

**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.

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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

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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\*: