



## Housing Element Rezoning Program

P17-0096 (GPA), P17-0180 (ZC Map), P17-0182 (ZC Text), and P17-0521(SPA)

**Community & Economic  
Development Department**

Planning Commission

Agenda Item: 5

October 19, 2017

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## Presentation Overview

1. Background (RHNA, Mandate & Legal Landscape)
2. Implementation Program
3. Rezoning Strategy
4. Misconceptions & Realities
4. Candidate Site Selection Criteria
5. Sites Recommended for Removal
6. Zoning Code Amendments
7. Recommendations



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## Housing Element Background

1. Housing Element is part of the General Plan
2. The only "Element" required to be approved by the State
3. State-mandated Housing Element Updates:
  - 8-year Cycle (Current Cycle: 2014 – 2021)
4. Identifies existing and projected housing needs for persons at all income levels



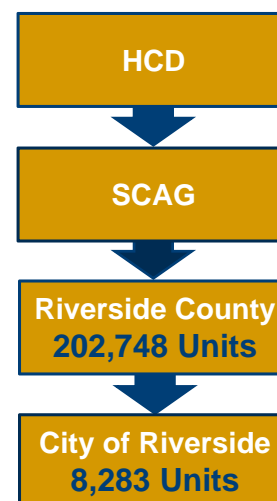
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## REGIONAL HOUSING NEED ALLOCATION (RHNA)

"Fair Share" Housing Element Requirement

1. Southern California Association of Governments (SCAG) determines each jurisdiction's share of the RHNA requirement
2. Allocation distributed among income categories including low, moderate, above moderate



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## We Need *All Kinds* of Housing

Regional Housing Needs Assessment (RHNA):

8,283 units (broken down by income categories):

- 3,338 units affordable to low-income
- 1,503 units affordable to moderate income
- 3,442 units affordable to above-moderate income



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## The Mandate

Magic Number: **4,767 units**



Criteria

1. Available for development of low income units
2. Rezone a minimum of 191 acres at 24 units per acre;
3. Must accommodate at least 16 units per site; and
4. At least 50 percent of the sites must be zoned exclusively for residential



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## The Legal Landscape

- Complaint filed in Court - **Oct 2016**
- Settlement Agreement – **Jan 2017**
- Terms of Agreement
  - Must adopt Housing Element – **Oct 15, 2017**
  - Must complete Rezone Program – **Dec 15, 2017**



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## Implementation Program

- Rezoning Program
- Zoning Code Amendment
- General Plan Amendment
- University Avenue Specific Plan Amendment



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## The Rezoning Strategy



### The Proposed Zones:

- |  |                 |
|--|-----------------|
| – <b>(MU-V)</b> Mixed Use–Village Zone:            | Max. 30 DU/Acre |
| – <b>(MU-U)</b> Mixed Use–Urban Zone:              | Max. 40 DU/Acre |
| – <b>(R-3-1500)</b> Multi-Family Residential Zone: | Max. 29 DU/Acre |
| – <b>(R-4)</b> Multi-Family Residential Zone:      | Max. 40 DU/Acre |

*Mixed Use Zones allow for commercial & multi-family residential*



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## The Candidate Sites



67 Candidate Rezone Sites (consisting of 300 Parcels)

“Groups” of Sites as follows:

- **Group 1 – Mixed Use in Magnolia Avenue Specific Plan (MASP):**
  - 14 sites/approx. 90 acres
  - Proposed MU-V and MU-U zones consistent with General Plan
- **Group 2 – University Avenue Specific Plan (UASP):**
  - 6 Sites/approx. 13 acres
  - Proposed MU-V and MU-U zones consistent with General Plan



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## The Sites

– **Group 3 – Rezone to Mixed Use – Sites not in the MASP or UASP:**

- 7 sites/approx. 81 acres
- Proposed MU-V and MU-U zones.
- 5 sites consistent with General Plan

– **Group 4 – Sites Proposed for Multiple-Family Residential:**

- 40 sites/approx. 171 acres
- Proposed R-3-1500 and R-4 zones
- 4 sites consistent with General Plan
- Exclusively zoned Residential for 50% of the RHNA (2,384 units)



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## Misconceptions

The Rezoning Program:

- **Does not** use Eminent Domain to acquire properties.
- **Does not** require demolition of existing buildings or the closing of existing businesses.
- **Does not** mandate that affordable units be constructed on the sites.



