



# Zoning Streamline Phase 1

Planning Case PR-2022-001313 (Zoning Text Amendment and Rezoning)

Community & Economic Development Department

City Council  
June 21, 2022



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## OVERVIEW OF PRESENTATION

1. SB 9 Implementation
2. ADUs, JADUs and MADUs
3. Objective Development Standards
4. Zoning Clean- Up Items
  - Regulations related to:
    - Parking
    - Appeal time frames
    - Variances
  - 1. Rezoning – Tract No. 28756 (Lindy Street)
5. Planning Commission Recommendation



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# BACKGROUND

## SB 9 Implementation

- State law - September 2021
- Allows for ministerial approval of **two dwelling units** and division of existing parcels into **two lots** in any Single-Family Zone
- Minimum requirements
- Exceptions and Exemptions
- City may adopt objective standards

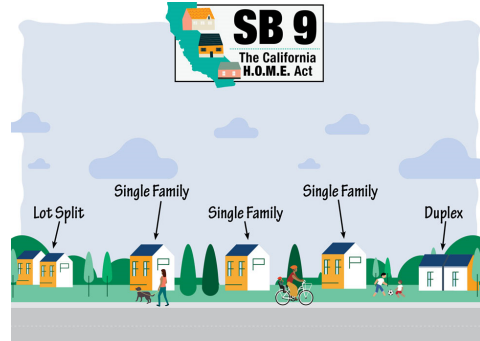


Image source: Abundant Housing LA Education Fund



# BACKGROUND

## ADUs, JADUs and MADUs

- Builds on previous efforts to increase small-scale housing production
- Streamlining existing development regulations
- Staff proposes - allow movable ADUs - currently prohibited

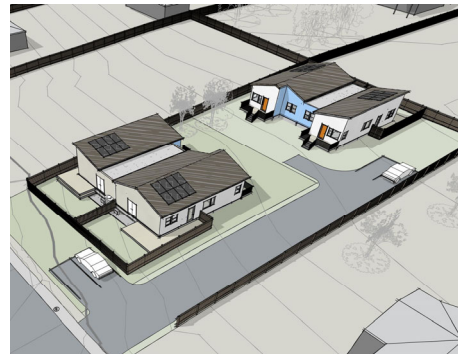


Image source: OpenScope Studio



# BACKGROUND

## Objective Design Standards

- Required by State Law (SB 330 – Housing Crisis Act)
- Cities must establish inarguable, black-and-white development regulations for certain residential projects
- Builds on efforts introduced with 6th Cycle Housing Element Update



Image Source: Opticos Design, Inc.



# BACKGROUND

## Zoning Clean Up

- City monitors and regularly brings forth Zoning Code updates to streamline regulations and improve processes
- Three areas:

**Parking requirements**

**Appeal Time Frames**

**Variances**



# BACKGROUND

## Zoning Clean Up- Rezoning – Tract No. 28756

- 10 lots located at 11171-11234 Lindy Street in Ward 7
- Approved in 1998, recorded in 2004, built in 2018
- Original approval
  - ✓ City to apply RL – Residential Livestock Overlay Zone
  - ✓ Never completed



PR-2022-001313 (ZC, RZ), Exhibit ... - Location Map



# PLANNING COMMISSION RECOMMENDATION

Approved Staff's recommendations - modifications:



**Building Height**  
 All development for SB 9, ADUs, JADUs and MADUs be limited to one story regardless of maximum building height in the Zone.



