



PLANNING COMMISSION HEARING DATE: SEPTEMBER 3, 2015
AGENDA ITEM NO.: 4

PROPOSED PROJECT

<i>Case Numbers</i>	P15-0673 (Zoning Code Text Amendment) and P15-0674 (Zone Change)	
<i>Request</i>	Consideration of an amendment to the Zoning Code (Title 19 of the Municipal Code) to add Chapter 19.219, the Residential Protection Overlay Zone, which would establish development standards for specifically-designated single-family residential neighborhoods. This proposed overlay zone is a result of an existing moratorium(P15-0673) that prohibits the issuance of building permits on Single-Family Residential zoned (R-1) properties near the University of California, Riverside. Also for consideration is the adoption of the Residential Protection Overlay Zone on all R-1 (Single-Family Residential) zoned properties within the existing Moratorium area (P15-0674).	
<i>Applicant</i>	City of Riverside	
<i>Project Location</i>	P15-0673 – Citywide P15-0674 – Portions of the University and Canyon Crest Neighborhoods	<p>Legend</p> <ul style="list-style-type: none">Current Moratorium/Study AreaProposed Overlay Zone Area <p>P15-0673 & P15-0674 Residential Protection Overlay Zone</p>
<i>APN</i>	Multiple (2,000+)	
<i>Ward</i>	Ward 2	
<i>Neighborhood</i>	University and Canyon Crest Neighborhoods	
<i>Specific Plan</i>	Sycamore Highland (portion)	
<i>General Plan Designation</i>	VLDR – Very Low Density Residential, MDR – Medium Density Residential, HDR – High Density Residential, PF – Public Facilities, P - Park, HR – Hillside Residential	
<i>Zoning Designation</i>	R-1-7000, R-1-8500, and R-1-1/2 acre (Single-Family Residential Zones)	
<i>Staff Planner</i>	David Murray, Senior Planner, 951-826-5773; dmurray@riversideca.gov	

RECOMMENDATIONS

Pursuant to Chapters 2.40 and 19.050.030 of the Riverside Municipal Code, the Planning Commission shall hear and make recommendations to the City Council for amendments to the Zoning Code (Title 19), which includes the proposed Zone Change. Specifically, Staff Recommends that the City Planning Commission:

1. **RECOMMEND** that the City Council **DETERMINE** that Planning Cases P15-0673 (Zoning Code Text Amendment) and P15-0674 (Zone Change) are categorically exempt from the provisions of the California Environmental Quality Act per Section 15061(b)(3) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility the proposed amendment to the Zoning Code and application of the Residential protection Overlay Zone will have a significant effect on the environment; and
2. **RECOMMEND ADOPTION** of the Residential Protection Overlay Zone (Exhibit 1) and related definitions (Exhibit 2) through a zoning text amendment of Title 19 of the Municipal Code; and
3. **RECOMMEND ADOPTION** of an Ordinance applying the Residential Protection Overlay Zone to the previously identified Moratorium/Overlay Zone study area, as illustrated within Exhibit 3 this staff report.

ISSUE

The issue for Planning Commission is the consideration of the Residential Protection Overlay Zone Ordinance, which will establish development standards to minimize the extent homes in single-family residential zones can be converted into high-occupancy rental units. This Overlay Zone is intended to curtail the intensity of investor-driven rental housing in single-family neighborhoods, so as to preserve the lower-density character of the neighborhood. The Residential Protection Overlay Zone would be applied to areas at risk of being converted to rentals neighborhoods; therefore these standards will not be applied citywide.

BACKGROUND/PROJECT DESCRIPTION

In 2013 the single-family residential neighborhoods near the University of California, Riverside were experiencing an increase in disturbances and negative impacts associated with rental housing. Most of the impacts were generated by university students. Impacts included loud noise (parties), trash, parking, property maintenance, etc. In the process of investigating resident complaints, it was identified that a number of single family residences were being purchased by investors and “cut up” into as many bedrooms as possible, purely for the purpose of maximizing rental income on a per-room basis.

As a result, on November 5, 2013 the City Council adopted a 45-day moratorium that prohibited the issuance of building permits for room or bedroom additions on single family residentially zoned properties within a defined area near the University of California, Riverside. The area includes portions of the University and Canyon Crest Neighborhoods. The purpose of adopting the moratorium was to allow staff to analyze concerns related to the modification of single

family residential homes, which were resulting in neighborhood livability impacts related to noise, parking, and other disturbances and nuisances. It is important to note that the moratorium was necessary to “pause” the issuance of building permits, as the existing Building and Zoning Codes do not prohibit or prevent the “cutups” from occurring, including the conversion of living rooms, family rooms, and other common living areas into multiple bedrooms.

The City Council extended the moratorium on December 17, 2013, and again on October 21, 2014, to provide staff time to work with the residents, owners and students to find an acceptable solution to the “cut-up” problem. The moratorium will end on November 4, 2015.

WORKING GROUP

Since the adoption of the moratorium, Planning Division staff has explored best practices by other communities with similar issues, and held regular meetings with a group of residents from the University and Canyon Crest Neighborhoods, UCR students, UCR staff, Riverside Police, UNET staff and housing industry representatives. This group, referred to as the University Neighborhood Working Group, has met on an almost monthly basis since early 2014. The Working Group has proven to be a productive and informative forum for discussing student and rental housing issues, which proved instrumental in developing trust among the various interests. Through these meetings the working group was able to reach consensus on standards to include within the draft Residential Protection Overlay Zone.

RESIDENTIAL PROTECTION OVERLAY ZONE

The purpose of the draft Residential Protection (RP) Overlay Zone, as defined by staff and the Working Group, is *“to preserve the character of single-family residential neighborhoods where the physical conversion of single-family dwellings to higher occupancy rental housing units has the potential to increase densities beyond those intended for single-family zoned neighborhoods. Modifications that essentially transform single-family dwellings into multiple-family dwellings or boardinghouses, both of which are prohibited within single-family zones, has a negative cumulative effect on the public’s health, safety and welfare. These conversions can lead to overcrowding, excessive on-street parking, neighborhood disturbances, and other undesirable impacts.”*

In developing the draft Residential Protection (RP) Overlay Zone, the City staff and Working Group worked diligently to balance regulations with the assumed rights and expectations of property owners in the single family residential neighborhoods. After extensive discussion, the draft RP Overlay Zone was developed in a manner that focus on the physical characteristics of a single-family residence that reflect the expectations most owners of single family residents would have of a home. In short, the Working Group focused on ensuring that modifications to single family residences are done in a manner that balances bedroom area with common living areas (living rooms, kitchens, family rooms, etc.). Additionally, the Working Group recommended standards that establish a minimum size of bedrooms, and require an additional on-site parking space when a house has five or more bedrooms.

