

What is a JADU?

- Independent housing unit
 - ✓ Living
 - ✓ Cooking
 - ✓ Sleeping
- May share bathroom with the primary house
- Entirely within the single-family house with independent access
- Usually converted from bedroom or other living space
- Maximum size of 500 square feet
- Requires property-owner to live on site



Context: Housing Crisis

- Under-production of housing, especially affordable
- High construction costs
- Opposition to new housing
- Gentrification and displacement
- Rising cost of real estate and rent
- Persistent homelessness

Rental prices shoot up as vacancies hit 22-year low

Costs across region have biggest I

Rent

After three months of searching in vain for a place to live, Emily Furbush jumped at the chance to find affordable housing in Huntington Beach that includes a small kitchen, washer and dryer, garage and new paint. She will pay \$3,000 a month, or \$500 more than her current home. It's a steep price for a one-bedroom apartment in a desirable area, but she's willing to pay it. Furbush is not alone. Many renters in the Inland Empire are facing similar challenges. Renters are being displaced by new construction, and many are struggling to find affordable housing. The cost of rent is rising, and many renters are being displaced by new construction. The cost of rent is rising, and many renters are being displaced by new construction.

Rent vs. vacancies Inland Empire

Year	Quarter	Average rent	Vacancies
2020	Q1	\$1,500	1%
	Q2	\$1,550	1%
	Q3	\$1,600	2%
	Q4	\$1,650	2%
2021	Q1	\$1,700	3%
	Q2	\$1,750	3%
	Q3	\$1,800	4%
	Q4	\$1,850	4%

Sources: Based on numbers from CoStar, Moody's-Reis and RealPage

JEFF GOERTZEN, SCNG

Credit: Riverside Press-Enterprise, February 9, 2022

ADUs and the California Housing Crisis



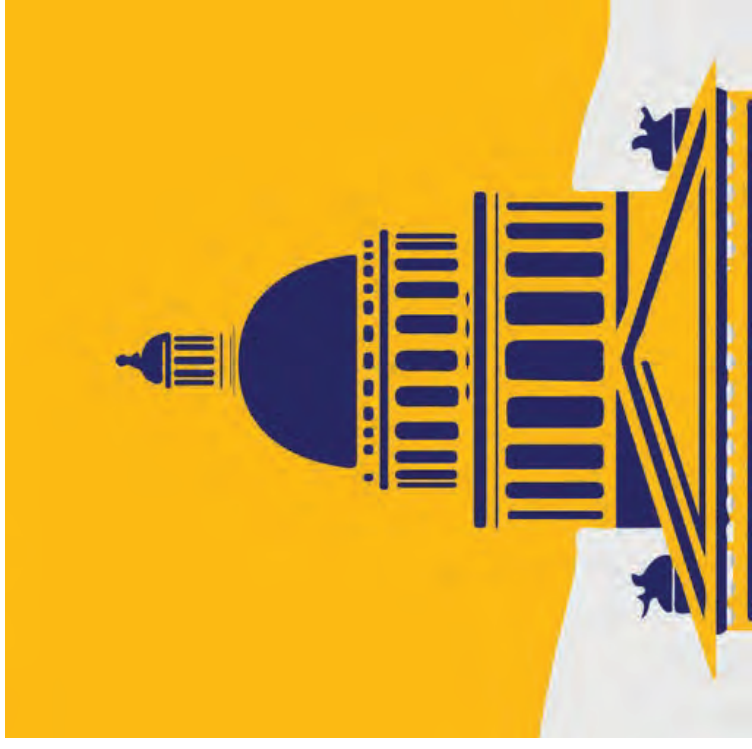
Source: Megalodon Bobcat

ADUs are one piece to the puzzle of housing crisis:

- Increase housing supply for all at a neighborhood scale
- Create small scale affordable housing in communities
- Enable homeowners to create new income and offset costs
- Contribute to local housing stock consistent with General Plan and Zoning

New State Laws

- Started in 2017, with new bills continuing from the state
- ✓ Any property where residential is permitted
- ✓ No minimum lot sizes
- ✓ Limit on parking requirements
- ✓ No public hearing or discretion
- ✓ No environmental review
- ✓ Limit on Fees
- ✓ Single-Family – One ADU and One JADU
- ✓ Multi-Family – ADU only (up to 25% of the units)



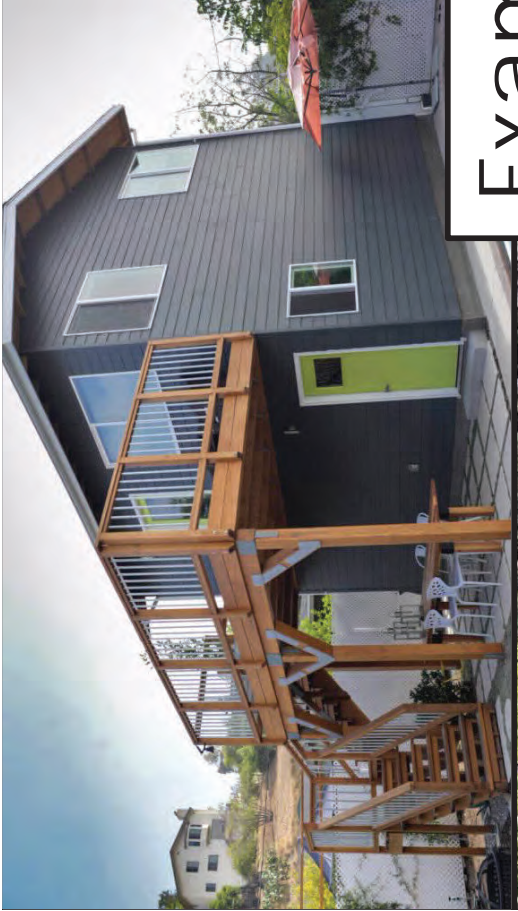
Source: California State Capitol

ADU Types



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

Source: AARP



Examples

What are the Benefits of ADUs?



Source: Alvaro Reyes/Unsplash

- Housing for all ages and abilities
- Family stays close, retains privacy
- Affordable housing at small scale
- Increase your property value
- Additional housing option to be part of the community
- Cost-effective new development
- Maintains single family scale and character

ADU Advocates

AAARP®



RIVERSIDE

Inland Center for
Sustainable Development

TURNER
CENTER
FOR
HOUSING
INNOVATION
UC BERKELEY



PACIFIC LEGAL
FOUNDATION



American Planning Association

Creating Great Communities for All



City Requirements for ADUs and JADUs

- Allowed on any property where residential is permitted
- Size limitations for ADU and JADU
- No minimum lot sizes and reduced setbacks
- No replacement parking requirements
- Administrative Process – through Building & Safety
- No environmental review
- Limit on Development Impact Fees – Units over 750 SF
- Allowed in:
 - Single-Family:
 - Primary residence and one ADU (owner-occupied or for rent)
 - Primary, one ADU and one JADU (owner-occupied only)
 - Multi-Family – ADU only (up to 25% of existing units)
- In historic districts, require a Certificate of Appropriateness

