

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA,  
REPLACING CHAPTER 19.895, ROOM RENTAL PERMIT, OF THE  
RIVERSIDE MUNICIPAL CODE IN ITS ENTIRETY.

The City Council of the City of Riverside does ordain as follows:

Section 1: Chapter 19.895 of the Riverside Municipal Code entitled Room Rental Permit is replaced in its entirety as described in Exhibit "A" attached hereto and incorporated herein.

Section 2: The City Council has reviewed the matter and, based upon the facts and information contained in the staff reports, administrative record, and written and oral testimony, hereby finds that this ordinance is not subject to CEQA pursuant to Section 15061(b)(3) of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, in that it will not result in a direct or reasonably foreseeable indirect physical change in the environment nor have a significant impact on the environment.

Section 3: The City Clerk shall certify to the adoption of this ordinance and cause publication once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City of Riverside. This ordinance shall become effective on the 30th day after the date of its adoption.

ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Mayor of the City of Riverside

Attest:

\_\_\_\_\_  
City Clerk of the City of Riverside

1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the  
2 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the  
3 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that thereafter the said ordinance was duly and  
4 regularly adopted at a meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
5 by the following vote, to wit:

6 Ayes:

7 Noes:

8 Absent:

9 Abstain:

10  
11 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
12 City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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14 \_\_\_\_\_  
15 City Clerk of the City of Riverside  
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## Chapter 19.895

## ROOM RENTAL PERMIT

**19.895.010 Purpose.****19.895.020 Procedures.****19.895.030 Room Rental Permit in Flow Chart Form.****19.895.010 Purpose.**

The purpose of this Chapter is to provide a procedure to permit owners of single-family residences/dwellings to rent a room or rooms to more than two, but not to exceed four, individuals through a room rental permit process. The Room Rental Permit is only applicable to the RR, RE and R1 Zones. ~~(Ord. 7222 §6, 2013)~~

**19.895.020 Procedures.**

The following procedures apply to applications for a Room Rental Permit:

**A. Application**

Owners of a single family residence/dwelling wishing to rent a room or rooms to more than two, but not more than four, individuals shall make written application to the Zoning Administrator, including all the material deemed necessary to demonstrate compliance with the provisions for this use in Chapter 19.520 (Rental of Rooms), including, a signed copy of the Room Rental Permit Agreement to meet the requirements for additional rentals.

**B. Exemption**

The Room Rental Permit Requirements of this Chapter do not apply to the rental of a single family residence in any RR, RE, and R1 Zones to a "single housekeeping unit" as defined in Section 19.910.200.

**B.C. Approval**

Upon receipt of a complete application, the Zoning Administrator shall grant the permit if all requirements of Chapter 19.520 (Rental of Rooms) are met. The Zoning Administrator shall approve the application unless ~~findings are made~~ the Zoning Administrator finds that the approval would otherwise adversely affect the residential character of the neighborhood.

**C.D. Renewal**

A Room Rental Permit Agreement is effective for a period of one year from the date of issuance and is required to be renewed on an annual basis thereafter. Renewal of a Room Rental Permit Agreement is subject to the Room Rental Permit Requirements of this Chapter.

**D.E. Appeal**

Any person may appeal the decision of the Zoning Administrator to the Planning Commission. A notice of public hearing for the appeal shall be provided pursuant to Section 19.670.030.

