

# COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT OVERVIEW

Building & Safety Code Enforcement Economic Development  
 Planning Real Property Services

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# Core Functions

**The Community & Economic Development team:**

- Generates critical revenue for community reinvestment** through permits, inspections, business and development activity that fund local services and improvements.
- Protects public safety and quality of life** by ensuring buildings and neighborhoods meet health, safety, and livability standards.
- Strengthens property values and community stability** with consistent code enforcement and responsible real property management.
- Drives sustainable economic growth** by enabling safe development, attracting investment, and guiding long-term planning that benefits residents.

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# CITY OF RIVERSIDE

## COMMUNITY & ECONOMIC DEVELOPMENT

Community & Economic Development is comprised of seven divisions which all have a role to serve the public, facilitate investment consistent with community expectations, and advance our city's outstanding quality of place through efforts aligned with important programs and initiatives within the City of Riverside.



### Building & Safety

Protect the health, safety and welfare of our residents and visitors through the equitable enforcement of building standards, which serve to safeguard our built environment, ensure sustainable facilities and enhance the quality of place for our community.



### Code Enforcement

Serve the citizens of Riverside by ensuring compliance with all adopted City codes through providing effective public contact and education, building cooperative partnerships throughout our community, and enforcing the law in an equitable and impartial manner.



### Planning

The Planning Division commits to create urban planning and design solutions that allows Riverside to be a livable, high-quality location of choice for businesses and residents.



### One Stop Shop

Streamline Riverside effort to reduce barriers to development and speed up the entitlement process  
  
Multi-discipline team on the Third Floor of City Hall



### Economic Development

Working with community partners to create a thriving local economy through programs and initiatives that support businesses and encourage job development, income growth and investment in Riverside.



### Real Property Services

Real Property Services acquires real property interests necessary for construction of the City's public projects and disposes surplus City-owned land.

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## Building & Safety

### 2025 Achievements

**Advanced the Streamline Riverside initiative and One Stop Shop Refresh** to improve efficiency, predictability, and customer service across divisions. Enhancements such as expanded express permitting, over-the-counter reviews, self-certification pilots, and modernized systems streamlined workflows and improved the overall experience.



**Over \$300M+**  
Construction Valuation



**7,818**  
Plan Checks Completed



**5,597**  
Permits Issued



**47,742**  
Inspections Performed



91% On Time



85% E-Plans





**30,000+**  
Annual Customers Served  
65% Virtual

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## Building & Safety

2026 Goal - Achieve Excellence

**Providing a Customer-Centric Service Standard through these guiding principles;**



**Consistency**



**Equity**



**Predictability**




**Transparency**



**Expediency**



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## Code Enforcement

2025 Achievements


**Maintained a high level of operational performance in code enforcement.**

Through coordination with the Police Department and City Attorney's Office, Code Enforcement strengthened nuisance abatement efforts, including the use of abatement warrants and property cleanups to address vacant properties.

**Current Case Statistics**


**10,415**

**New Cases**



**18,091**

Inspections Conducted




**9,521**

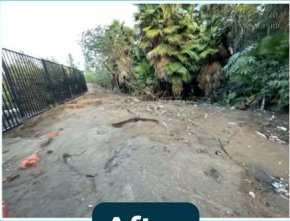
Closed / Resolved

**15,000+**

Signs removed from Right-of-Way





**Before**



**After**



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## Code Enforcement

2026 Goal - Shift the Narrative

Promote a positive image of Code Enforcement to our community and our allied City Departments by fostering a culture that is helpful, approachable, knowledgeable and of the highest integrity.

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## Planning

2025 Achievements

Approved Entitlements

221

Housing Units Approved

3,124

Housing Units Completed

1,814

Planning Initiatives

- General Plan/CAAP
- Riverside ALIVE - EIR Certified
- Sign Toolkit
- Magnolia Corridor R3 Strategy - Reinvestment, Resilience, Revitalization
- Industrial Development Standards
- ADU Design Standards for Historic Properties

CITY OF RIVERSIDE  
2050  
GENERAL PLAN UPDATE

Received & Logged

4,359

Comments

13

Pop-Up Workshops

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Movable exhibits with Bilingual banners

Public Information Team

- 3,419 Planning Counter Visits
- 1,202 Non-Entitlement Plan Checks Reviewed

Historic Preservation

- 3 City Landmark Designations
- Major Projects
  - Pacific Grove Hospital Expansion
  - 4474 Orange Street Demolition