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## Realities

The Rezoning Program:

- **Does** provide for a variety of multi-family housing types
  - Mixed-use projects, townhomes, condominiums, senior apartments and apartments
- **Does** avoid severe consequences, such as:
  - Prohibiting all new construction of single-family residential, commercial and industrial development
  - Court-control and approval of locations for affordable housing
  - Restricted access to State funds



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## Candidate Site Selection



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## Site Selection Criteria

- Large Vacant Sites Preferred
- Non-Vacant Sites
  - Age and condition of the building(s) and improvements
  - Vacant tenant spaces
  - Partially developed sites
  - Potential for new development/housing
- Located along Major Corridors
  - Magnolia Ave, University Ave, and Van Buren Boulevard



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## Site Selection Criteria

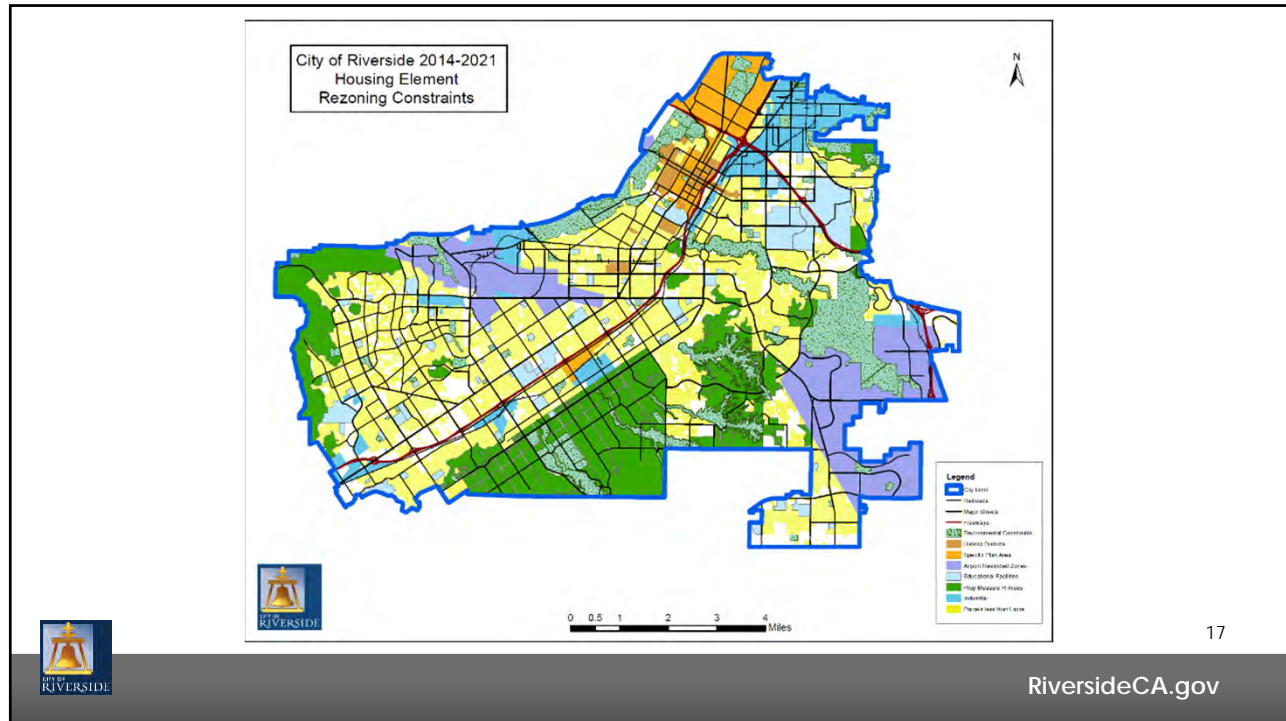
- Near Services and Amenities
  - Metrolink stations & bus routes/stops, community centers, hospitals, schools, universities and shopping areas
- Existing infrastructure
  - Streets, curb, gutter, sidewalks, storm drains, water & sewer
- Existing Mixed Use & Multi-Family General Plan Land Use
  - 29 Sites Citywide
  - 14 Sites in the Magnolia Avenue Specific Plan