**Parking**  
 Any SB 9 development be required to provide one on-site covered parking space per unit.



**Public Noticing**  
 Failure to reach consensus on noticing requirement for surrounding property owners.



## PROPOSED AMENDMENTS: SB 9

### Title 17 – Grading Code

- Update for consistency with allowance for Two-Unit Development

### Title 18 – Subdivision Code

- Establish procedure and approval authority for Urban Lot Splits authorized by SB 9
- New Chapter – 18.085 – Urban Lot Splits:
  - Establish minimum requirements, eligibility criteria, processing procedures, design standards and other requirements for Urban Lot Splits
- Other updates for consistency throughout



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## PROPOSED AMENDMENTS: SB 9

### Title 19 – Zoning

- Update single-family development standards to accommodate two-unit developments
- Update Permitted Uses Table to accommodate two-unit developments
- Update Residential Protection Overlay Zone (RP) to apply requirements to all dwelling units
- New Chapter – 19.443 – Two-Unit Developments
  - Establish minimum requirements, eligibility criteria, processing procedures, design standards and other requirements for two-unit developments
  - Create objective design standards to two-unit developments to minimize impacts on surrounding neighborhoods



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## PROPOSED AMENDMENTS: ADUS, JADUS AND MADUS

### Title 19 – Zoning

- Update existing regulations for ADUs and JADUs to improve clarity and consistency
- Established Moveable ADUs (MADUs) as allowed as a type of ADU
  - Update existing regulations for detached ADUs to incorporate MADUs
  - Establish specific regulations for MADUs related to placement, exterior architecture, roof types, window/door types, etc. to ensure consistency with residential neighborhoods
  - Add definition for MADUs



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## PROPOSED AMENDMENTS: OBJECTIVE DEVELOPMENT STANDARDS (STREAMLINING)

### Title 19 – Zoning

- Revise development standards and design regulations for new development in Multifamily and Mixed-Use Zones
  - Improve clarity and objectivity of standards established with 6<sup>th</sup> Cycle Housing Element
  - Required for compliance with SB 330 (Housing Crisis Act)



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## PROPOSED AMENDMENTS: ZONING CLEAN-UP

### Title 19 – Zoning

- Chapter 19.580 – Parking and Loading
  - Revise Parking Requirements Table to align with Permitted Uses Table (19.150.020.A) for clarity and ease of use
  - Where no parking requirement exists, align with most similar existing use listed in table
  - Reorganize and clarify standards for recreational vehicle parking in residential zones and measurement of angled spaces
- Chapter 19.680 – Appeals: Update timeline for hearing
- Chapter 19.720 – Variance: Update required Findings to align with State law



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## PROPOSED AMENDMENTS: ZONING CLEAN-UP REZONING – TRACT 28756

### Zoning Map Amendment

- Original approval required City to initiate Rezoning to apply RL – Residential Livestock Overlay Zone to approved tract map
- Proposal: Rezone existing 10-lot subdivision to apply RL Overlay Zone
- Would allow keeping of 2 non-domestic animals (horses, etc.) for each lot with at least 20,000 square feet of area

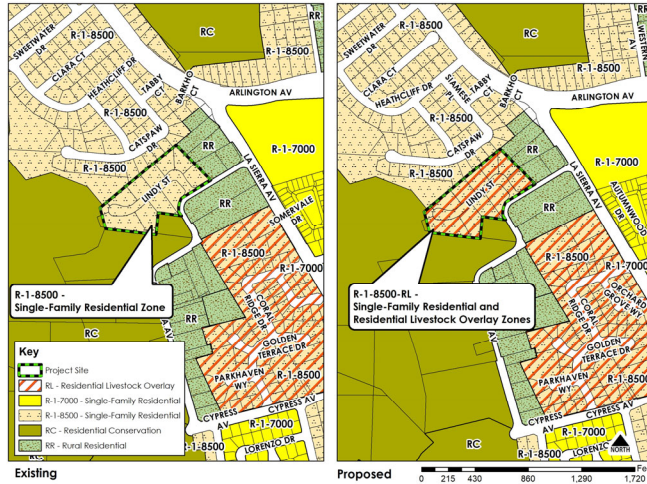


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# ZONING – TRACT 28756



PR-2022-001313 (ZC, RZ), Exhibit \_ - Existing and Proposed Zoning Map



# PUBLIC OUTREACH AND COMMENT

- ADUs, JADUs and MADUs:
  - ✓ 3 workshops – March 2, 9 and 16
- SB 9 Implementation:
  - ✓ 3 workshops – April 20, 25 and May 5
- Tract 28756 Rezoning:
  - ✓ Notice mailed to properties within 300 feet





## STRATEGIC PLAN ALIGNMENT

### Strategic Priority No. 2 – Community Well-Being

Goal No. 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.

