

INFILL HOUSING DEVELOPMENT STRATEGIES

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Housing and Homelessness Committee
November 27, 2023



1

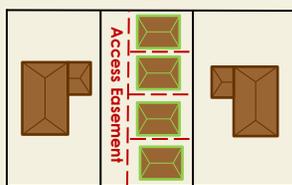
RiversideCA.gov

1

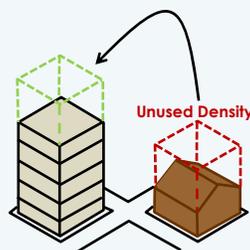
BACKGROUND

HHC MEETING 7/24/2023

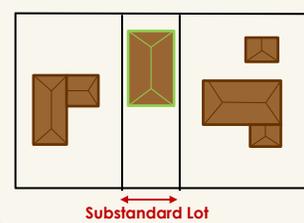
Small Lot Subdivision
Policy Options



Density Transfer Program
Best Practices



Draft Infill Development
Ordinance



2

RiversideCA.gov

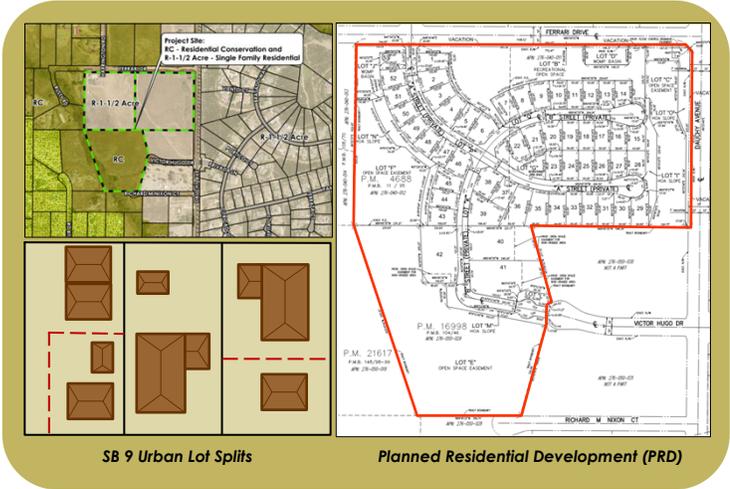
2

SMALL LOT SUBDIVISION

OPTION 1 – SINGLE-FAMILY ZONES

EXISTING TOOLS:

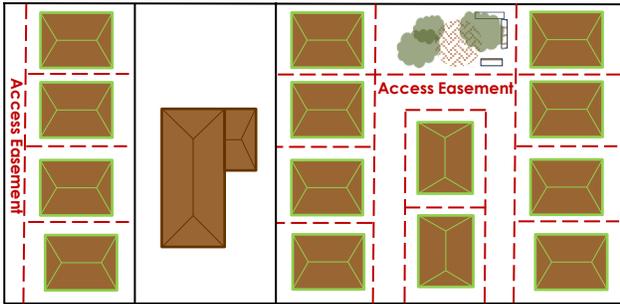
- Urban Lot Split/Two Unit Development
 - State Law (SB 9)
 - 2 lots/4 units maximum
 - Administrative Process
- PRD
 - Chapter 19.780 of the RMC
 - Planning Commission Review and Approval
 - May required CEQA, Zone Change, or GPA for Council Review



SMALL LOT SUBDIVISION

OPTION 1 – SINGLE-FAMILY ZONES

- COMMITTEE DIRECTION NEEDED:**
- Should small PRDs be permitted or are existing infill development tools enough?
 - Should there be an administrative process for 4 units or less?
 - Should there be a streamlined process for 15 units or less?



SMALL LOT SUBDIVISION

OPTION 2 – MULTI-FAMILY ZONES

EXISTING TOOLS:

- SB 684
 - Maximum 10 units
 - Must be built to max density **or**
 - Projected Units in HE

- Base Zone Standards
 - 30,000 sf minimum lot area
 - Subdivision not allowed

- Proposed Infill Development Ord.
 - 5,000-21,870 sf lot area
 - Subdivision not allowed