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## Sites Recommended for Removal

- **Sites Entitled, Pending Entitlement or Recently Developed**
  - Eight Sites Identified (Four Sites to be removed entirely & Four Sites reduced with elimination of parcels)
- **County Airport Land Use Commission (ALUC)**
  - Two Sites Removed (Gless Ranch)
- **Program Environmental Impact Report (PEIR)**
  - One Site to be Removed (Arlington Village)
- **Sites within Single-Family Residential Neighborhoods**
  - Two Sites to be Removed



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## Sites Recommended for Removal

### W2G2S03

Lee's  
Sandwiches:

Recently  
developed  
commercial  
bldg. on  
0.82-acres

Northeast of Intersection at Ottawa Ave. & University Ave. (W2G2S03)

	<b>Total Acreage:</b> .82 Acres <b>Existing Zoning:</b> CR-SP <b>Proposed Zoning:</b> <del>MU-V</del> <b>Existing General Plan:</b> MU-V <b>Proposed General Plan:</b> <del>MU-V</del>
	<b>APNs:</b> <del>211182026</del>



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## Sites Recommended for Removal

### W3G4S11

Harris Farm:

A 36-unit  
townhome  
development  
recently  
approved on  
this 2.9-acre  
site

East of Jefferson St. & South of California Ave.

(W3G4S11)

	<b>Total Acreage:</b> 2.96 Acres <b>Existing Zoning:</b> R-3-3000 <b>Proposed Zoning:</b> <del>R-3-1500</del> <b>Existing General Plan:</b> MDR <b>Proposed General Plan:</b> <del>HDR</del>
	<b>APNs:</b> <del>227130025</del>



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## Sites Recommended for Removal

### W3G4S09

East of Jefferson St. & South of Magnolia Ave.

(W3G4S09)

A 22-unit condominium development approved on 1.6 acres in 2006

Entitlement remains in effect



Total Acreage:

1.59 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

**R-4**

Existing General Plan:

MDR

Proposed General Plan

**VHDR**

APNs:

**230020017, 230020018**

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## Sites Recommended for Removal

### W5G1S02

South of Magnolia Ave. between Harrison St. & Muir Ave.

(W5G1S02)

Application for a single-family residential PRD currently under review by City.

Area of proposed development (hatched parcels) to be removed – Approximately 5.6 acres



Total Acreage:

10.62 Acres

Existing Zoning:

CR-SP, R-1-7000

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V

APNs:

234080005, **234080031, 234080032**, 234080033, 234080034, **234091012, 234091013**, 234080035

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## Sites Recommended for Removal

### W6G4S17

Application for a 7-lot single-family subdivision under review by City.

Area of proposed development (hatched parcels) to be removed – Approximately 1.7 acres

West of Intersection at Jones Ave. & Cook Ave.

(W6G4S17)



APNs:  
~~143040011~~, 143040012

Total Acreage:  
3.56 Acres  
Existing Zoning:  
R-1-7000  
Proposed Zoning:  
R-3-1500  
Existing General Plan:  
MDR  
Proposed General Plan  
HDR



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## Sites Recommended for Removal

### W6G4S20

Application for a car wash currently under review by City.

Area of proposed development (hatched parcels) to be removed

Intersection of Hole Ave. & California Ave.