While the Working Group identified concerns with over-occupancy, staff and the members of the Working Group avoided regulations that create occupancy restrictions, or regulate a

particular “class” of individuals or property owners. This was to avoid potential conflicts with legal constraints, or perceptions of unequal treatment. The draft RP Overlay Zone purely focuses on regulating the physical design of a building which contributes to the character of the single-family residential neighborhood. Additionally, the standards of the RP Overlay Zone only apply to new single-family dwellings, or modifications or additions to existing single-family dwellings. Additionally, the RP Overlay Zone is currently proposed for those properties within the boundaries of the current Moratorium (Exhibit 3).

The University Neighborhoods Working Group identified the following four (4) standards that would be applied to single-family residential properties in the RP Overlay Zone. These standards were created, in part, after a review of the plans approved for the “cut-ups” prior the moratorium:

1. Minimum Common Living Area

To ensure adequate common living space within a dwelling, the RP Overlay Zone requires the common living area to be equal to, or greater than, the combined area of all bedrooms. For example, if a dwelling has one bedroom that is 120 square feet and two bedrooms that are 110 square feet, then the total common living area must be equal to or greater than 320 square feet (see Figure A below).

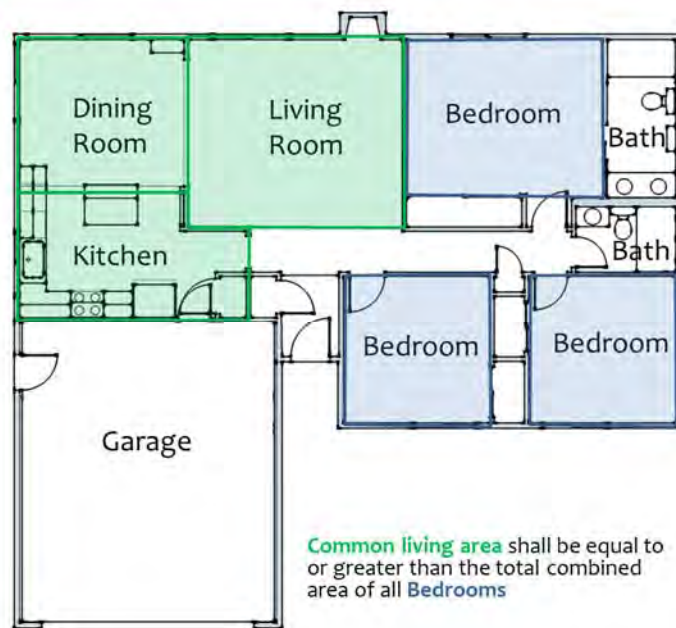


Figure A – Common Living Area

For the purpose of implementing this standard, a definition of “Common Living Area” will be added to Riverside Municipal Code (RMC), Title 19, Article X – Definitions of the Zoning Code. In short, the Common Living Area includes living rooms, family rooms, dining rooms and kitchens; but does not include closets, hallways or bathrooms.

Implementation of this standard would reduce or eliminate the practice of converting dining rooms and living rooms into bedrooms, a practice that is common for investors who are maximizing rental income on a per bedroom basis.

2. Maximum Total Bedroom Area

The RP Overlay Zone also requires that the total combined bedroom area shall not exceed 50% of the total Dwelling Area of the home (see Figure B below). As part of this amendment, “Dwelling Area” is defined as the total combined floor area of a Dwelling Unit intended for human habitation, but excluding garages, carports, patios, sheds, or other similar spaces.

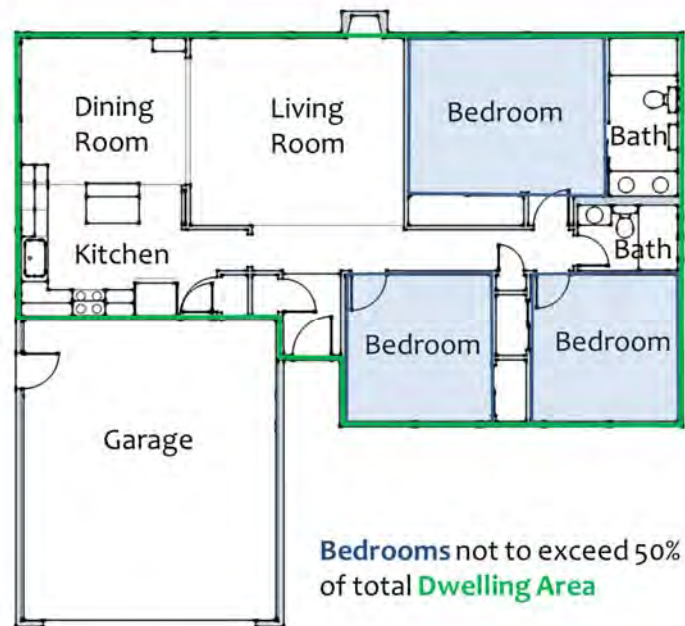


Figure B – Bedroom Area/Dwelling Area Ratio

Similar to “standard no. 1” above, this standard further ensures a balance of common areas and bedroom space, and aims to prevent single-family homes from turning into de-facto boardinghouses. This standard differs from standard no. 1, however, in that it includes hallways, closets and bathrooms. The reason for including both standard no. 1 and 2, rather than one or the other, is that staff identified opportunities to “side-step” either of the standards through creative floorplans that do not contribute to the livability of the home. By including both standards it is more likely that changes will be maintained in a way that preserves the single family residential character of the home.