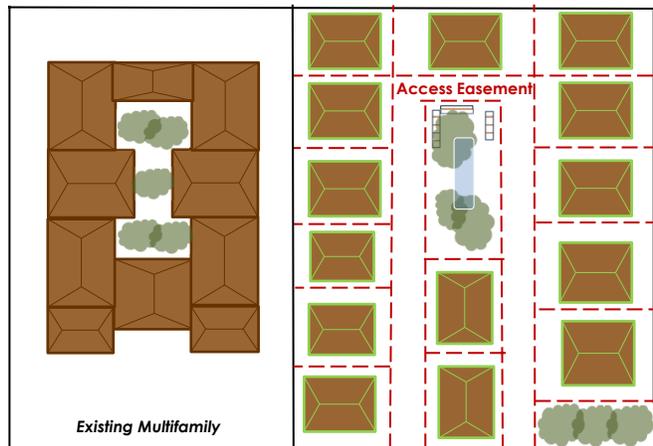
RiversideCA.gov

SMALL LOT SUBDIVISION

OPTION 2 – MULTI-FAMILY ZONES

COMMITTEE DIRECTION NEEDED:

- Should small lot subdivisions apply in MF Zones, in addition to those allowed by SB 684?
- Should minimum density be required?
- Should projects allowed with more than 10 parcels/units?
- Should there be a cap on the size or number of units?



Existing Multifamily



RiversideCA.gov

DENSITY TRANSFER PROGRAM

COMPARISON MATRIX

- **Five Cities**
- **Program Characteristics:**
 - Program Purpose
 - Area of Focus
 - Bank Model Vs Transaction Model
 - Number of Units Transferred
 - Approval Process



RiversideCA.gov

7

DENSITY TRANSFER PROGRAM

PROGRAM PURPOSE

- **Preserve/Conserve**
 - City of Anaheim
 - City of Palm Springs
 - City of Santa Clarita
- **Increase Density**
 - City of Escondido
- **Support Inclusionary Housing**
 - City of Carlsbad



RiversideCA.gov

8

DENSITY TRANSFER PROGRAM

AREA OF FOCUS

Specific Plans

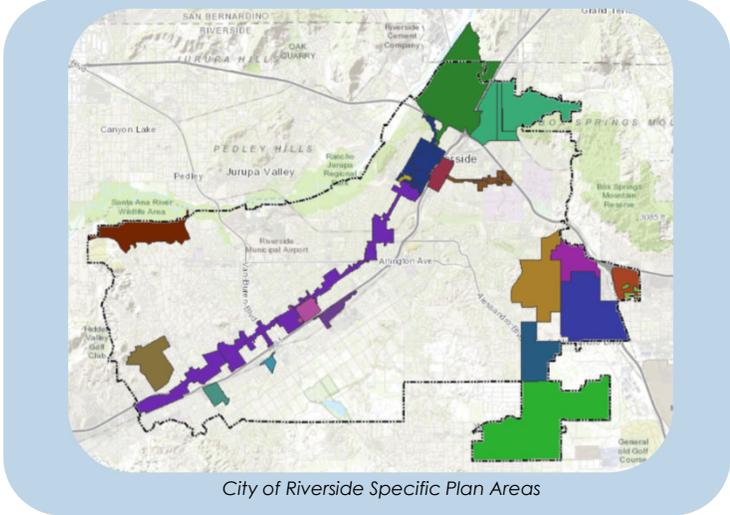
- City of Anaheim
- City of Palm Springs
- City of Escondido

Citywide

- City of Carlsbad

Between Jurisdictions

- City of Santa Clarita



City of Riverside Specific Plan Areas


RiversideCA.gov

9

DENSITY TRANSFER PROGRAM

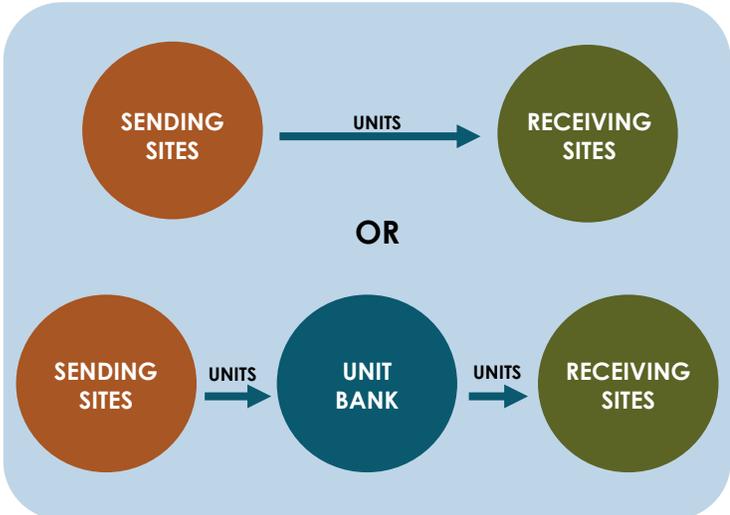
MODEL TYPE

Transactional Model

- City of Anaheim
- City of Palm Springs
- City of Santa Clarita

Bank Model

- City of Carlsbad
- City of Escondido




RiversideCA.gov

10

DENSITY TRANSFER PROGRAM

NUMBER OF UNITS TRANSFERRED

- Unit Cap**
 - City of Anaheim
- Unit Bonus**
 - City of Palm Springs
- No Limit (subject to bank availability)**
 - City of Carlsbad
 - City of Santa Clarita
 - City of Escondido