(W6G4S20)



APNs:  
143080019, 143080020, 143080021, 143080022, 143080024, ~~143080026~~, 143080029, 143080030,  
~~143080032~~, 143080033, 143080034, 143332002

Total Acreage:  
11.51 Acres  
Existing Zoning:  
R-1-7000, CG-SP  
Proposed Zoning:  
R-3-1500  
Existing General Plan:  
C, MDR, MHDR  
Proposed General Plan  
HDR



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## Sites Recommended for Removal

### W6G4S26

Good News  
Church & City  
Housing  
Authority Site

Eliminated due  
to existing  
church and  
City RFP

Southeast of Intersection at Collett Ave. & La Sierra Ave. (W6G4S26)



Total Acreage:  
6.51 Acres  
Existing Zoning:  
R-1-7000  
Proposed Zoning:  
**R-3-1500**  
Existing General Plan:  
MDR  
Proposed General Plan  
**HDR**

APNs:  
**142480005, 142480006**

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## Sites Recommended for Removal

### W6G4S41

Pending  
commercial  
development  
on southerly  
parcels  
(approx. 4.4  
acres)

Hatched  
parcels to be  
removed

Northwest of Intersection at Challen Ave. & Van Buren Blvd. (W6G4S41)



Total Acreage:  
6.66 Acres  
Existing Zoning:  
CR, CG, CG-S-1, CR-S-1, CR-X  
Proposed Zoning:  
R-3-1500  
Existing General Plan:  
HDR, MU-V  
Proposed General Plan  
HDR

APNs:  
145082037, 145082038, 145082035, **145082036, 145161007, 145161004, 145161008**

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## Site Removed – ALUC Consistency

### W4G3S13

Gless Ranch

Removed from  
Housing Element  
Rezoning  
Program for  
ALUC  
consistency  
determination

Southwest of Intersection at Van Buren Blvd. & Barton St. (W4G3S13)



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## Site Removed – ALUC Consistency

### W4G4S36

Gless Ranch

Removed from  
Housing  
Element  
Rezoning  
Program for  
ALUC  
consistency  
determination

South of Van Buren Blvd. & West of Barton St.

(W4G4S36)



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## Sites Recommended for Removal

### W5G1S19

Arlington Village Site (32 parcels)

No HCD Credit –  
Parcels too small  
& no contiguous  
ownership for  
consolidation

EIR - Mitigation  
Measure (CUL-2):  
Remove to  
reduce impact to  
historic resources

Intersection of Magnolia Ave. and Van Buren Blvd.

(W5G1S19)



Total Acreage:  
5.86 Acres  
Existing Zoning:  
CR-NC-SP  
Proposed Zoning:  
**MU-V**  
Existing General Plan:  
MU-V  
Proposed General Plan  
**MU-V**

**APNs:**

145304003, 145304004, 145304005, 145304006, 145304007, 145304008, 191313003, 191313004, 191313005, 191313006, 191313007, 191313008, 191313009, 191313012, 191313014, 191313015, 191313017, 233022002, 233022003, 233022004, 233022005, 233022006, 233022007, 233022064, 234112001, 234112002, 234112003, 234112004, 234112046, 145304001, 145304002, 233022001

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## Sites Recommended for Removal

### W6G4S34

Crest Avenue

Surrounded by  
Single-Family  
Residential

Low Density  
Residential  
General Plan &  
Steep  
topography

Between Crest Ave. & Wells Ave.

(W6G4S34)



Total Acreage:  
5.98 Acres  
Existing Zoning:  
R-1-7000  
Proposed Zoning:  
**R-3-1500**  
Existing General Plan:  
LDR, MDR  
Proposed General Plan  
**HDR**

**APNs:**

147310001, 151300007

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## Sites Recommended for Removal

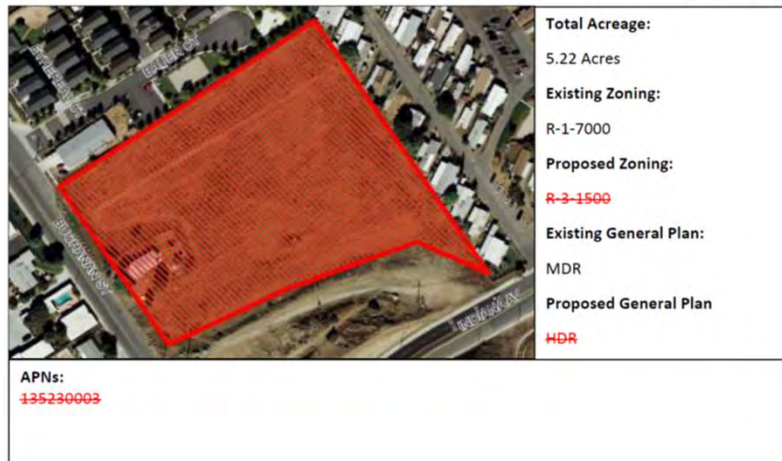
### W6G4S33

Surrounded by  
Single-Family/  
mobile home  
parks

Far from  
services along  
Magnolia  
Avenue

North of Indiana Ave. & East of Buchanan St.

(W6G4S33)



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## Other Site Adjustments

- Two Sites recommended for different Zoning
  - W6G4S44: Existing Commercial Site at Blain & Watkins Site
  - W6G4S32: Vacant land at Janet Avenue between Picker & Challen Streets



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## Site Recommended for Different Zoning

### W6G4S44

Existing  
Commercial  
Center

Existing General  
Plan: MU-U

Proposed Zone:  
MU-U instead of  
R-4 to be  
consistent with  
existing GP

Northwest of Intersection at Blaine St. & Watkins Dr.

(W1G4S44)



APNs:  
251070007, 251070008

Total Acreage:  
4.21  
Existing Zoning:  
CR  
Proposed Zoning:  
**R-4 MU-U**  
Existing General Plan:  
MU-U  
Proposed General Plan  
**VHDBR MU-U**



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## Site Recommended for Different Zoning

### W6G4S32

Surrounded by Single-  
Family Residential

Existing General Plan:  
Medium Density  
Residential (MDR)

Existing Zoning:  
Business Manufacturing  
Park (BMP)

Proposed Zone: R-1-7000  
instead of R-3-1500 to  
be consistent with  
existing GP  
(No HCD Credit)

Janet Ave. between Challen Ave. & Picker St.

(W6G4S32)



APNs:  
151111034, 151111046

Total Acreage:  
3.48 Acres  
Existing Zoning:  
BMP, R-3-1500  
Proposed Zoning:  
**R-3-1500 R-1-7000**  
Existing General Plan:  
MDR  
Proposed General Plan  
**HDR**



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## Unit Count Summary

<b>Total Number of Units (Initial Count)</b>					9,157
<b>Units deducted for Non-HCD credit parcels</b>					717
<b>Revised Total:</b>					8,440
	Required Units for RHNA	Credit for 69 Candidate Sites (303 parcels)	Units Lost w/ Elimination of Sites	Remaining Credit/Surplus	
Sites proposed for Multiple-Family Residential (R-3-1500 and R-4 Zones)	2,384	4,579	1,538	3,041/657	
Sites proposed for Mixed Use (MU-V and MU-U Zones)	2,383	3,861	287	3,574/1,191	
<b>Total</b>	<b>4,767</b>	<b>8,440</b>	<b>1,825</b>	<b>6,615/1,848</b>	

Magic Number:  
**4,767 units**

Final Tally:  
**6,615 units**



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## Code Amendment

### Compliance with State Housing Law

- Transitional & Supportive Housing:
  - Permit by-right as residential use
- Single Room Occupancies (SRO's):
  - Allow in Mixed Use-Urban (MU-U) zones by CUP
  - Establish location and operation standards
- Accessory Dwelling Units (ADUs):
  - Modify standards to comply with California law
  - Allow ADU's by right in single-family zones



Accessory Dwelling Unit Example



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## Code Amendment

### Remove Barriers to Multi-Family Housing

- Permit Multi-Family Housing by-right, as required by State law
- Reduce minimum lot size from 1-acre to 30,000 s.f.
- Modify R-3 and R-4 Development Standards to reduce variances



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## Code Amendment

### Nonconformities

- Re-establishment of discontinued uses
  - Non-Residential – From 180 days to 1 year (3 years with CUP)
  - Residential – Remove 180 days time limit
- Restoration of partially destroyed structures (50 % or less)
  - Non-Residential & Residential – From 180 days to 1 year
- Restoration of destroyed structures (greater than 50 %)
  - Non-Residential – By CUP
  - Residential – No change (permitted with MCUP)

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## Code Amendment

### Protecting Property Investments

- Allow drive-thru restaurants in Mixed Use zones
- Amend the University Avenue Specific Plan
  - Permit mixed use & multi-family projects
  - Remove 15-acre site requirement
  - Refer to mixed use standards of Zoning Code
- Amend Nonconformities provisions
  - Address expansions, reestablishments, and restorations.