3. Minimum On-site Parking

To minimize parking impacts on the neighborhood created by high occupancy rental homes, such as excessive on-street parking, or parking on front lawns, the RP Overlay Zone establishes a requirement that an additional parking space be provided on-site when the number of bedrooms in a home exceed four (4). Therefore at five (5) or more bedrooms the property owner must provide one additional open parking space in a location that does not block access to other required parking spaces. This parking standard would only be required when an additional bedroom is created.

4. Minimum Individual Bedroom Size

In drafting the RP Overlay Zone language, a number of Working Group members supported a concept of requiring all newly established bedrooms to be a minimum of 100 square feet. The current minimum bedroom size, established by California Building Code, is 70 square feet. Although Planning staff generally supported this approach and the intended purpose of limiting the division of existing master bedrooms and common living areas (i.e., dining rooms, living rooms, etc.).

However, one member of the Working Group expressed concerns that increasing the minimum bedroom size may inadvertently result in a legal challenge, due to concerns with conflicting with the California Uniform Housing Code (Building Code). The potential conflict is that the Building Code establishes a minimum bedroom size of 70 square feet, and that establishing a larger minimum bedroom size through the Zoning Code may be perceived as an indirect effort to alter the State's standard.

The Planning Staff consulted with the City Attorney's Office, and received similar feedback. The City Attorney identified that a local jurisdictions can only change the Building Code if findings are made that the change is reasonably necessary to address local climatic, geological, or topographical conditions. Although the Planning Division's efforts are oriented on preserving neighborhood character and maintaining the welfare of a particular neighborhood, and there was never a intention by the Planning Division to subjugate the Building Code or regulate room size for the purpose of safety or an occupant's health, the City Attorney's Office recommended that, should the City Council adopt a minimum bedroom size, that they establish findings that establish a reasonable necessity based on local climatic, geological and topographical conditions.

Unfortunately, in reviewing the proposed RP Overlay Zone and the affected area, staff is not able to identify reasonable finding related to local climate, geology or topography. As such, staff excluded the minimum bedroom size requirement from the draft ordinance when it was presented to the Utility Services/Land Use/Energy Development Committee (Land Use Committee) on August 17, 2015.

During the public comment period of the Land Use Committee hearing, several Working Group members spoke in favor of having a minimum bedroom size requirement as part of the Zoning Code Amendment. They felt it may be an effective method for preserving the single-family character of a home. The Land Use Committee members expressed support of a minimum

bedroom size, and subsequently directed staff to reconsider the standard and provide further clarity on the legal concerns when the issue is brought forward for City Council consideration.

Planning staff is of the opinion that the community-developed Residential Protection Overlay Zone provides a mechanism to address a very specific community issue that would apply to a localized area, and understands that a minimum bedroom size requirement, as generally supported by the Land Use Committee would add an additional layer protection. However, staff is also sensitive to the potential legal risk of deviating from the Building Code's minimum standards, regardless of the intent.

At the direction of the Land Use Committee, and consistent with the original views of the Working Group, the attached draft Residential Protection Overlay Zone language (Exhibit 1) includes a minimum bedroom size of 100 square feet for any new construction or modifications to a bedroom in a single family residence. However, should the Planning Commission and City Council decide to ultimately remove this requirement, staff believes the implementation of the remaining standards of the RP Overlay Zone will largely achieve the desired results of the Working Group and the community, and should be adopted as such.

NEW DEFINITIONS

The adoption of the RP Overlay Zone will require the City to amend RMC Title 19, Article X – *Definitions of the Zoning Code*. New definitions will be added to ensure a clear interpretation of the development standards of the RP Overlay Zone, including definitions for "Common Living Area", "Dwelling Area", "bathroom," "half-bathroom", "bedroom", and "closet" (Exhibit 2).

ENVIRONMENTAL REVIEW

This proposal is exempt categorically exempt from the provisions of the California Environmental Quality Act per Section 15061(b)(3) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility the proposed amendment to the Zoning Code and application of the Residential protection Overlay Zone will have a significant effect on the environment

PUBLIC NOTICE AND COMMENTS

A one-eighth (1/8) page Public Hearing notice was published within the Press Enterprise, and over 5,000 Public Hearing notices were mailed to property owners and occupants within the existing Moratorium area and within 300 feet of the Moratorium area. As of the writing of this report, no responses have been received by Planning Staff.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Draft Residential Protection Overlay Zone
2. Draft Residential Protection Overlay Zone Definitions
3. Moratorium/Overlay Zone Study Area
4. Correspondence

Report and Recommendations Prepared by:
Report and Recommendations Reviewed by:
Report and Recommendations Approved by:

David Murray, Senior Planner
Jay Eastman, AICP, Interim City Planner
Emilio Ramirez,
Interim Community & Economic
Development Director

ARTICLE VI: OVERLAY ZONES

Chapter 19.219

RESIDENTIAL PROTECTION OVERLAY ZONE (RP)

- 19.219.010 Purpose**
- 19.219.020 Application**
- 19.219.030 Development Standards**
- 19.219.040 Nonconforming Uses and Structures**

19.219.010 Purpose

The Residential Protection Overlay Zone (RP) is established to preserve the character of single-family residential neighborhoods where the physical conversion of single-family dwellings to higher occupancy rental housing units has the potential to increase densities beyond those intended for single-family zoned neighborhoods. Modifications that essentially transform single-family dwellings into multiple-family dwellings or boardinghouses, both of which are prohibited within single-family zones, has a negative cumulative effect on the public's health, safety and welfare. These conversions can lead to overcrowding, excessive on-street parking, neighborhood disturbances, and other undesirable impacts.

The specific purpose of the Residential Protection Overlay Zone is to:

- A. Establish development standards for affected properties to ensure the development review process provides for consideration of the impacts of new construction, alterations, and changes in use that have the potential to increase the intensity of single-family properties beyond that anticipated by the established Zoning or the City's General Plan.
- B. Ensure the design of dwellings and on-site parking is appropriate for the area's character, and is appropriate for the area's capacity to accommodate increases in densities, which may be limited due to infrastructure, such as sewer, traffic control, on- and off-street parking, safety services, parkland, etc.