Future Considerations for ADUs in Riverside

ADU on a Chassis

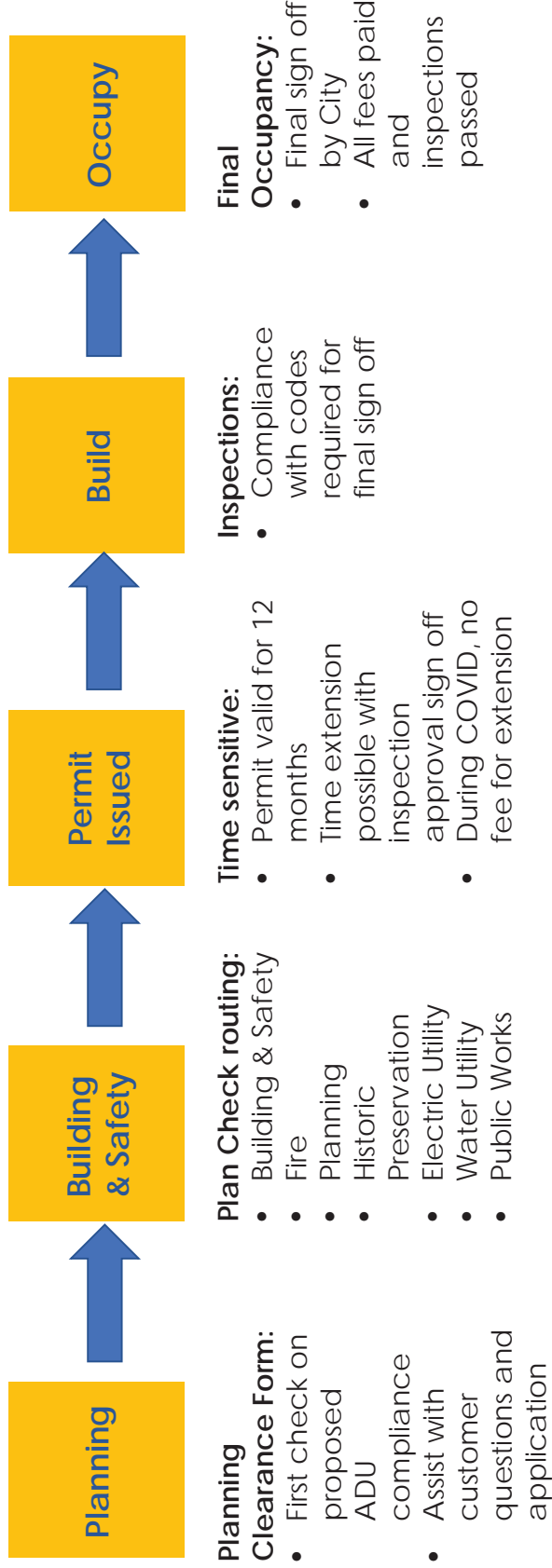
WHAT IS IT?

- Is licensed and registered with the California Department of Motor Vehicles
- Meets the American National Standards Institute (ANSI) 119.5 requirements or the National Fire Protection Association (NFPA) 1192 standards for construction
- 3rd party inspection agency and certification required
- Cannot move under its own power
- Is no larger than allowed by California State Law for movement on public highways
- Is no smaller than 150 and no larger than 430 square feet as measured within the exterior faces of the exterior walls
- Utility hook-ups required



Image Credit: Hausable

Permit Process: Checks & Balances



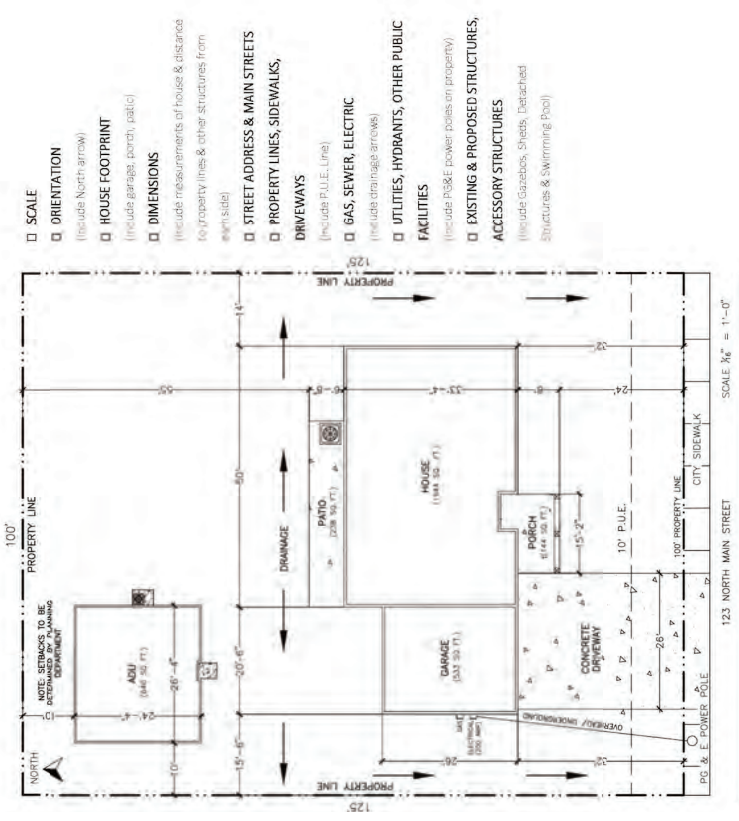
What Fees Apply?

- Permit and plan check fees based on Scope and Size of ADU
- Average Permit Fees = \$3,000 - \$9,000 (400 SF vs 1,200 SF Unit)
- **No Development Impact fees, if ADU less than 750 square feet**
- Additional fees for new utility connections if desired
- Contact Building & Safety at (951) 826-5800 to determine ADU fees



Moving Forward – ADUs in Riverside

- Workshops/Education
 - Relationship to Senate Bill 9 – Duplex and Lot Split Law
- Permit Ready Plans
 - Studio/400 sf
 - 1-Bed/745 sf
 - 2-Bed/1,000 sf
 - 3-Bed/1,200 sf
- Streamlining Processes
- Dedicated Permit-Ready Website



Source: City of Stockton
Sample permit-ready ADU plan

Unpermitted ADUs

What if I suspect an unpermitted ADU in my neighborhood?

- Option to report to City
- Contact 311 by app, web, call
- Report sent to Code Enforcement Division for investigation
- Tracked for status updates
- *Possible* to legalize unpermitted ADU



Listening & Facilitated Discussion

- What are your thoughts or concerns about unpermitted ADUs?
- Do you have thoughts on the types of ADUs allowed in the City?
- Are you interested in building an ADU or JADU?
- Should the City allow ADUs on Chassis? If so, what rules should apply to them?
- What questions do you have?

Thank You! Let's Stay in Contact



Office of Mayor Patricia Lock Dawson
2Mayor@riversideca.gov
(951) 826-5551

Riverside Planning Division
cddinfo@rivesideca.gov
(951) 826-5371

Office of Councilmember Erin Edwards, Ward 1
EEdwards@riversideca.gov
(951) 826-5242

Riverside Building & Safety Division
(951) 826-5800



Accessory Dwelling Unit (ADU), Mobile ADU and Junior ADU Workshops Summary - March 2, March 9 and March 16 2022

The following summarizes questions received during the ADU Workshops. This information is summarized in the ADU Summary table attached.