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## Code Amendment

### Assemblies of People - Non-Entertainment ("Churches" and "Civic Organizations")

- Permit Dwelling Units by CUP
  - Dwellings must be an incidental use
  - Prohibited in industrial zones
  - Prohibited in "storefront" assembly places
- Allow Temporary Emergency Shelters with Temporary Use Permit (TUP)
  - Limited to 180 days per year



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## Code Amendment

### Tiny Homes

- Permit in RE and R-1 zones as an accessory use
  - Defined as:
    - Greater than 100 SF
    - Cooking, sleeping, and toilet facilities
    - Designed like conventional building structure
    - Not self-propelled or recreational vehicle



Fresno, CA Tiny Home in Rear Yard



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## Code Amendment

### Tiny Homes (Cont.)

- Tiny Home Community
  - Permitted in RR, RE, and R-1 with PRD
  - Permitted with Assemblies of People, Non-Entertainment by CUP



Tiny Home Community – Spur, TX



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## General Plan Amendment

Amend the General Plan Map to be consistent with rezoning of properties



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## Recommendation

That the Planning Commission **RECOMMEND** the following to the City Council:

1. Certify the Draft Program Environmental Impact Report (DPEIR) prepared for the project as complying with the California Environmental Quality Act (CEQA);
2. Find that, based on the Draft Program Environmental Impact Report (DPEIR) that has been prepared for the project, the project will have significant and unavoidable environmental impacts related to air quality, cultural resources, greenhouse gas emissions, noise, land use and planning, and transportation/traffic as there are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects; and



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## Recommendation

3. **APPROVE** Planning Cases: **P17-0096** (General Plan Amendment), **P17-0180** (Rezone), **P17-0182** (Zoning Code Amendment), and **P17-0521** (University Avenue Specific Plan Amendment) with staff's recommendation to rezone all Housing Element Appendix D – Rezoning Program candidate sites per Exhibit 2b of the staff report, excluding those sites identified for removal in Exhibit 2b and Exhibit 6, based on the findings outlined in the staff report.



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## REZONE SITE MAPS



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## WARD 1 CANDIDATE SITES



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CITY OF RIVERSIDE 2014 - 2021 HOUSING ELEMENT UPDATE

### Ward 1 Sites

Exhibit 1 - Candidate Sites for Rezoning

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## Southeast of Intersection at Pine St. & Tesquesquite Ave. (W1G4S43)



**Total Acreage:**  
4.48

**Existing Zoning:**  
CR

**Proposed Zoning:**  
R-4

**Existing General Plan:**  
MU-V

**Proposed General Plan**  
VHDR



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## Northwest of Intersection at Blaine St. & Watkins Dr. (W1G4S44)



**Total Acreage:**  
4.21

**Existing Zoning:**  
CR

**Proposed Zoning:**  
R-4

**Existing General Plan:**  
MU-U

**Proposed General Plan**  
VHDR



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### Northwest of Intersection at Iowa Ave. & Blaine St.

(W1G3S11)



**Total Acreage:**

17.37 Acres

**Existing Zoning:**

CR

**Proposed Zoning:**

MU-V

**Existing General Plan:**

C

**Proposed General Plan**

MU-V



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### Southeast of Intersection at Massachusetts Ave. & Iowa Ave. (W1G4S01)



**Total Acreage:**

.92 Acres

**Existing Zoning:**

R-1-7000

**Proposed Zoning:**

R-4

**Existing General Plan:**

HDR

**Proposed General Plan**

VHDR



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## Northeast of Intersection at Brooks St. & Olivewood Ave. (W1G4S02)



