



## **P19-0054 (GENERAL PLAN AMENDMENT) & P19-0057 (ZONING CODE AMENDMENT) PURSUANT TO SB 1333**

Community & Economic Development Department

Planning Commission

Agenda Item: 4

Date: 6/27/2019

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### **BACKGROUND**

1. 2007 General Plan update
  - a) General Plan land use designations updated
  - b) Not all Zoning Code classifications updated
  - c) Created inconsistencies
2. SB 1333 - September 27, 2018
  - a) Required consistency - General Plan and Zoning Code
  - b) Includes Charter Cities



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## BACKGROUND

1. Currently - General Plan Table LU-5 used to determine consistency
2. Prior to SB 1333, applicants encouraged to bring into consistency, but not always required
3. Since SB 1333, Staff requires all applicants to bring General Plan and Zoning into consistency

TABLE LU-5 ZONING/GENERAL PLAN CONSISTENCY MATRIX			
General Plan Land Use Designation	GP Symbol	Zone Symbol	Zoning Designation
<b>Single-Family Residential Land Use Designations</b>			
Agricultural/Rural Residential (Max. 0.20 du/acre)	A/RR	RA-5	Residential Agriculture
Hillside Residential (Max. 0.63 du/acre)	HR	RC	Residential Conservation
Semi-Rural Residential (Max. 3.3 du/acre)	SRR	RR	Rural Residential
Very Low Density Residential (Max. 3.2 du/acre)	VLDR	RE R-1-1/2 acre	Residential Estate R-1-1/2 acre - Single Family
Low Density Residential (Max. 6.0 du/acre)	LDR	RE R-1-1/2 acre R-1-13000 R-1-10500 CS	Residential Estate R-1-1/2 acre - Single Family R-1-13000 - Single Family R-1-10500 - Single Family Commercial Storage Overlay



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## OVERVIEW OF PROPOSED AMENDMENTS

1. General Plan amendment
  - a) Land Use and Urban Design Element
  - b) New language to expand how consistency is determined
  - c) New Tables added to reflect the new process
2. Zoning Code amendment
  - a) New consistency determination process
  - b) New language to explain process



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## PROPOSED AMENDMENTS TO GENERAL PLAN

### Table LU-5 Zoning/General Plan Consistency Matrix\*

General Plan Land Use Designation	GP Symbol	Zone Symbol <sup>1</sup>	Zoning Designation
Semi-Rural Residential (Max. 3.3 du/acre)	SRR	RR RE R-1-1/2 acre	Rural Residential Residential Estate R-1-1/2 acre – Single Family
Commercial Regional Center (Max. 0.50 FAR/acre)	CRC	CR CG CRC	Commercial Retail Commercial General Commercial Regional Center
Business/Office Park (Max. 1.50 FAR/acre)	B/OP	BMP AI CS O	Business and Manufacturing Park Air Industrial Commercial Storage Overlay Office

\*Excerpt. Please see Exhibit 2 for complete Matrix.

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## PROPOSED AMENDMENTS TO GENERAL PLAN

### Table LU-6 Consistency Quick Check

Quick Check Questions		Consistency Quick Check	
		Yes	No
1.	Is the use permitted in the site's current zoning designation?	Go to Question 2	Rezoning required
2.	Is the proposed use permitted or conditionally permitted in a zone that is consistent with the site's General Plan land use designation, per LU-5?	Consistent <sup>1</sup>	Go to Table LU7 – Consistency Criteria

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## PROPOSED AMENDMENTS TO GENERAL PLAN

**Table LU-7 Consistency Criteria\***

THE PROJECT...		GENERAL PLAN REFERENCES	
1.	Adheres to and aligns with Smart Growth Principles	Objectives	LU-8
		Policies	N/A
2.	Creates a landmark or gateway to the City that improves the character and identify of Riverside	Objectives	LU-21
		Policies	LU-21.1 LU-48.3
3.	Accommodates flexible design that results in superior development that goes beyond the required development standards	Objectives	LU-89
		Policies	LU-89.1
4.	Contributes to a high-quality, livable neighborhood that includes maintained housing, public services, and open space	Objectives	H-1
		Policies	N/A
5.	Includes uses that will serve with surrounding neighborhoods while minimizing impacts	Objectives	LU-9
		Policies	N/A
6.	Uses land effectively by including compact building design, infill development, and increased density	Objectives	N/A
		Policies	LU-8.1 LU-8.2



\*Excerpt. Please see Exhibit 2 for complete list of criteria. 7

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## SUMMARY OF PROPOSED AMENDMENTS

### **General Plan Amendment:**

1. Amend language in the Land Use Designation descriptions consistent with the proposed amendments to Table LU-5
2. Amend language to describe the new consistency process
3. Amend Table LU-5 – Zoning/General Plan Consistency Matrix
4. Add Table LU-6 – Consistency Quick Check
5. Add Table LU-7 – Consistency Criteria