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## RECOMMENDATIONS

**That the City Council:**

1. Determine that Planning Case PR-2022-001313 is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule), as it can be seen with certainty that approval of the project will not have an effect on the environment; and further that the adoption of an ordinance to implement Sections 65852.21 and 64411.7 of the California Government Code (SB 9) is not a Project and therefore not subject to CEQA;
  
2. Approve Planning Case PR-2022-001313 (Zoning Text Amendment and Rezoning) based on the findings summarized in the Staff Report;

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## RECOMMENDATIONS (CONT'D)

3. Introduce and subsequently adopt the attached Ordinance amending Title 17 (Grading) of the Riverside Municipal Code (Attachment 1);
4. Introduce and subsequently adopt the attached Ordinance amending Title 18 (Subdivision) of the Riverside Municipal Code (Attachment 2);



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## RECOMMENDATIONS (CONT'D)

5. Introduce and subsequently adopt the attached Ordinance amending Title 19 (Zoning) of the Riverside Municipal Code, as modified by the Planning Commission (Attachment 3); and
6. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map to apply the RL – Residential Livestock Overlay Zone to lots 1-10 of Tract Map No. 28756 (Attachment 4).



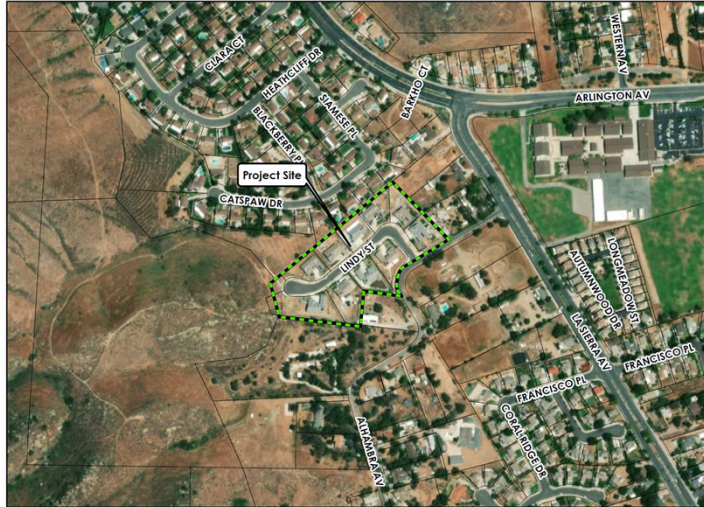
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# LOCATION MAP – TRACT 28756

REFERENCE SLIDE



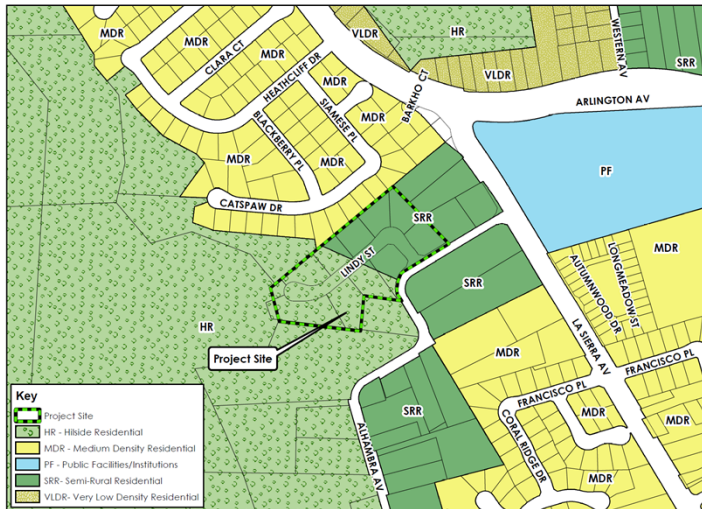
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# LOCATION MAP – TRACT 28756

REFERENCE SLIDE



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