



Zoning Streamline Phase 2

Planning Case PR-2022-001391
(Zoning Text Amendment)

Community & Economic Development Department

City Council

October 11, 2022



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BACKGROUND – DENSITY BONUS

1. State Law providing for increased density for residential projects that include affordable units
2. Existing Ordinance (RMC 19.545) – update with Housing Element
 - a. New legislation requires additional updates (Senate Bill 290 and Assembly Bill 2345)
 - b. Chapter revised for improved readability and usability



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BACKGROUND – ZONING CLEANUP

City monitors and regularly brings forth Zoning Code updates to streamline regulations and improve processes

Five areas:

**Industrial
Zones**

**Alcohol
Sales**

**Parking
Requirements**

**Fair Housing and
Reasonable
Accommodation**

Definitions



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PLANNING COMMISSION RECOMMENDATION

Approved Staff's recommendations:



Density Bonus Ordinance

Zoning Cleanup Items

Continued to Future Workshop and Hearing:



Inclusionary Housing Ordinance – October 13, 2022



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PROPOSED AMENDMENTS: DENSITY BONUS

2019 STATUTE:

Unit Type	Minimum % of Units	Density Bonus Granted	Additional Bonus for each 1% Increase in Units	Maximum Density Bonus
Very Low Income	5%	20%	2.5% bonus through 17% of units	50%
Low Income	10%	20%	1.5% bonus through 30% of units	50%
Moderate Income (for-sale units only)	10%	5%	1% bonus through 55% of units	50%

2022 STATUTE:

Unit Type	Minimum % of Units	Density Bonus Granted	Additional Bonus for each 1% Increase in Units	Maximum Density Bonus
Very Low Income	5%	20%	2.5% bonus through 11% of units 3.75% from 12% - 15% of units	50%
Low Income	10%	20%	1.5% bonus through 20% of units 3.75% from 21% - 24% of units	50%
Moderate Income (for-sale units only)	10%	5%	1% bonus through 40% of units 3.75% from 41% - 44% of units	50%
100% Affordable (VLI, LI, MI)	100% (max. 20% MI)	80%	-	Unlimited (1/2 mile of major transit stop)



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PROPOSED AMENDMENTS: DENSITY BONUS

2019 STATUTE:

Percentage of Affordable Units (Minimum)	Number of Concessions
5% Very Low 10% Low 10% Moderate (for-sale units only)	1
10% Very Low 20% Low 20% Moderate (for-sale units only)	2
15% Very Low 30% Low 30% Moderate (for-sale units only)	3
100% Very Low or Low (maximum 20% Moderate)*	4

*Plus up to 3 stories/33-foot height increase within 1/2 mile of major transit stop

Unit Size	Required Parking Spaces
Studio	1
1 Bedroom	1
2 Bedroom	2
3 Bedroom	2
4 Bedroom	2.5



2022 STATUTE:

Percentage of Affordable Units (Minimum)	Number of Concessions
5% Very Low 10% Low 10% Moderate (for-sale units only) 20% Lower Income Student	1
10% Very Low 17% Low 20% Moderate (for-sale units only)	2
15% Very Low 24% Low 30% Moderate (for-sale units only)	3
100% Very Low or Low (maximum 20% Moderate)*	4

*Plus up to 3 stories/33-foot height increase within 1/2 mile of major transit stop

Unit Size	Required Parking Spaces
Studio	1
1 Bedroom	1
2 Bedroom	1.5
3 Bedroom	1.5
4 Bedroom	2.5

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PROPOSED AMENDMENTS: ZONING CLEAN-UP

19.130 – Industrial Zones

- Clarify landscape setback requirement – side and rear yards
- Clarify distance measurement for maximum building size – from residential property line to building

19.450 – Alcohol Sales

- Clarify exemptions from Minor CUP requirement for restaurants
- Type 41 and Type 47 ABC licenses – “bona fide public eating places” – on-site consumption only – Minor CUP not required



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PROPOSED AMENDMENTS: ZONING CLEAN-UP

19.580 – Parking Requirements

- Consolidate allowances for off-site, off-street parking for various uses – within 300 feet of site
- Student Housing – within ¼ mile of public transport or college/university campus – 0.5 parking space per bed (elsewhere, 1.1 space/bed)

19.850 – Fair Housing and Reasonable Accommodation

- Remove all references to Variance procedures and findings for Reasonable Accommodation Requests
- Required by State and Federal Fair Housing Law
- Implementation action of General Plan Housing Element



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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-2022-001391 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;
2. Approve Planning Case PR-2022-001391 (Zoning Text Amendment) based on the findings summarized in the Staff Report; and
3. Introduce and subsequently adopt the attached Ordinance amending Title 19 (Zoning) of the Riverside Municipal Code.



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