RE-PURPOSE RIVERSIDE: ADAPTIVE REUSE ORDINANCE

Community & Economic Development Department

Land Use Committee
December 8, 2025

BACKGROUND

- **6th Cycle Housing Element Adopted by City Councill in 2021**
- **Implementation underway:**
  - **(✓)**Pre-approved ADU plans
  - **(✓)** Streamlined development processes (Zoning Code Updates)
  - **(✓)** Infill development standards
  - **(✓)** Small lot subdivision ordinance
  - (~)Pre-approved Missing Middle Housing Plans (In Progress)
  - *(~)* ***Adaptive Reuse Ordinance (In Progress)***

City of Riverside Designated "Prohousing" by State, Eligible for Funds

Designation puts Riverside in top five percent of governments in California for housing policies

RIVERSIDE, Calif. – The City of Riverside has been designated "Prohousing" by the State of California, making the city one of only a handful that will receive preference in seeking state funding for programs designed to speed the production of housing.

GRANT BACKGROUND

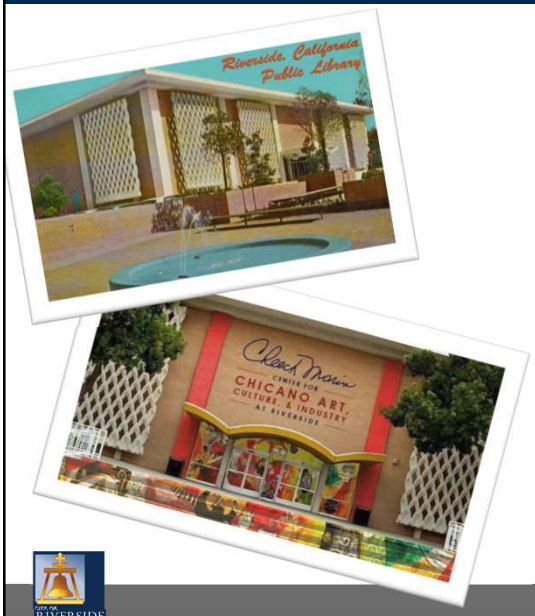
Regional Early Action Planning Grants of 2021 (REAP 2.0)

- Awarded SCAG $231.5 million to support local agencies with 6th cycle Housing Element implementation
- Grant expenditure deadline of June 30, 2026

Western Riverside Council of Governments (WRCOG) – Technical Assistance Request

- SCAG awarded WRCOG $1.5 million to support member agencies
- City staff coordinated request with SCAG and WRCOG
- Project kick-off July 2025

ADAPTIVE REUSE



Repurposing existing non-residential structures (offices, retail, or commercial buildings) into new land uses

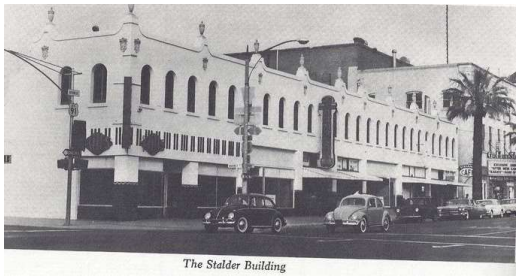
- Incentivize housing production;
- Revitalize neighborhood and commercial corridors; and
- Preserve historic structures or architectural heritage

200 W Ocean, Long Beach CA
Office to Residential

ADAPTIVE REUSE

	San Francisco	Long Beach	Los Angeles	Santa Ana	Pasadena
Year Adopted	2023	2014	1999	2020	2025
Purpose	Incentivize housing production & revitalize Financial District	Neighborhood revitalization, historic preservation, economic development	Incentivize housing production, neighborhood revitalization	Historic preservation, housing production	Housing production, historic preservation
Applicability	Commercial zoning districts within geographic area	Multi-family, commercial, industrial – downtown focus	Citywide: non-residential buildings	Focused geographic areas	Citywide: non-residential buildings
Incentives	Reduced fees, waive lot coverage, open space, streetscape/pedestrian improvements	Modified development standards	Flexible density, open space, parking waivers	Permit residential development in nonresidential zones	Height allowances
Historic Preservation Notes	Streamlined Admin Certificates of Appropriateness (COA) & minor permits	Existing historic preservation standards apply	Flexibility for building/fire codes	Alternative historic preservation standards adopted	Variances

ADAPTIVE REUSE IN RIVERSIDE



EXISTING TOOLKIT

1. **Existing Mixed-Use Zoning Designation**
   - Non-residential structures within mixed-use zoning districts don't need to rezone
2. **SB 6 & AB 2011 (2024)**
   - Permits standalone or mixed-use development on commercially zoned lots
   - Project may be CEQA-exempt & ministerial depending on affordability of units; labor standards apply
3. **AB 2097 (2024)**
   - Eliminates minimum parking requirements within ½ mile of HQTA
   - Helps to address parking and design barriers of adaptive reuse projects
4. **AB 507: Effective 07/01/2026**
   - Permits by-right adaptive reuse projects if certain building age, zoning, affordability, labor and location requirements are met
   - Authorizes local governments to create adaptive reuse investment incentive program

PROJECT SCOPE

PROJECT GOAL: STREAMLINE THE CONVERSION OF NON-RESIDENTIAL STRUCTURES INTO STANDALONE RESIDENTIAL AND MIXED-USE DEVELOPMENT

Technical Tasks

- Two case study properties
- Land inventory analysis
- Barriers in current development process
- State law integration

Community & Stakeholder Outreach

- Interviews with developers and industry leaders
- Roundtables with local property owners and stakeholders
- Community public open house

NEXT STEPS

RECOMMENDATIONS

That the Land Use Committee:

1. **RECEIVE AND FILE** an update on the preparation of an Adaptive Reuse Ordinance**.**