1. Interest in building ADUs or Junior ADU
 - a. Number of Units allowed
 - i. How many ADUs can be built in a Single Family and Multifamily zone?
 - ii. Can they be sold?
 - iii. How many ADUs can be built?
 - b. Building Setback Requirements
 - i. What are the setback requirements?
 - ii. Does it vary if converting an existing structure?
 - c. Height
 - i. Is there a maximum height for an ADU?
 - ii. Does it vary if converting an existing structure?
 - d. Size
 - i. What is the maximum size of an ADU?
 - ii. What is the maximum size of a JADU?
 - e. Other Considerations
 - i. Fire and Safety Requirements
 1. Are Sprinklers Required?
 2. Can a container be used as an ADU?
 - ii. Can ADUs be built in Historic Districts and Neighborhood Conservation Areas?
2. Funding Availability
 - a. Does the City of Riverside have funding?
 - b. Is funding from the State available?
3. Mobile ADUs
 - a. If allowed – what would design criteria would be required?
 - b. Would they be allowed in front yards?
 - c. How does this impact property tax?



Accessory Dwelling Unit (ADU), Mobile ADU and Junior ADU Summary of Regulations – Single Family

Standard	ADU - Attached	ADU - Detached	IMADU	JADU
Number of units allowed		1		1
New build, addition or conversion allowed	Addition or conversion (including garage conversion)	New build or conversion (including garage conversion)	New build only	Conversion only
Minimum Lot Size	None Required			
Unit Size (Minimum)	220 square feet			
Unit Size (Maximum)	50% of existing residence* or 1,200 square feet - whichever is less *50% limit shall not prevent ADU 850 square foot one-bedroom or 1,000 square foot two-bedroom ADU	1,200 square feet	430 square feet	500 square feet
Height	Per underlying zone	Single story – 20 feet Two story/2 nd floor – 30 feet* *Two story or 2 nd floor detached ADUs not permitted in RC Zone	20 feet	N/A
Setbacks for conversion	No additional setback required		N/A	No additional setback required
Front Setback	Per underlying zone		Not permitted primary residence and street	N/A
Rear Setback	4 feet if the structure height is 16 feet or less Per underlying zone if the structure height is over 16 feet		4 feet	N/A
Side Setback	Per underlying zone if the structure height is 16 feet or less		4 feet	N/A
Side Street Setback	Per underlying zone		Not permitted between primary residence and street	N/A
Parking	No parking required for the ADU, MADU, or JADU Replacement parking is not required			
Lot Coverage	Floor area does not count towards maximum lot coverage			
Kitchen Required	Yes	Yes	Yes	Yes* * Cooking facilities (appliances, food preparation counter and storage cabinets) reasonable size in relation to the size of the JADU
Bathroom Required	Yes	Yes	Yes	Yes* * May share with primary dwelling



Accessory Dwelling Unit (ADU), Mobile ADU and Junior ADU Summary of Regulations – Single Family

Standard	ADU - Attached	ADU - Detached	IMADU	JADU
Independent access from primary dwelling required	Yes	N/A	N/A	Yes
Allowed in Historic District, Neighborhood Conservation Area, or property with Cultural Resource	Yes (with Certificate of Appropriateness approval)		No	Yes (with Certificate of Appropriateness approval)
Short-term rental	Not permitted All rentals shall be for terms longer than 30 days			
Owner occupancy required	No			Yes – Deed Restricted Owner must live in primary dwelling or JADU
Sold or conveyed separately	No			No
Fire Sprinklers	Exception - primary dwelling and the ADU built by a 501(c)(3) organization - mission to provide units to low-income households Fire sprinklers not required Exception – must provide if fire sprinklers are provided in primarily dwelling		No	Fire sprinklers not required Exception – must provide if fire sprinklers are provided in primarily dwelling
Impact Fees	ADUs and MADUs (750 square feet or less) and JADUs: No City impact fees ADUs and MADUs (over 750 square feet): Impact fees proportional to square footage of primary dwelling			
Utility Connections	Shall be connected to water, sewer, and electrical utility systems (separate or shared with primary dwelling) Connection to natural gas optional If sewer system is private system - County Health Department requirements			
Utility Connection Fee	No utility connection fee or capacity charge by utility provider Exception – if ADU, MADU, or JADU is constructed concurrently with a new primary dwelling			

Where can I get additional information?

Please contact the One Stop Shop at 951-826-5800 or email CDDINFO@riversideca.gov.

You can also visit the One Stop Shop on the 3rd Floor of City Hall at 3900 Main Street, Riverside, CA 92522.

Funding for ADUs may be available from California Housing Finance Agency (CalHFA): <https://www.calhfa.ca.gov/adu/>.



Accessory Dwelling Unit (ADU), Mobile ADU and Junior ADU Summary of Regulations – Multi-Family

Standard	ADU - Conversion of Non-Livable Space	ADU - New Build Detached
Number of units allowed	25% of the existing units	2* *MADUs are not allowed
Minimum Lot Size	None Required	
Unit Size (Minimum)	As defined in Section 1207.4 of the California Building Code	
Unit Size (Maximum)	1,200 square feet	
Height	N/A	Single story – 20 feet Two story/2 nd floor – 30 feet
Front Setback	No additional setback required	Per underlying zone
Rear Setback	No additional setback required	4 feet if the structure height is 16 feet or less Per underlying zone if the structure height is over 16 feet
Side Setback	No additional setback required	4 feet if the structure height is 16 feet or less Per underlying zone if the structure height is over 16 feet
Parking	No parking required for the ADU Replacement parking is not required	
Lot Coverage/Floor Area Ratio	Floor area does not count towards maximum lot coverage	
Kitchen Required	Yes	
Bathroom Required	Yes	
Allowed in Historic District, Neighborhood Conservation Area, or property with Cultural Resource	Yes (with Certificate of Appropriateness approval)	
Short-term rental	Not permitted	
Sold or conveyed separately	All rentals shall be for terms longer than 30 days	
Fire Sprinklers	Exception – must provide if fire sprinklers are provided in primarily dwelling	Not Permitted
Impact Fees	ADUs (750 square feet or less): No impact fees	
Utility Connections	ADUs (over 750 square feet): Impact fees proportional to square footage of primary dwelling Shall be connected to water, sewer, and electrical utility systems Connection to natural gas optional	
Utility Connection Fee	No utility connection fee or capacity charge by utility provider Exception – if ADU is constructed concurrently with a new primary dwelling	

Where can I get additional information?

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SENATE BILL 9: Two Unit Developments and Urban Lot Splits

A workshop for the public
Bourns Family Youth
Innovation Center
6:00 p.m. – 7:30 p.m.

**Community & Economic
Development Department**



Tonight's Agenda

- Welcome/Housekeeping
- What is SB 9?
- How did we get here?
- What are the State requirements?
- What is allowed?
- What are other cities doing?
- What is proposed for Riverside?
- Listening and Discussion



Photo by [Unsplash](#). Feature on Unsplash!