**Total Acreage:**

1.82 Acres

**Existing Zoning:**

R-1-7000

**Proposed Zoning:**

R-3-1500

**Existing General Plan:**

HDR

**Proposed General Plan**

HDR



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## Southeast of Intersection at City College Dr. & Ramona Dr. (W1G4S03)



**Total Acreage:**

1.11 Acres

**Existing Zoning:**

PF, R-1-7000

**Proposed Zoning:**

R-3-1500

**Existing General Plan:**

HDR

**Proposed General Plan**

HDR



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## Southeast of Intersection at Olivewood Ave. & Panorama Rd. (W1G4S04)



**Total Acreage:**

2.03 Acres

**Existing Zoning:**

R-1-7000, R-3-1500

**Proposed Zoning:**

R-3-1500

**Existing General Plan:**

HDR

**Proposed General Plan**

HDR



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## Southeast of Intersection at Cridge St. & Olivewood Ave. (W1G4S08)



**Total Acreage:**

.79 Acres

**Existing Zoning:**

R-1-7000

**Proposed Zoning:**

R-3-1500

**Existing General Plan:**

PF

**Proposed General Plan**

HDR



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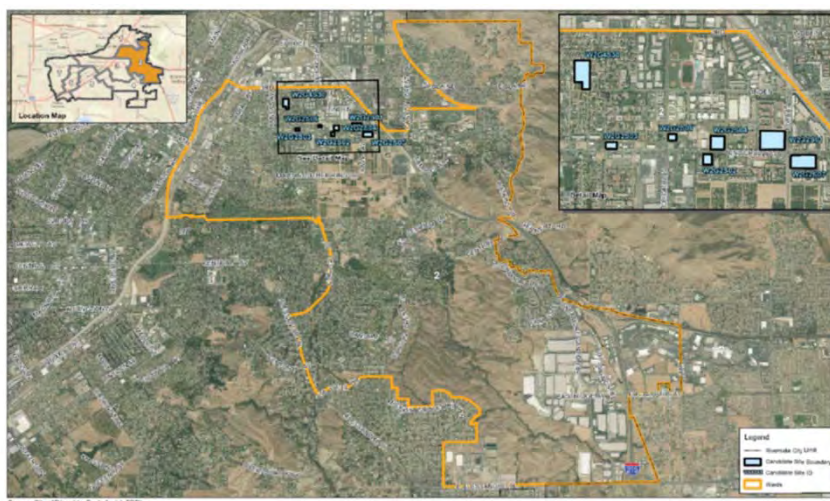


## WARD 2 CANDIDATE SITES



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INTERNATIONAL

CITY OF RIVERSIDE 2014 - 2021 HOUSING ELEMENT UPDATE

### Ward 2 Sites

Exhibit 1 - Candidate Sites for Rezoning

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## Northwest of Intersection at University Ave. & Iowa Ave. (W2G2S01)



**Total Acreage:**  
5.01 Acres

**Existing Zoning:**  
CR-SP

**Proposed Zoning:**  
MU-U

**Existing General Plan:**  
MU-U

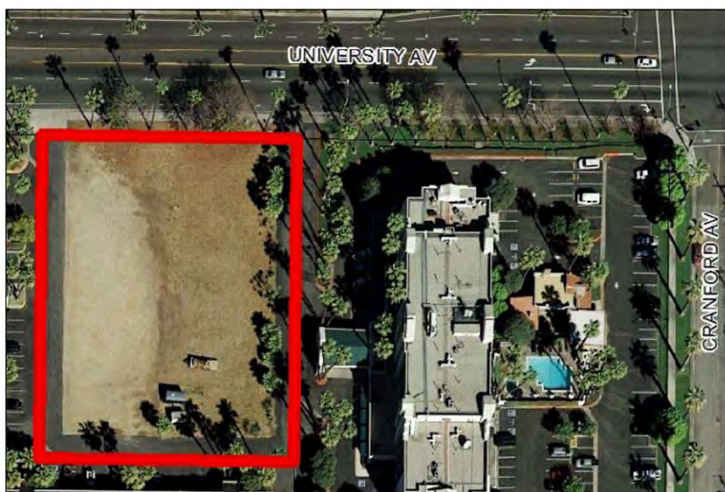
**Proposed General Plan:**  
MU-U



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## South of University Ave. and West of Cranford Ave. (W2G2S02)