19.219.020 Application

- A. The Residential Protection Overlay Zone shall require the provisions of this Chapter to apply to any construction that results in a new habitable structure, the addition to an existing habitable structure, or modifications to the configuration (i.e., floor plan, layout, etc.) of an existing habitable structure.
- B. The provisions of this chapter shall not apply to any new construction, additions or modifications that result in 1,000 square feet or less of total Dwelling Area on a lot.

19.219.030 Development Standards

The following development standards shall apply to the Dwelling Area of single-family residential structures (exclusive of garages, unconditioned patios, porches, and other such accessory structures).

A. Bedrooms

1. All new or expanded bedrooms shall maintain a minimum of 100 square feet, exclusive of any closets or bathrooms. Existing nonconforming bedrooms less than 100 square feet shall not be reduced in size.
2. The total area of all bedrooms shall not exceed 50% of the total Dwelling Area of the structure, as defined by Article X of the Zoning Code. The calculation of bedroom area shall not include closets or bathrooms, and measurements shall be from the centerline of interior walls, and the exterior of exterior walls,

B. Common Living Area

The total combined Common Living Area as defined by Article X of the Zoning Code shall be equal to or greater than the total combined area of all bedrooms. The calculation of Common Living Area and bedroom area shall not include closets, bathrooms or hallways, and shall be measured from the centerline of interior walls, and the exterior of exterior walls,

C. Parking

In addition to the minimum parking requirements of Chapter 19.580 – Parking and Loading, any new construction, or modification to an existing dwelling, which results in a dwelling with five or more bedrooms, shall comply with the following:

1. When the number of bedrooms in a dwelling equals or exceeds five (5), an additional open parking space shall be provided in a location that does not block access to other required parking spaces. The additional open parking space shall be in a location that complies with 19.580.070.A.2, except an existing driveway in front of a garage converted to a habitable space may remain and be counted toward the additional required open space, provided the driveway space meets the minimum parking space dimensions specified in this Chapter.

19.219.040 Nonconforming Structures

Notwithstanding other provisions of the Zoning Code to the contrary, a nonconforming structure shall not be expanded or modified, unless such modifications bring the structure into compliance with the requirements of the Residential Protection Overlay Zone, or return the structure to the original single-family residential floor plan, subject to granting of the necessary building permits and other applicable permits.

Draft Residential Protection Overlay Zone Definitions

The following terms and definitions are to be added to Article X-Definitions of the Zoning Code (Title 19 of the Municipal Code) with the adoption of the Residential Protection Overlay Zone:

Bathroom: A room equipped with a toilet, sink and shower or bathtub.

Bathroom, Half: A bathroom which contains only a toilet and sink, and does not contain a bathtub or shower.

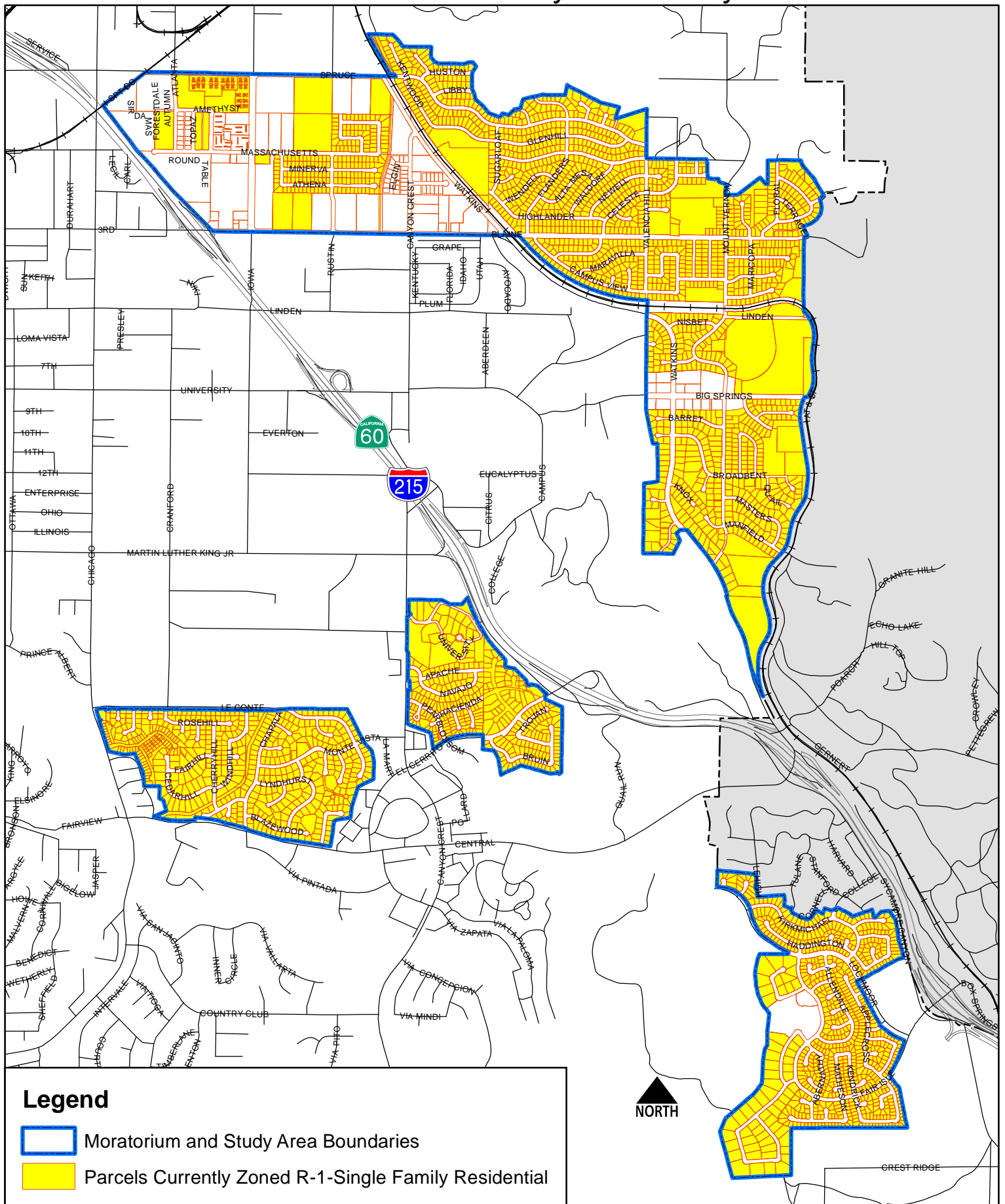
Bedroom: Any habitable room, with or without a closet, along an exterior wall, regardless of its designation on building plans that functions as, or may function as, a sleeping quarters and meets the minimum requirements of the Uniform Building Code for sleeping quarters or bedrooms. Offices, dens, studies, studios, lofts, game rooms, and any other conditioned rooms along an exterior wall will be considered to be bedrooms. This definition does not include living rooms, family rooms, dining rooms, kitchens, foyers, or bathrooms.

Closet: An ancillary area within a dwelling that is clearly intended for storage.

Common Living Area: A common area or communal space within a residential unit that is intended to be shared by all occupants. Common Living Area is the Dwelling Area of a structure, not including hallways, storage areas, bathrooms, and bedrooms.

Dwelling Area: The total combined floor area of a Dwelling Unit intended for human habitation. Dwelling Area shall not include garages, carports, patios, sheds, or other similar spaces.

Exhibit 3 - Moratorium/Overlay Zone Study Area



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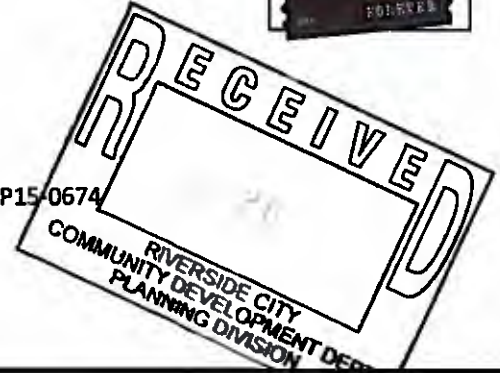
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JOHN & ARLINE ALLMAN
5272 WAINWRIGHT CT
RIVERSIDE, CA 92507

21 AUG 2015 PM 3 L



City of Riverside
Planning Division
Attn: David Murray - P15-0673 and P15-0674
3900 Main Street
Riverside, CA 92522



Response to Public Notice

Any information submitted on this form is public record and can be viewed by any member of the public upon request.

Please note that public comment for this project closes at the Public Meeting on September 3, 2015

Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS:

WE ARE DEFINITELY IN FAVOR OF THIS
PROPOSAL. SINGLE FAMILY RESIDENTS
DESERVE PEACEFUL ENJOYMENT OF
THEIR HOMES

Sorry this
Notice was damaged
by the USPO like
THIS!

Place Stamp
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City of Riverside
Planning Division
Attn: David Murray - P15-0673 and P15-0674
3900 Main Street
Riverside, CA 92522

Response to Public Notice

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Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS:

We are in favor of expanding the Residential Overlay Zone to ALL AREAS at risk of being converted to rental neighborhoods.

We strongly encourage the Planning Division to VOTE to EXPAND the room addition moratorium.

We are grateful to the Community Working group (estab 2013) for their diligence and actions to preserve the current neighborhood, low density character & quality.

Sincere Thanks

PHIL R. COWAN

VICTORIA M. COWAN

ANDREW C. COWAN

21 AUG 2015

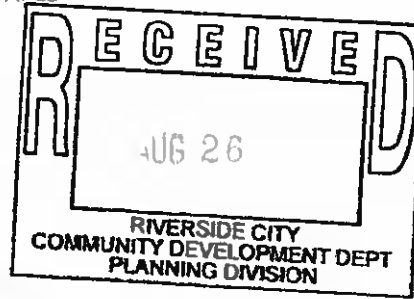
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Contact Email (Optional):

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City of Riverside
Planning Division
Attn: David Murray - P15-0673 and P15-0674
3900 Main Street
Riverside, CA 92522

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Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS: *If this ~~layo~~ overlay will work ~~in~~ the inspectors should have to go back every six months to make sure the property is being used as it should be.*

*Thank You!!!
Lise Sipila*

Contact Phone Number (Optional) _____

Contact Email (Optional) _____

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LOS ANGELES CA 900

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MR. CARLO G. MAZZELLA
669 West 12th St.
SAN PEDRO, CALIF
90731

24 AUG 2015 PM 11 L



City of Riverside
Planning Division
Attn: David Murray - P15-0673 and P15-0674
3900 Main Street
Riverside, CA 92522

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Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS:

I AM 100% AGAINST THE PROPOSAL, AND I HOPE
THE MORATORIUM WILL CONTINUE, IN ORDER TO PROVIDE
RESIDENTS WITH A QUIET ENVIRONMENT.

Contact Phone Number (Optional): _____

Contact Email (Optional): _____

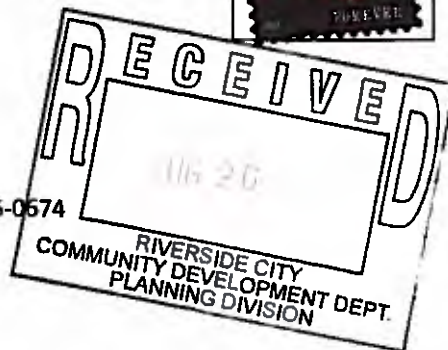
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OLGA HYNES
5060 MONTE CARLO CT.
RIVERSIDE, CA 92507

24 AUG 2015 PM 3 L
24 AUG 2015 PM 3 L



City of Riverside
Planning Division
Attn: David Murray - P15-0673 and P15-0674
3900 Main Street
Riverside, CA 92522

Response to Public Notice

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Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS: We purchased in this area because we wanted to live in a single family
community. Allowing people to add bedrooms to homes for rentals not only
detracts from the overall purpose of this community but will definitely affect
property values substantially. It is a known fact that renters do not value,
nor care for property as a live in owner because they have nothing invested. Also
it will increase traffic and noise level (since I am sure most of the renters
will be college students). Bringing more density into this area that was planned
for single family homes will also bring in increased traffic, increased transient
numbers, and the possibility of home invasions, theft affect safety for current
residents. There are other areas in the city which are zoneD and geared for
apartments-rentals, etc. DO NOT DISTURB THIS AREA WITH A CHANGE THAT IS NOT FOR
THE BENEFIT OF THIS COMMUNITY. NO BUILDING PERMITS FOR ADDING ROOMS TO
SINGLE FAMILY HOMES FOR RENTALS.