What is Senate Bill 9?

- California Housing Opportunity and More Efficiency (HOME) Act (Atkins) also known as Duplex and Lot Split Law
- Signed into law in September 2021
- Effective January 1, 2022
- Builds on prior State efforts to increase housing production of all kinds at all income levels
- Provides for **ministerial approval** of:
 - Development of **two residential units**; and
 - Subdivision of **one lot into two**

In **any single-family residential zone** (with numerous exceptions)

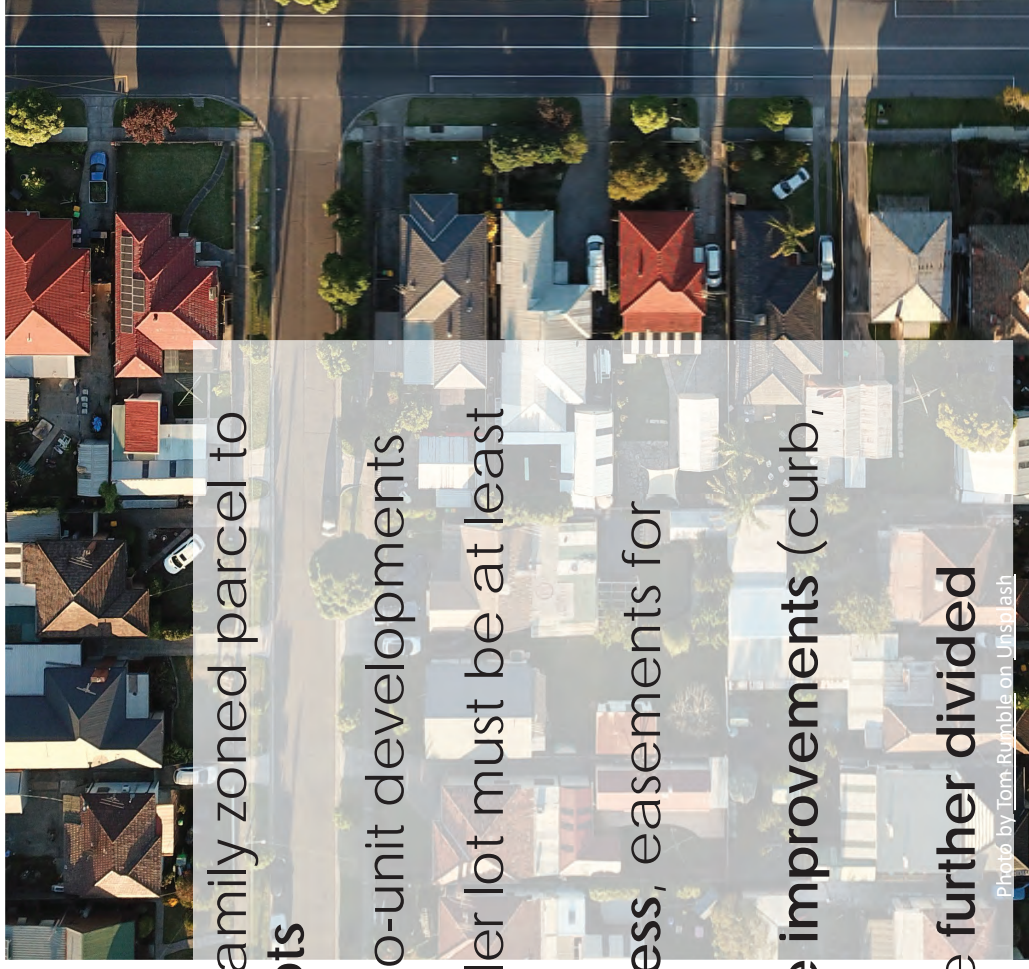
Photo by Blake Wheeler on Unsplash

Two-Unit Development

- Allows development of **two attached or detached homes** on any single-family lot
- City must allow at least two units, at least **800sf each**
- Maximum **1 parking space** required per unit, unless near transit or car share
- City can apply some **design standards** as long as they are objective
- Complements existing **ADU laws** (cannot exceed three units total)

Urban Lot Split

- Allows any existing single-family zoned parcel to be divided into **two new lots**
- Can be **combined** with two-unit developments
- Minimum size **1,200sf**; smaller lot must be at least 40% of original
- City can require **road access**, easements for utilities
- City cannot require **off-site improvements** (curb, sidewalk, etc.)
- Resulting lots can never be **further divided**



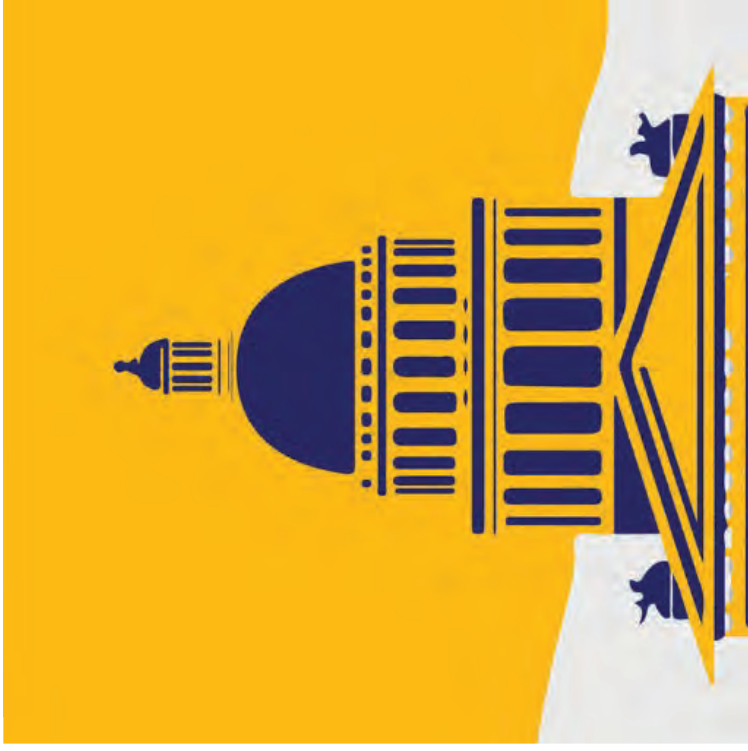
Context: Housing Crisis

- Chronic under-production of housing, especially affordable
- High construction costs
- Opposition to new housing
- Gentrification and displacement
- Changing patterns of work and commuting
- Rising cost of real estate and rent
- Persistent homelessness



