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- Minor Conditional Use Permit, as applicable, must be submitted for review prior to the granting of the extension.
- h) A written security plan shall be reviewed and approved by the Planning Division and Police Department and shall include, at a minimum, a dress code, type of entertainment, location of security, and methods of dealing with drunk or misbehaving customers.
 - i) Written conditions of approval for all City Departments contained on the Temporary Use Permit application form shall apply to each event.
 - j) The security manager shall work directly with the Riverside Police Department whenever bands or other performances are expected to draw large crowds.
 - k) Entertainment shall be limited to interior areas only.
 - l) Entertainment shall end by 1:30 a.m.
 - m) A cover charge to enter the restaurant after 9:00pm during evenings with live entertainment shall be required.
 - n) A "Late Night" menu shall be available until within one-half hour of closing.
 - o) The premises on which the business is located shall be posted to indicate that it is unlawful for any person to drink or consume any alcoholic beverage in any public place or posted premises in accordance with Section 9.04.020 of the Riverside Municipal Code.
 - p) The applicant shall not share any profits, or pay any percentage or commission to a promoter or any other person, based upon monies collected as a door charge, cover charge, or any other form of admission charge, including minimum drink orders, or the sale of drinks, or rent out or otherwise receive compensation for the use of the facilities, unless the applicant or its representative or agent is present during the entire duration of the event, is responsible for all activities on the premises, and is responsible for ensuring compliance with all conditions of approval.
 - q) The maximum seating capacity or occupancy shall not exceed that which is established by the City Fire Marshall. More than one violation of this condition shall constitute a material violation of the permit. A security guard shall be stationed outside all entry and exit doors at all times of entertainment activities in the facility, including the exit doors to an outdoor patio (as applicable).
 - r) The business shall be in compliance with Title 7 (Noise Control) of the Municipal Code.
 - s) The posting of flyers and other propaganda within the outdoor areas of the project site and adjacent public and private property, including vehicles, shall be strictly prohibited.

- t) A copy of the Temporary Use Permit and the Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement upon request.
- u) Future entertainment requests may be denied should it be determined that the uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
- v) The applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. The violation of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit. Failure to abide by all conditions of this permit shall be cause for revocation.
- w) A permit issued shall be based upon the business operations plan and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use and for the conditions of approval herein. Permittee shall notify the Planning Division of any change in operations and such change may require a revision to the permit. Failure to notify the City of any change in operations is material grounds for revocation of the Temporary Use Permit.
- x) The granting of this request shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.
- y) A licensed and bonded security guard shall be required at an appropriate ratio, as determined by the Police Department and Planning Division during evenings of entertainment. Additionally, there shall be a doorman checking personal identification during the entire event. The firm or personnel providing security for the facility shall be subject to review and approval of the Police Department.
- z) Music shall be played indoors only and shall not be projected onto the outdoor area, including the patio areas or surrounding public spaces. All doors shall remain closed while entertainment activities are occurring to minimize noise impacts.
- aa) No loitering shall be permitted on any property adjacent to the licensee's premises and under control of the applicant.
- bb) No alcoholic beverages shall be permitted on the property adjacent to the licensed premises under the control of the licensee.
- cc) The licensee shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
- dd) A security camera surveillance system shall be provided for constant recording subject to the approval of the Police Department.

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- ee) Security personnel shall mechanically keep an accurate count of people in the restaurant and make the count available to public safety personnel upon request.
- ff) For informational purposes, failure to prevent extraordinary police services to your business in violation of Riverside Municipal Code Chapter 9.60 shall result in the owner being liable for the cost of extraordinary police service and will be cause for revocation of this permit.
- gg) Additional requirements for Entertainment in Conjunction with Alcohol Sales:
 - 1) No alcohol sales shall be permitted after 1:30 am.
 - 2) No alcoholic beverages are to be sold or dispensed for consumption beyond the premises.
 - 3) The sale of alcohol shall not constitute more than fifty percent of the total revenues generated by the establishment.
 - 4) The minimum age for admittance shall be 21 years of age.

7. Fair, Concert, Exhibit or Similar Uses

- a) A Fair, Concert, Exhibit or Similar Use within an existing retail center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site.
- b) The event shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
- c) A Fair, Concert, Exhibit or Similar Use located on vacant property shall provide adequate vehicular access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee. Upon approval, the sales lot shall be clearly marked in accordance with the approved site plan;
- d) Hours of operation, including the use of generators and lot lighting, excluding security lighting, shall be limited to nine a.m. to ten p.m., unless other hours are specified by written approval issued by the Community & Economic Development Director or their designee. Security lighting shall be shielded to prevent light spillage onto adjacent properties;
- e) The Fair, Concert, Exhibit or Similar Use shall be located a minimum of 100 feet from any residentially zoned or utilized property unless otherwise specified by written approval issued by the Community & Economic Development Director or their designee.

- f) Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.

8. Mobile Medical Units for Humans

- a) Mobile medical units shall not be located within any required front or street side yard. An interior side or rear yard where off-street parking is allowed may be occupied by a mobile medical unit.
- b) Mobile medical units shall not be placed within, disrupt or displace any required accessible path of travel or fire lane.

9. Non-Commercial Tent Meeting

- a) A Non-Commercial Tent Meeting within an existing retail or industrial center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site.
- b) The event shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
- c) A Non-Commercial Tent Meeting located on vacant property shall provide adequate vehicular access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee. Upon approval, the sales lot shall be clearly marked in accordance with the approved site plan;
- d) Hours of operation, including the use of generators and lot lighting, excluding security lighting, shall be limited to nine a.m. to ten p.m., unless other hours are specified by written approval issued by the Community & Economic Development Director or their designee. Security lighting shall be shielded to prevent light spillage onto adjacent properties;
- e) The Non-Commercial Tent Meeting shall be located a minimum of 100 feet from any residentially zoned or utilized property unless otherwise specified by written approval issued by the Community & Economic Development Director or their designee.
- f) Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.

10. Outdoor Preparation of Food (Temporary)

- a) The requirements for the outdoor preparation of food apply only when in conjunction with a permanent indoor restaurant and does not pertain to the outdoor preparation of food in association with legally established

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school or assemblies of people - non-entertainment, street fairs, carnivals or push carts that are regulated separately.

- b) For development standards for the temporary outdoor preparation of food the standards for Outdoor Dining and Food Preparation (Permanent) shall apply, Chapter 19.495.
- c) No tents, canopies or other temporary structures with an individual area of 120 square feet shall be permitted.
- d) Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.

11. Outdoor Sales Event in conjunction with a Permanent Land Use

- a) An Outdoor Sales Event in conjunction with a Permanent Land Use within an existing retail center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site.
- b) The event shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
- c) An Outdoor Sales Event must be in conjunction with, and clearly incidental to, an existing permanent use on site. Outdoor Sales on vacant lots is not permitted (see Outdoor Sales Event **not** in Conjunction with a Permanent Land Use below).
- d) The applicant shall provide and maintain all state and federal disabled access requirements including, but not limited to parking, path of travel, sanitation facilities, etc.
- e) The event shall not block or modify any fire lane or fire hydrant.
- f) No stage shall be permitted.

12. Outdoor Sales Event **not** in conjunction with a Permanent Land Use

- a) An Outdoor Sales Event not in conjunction with a Permanent Land Use within an existing retail center or business may not occupy more than ten percent of a required parking area and may not substantially alter the existing traffic circulation pattern of the site.
- b) The event shall not obstruct any existing handicap accessible parking space. Sidewalks shall be maintained at a minimum width of four feet to provide for handicap access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee;
- c) An Outdoor Sales Event not in conjunction with a Permanent Land Use located on vacant property shall provide adequate on-site parking spaces

and access. A site plan shall be submitted for approval by the Community & Economic Development Director or their designee. Upon approval, the sales lot shall be clearly marked in accordance with the approved site plan;

- d) The applicant shall provide and maintain all state and federal disabled access requirements including, but not limited to parking, path of travel, sanitation facilities, etc.
- e) The event shall not block or modify any fire lane or fire hydrant.
- f) No stage shall be permitted.
- g) Hours of operation, including the use of generators and lot lighting, excluding security lighting, shall be limited to nine a.m. to ten p.m., unless other hours are specified by written approval issued by the Community & Economic Development Director or their designee. Security lighting shall be shielded to prevent light spillage onto adjacent properties;
- h) The Outdoor sales area and Parking Lot shall be located a minimum of 100 feet from any residentially zoned or utilized property unless otherwise specified by written approval issued by the Community & Economic Development Director or their designee.
- i) Other conditions to mitigate potential land use impacts and public safety can be required on a case-by-case basis as deemed necessary and appropriate by the Community & Economic Development Director or their designee.

13. Subdivision Sales Trailer or Office During Construction

- a) The temporary unit shall be located on-site and in the rear half of the lot, unless otherwise approved by the Community & Economic Development Director or their designee. In no instance shall the temporary unit be located within public right-of-way.
- b) The temporary unit shall be located at least five feet from all property lines. For side and rear property lines adjoining an existing residential use, the setback of the underlying zone shall apply.
- c) The temporary unit shall be connected to water and electric utilities. Where required by the Public Works Department, the unit shall be connected to the sewer system.
- d) The unit shall be allowed to remain on the site for an initial period of no more than six months, except that individual extensions of up to three months each with a maximum of one year from the date of the initial siting may be granted by the Community & Economic Development Director or their designee. There shall be no fee for these time extensions. In considering whether to grant a time extension, the Community & Economic Development Director or their designee may consider evidence of any land use compatibility related complaints from surrounding residents and property owners.

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- e) No later than seven days following the issuance of a certificate of occupancy for the permanent building, the temporary unit shall be removed from the site.
- f) An active building permit shall be in effect prior to locating the temporary unit on-site and at all times that the unit remains on-site. The unit is to be removed within seven days of expiration of the building permit.

14. Temporary Emergency Shelter

- a) A written management and security plan shall be provided for review and approval by the Community & Economic Development Director or their designee.
- b) The owner and/or management shall become an active member of the Riverside Police Department's Crime Free Multi-Housing Program or equivalent program.
- c) A site maintenance and operations plan for ongoing property cleaning, noise control, and odor, dust, and litter control shall be submitted for review and approval of the Community & Economic Development Director or their designee prior to commencement of operations.
- d) The placement of beds are temporary and limited to the maximum number of days identified in Table 19.740.020.

44.15. Temporary Holiday Storage Containers

- a) A maximum of four (4) temporary holiday storage containers may be permitted for retail outlets with 15,000 square feet or more of gross floor area for overstock of products and goods.
- b) A maximum of two (2) temporary holiday storage containers may be permitted for retail outlets with 10,000 to 15,000 square feet of gross floor area for overstock of products and goods.
- c) A maximum of one (1) temporary holiday storage containers may be permitted for retail outlets with 5,000 to 10,000 square feet or more of gross floor area for overstock of products and goods.
- d) The containers shall be located behind the building to minimize the visual impact from public view.
- e) The containers shall not be located within any building setback area.
- f) The containers shall maintain the minimum building setback from all property lines as determined by the California Building Code or 10 feet whichever is greater.
- g) The containers shall not be located within a fire lane nor block any fire hydrant.

~~15.16.~~ Vapor Recovery Operations - Vapor recovery operations for fuel-contaminated soil are subject to the site location criteria, operation and development standards below:

a) Site Location Criteria

- i. All equipment shall be located as far as possible, but not closer than 10 feet, to any property with a residential use or other uses designed for overnight human habitation, such as motels, hotels, hospitals or group homes.
- ii. The location on the site shall not disrupt the flow of traffic onto and off of the site.
- iii. Whenever possible, the facility shall not displace required parking. If this is not possible, the Zoning Administrator may grant a temporary displacement of required parking for the time the vapor recovery operation is in operation.

b) Operation and Development Standards

- i. All equipment shall be screened with landscaping, block walls or opaque fencing consistent with landscaping and/or physical improvements in the area.
- ii. Sound emanating from machinery shall be muffled so as not to exceed sixty dBA at the nearest property line of any nonresidential use and forty-five dBA at the nearest property line of a residential use or other uses designed for overnight human habitation, such as motels, hotels, hospitals or group homes.
- iii. The Community & Economic Development Director or their designee may limit the hours of operation to between nine a.m. and ten p.m. where vapor recovery operations are located near residential uses or other uses designed for overnight human habitation, such as motels, hotels, hospitals or group homes.
- iv. Approval from all applicable governmental agencies shall be obtained.
- v. At the conclusion of the vapor recovery operation, all machinery and improvements shall be completely removed from the site and the previously existing improvements shall be replaced in accordance with all local standards. The Community & Economic Development Director or their designee may require suitable documentation guaranteeing such removal and repairs.