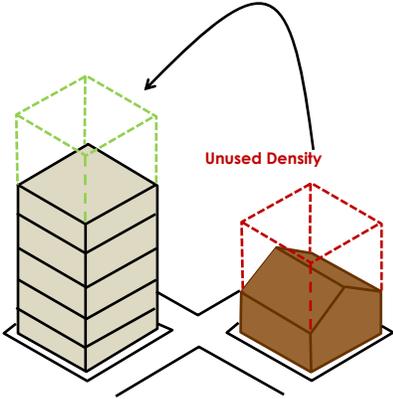
RiversideCA.gov

11

DENSITY TRANSFER PROGRAM

COMMITTEE DIRECTION NEEDED:

- Is a density transfer program an appropriate tool to encourage infill housing development? If so, should the program:
 - Be citywide or have a focus area?
 - Have a bank model or transactional model?
 - Have a cap on the number of units transferred?
- Is there additional information needed?



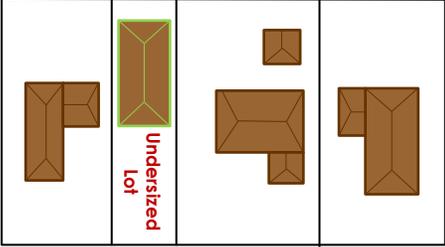
12
RiversideCA.gov

12

INFILL DEVELOPMENT ORDINANCE

Draft Ordinance for Undersized Lots:

- Reduced setbacks for undersized lots in R-1 Zones
- Modified development standards for lots 5,500 sf or less in R-1
- Modified development standards for lots 21,780 of less in R-3 and R-4
- Design standards for compatibility



COMMITTEE DIRECTION NEEDED:

No specific direction required; general feedback welcomed




RiversideCA.gov

13

STRATEGIC PLAN ALIGNMENT



Strategic Priority 2 – Community Well Being

Goal 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels

Goal 2.3 – Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation


RiversideCA.gov

14

RECOMMENDATIONS

That the Land Use, Sustainability, and Resilience Committee:

- 1. RECEIVE AND FILE** the report on small lot subdivision policy, density transfer best practices, and a draft infill development ordinance; and
- 2. PROVIDE** staff with direction on the strategies presented



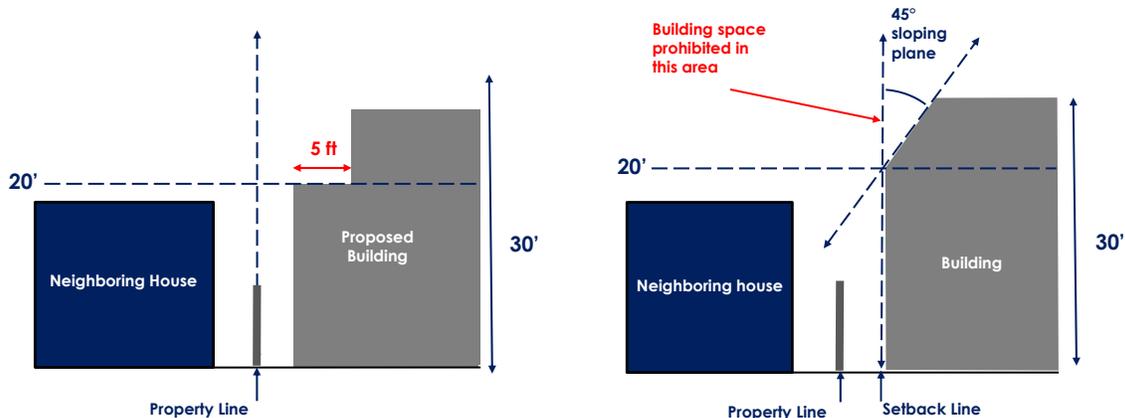
15

RiversideCA.gov

15

MPO

REFERENCE ONLY



16

RiversideCA.gov

16