Credit: Riverside Press-Enterprise, February 9, 2022 and April 20, 2022

SB 9 and the California Housing Crisis

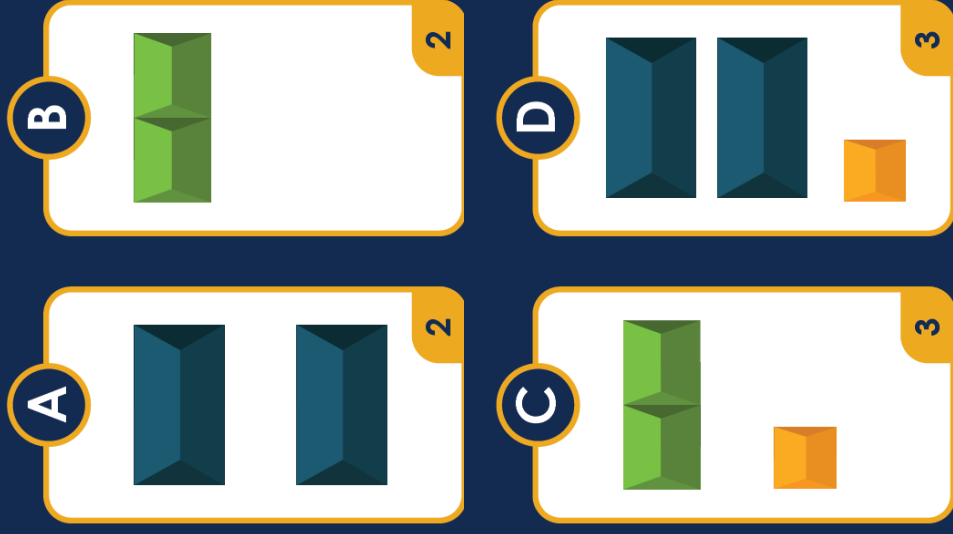


Source: California State Capitol

SB 9 is one piece to the puzzle of housing crisis:

- Increase housing supply for all at a neighborhood scale
- Create small scale, naturally affordable housing without subsidy
- Enable homeowners to create new income and offset costs
- Streamline and shorten the review process for new housing
- Protect tenants and reduce displacement risk