19.740.060 Limitations of Approval.

Each permitted temporary use shall be limited to the maximum number of days and the maximum number of occurrences allowed per calendar year by Table 19.740.020 (Temporary Uses) of this Chapter unless extended by the Community & Economic Development Director or their designee. When either the maximum number of days or the maximum number of occurrences has been reached the temporary use shall not be permitted on the property for the

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duration of the calendar year. A commercial complex shall be considered as one property for purposes of determining the maximum number of occurrences allowed. A commercial complex is defined as a group of two or more commercial uses on a single parcel or contiguous parcels that utilize common off-street parking and access. (Ord. 7331 §110, 2016; Ord. 7211 §1, 2013; Ord. 6966 §1, 2007)

19.740.070 Temporary Outdoor Storage and Loading.

In all zones for those businesses or other authorized uses that ordinarily receive and/or send out merchandise, products and the like, articles to be loaded or unloaded may be temporarily stored outside for a period not to exceed two hours within specifically designated loading areas. No articles so stored shall be advertised or marked for sale at or from the loading area nor shall the loading area be used for merchandise display.

19.740.080 Application and Permit Issuance.

A. Major Temporary Use Permit -

1. A least five (5) working days prior to commencement of the event, the owner of the property proposed to be occupied by a temporary use or the owner's authorized representative:
 - i. Verify and obtain approval from any required Department necessary for the specific event.
 - ii. File the application for a temporary use permit with the Planning Division.
2. The Community & Economic Development Director or their designee shall review the temporary use permit application for compliance with Sections 19.740.020 (Applicability) and 19.740.050 (Development and Operational Standards) of this Chapter and shall approve or deny the application within five working days of receipt of a complete application. The applicant, having obtained all of the required City department and agency signatures, must obtain any additional required permits before operation of the temporary use. Approval of a temporary use permit does not constitute approval of any other required permits.
3. If in the judgment of the Community & Economic Development Director or their designee, a proposed temporary use, even if in compliance with Sections 19.740.020 (Applicability) and 19.740.050 (Development and Operational Standards) of this Chapter may have a substantial adverse impact on public health, safety or welfare, the Community & Economic Development Director or their designee may elect not to approve a temporary use permit and may refer the application for disposition by the City Council at its next regularly scheduled meeting.
4. Failure to comply with the limitations contained in Sections 19.740.020 (Applicability) and 19.740.050 (Development and Operational Standards) shall be grounds for denial and/or revocation of a temporary use permit.

B. Minor Temporary Use Permit -

1. Prior to the commencement of the event, a Minor Temporary Use Permit shall be obtained from the Planning Division by way of the TUP submittal website.

2. The applicant shall:

- i. Obtain written authorization from the property owner or authorized representative.
- ii. Verify that the TUP event complies with all applicable development standards established in 19.740.050.
- iii. Submit for a Minor TUP at least 5 working days prior to the commencement of the event.
- iv. If an event does not comply with the prescribed site location and operation criteria specified in Section 19.740.050 for those uses eligible for a Minor TUP (See Table 19.740.020) then the applicant shall apply for a Major TUP as listed in 19.740.080A above.

3. In the event a Minor TUP is reviewed by staff and determined to not be in compliance with all applicable development standards, staff will inform the applicant that a Major TUP is required.

- C. Failure to comply with any of the provisions of this section shall authorize the Community & Economic Development Director or authorized designee to issue a stop work order and upon issuance of the stop work order, the temporary use shall cease until continuation is authorized by the Community & Economic Development Director or authorized designee.
- D. Copies of the Temporary Use Permit (major and minor) shall be made available to City Staff upon request.

