



City of Riverside

Planning Commission

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

City of Arts & Innovation

Agenda

Meeting Date: Thursday, March 12, 2026
Publication Date: Friday, February 27, 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

ELECTION OF OFFICERS

- 1 a. Chair
- b. Vice-Chair
- c. Secretary
- d. Sergeant at Arms

PUBLIC COMMENT

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

- 2 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.

- 3 PLANNING CASE PR: 2021-000894 (GPA, RZ, CUP, DR, PCRN, VR): APPLICANT IS REQUESTING CONTINUANCE TO MARCH 26, 2026. 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 Request to Continue](#)

- 4 PLANNING CASE PC-2026-00117 - CONTINUED FROM FEBRUARY 26, 2026 (Revocation): Request by the City of Riverside for the revocation of Planning Cases P17-0126 (Minor Conditional Use Permit) and P17-0503 (Public Convenience or Necessity Determination) to revoke the Bar and Nightclub uses for Downtown Experiment, located at 3601 University Avenue, situated on the northeast corner of University Avenue and Orange Street, zoned DSP-RC-SP-CR – Downtown Specific Plan - Raincross District and Cultural Resources (Mission Inn Historic District) Overlay Zones, in Ward 1. The Planning Division of the Community and Economic Development Department is recommending that the City Planning Commission determine that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15321, (Enforcement Actions by Regulatory Agencies) of the CEQA Guidelines. Contact Planner: Edgardo Caldera, Principal Planner, 951-826-5832, ecaldera@riversideca.gov

Attachments: [Report](#)

[Exhibit 2 - Planning Commission Resolution](#)

[Exhibit 3 - Existing Site Photos](#)

[Exhibit 4 - Location Map](#)

[Exhibit 5 - Riverside Police Department Decemter 17, 2025 Memorandum](#)

[Exhibit 6 - P17-0126 \(MCUP\) and P17-0503 \(PCN\) Staff Report and Conditions](#)

[Exhibit 7 - Site Security Plan](#)

[Exhibit 8 - General Plan Map](#)

[Exhibit 9 - Zoning Map](#)

[Exhibit 10 - Specific Plan Map](#)

[Exhibit 11 - P17-0126 Project Plans](#)

[Presentation](#)

- 5 PLANNING CASE PC-2025-00439 (GPA, SPA, RZ): Proposal by Matt Reid for TDA Investment Group to consider a General Plan Amendment, Specific Plan Amendment, and Zoning Code Amendment to revise the Canyon Springs Healthcare Campus (CSHC) and Canyon Springs Business Park (CSBP) Specific Plans to remove approximately 3.9 acres from the CSHC-SP and incorporate it into the CBSBP-SP, and to remove 3.9 acres from the CSBP-SP and incorporate it into the CSHC-SP. The project site consists of two contiguous parcels totaling 3.9 acres, situated on the northwest corner of Canyon Park Drive and Campus Parkway, and two contiguous parcels totaling 3.9 acres, situated on the east side of Canyon Park Drive, south of Campus Parkway, in the O-SP – Office and Specific Plan (Canyon Springs Healthcare Campus and Canyon Springs Business Park) Overlay Zones, in Ward 2. Contact Planner: Veronica Hernandez, 951-826-3965, vhernandez@riversideca.gov

Attachments: [Report](#)
[Exhibit 3 - Site Photos](#)
[Exhibit 4 - Location Map](#)
[Exhibit 5 - General Plan Map](#)
[Exhibit 6 - Specific Plan Map](#)
[Exhibit 7 - Zoning Map](#)
[Exhibit 8 - CSHC Specific Plan Text Amendment – Redline](#)
[Exhibit 9 - CSHC Specific Plan Text Amendment – Clean](#)
[Exhibit 10 - CSBP Specific Plan Amendment – Redline](#)
[Exhibit 11 - CSBP Specific Plan Amendment – Clean](#)
[Exhibit 12 - Addendum to the FEIR](#)
[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

6 Approve minutes of February 26, 2026

Attachments: [Minutes](#)

DISCUSSION CALENDAR

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

7 Planning Commission 2026 Work Plan

Attachments: [Report](#)
[Draft Work Plan](#)
[Presentation](#)

COMMUNICATIONS

8 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, March 26, 2026, at 9 a.m.*

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*View live Webcast of the Commission Meeting at:
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