Phone Number (Optional)

951 784 6645

mail (Optional):

EXHIBIT 4

IRST

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Wayne & Pat Banker
775 Huston Dr
Riverside, CA 92507-2509

City of Riverside
Planning Division
Attn: David Murray - P15-0673 and P15-0674
3900 Main Street
Riverside, CA 92522



Response to Public Notice

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Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS:

OUR FAMILY AGREES WITH THE PROPOSAL TO PROTECT OUR
NEIGHBORHOOD FROM THESE MULTI-RENTAL PROPERTIES. PLEASE
PROTECT OUR NEIGHBORHOOD.

THE BANKER FAMILY
775 HUSTON DR
RIVERSIDE, CA 92507

Contact Phone Number (Optional):

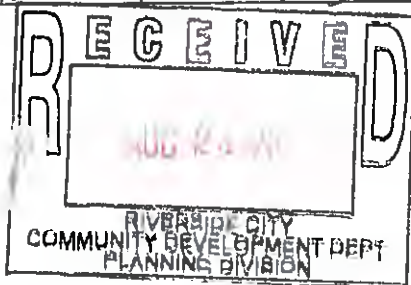
Contact Email (Optional):

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EXHIBIT 4
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L. GORT
2549 Flanders Rd
Riverside, CA 92507



City of Riverside
Planning Division
Attn: David Murray - P15-0673 and P15-0674
3900 Main Street
Riverside, CA 92522

Response to Public Notice

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Please note that public comment for this project closes at the Public Meeting on September 3, 2015

Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS:

I favor this proposal as it seems to protect our residential property. As a homeowner in the affected area I have seen our neighborhood decline in sanitary conditions & an increase of noise (party, running stop signs & speeding up & down Spruce) due to the presence of UCR students to value the area & property, they are renting. Landlords are irresponsible about end of the year "clean outs" of rental houses. Also the students have dogs that are unleashed & a dog to walk in the area becomes confrontational to me & other when we tell them to keep their dog leashed. ^{pick up poop. kindly shared with me dog} We are older residents who have lived here for many years & appreciate effort to keep our neighborhood safe & not being overrun by absentee landlords. Sorry I will not be able to attend the hearing due to work commitments.

Contact Phone Number (Optional) 951-966-7186

Contact Email (Optional) lgort/csw@jaboo.com.

August 22, 2015

I favor this proposal as it seem to protect our residential property. As a homeowner in the affected area, I have seen our neighborhood decline in sanitary conditions and an increase of noise, partying, running stops, speeding up and down Spruce, due to the negligence of UCR student to value the area and property they are renting. Landlords are irresponsible about end of the "clean outs" of rental houses. Also students always have dogs that are unleashed and a hazard to walker in the area and become confrontational to me and others when we tell/ask them to keep their dogs leashed and to pick up their dog poop. Renters should not be allowed to have dogs.

We are older residents who have lived her for man years and appreciate efforts to keep our neighborhood safe and being overrun by absentee landlords.

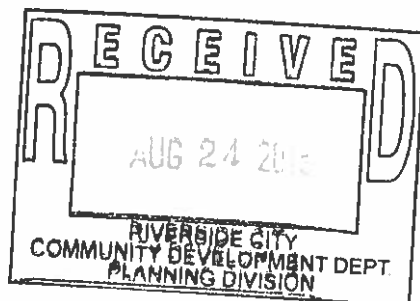
Sorry I will not be able to attend the hearing due to work commitments.

Thank you

Linda Gort
2549 Flanders Road
Riverside, CA 92507



951-966-7186
lgortlcsw@yahoo.com

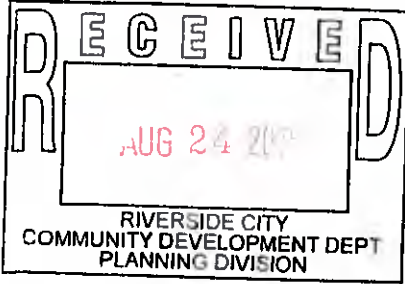


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21 AUG 2015 PM 3 L



City of Riverside
Planning Division
Attn: David Murray - P15-0673 and P15-0674
3900 Main Street
Riverside, CA 92522

Response to Public Notice

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Please note that public comment for this project closes at the Public Meeting on September 3, 2015

Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS: I APPROVE THE PROPOSAL.

Contact Phone Number (Optional) (951) 683-0220

Contact Email (Optional): _____

EXHIBIT 4

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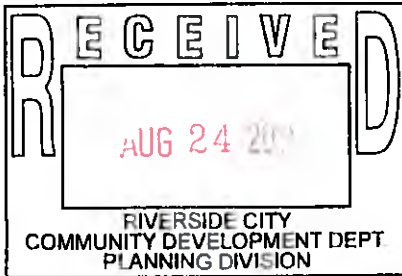
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21 AUG 2015 PM 3 L



L. A. Granado
2900 Rena Way
Riverside, CA 92507-3103



City of Riverside
Planning Division
Attn: David Murray - P15-0673 and P15-0674
3900 Main Street
Riverside, CA 92522

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Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS:

I am very much in favor of the proposed Overlay Zones. I am an original owner/occupant of my home on Renalby. Too many of the neighboring properties are rentals - many to UCR students. We are plagued with parking issues, noisy parties and reduced property values.