### **Zoning Code Amendment:**

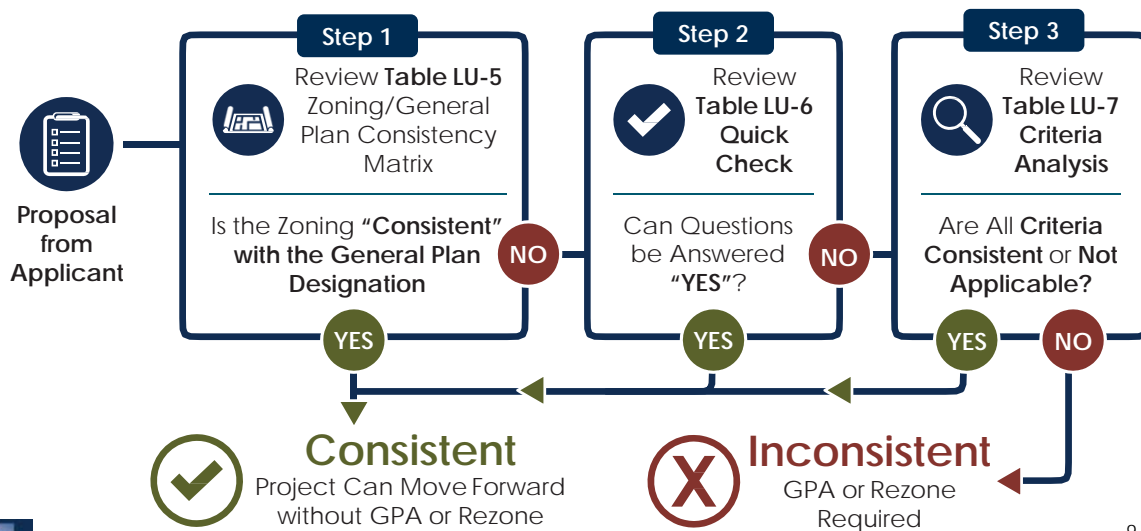
1. Update Title 19.090 – Establishment of Zones and Adoption of Maps - explain consistency determination process
2. Footnote change to Chapter 19.780 – Planned Residential Development Permit - reference new Table LU-6 and Table LU-7 in the GP



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## GENERAL PLAN AND ZONING CONSISTENCY STEPS



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## PROCESS – SAMPLE PROJECT 1

**Project/Use:** Single Family Home  
**Zoning:** R-1-7000 – Single-Family (Permitted Use)  
**General Plan:** MDR – Medium Density Residential

Step 1: Review Table LU-5



General Plan Land Use Designation	GP Symbol	Zone Symbol <sup>1</sup>	Zoning Designation
Medium Density Residential (Max. 8.0 du/acre)	MDR	RE R-1-1/2 acre R-1-13000 R-1-10500 R-1-8500 R-1-7000 CS MH	Residential Estate R-1-1/2 acre – Single Family R-1-13000 – Single Family R-1-10500 – Single Family R-1-8500 – Single Family R-1-7000 – Single Family Commercial Storage Overlay Mobile Home Park

**Consistent**



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## PROCESS – PROJECT 2

**Project/Use:** Office  
**Zoning:** O - Office (Permitted Use)  
**General Plan:** C – Commercial



### Step 1: Review Table LU-5

General Plan Land Use Designation	GP Symbol	Zone Symbol	Zoning Designation
Commercial (Max. 0.50 FAR/acre)	C	CR CG CS NC	Commercial Retail Commercial General Commercial Storage Overlay Neighborhood Commercial Overlay

### Step 2: Review Table LU-6

Is the use permitted in the site's current zoning designation?	Yes
Is the proposed use permitted or conditionally permitted in a zone that is consistent with the site's General Plan land use designation, per LU-5?	Yes. Offices are permitted in the CR Zone

**Consistent**

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## PROCESS – PROJECT 3

**Project/Use:** Artist Studio  
**Zoning:** CG – Commercial General (Permitted Use)  
**General Plan:** I – Industrial

### Step 1: Review Table LU-5

General Plan Land Use Designation	GP Symbol	Zone Symbol	Zoning Designation
Industrial (Max. 0.60 FAR/acre)	I	CS AIR	General Industrial Commercial Storage Overlay Airport Zone

### Step 2: Review Table LU-6

Is the use permitted in the site's current zoning designation?	Yes
Is the proposed use permitted or conditionally permitted in a zone that is consistent with the site's General Plan land use designation, per LU-5?	No

### Step 3: Review Table LU-7

Are all Criteria consistent or not applicable?

YES

NO

**Consistent**

**Not Consistent – Rezoning or General Plan Amendment Required**

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## ALUC DETERMINATION

1. State law requires General Plan Amendments be reviewed for consistency with Land Use Compatibility Plan (RCALUCP)
2. Reflected in the City of Riverside's Zoning Code
3. ALUC Staff requested additional language – added to Table LU-5, Table LU-6 and Table Lu-7
4. Considered by the Airport Land Use Commission on June 13, 2019
5. Commission made a finding of consistency



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## RECOMMENDATIONS

That the Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that the project is exempt from the California Environmental Quality Act subject to Section 15061(b)(3), as it can be seen with certainty that the amendments do not have the potential to cause a significant effect on the environment; and
2. **RECOMMEND that the City Council APPROVE** Planning cases P19-0054 (General Plan Amendment) and P19-0057 (Zoning Code Amendment) based on the findings outlined in the staff report and summarized in the findings.



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