**Total Acreage:**  
1.04 Acres

**Existing Zoning:**  
CR-SP

**Proposed Zoning:**  
MU-U

**Existing General Plan:**  
MU-U

**Proposed General Plan:**  
MU-U



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## Northeast of Intersection at Ottawa Ave. & University Ave. (W2G2S03)



**Total Acreage:**

.82 Acres

**Existing Zoning:**

CR-SP

**Proposed Zoning:**

MU-V

**Existing General Plan:**

MU-V

**Proposed General Plan**

MU-V



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## Northwest of Intersection at Cranford Ave. & University Ave. (W2G2S04)



**Total Acreage:**

2.05 Acres

**Existing Zoning:**

CR-SP

**Proposed Zoning:**

MU-V

**Existing General Plan:**

MU-U

**Proposed General Plan**

MU-U



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## East of Chicago Ave. & North of University Ave.

(W2G2S06)



**Total Acreage:**

.58 Acres

**Existing Zoning:**

CG-SP

**Proposed Zoning:**

MU-U

**Existing General Plan:**

MU-U

**Proposed General Plan**

MU-U



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## Southeast of Intersection at Iowa Ave. & University Ave. (W2G2S07)



**Total Acreage:**

3.78 Acres

**Existing Zoning:**

CR-SP

**Proposed Zoning:**

MU-U

**Existing General Plan:**

MU-U

**Proposed General Plan**

MU-U



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## North of Linden St. & West of Dwight Ave.

(W2G4S30)



### Total Acreage:

4.22 Acres

### Existing Zoning:

R-1-7000

### Proposed Zoning:

R-3-1500

### Existing General Plan:

MDR

### Proposed General Plan

HDR



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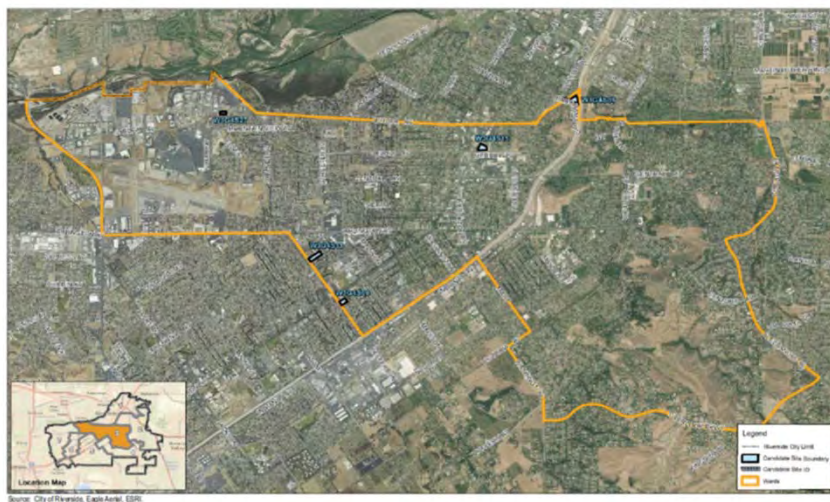
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## WARD 3 CANDIDATE SITES



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NOT TO SCALE  
Michael Baker  
INTERNATIONAL

CITY OF RIVERSIDE 2014 - 2021 HOUSING ELEMENT UPDATE

### Ward 3 Sites

Exhibit 1 - Candidate Sites for Rezoning

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## North of Panorama Rd. & West of 91 FWY

(W3G4S05)



### Total Acreage:

2.54 Acres

### Existing Zoning:

R-1-7000

### Proposed Zoning:

R-4

### Existing General Plan:

HDR

### Proposed General Plan

VHDR

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**East of Jefferson St. & South of Magnolia Ave.**

**(W3G4S09)**



**Total Acreage:**

1.59 Acres

**Existing Zoning:**

R-1-7000

**Proposed Zoning:**

R-4

**Existing General Plan:**

MDR

**Proposed General Plan**

VHDR



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