SB 9 Configurations



Original Lot

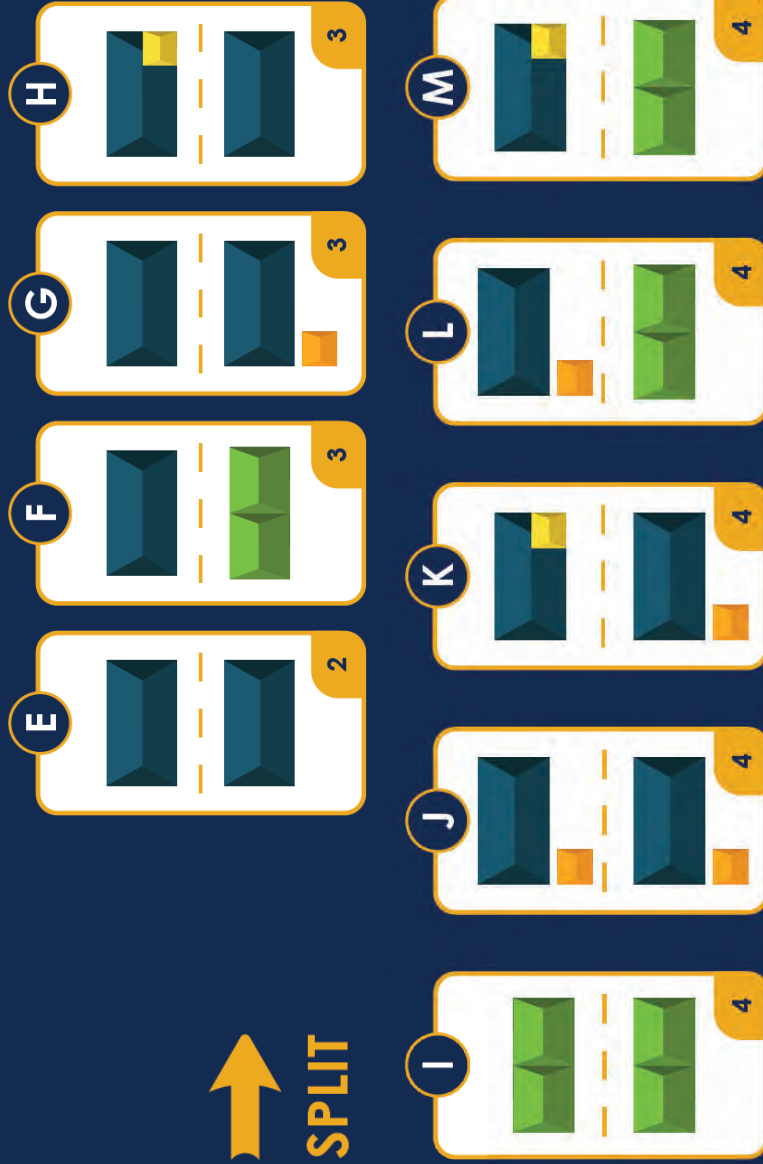


SB 9 Configurations

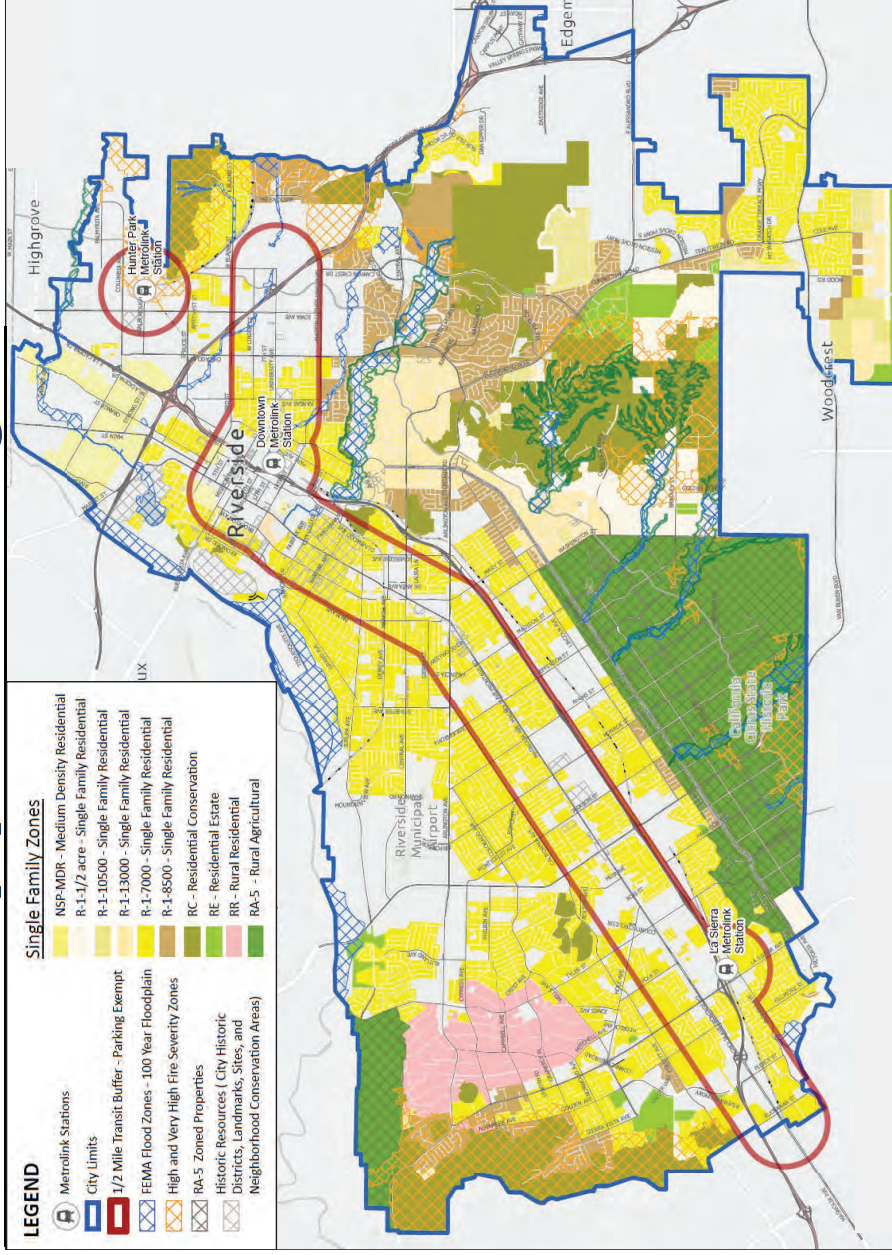
Original Lot



↑
SPLIT



SB 9 Applicability



- **All Single-Family Zones (R1, RE, RR, RC, DSP-RES, NSP-MDR), except RA-5**
- Prohibited in:
 - Very High Fire Hazard Zones*
 - 100-year flood plains*
 - Historic Districts and Historic Properties
 - Prime farmland, wetlands, arroyos, hazardous waste sites, and open space conservation areas
- Parking not required:
 - 1/2 mile of a High-Quality Transit Corridor or Transit Station
 - 1 block of a car share vehicle

Displacement Avoidance

Two-Unit Development

Urban Lot Split

Demolition Prohibited:

- Rent Controlled Property
- Unit occupied by a tenant any time in last three years

Alteration limited:

- More than 25% of a unit occupied by a tenant in last three years

Not eligible:

- Property withdrawn from rental market under Ellis Act eviction at any point in last 15 years
- Property with income-restricted units (i.e., affordable housing)

Demolition/alteration prohibited:

- Rent Controlled Property
- Unit occupied by a tenant any time in last three years
- Property withdrawn from rental market under Ellis Act eviction at any point in last 15 years

Not eligible:

- Property with income-restricted units (i.e., affordable housing)
- Previously subdivided through urban lot split
- Adjacent to property subdivided by same owner

Owner Occupancy required – 3 years



Minimum Requirements

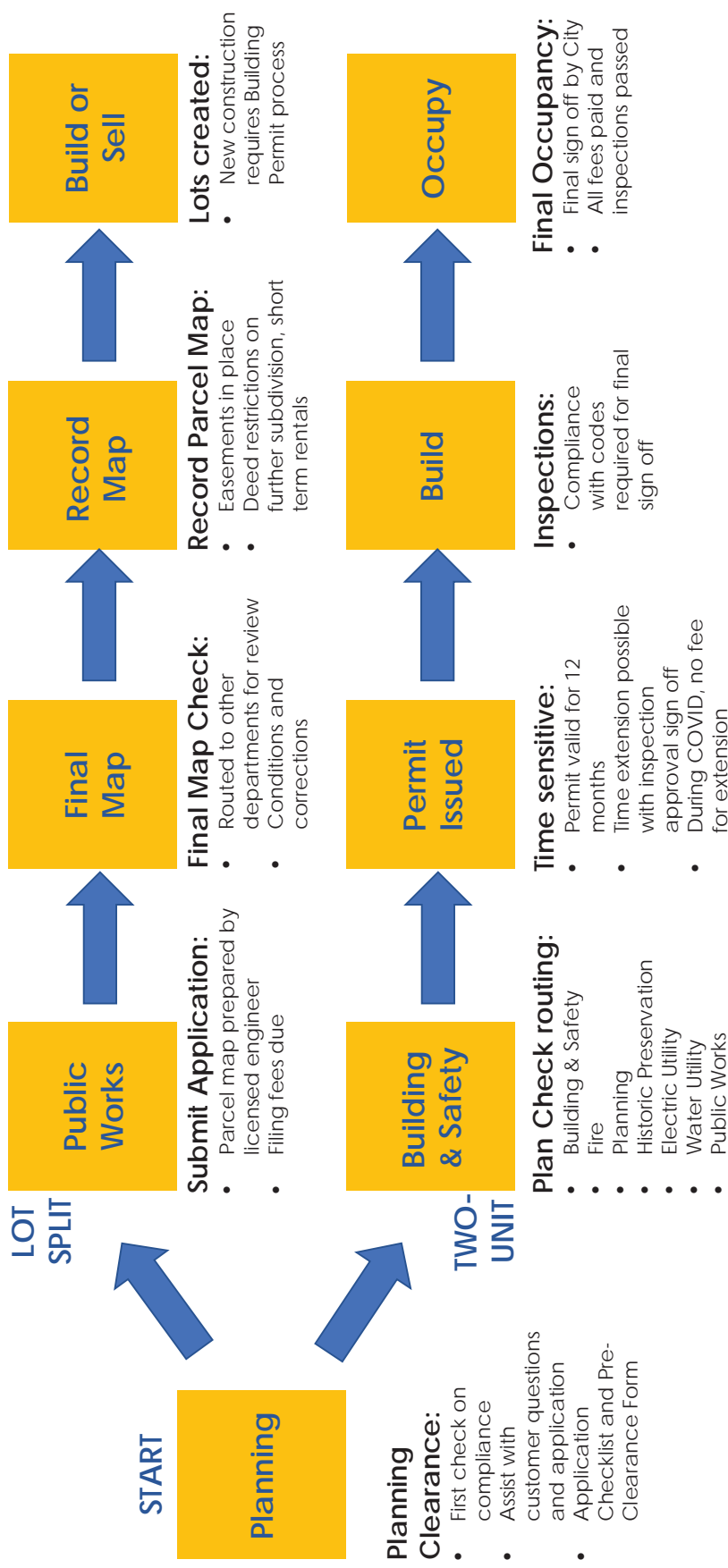
TWO-UNIT DEVELOPMENT

- No more than 3 units (twoplex + ADU)
- 4-foot interior side and rear yard setbacks
 - Front and street side yard setbacks per Zone
- No minimum lot size
- 1 on-site parking space per unit*
- Short-term rentals prohibited
- **Other Zoning standards apply (height, lot coverage, etc.)****

URBAN LOT SPLIT

- No more than 4 units on 2 lots (any combination)
- Minimum 1,200sf lot size
- New lots must be roughly equal (maximum 60/40)
- Access corridor or easement to street required
- Separate utility services required for each lot
- Dedication and off-site improvements not required

Permit Process: Checks & Balances



Implementing SB 9 in Riverside

- City must adopt an **implementing ordinance**, even though law is already in effect
- Objective **development standards and design requirements** can be applied, to an extent



Photo by [Straho](#) on Unsplash

Comparison – Other Jurisdictions

	ONTARIO	GARDEN GROVE	ARCADIA	ROSEMEAD	WOODSIDE	LOS GATOS
Building Separation	-	Min. 6ft	Min. 6ft	Min. 20ft	-	Min. 5ft
Architecture	Match existing	Match existing	Match existing Material reqs.	Match existing	Match existing Material reqs.	-
Parking	1 garage/unit	1 space/unit	1 covered space/unit	1 space/unit	-	1 space/unit
Unit Size	Min. 500sf Max. 800sf	Min. 500sf Max. 800sf	Min. 500sf Max. 800sf	Min. 500sf	Max. 800sf	Max. 1,200sf
Building Height	Max. 16ft/22ft, per lot size	One story Max. 17ft	-	Two story Max. 30ft.	Max. 17ft	Max. 16ft
Landscaping/ Open Space	Required	Required, min. 225sf/unit	Required, min. tree #/size	-	Required, min. tree size	-
Lot Standards	-	-	-	Min. 50ft width Min. 15ft frontage	-	Right angles Min. 20ft Access
Noticing	Adjacent owners	-	-	-	Adjacent owners	-

Poll Questions

Should Riverside establish a Maximum Unit Size for two-unit developments?

