



# 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, December 18, 2025  
Publication Date: Friday, December 5, 2025

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.

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

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

## PUBLIC HEARINGS

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

- 2 PLANNING CASE PR-2021-001114 (GPA, RZ, DR): Proposal by Hugo Lepe, on behalf of Century Heritage Builders, Inc., to consider the following entitlements to construct a 117-unit multi-family residential development: (1) General Plan Amendment to amend 2.72 acres of the project site from the MDR – Medium Density Residential land use designation to HDR – High Density Residential; (2) Zoning Code Amendment to rezone 2.72 acres of the project site from R-1-7000 – Single Family Residential Zone to R-3-1500 – Multiple Family Residential Zone; and (3) Design Review of project plans. The 4.54-acre project site consists of three contiguous parcels, currently developed with single family residences, located at 4663 and 4705 Hedrick Avenue and 4618 Jones Avenue, bounded by Hedrick Avenue to the west and Jones Avenue to the east, in the R-1-7000 – Single Family Residential Zone and R-3-1500 – Multiple Family Residential Zone, in Ward 6. 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: Yenifer Cid, Associate Planner, 951-826-5652, [ycid@riversideca.gov](mailto:ycid@riversideca.gov).

**Attachments:**    [Report](#)  
[Exhibit 3 - Existing Site Photos](#)  
[Exhibit 4 - Location Map](#)  
[Exhibit 5 - Housing Element Site Map](#)  
[Exhibit 6 - General Plan - Existing & Proposed](#)  
[Exhibit 7 - Zoning Map - Existing & Proposed](#)  
[Exhibit 8 - Project Plans Part -1](#)  
[Exhibit 8 - Project Plans Part -2](#)  
[Exhibit 8 - Project Plans Part -3](#)  
[Exhibit 8 - Project Plans Part -4](#)  
[Exhibit 8 - Project Plans Part -5](#)  
[Exhibit 8 - Project Plans Part -6](#)  
[Exhibit 8 - Project Plans Part -7](#)  
[Exhibit 8 - Project Plans Part -8](#)  
[Exhibit 8 - Project Plans Part -9](#)  
[Exhibit 9 - Appendix A AQ GHG Report](#)  
[Exhibit 9 - Appendix B Bio Resource Assessment](#)  
[Exhibit 9 - Appendix C Cultural Resources Report](#)  
[Exhibit 9 - Appendix D Project WQMP Part1](#)  
[Exhibit 9 - Appendix D Project WQMP Part2](#)  
[Exhibit 9 - Appendix D Project WQMP Part3](#)  
[Exhibit 9 - Appendix D Project WQMP Part4](#)  
[Exhibit 9 - Appendix D Project WQMP Part5](#)  
[Exhibit 9 - Appendix E Noise and Vibration Technical Report](#)  
[Exhibit 9 - Appendix F Traffic Analysis](#)  
[Exhibit 9 - Appendix G Tribal Consultation Part1](#)  
[Exhibit 9 - Appendix G Tribal Consultation Part2](#)  
[Exhibit 9 - ISMND Mikasa](#)  
[Presentation](#)

- 3        PLANNING CASE PC-2025-00155 (CUP): Proposal by Wilton Kimbrough to consider a Conditional Use Permit to establish a child daycare facility (Arlington Angels Childcare) for up to 16 children (ages 0 – 5 years old) within an existing one-story 1,480-square-foot structure. The 0.17-acre project site is developed with a single-family residence, located at 3557 Arlington Avenue, situated on the northeast corner of Arlington Avenue and Mount Diablo Avenue, in the O – Office Zone, in Ward 3. 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) of the CEQA Guidelines of the CEQA Guidelines, as the project

will not have a significant effect on the environment. Contact Planner: Calora Boyd, Assistant Planner, 951-826-2371, cboyd@riversideca.gov.

**Attachments:**    [Report](#)  
                          [Existing Site Photos](#)  
                          [Location Map](#)  
                          [General Plan Map](#)  
                          [Zoning Map](#)  
                          [Project Plans](#)  
                          [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

4        Minutes of December 4, 2025

**Attachments:**    [Minutes](#)

### Board Attendance

5        Record the absence of Commissioner Singh from the December 4, 2025, regular meeting as excused

**Attachments:**    [Report](#)

## DISCUSSION CALENDAR

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

6        Determine whether the absence of Commissioner Teunissen from the December 4, 2025, should be recorded as excused or unexcused

**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 Planning Commission meeting for Thursday,  
January 1, 2026 has been cancelled due to holiday*

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*The next Planning Commission meeting is scheduled for  
Thursday, January 18, 2026*

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*View live Webcast of the Commission Meetings:  
[RiversideCA.gov/Meeting](http://RiversideCA.gov/Meeting)*

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missing persons, and evacuations of buildings or neighborhoods.*

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