



CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

City of Arts & Innovation

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-2023-001523 Zoning Code Text Amendments

APPLICANT: City of Riverside

LOCATION: Citywide (All Wards)

PROPOSAL: Consider amendments to Title 19 Zoning of the Riverside Municipal Code (RMC), including but not limited to Articles V Base Zones and Related Use and Development Provisions, VII Specific Land Use Provisions, and X Definitions. The proposed amendments implement recent changes to state law and policy direction from the City Council Land Use Committee and Planning Commission related to industrial development. The amendments will:

1. Define "sensitive receptors" throughout Title 19 including amending applicable tiered development standards for new warehousing and distribution facilities development adjacent to specified uses;
2. Provide landscaping buffering requirements for industrial development adjacent to residential zones or uses;
3. Modify project notification requirements including requiring on-site Notice of Filing signs, and notification to multi-tenant occupants in addition to real property owners for specified industrial development;
4. Revise Table 19.150.020.A Permitted Use Table and 19.150.020.B Incidental Uses Table to modify the required entitlements for warehousing and distribution facilities and warehousing storage as an incidental use;
5. Align Chapter 19.435 Warehousing and Distribution Facilities with recent changes to state law including implementation of Assembly Bill (AB) 98 and implement revised Floor Area Ratio (FAR) values, increased project notification radius requirements, buffer requirements, and other substantive changes;
6. Make other minor and/or non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies.

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. on January 27, 2026, at www.RiversideCA.gov/Meeting.

CITY COUNCIL PUBLIC HEARING

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

Live webcast can be viewed at
www.RiversideCA.gov/Meeting

To listen to the public hearing live and
provide public comment by phone call
(951) 826-8686.

MEETING DATE: January 27, 2026

MEETING TIME: 6:15 p.m.

CONTACT PLANNER: Daniel Palafox

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E-MAIL: dpalafox@RiversideCA.gov

DONESIA GAUSE, MMC
City Clerk of the City of Riverside

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: January 14, 2026.