- 800 square feet?
- 1,200 square feet?
- Let lot coverage control?

Poll Questions

By show of hands:

Should Riverside require a **Minimum Street Frontage** for Urban Lot Splits?

- 10-20 feet?
- 20-50 feet?
- More than 50 feet?

Poll Questions

Should Riverside establish a **Building Height Limit** for two-unit developments?

- 1 story/20 feet?
- 2 stories/35 feet?

Should Riverside require an Owner Occupancy Affidavit for two-unit developments?

Poll Questions

Should Riverside require Public Notice for SB 9 projects?

- Two-unit developments?
- Urban lot splits?

If required, who should be notified?

- Adjacent properties?
- 300-foot radius?
- More than 300-foot radius?

Listening & Facilitated Discussion

- What are your thoughts or concerns about two-unit developments and urban lot splits?
- How should the City update its regulations to adjust to this law?
- Are you interested in building a two-unit development or an urban lot split?
- What questions do you have?
- What have we missed?

Thank You! Let's Stay in Contact

Additional Workshop:

- Thursday, May 5 – Casa Blanca Library

Upcoming Public Hearings:

- Thursday, May 12 – City Planning Commission
- June – City Council



City of Riverside One Stop Shop

951-826-5800

cddinfo@riversideca.gov

Third Floor, City Hall

Main Library Community Room

April 20, 2022

General summary *detailed notes below*:

- No notice requirement.
- Height/max building size should match ADU requirements or be tiered depending on lot size and be consistent with neighboring properties.
- New design standards should match current zoning code to avoid inconsistency with neighborhood.
- Make efforts to preserve neighborhood character and meet public infrastructure demand.

Poll feedback/comments:

- Should Riverside establish a max. unit size?
 - The maximum size should be contingent upon the lot size. The size should be proportionate to the lot size; tiered.
 - Max size should align with the size of the current property.
 - Max size should align with current ADU size requirements.
- Should Riverside require a max. building height?
 - The building height should be consistent with the homes in the area.
 - The new development should match the height of the existing property.
 - The building height should match current zoning code for consistency.
 - Many people indicated the max building height should be consistent with ADU requirements.
- Should Riverside require owner occupancy for two-unit development?
 - Individuals were concerned that the new development will be used for rentals even if an affidavit was signed. There was a comment made regarding who will be enforcing the affidavits to make sure that the people are living in the homes they signed the affidavit for. Staff then shared that the enforcement would be a code violation. Individuals then followed up with asking if more could be done to deter people from renting the new development perhaps by exploring additional consequences. Individuals wanted more than an affidavit; Staff clarified that an affidavit is only required for a lot split and not a two-unit development.
 - Aside from the comments, there was not a direct answer to the question.
- Should Riverside require public notice?
 - The answers from the room were overwhelmingly no.

Discussion following presentation:

- Public Infrastructure
 - A comment was made that SB 9 was written horribly and is going to be a disaster for public infrastructure because Riverside's current infrastructure doesn't account for lot split/two-unit development on one lot. This may exhaust public utilities and will end up costing the taxpayer more money.
 - Some individuals believe that Staff should consult with experts to ensure that the proposed standards consider public infrastructure capacity, neighborhood character and preservation of property values.

- Two individuals were concerned about the capacity of public infrastructure to handle properties resulting from two-unit development and lot splits.
- Setbacks
 - Community members were concerned about setback requirements; specifically, they felt like four feet is not enough to preserve the privacy of neighboring properties. There was concern regarding zoning requirements for additions such as patios and decks on new developments because this may feed into neighboring lots. How will the design standards address this?
- Comments re: CA statute
 - There was a comment made about the general inefficiency of SB 9 because new development will end up ruining property values and will not in the end, contribute to affordable housing. Similarly, some individuals shared sentiment regarding the lack of public input throughout the drafting and passage of SB 9; some hold the belief that SB 9 disregards a local governments effort to protect and design their neighborhoods.
- Property values/Neighborhood Character
 - Concern among some members regarding a reduction in property values because of neighboring two-unit developments/lot splits.
 - Neighborhood character will be significantly affected. Cul-de-sacs were mentioned as an area of concern because some believe these should be preserved. Exploring ways to limit or design the lot split/two-unit development should be made by the city to preserve current neighborhood character.
- Taxes
 - Who will pay for the taxes resulting from the SB-9 lot split? There was a concern that taxpayers will subsidize SB 9 developments.
 - Answered – the property owner
 - Will new tax rules apply to SB 9? How will this affect the current property owner?
 - Staff clarified that the new lot will be assessed for tax purposes. If it's a two-unit development, staff clarified that the new unit and current property will be assessed together to determine the new tax value.
- SB 9 benefits
 - One resident shared that they are renter and is happy that they may be able to afford a home with the passage of SB 9. They believed that this could help individuals attain housing since rent is so high in the city. The resident shared that the city shouldn't make development standards too stringent as to prevent people from developing because this may prohibit people from building housing that residents need.
 - Another resident shared that SB 9 is a great opportunity for some residents to gain additional income and is a great option for increasing the housing/rental supply since we are in an extreme shortage. Yes, it does have its drawbacks, but overall, the resident believes SB 9 will help more than it harms.
- Roof requirements
 - There was no direct answer to the requirements for roof material, but some individuals were concerned that roof material may not align with neighboring roof material.
- Questions for Fire:

- Does access to the street have to be consistent with existing standards?
 - Yes.
- Some individuals were concerned that one fire hydrant would not be enough to support the needs of current homes & new development should a fire arise.
- A comment was made that some people are struggling to pay for fire insurance. Who decides where a fire zone is? Who created the maps and when will they be updated?
 - Staff explained that the CA is responsible for the designation of fire zones and creation of maps.
- There were some clarifying questions regarding the construction of SB 9 units in fire zones, but staff clarified that this isn't possible. Though ADUs can with restrictions.
- An individual was concerned about the lack of community awareness/engagement at the SB 9 meeting due to the small meeting size.
- Can the homes be moveable, or do they have to be built? A trailer?
 - Staff clarified our understanding of SB 9.
- How will the city regulate the rental price for properties?
 - Staff explained that rental prices will not be determined by the city and will be up to the property owner.
- How will new development receive addresses?
 - Staff clarified that B&S will be responsible for this and has the capacity to distribute addresses accordingly.
- Impact fees
 - Where do the impact fees paid go?
 - Varies – typically to each Department that assesses them.
 - How much are the impact fees?
 - Vary by project. \$10k-\$15k.