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**CALIFORNIA  
PRESERVATION  
FOUNDATION**



**CITY OF RIVERSIDE  
2050  
GENERAL PLAN UPDATE**

## Planning

### 2026 Goals

- 2050 General Plan Update and Climate Action & Adaptation Plan
  - a. Identify Preferred Alternative land use plan
  - b. Finalize CAAP emissions reduction measures
- Housing Element Implementation
  - a. Complete grant-funded implementation projects: Adaptive Reuse, Missing Middle Housing and TOD Strategy
- Manage streamlined review and approval of development entitlements before Development Review Committee, Planning Commission and City Council
- Complete DRC Refresh and assist with implementation of One Stop Shop 2.0
- Assist Code Enforcement and RPD with Downtown Entertainment Enforcement Program.
- Support California Preservation Foundation Annual Conference as Host City – May 2026
- Completion of the Women of Riverside Historic Context Statement - April 2026

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## Economic Development

### 2025 Achievements

**New Brand Launched**

Launched Riverside Realized Phase 1 of ICSC AEDO Accreditation  
USC Sunstone Challenge Partnership  
\$250,000 THRIVE Catalyst Grant Secured



**65**  
Business Visits



**241**  
Business Assistance Touchpoints



**7**  
Business Delegations



**582**  
Targeted Business Attraction Efforts

**Key Programs & Initiatives Launched**

- Riverside Rewards Pilot Program
- RISE Business Retention & Expansion Program
- Founder's Hike

**2,370** New Business Licenses

**18,000** New Jobs

### Key Business Attraction Wins









**4,000+** Instagram Followers

FOLLOW US @rivecondev

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## Economic Development

### 2026 Goals

Further implement the Riverside Realized strategy, **completing 90% of the 92** actions to enhance business attraction, retention, and expansion efforts across the City.

**ACCREDITED ECONOMIC DEVELOPMENT ORGANIZATION**  
International Economic Development Council

www://   

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## Real Property Services

### 2025 Achievements

- 2 Major Capital Improvement Projects**
- 10+ Community Engagement & Outreach**
- 100+ Internal Work Requests**
- 150+ Department Projects Supported**

**Third Street Grade Separation Project** Received the Right of Way Certification (RWC) from Caltrans

- \$500k+ SOLD**  
City-owned properties  
  - Market, list and negotiate the sale of City properties
- \$850k+ License & Lease Revenue**
  - Negotiate Lease Agreements, Amendments, & Extensions
  - Negotiate License Agreements for Gage Canal & Riverside Water Co. parcels
- 120+ Right of Entry, Easement & Right-of-Way Improvement Agreements**
  - Acquire necessary property interests needed to facilitate local, federal and federally funded projects
- 550+ Property Management & Inspections Performed**
  - Multi-family residential and low-income inspections, property maintenance of city-owned property, and Mills Act Inspections

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## Real Property Services

### 2026 Goals

- Cal Tower property transfer & ground floor activation
- RTRP property interest completion
- Advance City-owned surplus property disposition
- Successor Agency property disposition & development
- Property inspection NSPIRE program implementation
- LeaseQuery centralization effort
- Marketing and website refresh

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## Department Goals

- **Advance Streamline Riverside 2.0 and Development Services Modernization** by expanding the One Stop Shop model and enhancing development services to improve customer experience, efficiency, and transparency. Initiatives like system upgrades, concierge services, and self-certification will streamline processes and reduce timelines.
- **Implement Place-Based Strategies and Advance Citywide Planning Efforts** by leading the 2026 General Plan update while advancing place-based strategies to support revitalization in key corridors such as Arlington, Midtown, and Downtown. The Department will also promote housing and land use initiatives, including adaptive reuse and missing middle housing, to support sustainable growth.
- **Strengthen Economic Development Delivery and Elevate the City's Profile** by implementing the Riverside Realized strategy to strengthen business attraction, retention, and expansion efforts. Expanded marketing, accreditation, and broader engagement will position Riverside as a competitive hub for innovation, investment and job creation.

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**RECOMMENDATION:**  
 That the City Council receive and file the Community & Economic Development Department overview.



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**THANK YOU FOR YOUR SUPPORT!**

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RIVERSIDE LIVE STAGE OUTDOOR AERIAL VIEW

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