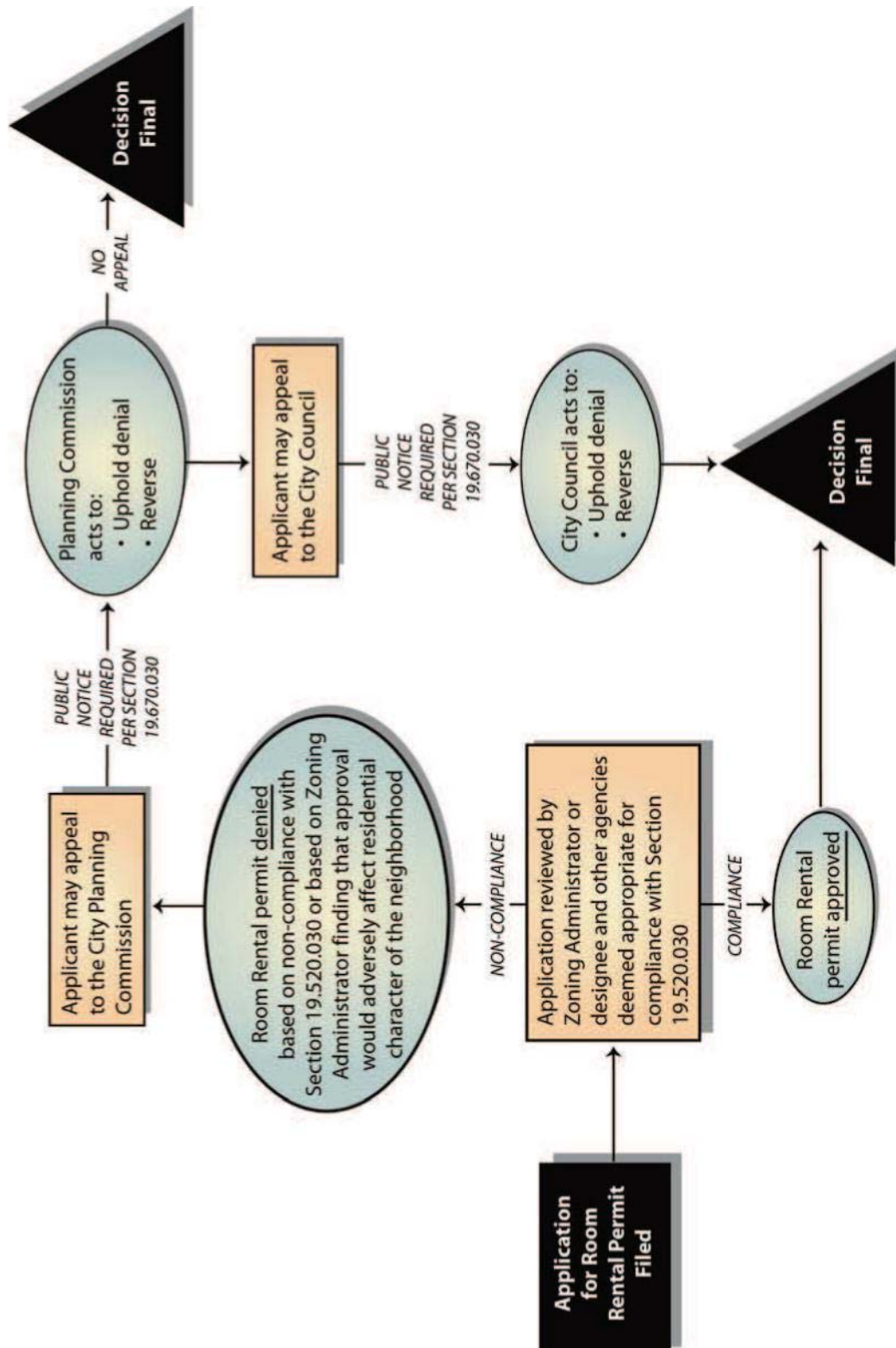
The decision of the Planning Commission may be appealed to the City Council. In the event of an appeal to the ~~Planning Commission or~~ City Council, notice shall be given in the same manner as the Planning Commission appeal pursuant to Section 19.670.030. The decision of the City Council shall be final.

E.F. Revocation.

Three or more violations of any of the operational requirements of Section 19.520.030.B (Operation and Development Standards) including extraordinary police service or response complaints as defined by Chapter 9.60 ~~of the Riverside Municipal Code~~ (Liability for Extraordinary Police Services or Responses) or citations for violations related to noise or property use or maintenance within any ~~running~~ twelve-month period, shall be grounds for revocation of the Room Rental Permit Agreement. Refer to Section 19.700.020 for revocation procedures.

A revoked Room Rental Permit Agreement may not be reissued for a minimum of one year from the revocation date. If a Room Rental Permit Agreement issued to the same owner for the same property is revoked a second time, a Room Rental Permit Agreement may not be reissued for the subject property as long as it belongs to the same owner. ~~(Ord. 7222 §6, 2013)~~

## 19.895.030 Room Rental Permit in Flow Chart Form.



(Ord. 7222 §6, 2013)