19.740.090 Revocation of Temporary Use Permits.

- A. If the Community & Economic Development Director or their designee determines that a temporary use is being operated contrary to the terms and conditions of a temporary use permit, or if circumstances under which the temporary use permit was issued have changed, such in the opinion of the Community & Economic Development Director or their designee, operation of the temporary use poses a negative impact on the public health, safety or general welfare, the Community & Economic Development Director or their designee shall issue an order to immediately cease and desist such operation. Upon receipt of the order, such operation of a temporary use shall immediately cease and desist.
- B. The Community & Economic Development Director or their designee's order to revoke a Temporary Use Permit may be appealed in writing within 2 working days of its receipt. The City Manager or authorized designee shall act on the appeal within 5 working days of the receipt of a property filed appeal. In any case, the temporary use must immediately cease and desist pending consideration of the appeal.

19.740.100 Appeal.

Appeals of the Community Development Director's Decision may be filed pursuant to Sections 19.680.030 B (Filing an Appeal) and 19.690.020 D (Effective Date of Permits and Actions) for action by the City Manager. (Ord. 7331 §110, 2016; Ord. 7211 §1, 2013; Ord. 6966 §1, 2007)

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ARTICLE IX: LAND USE DEVELOPMENT PERMIT REQUIREMENTS/PROCEDURES

Chapter 19.780

PLANNED RESIDENTIAL DEVELOPMENT PERMIT

- 19.780.010 Purpose.**
- 19.780.020 Applicability and Permit Requirements.**
- 19.780.030 Procedures.**
- 19.780.040 Permitted Uses.**
- 19.780.050 Density and Findings.**
- 19.780.060 Development Standards.**
- 19.780.070 Common Ownership- Land or Improvements.**

19.780.010 Purpose.

A. These Planned Residential Development (PRD) regulations are established to allow for flexibility and creativity in design of single-family residential developments, and for the application of unique development standards that reflect special property conditions. Specifically, the Planned Residential Development Permit is intended to achieve the following:

1. In All Applicable Zones:

- a. Address the need to provide mechanisms to assist in producing a diversity of single-family residential housing and product types;
- b. Provide an incentive for clustered property development of environmentally and topographically constrained land in order to minimize the impacts of development on more environmentally sensitive portions of that land, particularly in the RC Zone;
- c. Allow the development of small-lot infill subdivisions in existing single-family neighborhoods, thereby allowing a more efficient and creative use of often difficult to develop properties when the proposed development is designed in a manner that is compatible with all existing development in the vicinity;
- d. Encourage and allow more creative and imaginative project design by allowing increased development densities. In return, planned residential developments are required to incorporate open space, amenities for recreational and visual enjoyment and superior design features, which are encouraged, but not required of standard single-family residential developments;
- e. To provide increased opportunities for home ownership consistent with the objectives of the City's General Plan; and
- f. Assist in the preservation and enhancement of valuable natural areas, where appropriate and especially in the RC Zone.

2. In the RC Zone:

PRD's in the Residential Conservation Zone (RC) shall be established consistent with General Plan objectives and voter approved initiatives (Proposition R and Measure C) to protect prominent ridges, hilltops and hillsides, slopes, arroyos, ravines and canyons, and other areas with high visibility or topographic conditions that warrant sensitive development from adverse development practices, and specifically, to achieve the following objectives:

- a. To promote clustering of lots on less sensitive portions of the property to preserve valuable open space and wildlife habitat;
- b. To provide each individual lot with its own private open space areas preserving natural open space areas and features in common open space areas pursuant to Proposition R and Measure C; and
- c. To promote the preservation of viewscales and low impact development.

19.780.020 Applicability and Permit Requirements.

A Planned Residential Development is permitted in any single-family residential zone, except the RA-5 Zone, subject to granting of a Planned Residential Development Permit.

The Approving Authority shall review and evaluate a proposed project, including plot plans, architectural plans, grading plans, tract map, and proposed amenities, and shall approve, conditionally approve, or deny the proposed project, based on the findings and criteria indicated in Section 19.780.050.A.

19.780.030 Procedures.

A. General Process

Planned Residential Development Permit (PRD) applications shall be processed in accordance with the discretionary permit processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code.

B. Map Required

The application shall be accompanied by a tentative map that shall be filed with the Planning Division in accordance with procedures set forth in Chapter 18.080 of Title 18 (Subdivision Code).

C. Phasing

If a Planned Residential Development is proposed to be constructed in phases, the proposed phasing schedule is subject to approval by the Director of Community & Economic Development.

