

DISCUSSION CALENDAR

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

- 5 Adopt 2026 Rules for Transaction of Business and Conduct of Hearings

Attachments: [Report](#)
[CPC Rules - 3-17-2022](#)

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 agendized for future discussion.

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The next regular Planning Commission meeting is scheduled for Thursday, May 7, 2026, at 9 a.m.

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

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www.RiversideAlert.com