The Youth Innovation Center
April 25, 2022

General summary *detailed notes below*:

- No one had strong opinions on the polling questions
- Consensus that public notification should be required.
- Height limits should be imposed
- Efforts to meet increased infrastructure will be needed

Poll Questions

- Should Riverside establish a max. unit size?
 - o N/A No responses
 - o 1,200 – 1 person said yes
 - o City has set a precedent on allowing too many people to live on one property and it's ridiculous
- Should Riverside require a max. building height?
 - o 10-20 – N/A (1 voted yes on a one-story limit for lot splits & two-unit)
 - o 20-50 – N/A
 - o 50+ - N/A
- Should riverside require owner occupancy for two-unit development?
 - o Owner Occupancy for 2 unit – Yes
 - Needs to have a population limit due to infrastructure issue; asking for the maximum number of people we can support and if/when the City will enact a moratorium on additional residents moving to Riverside and what plans there are to increase the infrastructure.
- Should Riverside require public notice?
 - o Public notice – Yes (1 verbal; remaining nodded heads in approval)
 - o Who should be noticed – neighborhood 300-500ft?

Questions/Comments:

- What is the current City regulation for SB9? Answer: There hasn't been one put in place; we are still in the fact-finding portion prior to adopting anything.
- What if a project doesn't match the new regulation? Answer: We won't retract a permit that is in process or already approved.
- Is there a Sunset clause for SB9? Answer: No.
- Is there a possibility of converting into condo properties with condo maps? Resident mentioned it will be more difficult for investors to buy property if condo maps are allowed.
- What is the maximum SF for a 2-unit development? Answer: We haven't adopted a maximum size.
- Does it matter where the door is located for a duplex? Answer: No.

XXX
May 5, 2022

General summary *detailed notes below*:

From: [Jennifer and Matt Malle](#)
To: [Taylor, Matthew](#)
Subject: [External] Case PR-2022-001313
Date: Tuesday, April 19, 2022 10:18:17 AM
Attachments: [image0.jpeg](#)
[image1.jpeg](#)
[image2.jpeg](#)
[image3.jpeg](#)
[image4.jpeg](#)
[ATT00001.txt](#)
[IMG_0902.JPG](#)
[ATT00002.txt](#)

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We own 6339 Catspaw Drive, 92505, which now backs up to the new neighborhood of Lindy and Alhambra. We oppose the proposed application for livestock as it will decrease our quality of living and our property values. The reality is that allowing new livestock (pigs, goats, horses, roosters, cows, etc) in such close proximity to established neighbors will bring flies, crowing roosters at 4am every morning, smells of animal feces and urine, constant animals noises, and dust. We may live near a hill, however this neighborhood is not in the country, nor is it considered rural living with houses this close to each other. Our little girl has asthma and the increased air pollutants will affect her breathing. Our bedroom window faces this neighborhood and sounds carry right into our window, keeping us awake at night.



From: [Taylor, Matthew](#)
To: [Kathy Burnard](#)
Cc: [Hernandez, Veronica](#)
Subject: RE: [External] PR-2022-001313 Lindy street
Date: Friday, April 22, 2022 9:51:00 AM
Attachments: [image001.gif](#)
[image002.jpg](#)

Good morning Kathy,

All recipients of the notices sent (properties within 300ft of the Lindy Street tract), as well as any other interested party regardless of whether they received a notice, are welcome to comment on the proposal and voice their concerns or support. The Planning Commission will hear the item, including any comments received, and make a recommendation to the City Council. The decision whether to approve or deny rests with the City Council alone.

Since the Condition of Approval of Tract 28756 requiring the application of the RL Overlay Zone was imposed by the City Council in 1998, only the City Council has the power to modify that requirement. If the current Council were to deny the proposed Zoning overlay, then most likely what would happen is that Staff would be required to bring the original approvals of Tract 28756 back to the Planning Commission and then the Council in order to have that condition of approval removed. (Staff does not have the authority to modify or waive Conditions imposed by a higher body.)

Hope this helps. Please let me know if you have any other questions. Thanks,

Matthew Taylor | Senior Planner
951.826.5944 | mtaylor@riversideca.gov

City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street | 3rd Floor | Riverside 92522

From: Kathy Burnard <kathyburnard@msn.com>
Sent: Thursday, April 21, 2022 12:32 PM
To: Taylor, Matthew <MTaylor@riversideca.gov>
Subject: Re: [External] PR-2022-001313 Lindy street

Thank you for your response. What happens if the neighborhood disagrees with the overlay? Does it affect property values in the area? etc.

kathyburnard@msn.com

kathyb@bye2bugs.com

Compass Pest Management

(951)688 8066 Office

(951)688 6294 fax

www.bye2bugs.com

(909)262-2129 cell



From: Taylor, Matthew <MTaylor@riversideca.gov>

Sent: Wednesday, April 20, 2022 5:00 PM

To: Kathy Burnard <kathyburnard@msn.com>

Cc: Hernandez, Veronica <VHernandez@riversideca.gov>

Subject: RE: [External] PR-2022-001313 Lindy street

Good afternoon Ms Burnard,

The Planning Division makes an effort to bring forward items that require “clean-up” for Planning Commission and Council consideration once or twice a year. In the course of researching another request, this error was discovered, and added to the list for the next clean-up on our calendar.

Per [Chapter 19.217](#) (Residential Livestock Overlay Zone) of the Zoning Code:

- Animals must be penned/pastured a minimum of 60 feet away from any residence, except the residence on the lot where the animals are kept
- The maximum number of animals is 2 for the first 20,000 square feet of lot area, plus 1 more per each additional 10,000 square feet of lot area

Planning Staff would not be informed or notified of what kinds of disclosures or notices were provided to homebuyers at the time the properties were sold as these are private real estate transactions.

Hope this is helpful – please let me know if you have any other questions. Thank you,

Matthew Taylor | Senior Planner

City of Riverside

Community & Economic Development Department

Planning Division

3900 Main Street | 3rd Floor | Riverside 92522

From: Kathy Burnard <kathyburnard@msn.com>

Sent: Wednesday, April 20, 2022 1:17 PM

To: Taylor, Matthew <MTaylor@riversideca.gov>

Subject: [External] PR-2022-001313 Lindy street

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Hello Mathew, I am writing to you today to get more answers regarding this livestock overlay.

1. Why is this an issue now?
2. Where will they be keeping their livestock, horse trailers, riding arena and trails? manure? Dust and flies?
3. When the homeowners purchased were they under the impression this was horse property? Many of the residents are putting in hardscapes and pools.
4. Then how many animals can they have on these properties? Is it safe and humane to keep an animal in small lots? thank you for you time.

kathyburnard@msn.com

kathyb@bye2bugs.com

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