

## Omnibus Title 18-20 Clean Up

PR-2026-00408 (AMD) – Zoning Text Amendment  
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Planning Commission

Agenda Item : #

May 21, 2026

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## PURPOSE



Implement 2024-2025 legal review changes



Replace “DRC” with “START”



Make minor adjustments, clarifications, and corrections




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## PURPOSE



### Implement 2024-2025 legal review changes

Part of CivicPlus legal review of entire Riverside Municipal Code (RMC)


Focus on updating references to titles and state codes, and removing duplicate language

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## CHANGES TO REFERENCES/NAMING OF RMC TITLES

<b>CURRENT</b>	<ul style="list-style-type: none"><li>• Titles of the RMC are known as the [Title Name] Code<ul style="list-style-type: none"><li>• Title 18 (Subdivision)-&gt;Subdivision Code</li><li>• Title 19 (Zoning)-&gt;Zoning Code</li></ul></li><li>• Can create confusion; only the RMC is a code</li></ul>
<b>PROPOSED</b>	<ul style="list-style-type: none"><li>• Remove the word <i>code</i> from references to titles</li></ul>

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## CHANGES TO REFERENCES/NAMING OF RMC TITLES- EXAMPLES

Current Text	Proposed Text
<p>Section 18.030.010:                      “The provisions of this <b>Subdivision Code</b>, as it existed prior to the effective date of Ordinance No. 6968, are repealed and superseded as provided in the ordinance enacting this <b>Code</b>.”</p>	<p>Section 18.030.010:                      “The provisions of this <b>Title</b>, as it existed prior to the effective date of Ordinance No. 6968, are repealed and superseded as provided in the ordinance enacting this <b>Title</b>.”</p>
<p>Section 19.455.030.C.5:                      “The keeping of birds/aviaries is permitted, provided that all other conditions of this <b>Zoning Code</b> and this <b>Municipal Code</b> are met.”</p>	<p>Section 19.455.030.C.5:                      “The keeping of birds/aviaries is permitted, provided that all other conditions of this <b>Title</b> and this <b>Code</b> are met.”</p>
<p>Section 20.05.L:                      One of the purposes of Title 20 (Cultural Resources) is “to work in concert with the City’s <b>Zoning Code</b>.”</p>	<p>Section 20.05.L:                      One of the purposes of Title 20 (Cultural Resources) is “to work in concert with the City’s <b>zoning regulations</b>.”</p>



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## UPDATING REFERENCES TO STATE CODES

<b>CURRENT</b>	<ul style="list-style-type: none"> <li>Several references to state legal codes throughout Titles 18-20 are incorrect, obsolete (were repealed), or incomplete (lack full citations).</li> </ul>
<b>PROPOSED</b>	<ul style="list-style-type: none"> <li>Update references to state legal codes where needed</li> </ul>



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## UPDATING REFERENCES TO STATE CODES-EXAMPLES

Correct citation of urban lot splits chapter in Government Code from **Section 66441.7** to **Section 66411.7**

Replace citation of Civil Code **Section 1351** with that for **Section 4190**

Include citation of Government Code **Section 66410 et. seq.** in references to the Subdivision Map Act



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## REMOVING DUPLICATE TEXT

### CURRENT

- Several sections of Titles 18-20 duplicate portions of Title 1 (General Provisions)
  - Title 1: Defines conventions and functioning of the RMC and city

### PROPOSED

- Remove sections duplicating Title 1



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# REMOVING DUPLICATE TEXT-EXAMPLES

Removing text duplicating RMC terminology conventions from Title 1


Removing text duplicating RMC severance language from Title 1

**18.060.030 Rules and interpretations.<sup>5</sup>**  
*A. Terminology.* When used in this Subdivision Code, the following rules apply to all provisions of the Subdivision Code:

1. *Language.* The words "shall," "must," "will," "is to" and "are to" are always mandatory. "Should" is not mandatory but is strongly recommended and "may" is permissive.
2. *Tense.* The present tense includes the past and future tense and the future tense includes the present.
3. *Number.* The singular number includes the plural number and the plural the singular, unless the natural construction of the words indicates otherwise.
4. *Conjunction.* "And" indicates that all connected items or provisions shall apply. "Or" indicates that the connected items or provisions may apply singly or in any combination. "Either...or" indicates that the connected items and provisions shall apply singly but not in combination. "Includes" and "including" shall mean "including but not limited to."
5. *Local Reference.* "City" as used herein means the City of Riverside and all public officials, bodies and agencies referenced herein are those of the City unless otherwise stated.

**20.45.030 Severability.<sup>12</sup>**  
*If any section, sentence, clause, or phrase of this title is for any reason held to be invalid by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this title. The City Council declares that it would have passed this ordinance and adopted this title, and each section, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.*


*(Ord. 7108 §1, 2010)*



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# PURPOSE



## Replace "DRC" with "START"

Development  
Review Committee  
(DRC) created in  
2016 w/Streamline  
Riverside Initiative

Renaming DRC to  
Staff Application  
Review Team  
(START) as part of  
One Stop Shop  
refresh & to better  
reflect group's  
purpose



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# REPLACE "DRC" WITH "START"

<b>CURRENT</b>	<ul style="list-style-type: none"> <li>Multiple references to the DRC throughout Titles 18-20</li> </ul>
<b>PROPOSED</b>	<ul style="list-style-type: none"> <li>Replaces references to "DRC" with references to "START"</li> </ul>



# REPLACE "DRC" WITH "START" -EXAMPLES

## Responsibilities Section

### 19.050.045 Responsibilities of the Staff Application Review Team Development Review Committee.

The Staff Application Review Team Development Review Committee shall be the pre-designated group of City departments or divisions assembled for involved in the process of reviewing projects involving new construction, re-construction and/or other entitlement applications, each of which shall conduct administrative functions authorized by this Title the Zoning Code, including application review and issuance of administrative permits and approvals as per Table 19.650.020 (Approving and Appeal Authority), including the preparation of staff reports and recommendations, with proposed findings and proposed conditions for certain discretionary actions. The Staff Application Review Team Development Review Committee will not collectively vote, nor perform any collective function. Each department and division that is participating in the Staff Application Review Team Development Review Committee will retain and exercise its own approval authority in the Staff Application Review Team Development Review Committee process.

## Approving Authority Table

Table 19.650.020

### Approving and Appeal Authority

R = Recommending Authority; F = Final Approving Authority (unless appealable); A = Appeal Authority; AR = Approving Authority as Community & Economic Development Director or Staff Application Review Team Development Review Committee on Referral

Type of Permit or Action	Approving and Appeal Authority			
	Community & Economic Development Department Director	Staff Application Review Team (START) Development Review Committee (DRC)	City Planning Commission <sup>(1)</sup>	City Council (1)
<i>Administrative</i>				
Billboard Relocation Permit	AR			A/F
Design Review		F (2)	A/AR (2)	A (2)/F

Stable, public means a stable other than a private stable.

Staff Application Review Team ("START") means the group of City departments or divisions assembled for the process of reviewing projects involving new construction, re-construction and/or other entitlement applications, each of which shall conduct administrative functions authorized by this Title. The START includes any three or more of the following Divisions and Departments: Planning, Building and Safety, Public Works, Public Utilities, Parks and Recreation, Police and Fire. The START process shall be chaired by the Planning Division.

Statuary means a three-dimensional representation of a person, animal or object produced by sculpturing, modeling, casting or other means.

## Definitions Chapter



## RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule) of the CEQA Guidelines and;
2. **RECOMMEND** the City Council Approve Planning Case PC-2026-00408 (Zoning Text Amendment) based on the findings outlined in the staff report.



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