



# City of Riverside

## Planning Commission

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

*City of Arts & Innovation*

## Agenda

Meeting Date: Thursday, January 29, 2026  
Publication Date: Friday, January 16, 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)

### 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 HEARING

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

2 PLANNING CASE PR-2024-001666 (RZ, PM, DR, DA, EIR): Proposal by Steven Christie of SCIND Massachusetts Point, LLC, to consider the following entitlements to facilitate development of two warehouse buildings consisting of 99,900 square feet and 99,950 square feet: 1) Zoning Code (Map/Text) Amendment to change the Innovation District Overlay Zone subdistrict from EE - Employment Emphasis and HE - Housing Emphasis subdistricts to IE - Industrial Emphasis subdistrict, to allow for the Warehousing and Distribution Facility use, and modify development standards of the IE - Industrial Emphasis subdistrict; 2) Tentative Parcel Map for a two lot subdivision for condominium purposes; 3) Design Review of project plans; 4) Development Agreement; and 5) Environmental Impact Report. The project site is partially developed and consists of three contiguous parcels, two of which will be developed with warehouses, totaling 14.42 acres, located at 2626 Kansas Avenue, 2069 Massachusetts Avenue, and 1989 Massachusetts Avenue, situated on the north side of Massachusetts Avenue, east of Kansas Avenue and south of Roberta Street, in the I-ID - General Industrial and Innovation District (EE - Employment Emphasis and HE - Housing Emphasis subdistricts) Overlay Zones, in Ward 2. The City of Riverside has prepared a Draft Environmental Impact Report for this project. All significant effects of the proposed project have been reduced to less than significant with implementation of mitigation measures. Contact Planner: Candice Assadzadeh, Senior Planner, (951) 826-5667, [cassadzadeh@riversideca.gov](mailto:cassadzadeh@riversideca.gov).

**Attachments:**

[Report](#)  
[Exhibit 3 - Existing Site Photos](#)  
[Exhibit 4 - Location Map](#)  
[Exhibit 5 - General Plan Map](#)  
[Exhibit 6 - Existing and Proposed Zoning Map](#)  
[Exhibit 7 - Innovation District Map](#)  
[Exhibit 8 - Proposed Zoning Code Text Amendments - Chapter 19.170 Innovation District](#)  
[Exhibit 9a - Project Plans](#)  
[Exhibit 9b - Project Plans](#)  
[Exhibit 9c - Project Plans](#)  
[Exhibit 10 - Development Agreement](#)  
[Exhibit 11a - ALUC Determination, dated 5-5-2025](#)  
[Exhibit 11b - ALUC Determination, dated 5-5-2025](#)  
[Exhibit 11c - ALUC Determination, dated 5-5-2025](#)  
[Exhibit 12 - Public Comment Letters - 45 Day Comment Period DEIR](#)  
[Exhibit 13 - Draft Environmental Impact Report](#)  
[Exhibit 14a - Final Environmental Impact Report and Updated Appendices](#)  
[Exhibit 14b - Final Environmental Impact Report and Updated Appendices](#)  
[Exhibit 14c - Final Environmental Impact Report and Updated Appendices](#)  
[Presentation](#)

3 PLANNING CASE PC-2025-00506 (CUP): Proposal by Alex G. Cuevas of AGC Design Concept, Inc to consider a Conditional Use Permit to relocate an existing market with off-sale of alcohol in a multi-tenant commercial complex from an 1,860 square foot tenant space to a 3,138-square-foot tenant space. The 2.04-acre site consists of a single parcel and is located at 10050 Magnolia Avenue, situated on the southeast corner of Magnolia Avenue and Hughes Alley, in the CR-S-1-X-20-SP – Commercial Retail, Building Stories (maximum of 1 story), Building Setback (20 foot rear yard setback from residential) and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 6. 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: Sarah Zughayer, Assistant Planner, 951-826-5932, szughayer@riversideca.gov.

**Attachments:** [Report](#)[Exhibit 3 - Location Map](#)[Exhibit 4 - General Plan Map](#)[Exhibit 5 - Zoning Map](#)[Exhibit 6 - Specific Plan Map](#)[Exhibit 7 - Census Tract Map](#)[Exhibit 8 - Distance Requirements](#)[Exhibit 9 - 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.*

4 Minutes of December 18, 2025

**Attachments:** [Minutes](#)

5 Record the absence of Commissioner Baird from the December 18, 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 Elizalde from the December 18, 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 next Planning Commission meeting is scheduled for  
Thursday, February 12, 2026*

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*View live Webcast of the Commission Meeting at:  
[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)*