



City of Arts & Innovation

Land Use Committee Memorandum

TO: LAND USE COMMITTEE DATE: AUGUST 10, 2026

FROM: COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT WARD: ALL

SUBJECT: APPROVE PROPOSED 2026 WORK PLAN FOR THE PLANNING COMMISSION

ISSUE:

Approve the proposed 2026 Work plan for the Planning Commission.

RECOMMENDATION:

That the Land Use Committee approves the proposed 2026 Work Plans for the Planning Commission.

LEGISLATIVE HISTORY:

Article VIII, Section 806 of the City Charter identifies the following powers, duties, and functions for the Planning Commission:

- (a) After a public hearing thereon, recommend to the City Council the adoption, amendment or repeal of the General Plan, or any part thereof, for the physical development of the City.
- (b) Exercise such control over land subdivisions as is granted to it by the City Council.
- (c) Make recommendations concerning proposed infrastructure improvements and redevelopment activities in support of planned land uses.
- (d) Exercise such functions with respect to zoning and land use as may be prescribed by ordinance, not inconsistent with the provisions of this Charter.
- (e) Review all other land use issues as may be prescribed by ordinance, not inconsistent with the provisions of this Charter.

Further, Riverside Municipal Code Section 19.050.030 indicates the Planning Commission has the following responsibilities:

- 1. Hear and act on referrals by the Community & Economic Development Director and Development Review Committee.
- 2. Hear and act upon applications as indicated in Section 19.650.020 of this title and Section 18.140.040 of the Subdivision Code (Approving and Appeal Authority Tables).
- 3. Hear and make recommendations to the City Council on applications or proposals for amendments to the Zoning Code.
- 4. As appropriate, initiate studies of amendments to the Zoning Code and General Plan, and make recommendations to the City Council for amendments to the Zoning Code and

General Plan.

5. Review the capital improvement program of the City and the local public works projects of other local agencies within the corporate boundaries of Riverside for their consistency with the City's General Plan, pursuant to Government Code Sections 65401 et. seq.
6. Exercise all duties previously given to the Board of Administrative Appeals and Zoning Adjustment.
7. Convene as an Accessibility Appeals Board, which Board shall be comprised of the three persons with disabilities and four members of the Planning Commission.
8. Exercise such other powers and duties as are prescribed by State law, local ordinance, or as directed by the City Council.
9. Review and approve environmental documents prepared pursuant to the California Environmental Quality Act (CEQA) pursuant to the City Council adopted CEQA Resolution and any amendments thereto.
10. Hear and act on Design Review matters pursuant to Chapter 19.710 (Design Review) of this title.

BACKGROUND:

To ensure the work of boards and commissions align with the City Charter, each board or commission must develop an Annual Work Plan. Each work plan will be taken to the respective City Council Standing Committee for review and approval with the workplans earmarked to begin in March 2026 and conclude in February 2027.

Resolution 23976 identifies the two boards and commissions under the purview of the Land Use, Sustainability, and Resilience Committee which include the Cultural Heritage Board and the Planning Commission.

On March 10, 2025, the Land Use Committee reviewed and approved the Planning Commission's 2025 work plan. The chart below lists those work plan tasks with the corresponding completed tasks:

Planning Commission Work Plan Tasks	Status
In accordance with Title 19 – Zoning Code, review and act on any entitlement proposals, subdivision requests, and appeals, as necessary.	ONGOING Entitlements: 35 Subdivisions: 3
Review and recommend General Plan and Zoning Code Updates to the City Council for regulatory compliance with State Law, furtherance of General Plan alignment and/or implementation, and to streamline, clarify, and correct inconsistencies, as necessary.	IN PROGRESS Zoning Code Updates: 5 (Industrial Standards, Sign Code Update, Cannabis Consistency, Spring Omnibus, SB 9 Consistency)
Review the annual Capital Improvement Plan (CIP) to ensure consistency with the goals and policies of the City's 2025 General Plan.	COMPLETE 05/08/2025
Update Title 19- Zoning Code and make recommendations to the City Council, as necessary, to further the goals policies, and programs within the 2021-2029 Housing Element and outlined in the Housing Implementation Action Plan.	ONGOING Zoning Code Updates: 3 (SB 9 Consistency, ADU Consistency, Density Bonus Update)

Receive updates, provide input, and participate in the City's preparation of the General Plan Update and Climate Action and Adaptation Plan.	IN PROGRESS
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DISCUSSION:

At its April 9, 2026, regular meeting, the Planning Commission reviewed its 2026 Work Plan (Attachment 1). The work plan included the following goals and objectives (Attachment 2):

1. In accordance with Title 19 – Zoning Code, review and act on any entitlement proposals, subdivision requests, and appeals, as necessary.
2. Review and recommend General Plan and Zoning Code Updates to the City Council for regulatory compliance with State Law, furtherance of General Plan alignment and/or implementation, and to streamline, clarify, and correct inconsistencies, as necessary.
3. Review the annual Capital Improvement Plan (CIP) to ensure consistency with the goals and policies of the City's 2025 General Plan.
4. Update Title 19 - Zoning Code and make recommendations to the City Council, as necessary, to further the goals policies, and programs within the 2021-2029 Housing Element and outlined in the Housing Implementation Action Plan.
5. Receive updates, provide input, and participate in the City's preparation of the General Plan Update and Climate Action and Adaptation Plan.
6. **NEW:** Facilitate implementation of relevant 2026 Book of Work initiatives and projects in support of the City's key strategic priorities and General Plan objectives, goals and policies.

FISCAL IMPACT:

There is no fiscal impact related to receiving this workplan.

Prepared by: Edgardo Caldera, Principal Planner
 Approved by: Miranda Evans, Community & Economic Development Director
 Certified as to
 availability of funds: Julie Nemes, Finance Director
 Approved by: Edward Enriquez, Interim City Manager
 Approved as to form: James Johnson, City Attorney

Attachments:

1. Planning Commission 2026 Work Plan
2. Presentation