Contact Phone Number (Optional):

Contact Email (Optional):

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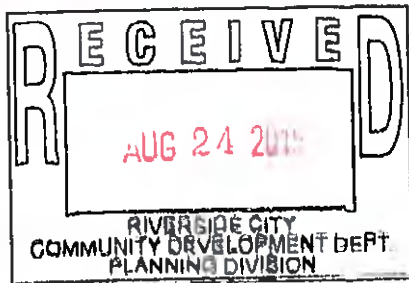
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22 AUG 2015 PM 10 L

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Michael Rettig
5106 Chequers Ct
Riverside CA 92507-5922



City of Riverside
Planning Division
Attn: David Murray - P15-0673 and P15-0674
3900 Main Street
Riverside, CA 92522

Response to Public Notice

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Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS: I support the Residential Protection Overlay Zone, Ward 2. I am a homeowner (Chequers Court) of long standing (1979-). The neighborhood is beautiful and stable now. UCR needs to continue to develop its housing needs on campus.

Contact Phone Number (Optional) 951-788-5118

Contact Email (Optional):

EXHIBIT 4

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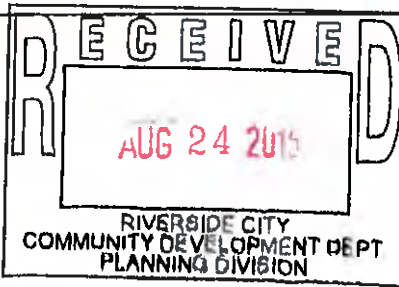
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TAPE, DO NOT STAPLE RIVERSIDE, CA 92504



21 AUG 2015 PM 3 L



City of Riverside
Planning Division
Attn: David Murray - P15-0673 and P15-0674
3900 Main Street
Riverside, CA 92522

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Please note that public comment for this project closes at the Public Meeting on September 3, 2015

Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS: *I may not be able to attend the meeting but
I am in favor of the Residential Protection Overlay Zone
to put the maximum of addition to the house in the
noted protection (blue) areas
we need to protect the single family character of our home*

Josephina Crella

Contact Phone Number (Optional): _____

Contact Email (Optional): *noan1950@gmail.com*

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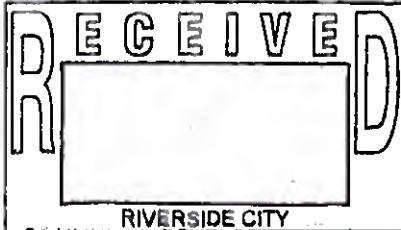
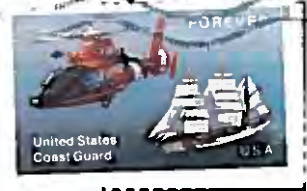
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01 AUG 2015 PM 7:1



Mr. Ted Rado
3144 Celeste Dr.
Riverside, CA 92507-3122



City of Riverside
Planning Division
Attn: David Murray - P15-0673 and P15-0674
3900 Main Street
Riverside, CA 92522

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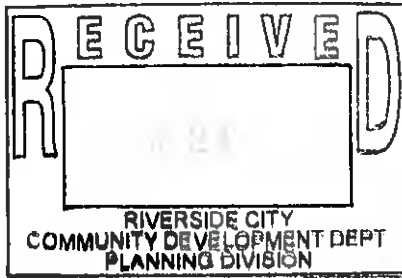
Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS: I completely agree with the proposal to tighten my neighborhood
restrictions on absentee landlord conversion of property to rental units. I've lived in this
neighborhood for 26 years and have seen it change from a largely family-owned and maintained
area to one of deteriorating properties associated with rampant rental speculation buys. The
proposed tightening of restrictions on conversions associated with speculative rentals will be
a very positive step towards reclaiming the area to the way it used to be!

Contact Phone Number (Optional) 951-323-7338

Contact Email (Optional): None

Place Stamp
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City of Riverside
Planning Division
Attn: David Murray - P15-0673 and P15-0674
3900 Main Street
Riverside, CA 92522

Response to Public Notice

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RE: P15-0673 AND P15-0674

Please enter any comments you may have about this proposal below. (Please print or type all information):

APR 25 143 009
COMMENTS: AS A SINGLE FAMILY HOMEOWNER AT 2920 WALTON

DR. FOR NEARLY 30 YEARS, I URGE ADOPTION OF THESE PROPOSALS. I AM A CONTINUING VICTIM OF RENTAL HOUSING, ESPECIALLY COLLEGE STUDENTS. IN MY NEIGHBORHOOD, MY 14TH AMENDMENT EQUAL PROTECTION OF THE LAWS RIGHTS ARE VIOLATED BY PROLIFERATION OF THESE COLLEGE HOTELS AND STUDENTS RESIDENTS POPULATIONS INCREASING WITH RESULTANT FOOT AND VEHICLE TRAFFIC, ILLEGAL PARKING, NOISES, PARTIES, CRIMES, LITTERING, LOUD MUSIC, TRESPASSING AND DAMAGE TO MY PROPERTY. IF SOMETHING IS NOT DONE TO CURTAIL THIS HORRIBLE PROLIFERATION OF COLLEGE STUDENT RESIDENTS, I WILL BE FORCED TO MOVE OUT OF RIVERSIDE, LEAVING MOSTLY TRANSIENTS WHO DO NOT CARE ABOUT THIS CITY.

Sincerely, JOHN BUDNIK John Budnik 8-22-15

Contact Phone Number (Optional): 951 6866171

Contact Email (Optional): JOHNBUDNIK@SOCCLUBAL.NET

22 AUG 2015 PM 3 L

Dr. & Mrs. Richard Goeden
2571 Flanders Rd.
Riverside, CA 92507



City of Riverside
Planning Division
Attn: David Murray - P15-0673 and P15-0674
3900 Main Street
Riverside, CA 92522

Response to Public Notice

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Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS:

As a long-time resident of a single-family home within the moratorium UCR zone I am strongly in favor of the proposed Residential Protection Overlay Zone!