D. Planned Residential Development Permit Expiration

Time limits and extensions shall be the same as for the related subdivision, consistent with the provisions of Title 18 (Subdivision Code) prior to issuance of the first building permit. After the first building permit has been pulled the Planned Residential Development Permit is vested.

E. Voting Approval Requirements

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The decision of Planning Commission to grant a Planned Residential Development Permit shall require an affirmative vote of 2/3 of the membership present and voting.

19.780.040 Permitted Uses.

A. Single-family dwellings, attached or detached.

B. Tiny Home Community (on foundation only).

B.C. Related recreation and community facilities for the use of residents of the development and their guests.

C.D. Natural open spaces.

D.E. Golf courses.

E.F. Multipurpose trails.

F.G. Other uses as may be permitted as part of the planned residential development.

G.H. In the single-family residential base zones, uses required by State law to be permitted in conjunction with a single-family residential use.

19.780.050 Density and Findings.

A. Benchmark Density and Findings for Approval.

Densities up to the densities shown in Table 19.780.050 B (PRD Benchmark and Bonus Densities) for the underlying zone in which the project is located may be approved with the granting of a Planned Residential Development Permit, provided that the Approving Authority determines, based on demonstrated evidence, the project complies with the following criteria and findings, and the intent, standards, and requirements of this Chapter. Additional density up to the limit of the bonus density shown in Table 19.780.050.B may be considered if the project meets all the requirements stated in Section 19.780.050.E – *Density Bonus for Superior Design*.

Compliance with the following criteria shall be demonstrated for a proposed project to be approved, and the benchmark density to be granted. Failure to substantially meet or exceed all these standards shall result in disapproval of the project, or a lower density than the benchmark density.

1. In all single-family residential zones, other than RA-5 and RC Zone:
 - a. The property is well served by public infrastructure;
 - b. The project enjoys good access to public services, including schools, shopping and public and semipublic facilities;
 - c. The site is located on streets capable of accommodating the anticipated traffic. A traffic study may be required to assess consistency with Policy CCM - 2.3 of the General Plan to maintain LOS "D" or better on arterial streets or greater, except where LOS "E" has been designated as an acceptable standard;

- d. The project complies with the purpose and standards of this Chapter, demonstrates substantial compliance with the provisions of the *Citywide Design and Sign Guidelines*, and is in accordance with City Codes, which may include deviations by variances when required findings are made. Additional criteria used in evaluating the design of the project shall include, but shall not be limited to, the following:
 - i. Varied placement of buildings demonstrating sensitivity to the natural topographic features of the site;
 - ii. Relatively level land is set aside for active recreational pursuits;
 - iii. Open space is distributed on the site and accessible to all units
 - iv. An efficient circulation system consisting of both vehicular lanes and pedestrian walkways;
 - v. Sensitivity to surrounding community and attention to the edge conditions, creating areas of transition from surrounding existing development to the proposed development; and
 - vi. Where front porches are consistent with the style of the development, a minimum of two-thirds ($\frac{2}{3}$) of the total units shall provide front porches; and
- e. The project proposes development in an environmentally and topographically sensitive manner in order to minimize the impacts of development on adjacent properties, and is designed in a manner that is compatible with the adjacent and existing development in the vicinity;
- f. The project provides amenities in compliance with this chapter, and that the amenities are consistent with the size and scale of the project, the project density, and neighborhood characteristics.

2. In the RC Zone:

- a. Retention of unique natural features, including arroyos, hillsides and rock outcroppings, in natural open space areas consistent with the grading ordinance;
- b. Placement of buildings demonstrating sensitivity to the natural topographic and habitat features of the site, including clustering of homes in less sensitive and less steep locations in order to preserve such natural features and valuable natural open space, both for wildlife habitat and visual aesthetic purposes;
- c. Provision of other amenities consistent with the RC Zone and as deemed appropriate for the project;
- d. Provision that the development will not introduce non-native plants as defined by Table 6-2 of the Multiple Species Habitat Conservation Plan (MSHCP) into the landscape adjacent to the City's arroyos in perpetuity;

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- e. Maintenance and management of all open space easements by a single entity for the entire project with an appropriate natural open space management plan;
- f. Superior design of individual dwelling site plans and building architecture, including such features as porches and garages set back from the street in comparison to the house, and detailed four sided, building treatments. Many of the desirable features are found in the adopted Citywide Design and Sign Guidelines. The design of custom homes will be reviewed as individual homes are submitted for Design Review approval prior to building permit issuance;
- g. Sensitivity to impacts of the development on surrounding uses, including linkages to natural open space areas where appropriate; and
- h. Streets serving the development shall be capable of accommodating the anticipated traffic.

