



PLANNING COMMISSION HEARING DATE: NOVEMBER 10, 2022
AGENDA ITEM NO.: 7

SUMMARY

Case Numbers	PR-2022-001391 (Zoning Text Amendment)
Request	<p>Proposal by the City of Riverside to consider Zoning Text Amendments (Proposed Amendments) to Title 19 (Zoning) of the Riverside Municipal Code, including but not limited to Articles VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), IX (Land Use Development Permit Requirements and Procedures) and X (Definitions) of Title 19.</p> <p>The Proposed Amendments establish Chapter 19.535 (Inclusionary Housing) to implement General Plan 2025 Housing Element policies to facilitate the production of housing affordable to very low-, low- and moderate-income households in new residential development projects.</p>
Applicant	City of Riverside, Community and Economic Development Department
Project Location	Citywide
Ward	Citywide
Staff Planner	Matthew Taylor, Acting Principal Planner 951-826-5944 mtaylor@riversideca.gov

RECOMMENDATIONS

That the Planning Commission continue the public hearing off-calendar to accommodate a City Council workshop on the proposed Inclusionary Housing Program as requested by Councilmember Edwards at the October 24, 2022 meeting of the City Council Housing & Homelessness Committee.

BACKGROUND

Over the past year, City staff has studied the feasibility of implementing an Inclusionary Housing Program (Program) in Riverside, with input and direction from the City Council Housing & Homelessness Committee (HHC).

On May 23, 2022, the HRC reviewed a draft Program and feasibility analysis and directed staff to develop an ordinance to implement the Program for Planning Commission and City Council consideration.

On October 13, 2022, the Planning Commission held a workshop and public hearing on proposed amendments (Exhibits 1 and 2) to Title 19 of the Riverside Municipal Code to implement the Program. Following discussion, the Planning Commission voted to continue the public hearing to the Planning Commission meeting of November 10, 2022 (Exhibit 3).

On October 24, 2022, the City Council Housing and Homelessness Committee received an update on the Program and requested that it be brought before the City Council for a workshop early in 2023 (Exhibit 4).

To accommodate the City Council workshop, staff request that the public hearing for Planning Case PR-2022-001391 (Zoning Code Amendment) be continued off-calendar and return to the Planning Commission for further consideration after input is received from the full City Council.

STRATEGIC PLAN ALIGNMENT

The proposed continuance aligns with Strategic Priority No. 5 – High Performing Government, and more specifically with Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making. In addition, the project aligns with the five Cross-Cutting Threads as follows:

1. **Community Trust** – The proposed continuance will facilitate additional outreach and information sharing with key stakeholders and decision-making bodies, including the Planning Commission.
2. **Equity** – The proposed continuance will serve to allow more public participation in the development of the Inclusionary Housing Program.
3. **Fiscal Responsibility** – The proposed continuance has no fiscal impact to the City.
4. **Innovation** – The proposed continuance will enable Staff to pursue a creative approach to public input and policy development.
5. **Sustainability & Resiliency** – The proposed continuance does not conflict with this cross-cutting thread.

EXHIBITS LIST

1. City Planning Commission Agenda Packet – Planning Case PR-2022-001391 (Zoning Text Amendment) – October 13, 2022
2. City Planning Commission Inclusionary Housing Workshop Materials – October 13, 2022
3. City Planning Commission Meeting Minutes – October 13, 2022
4. Housing and Homelessness Committee Minutes – October 24, 2022

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Approved by: Mary Kopaskie-Brown, City Planner