Thank you for providing this opportunity to express my opinion with which my wife, Joan, concurs

Thanks,
Richard D. Goeden
Joan D. Goeden

Contact Phone Number (Optional)

686-7404

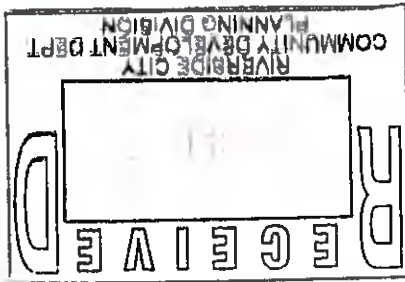
Contact Email (Optional):

dickandjoan@ATT.net



Mr. and Mrs. David Heffernan
514 Massachusetts Ave
Riverside, CA 92507-3040

22 AUG 2015 PM 3 L



City of Riverside
Planning Division
Attn: David Murray - P15-0673 and P15-0674
3900 Main Street
Riverside, CA 92522

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Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS: Several years ago we had five-5
fraternity boys - MEN living next to us at
526, Disasterb speed dial 911
party of 150! ALFRESCO INTERCOURSE!
OWNERS OF RENTALS - SIX CHINESE MUST
be held responsible for tenants
misbehavior! ON SHORE or OFF!

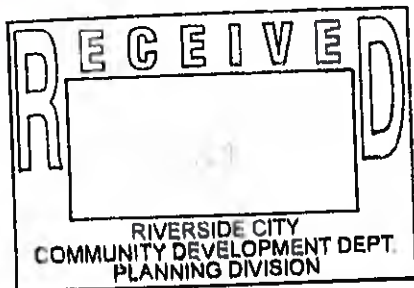
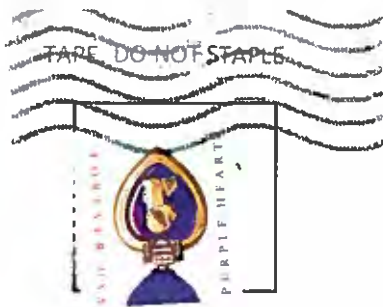
Contact Phone Number (Optional): _____

Contact Email (Optional): _____

22 AUG 2015 PM 2 L



Mr. John R. Budnik
2920 Waldorf Dr.
Riverside, CA 92507-3124



City of Riverside
Planning Division
Attn: David Murray - P15-0673 and P15-0674
3900 Main Street
Riverside, CA 92522

Response to Public Notice

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RE: P15-0673 AND P15-0674

Please enter any comments you may have about this proposal below. (Please print or type all information):

APN 251 143 009

COMMENTS: AS A SINGLE FAMILY HOMEOWNER AT 2920 WALDORF DR. FOR NEARLY 30 YEARS, I URGE ADOPTION OF THESE PROPOSALS. I AM A CONTINUING VICTIM OF RENTAL HOUSING, ESPECIALLY COLLEGE STUDENTS. IN MY NEIGHBORHOOD, MY 14TH AMENDMENT EQUAL PROTECTION OF THE LAWS RIGHTS ARE VIOLATED BY PROLIFERATION OF THESE COLLEGE HOTELS AND STUDENTS RESIDENTS POPULATIONS INCREASING WITH RESULTANT FOOT AND VEHICLE TRAFFIC, ILLEGAL PARKING, NOISES, PARTIES, CRIMES, LITTERING, LOUD MUSIC, TRESPASSING AND DAMAGE TO MY PROPERTY. IF SOMETHING IS NOT DONE TO CURTAIL THIS HORRIBLE PROLIFERATION OF COLLEGE STUDENT RENTERS, I WILL BE FORCED TO MOVE OUT OF RIVERSIDE, LEAVING MOSTLY TRANSIENTS WHO DO NOT CARE ABOUT THIS CITY.

Sincerely, John Budnik John Budnik 8-22-15

Contact Phone Number (Optional) 951 6866171

Contact Email (Optional): JOHN.BUDNIK@SBCGLOBAL.NET

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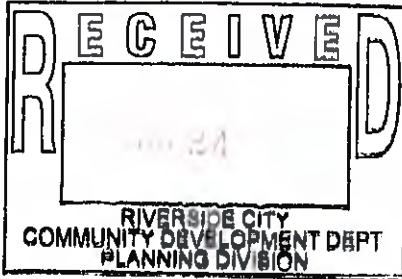
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501 BERNARDINO CA 92504

20 AUG 2015 PM 3 L

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Mark Kalish
1438 Halberry Dr
Riverside Calif
92507



City of Riverside
Planning Division
Attn: David Murray - P15-0673 and P15-0674
3900 Main Street
Riverside, CA 92522

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Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS:

Please Build The Community
Needs The Infusion of Business
& Money To Help The Area,
Surrounding Areas

This Project will Be Great for The
Community,

People Are just Afraid of Change
They will Be Fine,

Please Build !!

Contact Phone Number (Optional):

951-756-5178

Mark Kalish

Contact Email (Optional):

EXHIBIT 4

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Ssgt. Earl R. Tynes AF RET
5010 Pearblossom Dr
Riverside, CA 92507



City of Riverside
Planning Division
Attn: David Murray - P15-0673 and P15-0674
3900 Main Street
Riverside, CA 92522

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Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS: I TOTALLY AGREE WITH PROPOSAL. I ALSO BELIEVE
STUDENTS SHOULD NOT BE ABLE TO RENT HOUSES.
THEY SHOULD BE IN APARTMENTS. THEY CLOG THE
NEIGHBORHOOD WITH CARS, TRUCKS, SUV ETC.
I AGREE WITH YOUR PROPOSAL.

Contact Phone Number (Optional) 957-686-8257

Contact Email (Optional):

EXHIBIT 4

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FOLD THIS SIDE FIRST

Rep. E. Leslie Nagby
723 Spruce St.
Riverside, CA
92507

Place Stamp
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City of Riverside
Planning Division
Attn: David Murray - P15-0673 and P15-0674
3900 Main Street
Riverside, CA 92522

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Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS:

We are in agreement with the proposal; however it should also still include a limitation on the number of unrelated renters per house to four (as it currently stands). Limiting the number of bedrooms and/or the total square footage of bedrooms in relation to the total living space square footage will not necessarily limit the number of renters per house. Case in point: the house next door to us has five bedrooms and at one time it had 10 student renters residing there.

More than four adult renters per house puts a stress on our community resources. There is not ample parking and uncollected, overflowing trash attracts the coyotes putting pets in our neighborhood in danger.

Please consider this. We would attend the meeting but we work!

Leslie Nagby
951-218-7514

Contact Phone Number (Optional):

Contact Email (Optional):

Leslie@nagby.com