



City of Arts & Innovation

CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING ZONING CODE TEXT AMENDMENT

YOU ARE HEREBY NOTIFIED that the City Council of the City of Riverside will hold a Public Hearing regarding the following item:

CASE NUMBER: PR-2025-001793 Zoning Code Text Amendment

APPLICANT: City of Riverside

LOCATION: Citywide (All Wards)

PROPOSAL: To consider an omnibus zoning code cleanup to amend Title 19 Zoning of the Riverside Municipal Code (RMC), including, but not limited to, Articles II Zoning Code Administration, Interpretation, and Enforcement, V Base Zones and Related Use and Development Provisions, VII Specific Land Use Provisions, VIII Site Planning and General Development Provisions, and IX Land Use Development Permit Requirements/Procedures. The proposed amendments are intended to: (1) Align the RMC with recent changes to California law pertaining to permit streamlining for hydrogen fuel stations; (2) Codify findings of public convenience or necessity (PCorN) for overconcentration of alcohol licenses pursuant to California law; (3) Implement permitting requirements for junk dealers/scrap metal recyclers pursuant to City Council direction; (4) Streamline permitting requirements for a variety of uses, including several in the Neighborhood Commercial Overlay (NC Overlay) Zone; (5) Make minor adjustments, clarifications, and corrections pertaining to accessory dwelling units, accessory structures, density bonuses, temporary use permits, and zoning administrator language; and (7) Make other minor, non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies as necessary.

ENVIRONMENTAL DETERMINATION: The Planning Commission recommends finding that this project is exempt from further California Environmental Quality Act (CEQA) Review pursuant to Section 15061(b)(3) (Common Sense) of the CEQA Guidelines, as it can be seen with certainty that approval of the project will not have an effect on the environment.

Mail written statements to City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522, or via email City_Clerk@RiversideCA.gov. Comments via eComments feature may be submitted through 11:00 a.m., October 21, 2025, at www.RiversideCA.gov/Meeting

If you challenge the above proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk of the City of Riverside at, or prior to, the public hearing.

Dated and published: October 8, 2025

CITY COUNCIL PUBLIC HEARING

Art Pick Council Chamber, City Hall
3900 Main Street, Riverside, CA 92522

View live webcast at
www.RiversideCA.gov/Meeting

To listen to the public hearing live and
provide comment by phone
call (951) 826-8686 at 3:00 p.m.

MEETING DATE: October 21, 2025

MEETING TIME: 3:00 p.m.

CONTACT PLANNER: Clarissa Manges

PHONE: (951) 826-5264

E-MAIL: cmanges@RiversideCA.gov

DONESIA GAUSE, MMC
City Clerk of the City of Riverside