



Planning Commission

2026 Work Plan

Mission

To realize Riverside's vision for its future, development, growth and preservation through the Planning Commission's review and recommendation on changes to the physical development of the City. The Planning Commission is committed to planning and design that results in a livable, high-quality of place – where people can live, work and play.

The Riverside City Charter and Municipal Code provide the following **Powers, Duties and Functions** for the Planning Commission:

City Charter, Article VIII. – Appointive Boards & Commissions, Section 806

- 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.

Municipal Code, Section 19.050.030 – Responsibilities of the Planning Commission

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.

GOALS

Ensure alignment of the Planning Commission activities with City Council's priorities as articulated in the 2026 Book of Work:

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. 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.
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