



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

November 2, 2017

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Overlay Zones Proposed for Removal

Overlay Zones proposed to be removed are:

- RP – Residential Protection Overlay Zone
- NC – Neighborhood Commercial Overlay Zone:
- S-2 – Building Stories Overlay Zone
- X – Building Setback Overlay Zone

The above Overlay Zones are proposed to be removed from 14 Sites identified in Exhibit 3 of the Staff Report



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Zoning Code Text Amendment Changes

Summary of Changes since October 19th CPC Report

- **Various Chapters:** Minor grammatical clean-ups
- **Chapter 19.080 – Nonconformities:** Correction of Division/Section heading from “Division III” to “Division IV.”
- **Chapter 19.150.020(A) – Permitted Uses Table:** Transitional & Supportive Housing is currently allowed with an MCUP or CUP in the O, CR, & CG Zones. The change retains existing provisions instead of prohibiting in these zones.



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Zoning Code Text Amendment Changes

Changes (Continued)

- **Chapter 19.710 – Design Review:** Revision to Section 19.710.010.6 to clarify Traffic Operations Assessment (TOA) requirement for Admin. Design Review and criteria for requiring a TOA
- **Chapter 19.740 – Temporary Use Permit:**
 - Clarify that “Temporary Emergency Shelters” are only allowed in conjunction with an “Assemblies of People - Non-Entertainment” use
 - Specify that Temporary Emergency Shelters shall be consistent with applicable airport land use compatibility plans per Airport Land Use Commission condition



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Zoning Code Text Amendment Changes

Changes (Continued)

- **Article X – Definitions:** Amend the definition of Tiny Homes to clarify that Tiny Homes need to be connected to permanent utilities.



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Change in Zoning Recommendation

W6G4S32

Revised Zoning Recommendation to reflect initial proposed Zone:

R-3-1500 Zone and HDR General Plan instead of R-1-7000 per Oct. 19th Staff Report

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
Existing General Plan:	MDR
Proposed General Plan:	HDR

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Recommendation

That the Planning Commission **RECOMMEND** that City Council take those actions recommended by staff in the November 2, 2017 staff report.

