



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, February 12, 2026
Publication Date: Friday, January 30, 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

Pursuant to the City Council Rules of Procedure and Order of Business Resolution, 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 PC-2025-00949 (CUP): Proposal by Estevan Fierro of 123 Pour INC, to consider a Conditional Use Permit to permit a 1,310-square-foot craft beer tap room and 3,339-square-foot art gallery within an existing 4,649-square-foot commercial building. The 0.11-acre site consists of a single parcel fully developed with a multi-tenant commercial building, located at 2726 Main Street, situated on the east side of Main Street, south of Poplar Street, in the NSP-MU - Mixed Use and Specific Plan (Northside) Overlay Zones, in Ward 1. The Planning Division of the Community & Economic Development Department has determined that this project is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities), Article 19 of the CEQA Guidelines, as the project will not have a significant effect on the environment. Contact Planner: Sarah Zughayer, Associate Planner, 951-826-5932, szughayer@riversideca.gov

Attachments: [Report](#)

[Exhibit 3 - Existing Site Photos](#)

[Exhibit 4 - Location Map](#)

[Exhibit 5 - General Plan Map](#)

[Exhibit 6 - Zoning Map](#)

[Exhibit 7 - Specific Plan Map](#)

[Exhibit 8 - Census Tract Map](#)

[Exhibit 9 - Distance Requirements Map](#)

[Exhibit 10 - Project Plans](#)

[Presentation](#)

- 3 PLANNING CASE PC-2025-01190 (AMD): Proposal by the City of Riverside to consider amendments to Title 19 Zoning of the Riverside Municipal Code (RMC), including, but not limited to, Articles V (Base Zones and Related Use and Development Provisions) and VII (Specific Land Use Provisions). The proposed amendments are intended to implement the direction of the City Council Land Use Committee to prohibit standalone tobacco retail businesses (smoke shops) Citywide. 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: Matthew Taylor, Principal Planner, (951) 826-5944,
mtaylor@riversideca.gov

Attachments: [Report](#)
[Exhibit 1 - O-7733](#)
[Exhibit 2 - O-7741](#)
[Exhibit 3 - LUC Report](#)
[Exhibit 4 - LUC Minutes](#)
[Exhibit 5 - Draft Amendments - Option 1](#)
[Exhibit 6 - Draft Amendments - Option 2](#)
[Presentation](#)

- 4 PLANNING CASE PC-2026-00071 (AMD): Proposal by the City of Riverside to consider amendments to Title 19 Zoning of the Riverside Municipal Code (RMC), including but not limited to Articles VIII (Site Planning and General Development Provisions), and IX (Land Use Development Permit Requirements/Procedures). The proposed amendments are intended to clarify provisions authorizing the relocation of existing off-site advertising signs (billboards) subject to a Billboard Relocation Agreement approved and negotiated by the City Council. 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 1a - Chapter 19.623 Billboards](#)
[Exhibit 1b - Chapter 19.650 Approving and Appeal Authority](#)
[Exhibit 2 - January 22 EDC Staff Report](#)
[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 Approve minutes of January 29, 2026

Attachments: [Minutes](#)

Board Attendance

- 6 Record the absence of Commissioner Teunissen from the January 29, 2026, regular meeting as excused

Attachments: [Report](#)

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 agendized for future discussion.

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*The next Planning Commission meeting is scheduled for
Thursday, February 26, 2026*

*View live Webcast of the Commission Meeting at:
RiversideCA.gov/Meeting*

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www.RiversideAlert.com