B. Maximum Density

The maximum density of a PRD project shall be consistent with this Chapter, the underlying General Plan land use designation(s), any applicable Specific Plan(s), as well as Table 19.780.050.B below.

Table 19.780.050.B

PRD Benchmark and Bonus Densities

Single Family Residential Zone	Benchmark Density - Dwellings per Gross Acre ⁽¹⁾	Maximum Bonus Percent % ⁽²⁾	Maximum Density with Bonus - Dwellings Per Gross Acre ⁽¹⁾⁽²⁾
RC	0.5 ⁽³⁾	25	0.63
RR	3.0	10	3.3
RE	3.0	10	3.3
R-1-7000	7.3	10	8.0
R-1-8500	6.3	10	6.9
R-1-10500	5.5	10	6.0
R-1-13000	4.8	10	5.3
R-1-1/2 acre	3.0	10	3.3
Notes: (1) Density per gross acre is calculated including new public and private streets. (2) This is the maximum density bonus and any bonus less than the maximum may be granted based on the degree to that the project meets the criteria specified in 19.780.050. A and B. (3) The actual benchmark density shall be determined by the preparation of a conventional subdivision map in conformance with the RC Zone standards to show the actual number of lots that could be achieved based on the average natural slope (ANS), as defined by 19.100.050.C.			

C. No PRD shall be granted approval if the project's base zone and General Plan land use designation are inconsistent, pursuant to General Plan Table LU-5.

D. Transfer of Density

When two or more General Plan land use designations or base zones exist within a planned residential development, the density may be transferred between designation and/or zones within the same development as necessary to provide for a superior development based upon good planning principles, and to promote the general welfare of the neighborhood and maximum benefit to the natural environment. In particular, such transfers are desirable where density is transferred from steep, hillside land to flatter, less visually sensitive properties where significantly less grading is required. In the case of such a density transfer, the overall maximum density shall not exceed that

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otherwise permitted by the General Plan designation(s) (See 19.780.050 B). The only exception is that density cannot be transferred from a non-RC zoned property to an RC zoned property. For purposes of this Section, a project may consist of more than one underlying legal parent parcel; however, such parcels must be contiguous unless separated by an existing public or private street.

E. Density Bonus for Superior Design

A PRD project may qualify for a density bonus up to the maximum shown in Table 19.780.050.B, provided that it meets the standards of Section 19.780.050.A, and satisfies the following criteria beyond those in 19.780.050.B.

1. All single-family residential zones, other than RA-5 and RC:
 - a. Evidence that the project can be certified in LEED, California Green Builder or an equivalent standard; and
 - b. Evidence shall be provided to document that the project includes a minimum of 5 of the following:
 - (1) Designate all streets, sidewalks and trails that are built as part of the project or serving the project directly as available for general public use and not gated. Gated areas and enclaves are NOT considered available for public use.
 - (2) Design the building orientation for solar design, including the following provisions:
 - (a) The glazing area on the north- and south-facing walls of the building is at least 50% greater than the sum of the glazing area on the east- and west-facing walls.
 - (b) The east-west axis of the building is within 15 degrees of due east-west.
 - (c) The roof has a minimum of 450 square feet of south-facing area that is oriented appropriately for solar applications.
 - (d) At least 90% of the glazing on the south-facing wall is completely shaded (using shading, overhangs, etc.) at noon on June 21 and unshaded at noon on December 21.
 - (3) Locate the project within ¼ mile of 11 basic community resources (Table 19.780.050 A), within a ½ mile of 14 basic community resources (Table 19.780.050 A) and within a ½ mile of transit services that offer 30 or more transit rides per weekday (combined, bus and rail).

Table 19.780.050 A Basic Community Resources
Arts and entertainment center
Bank
Community or civic center
Convenience Store
Daycare center
Fire station
Fitness center or gym
Laundry or dry cleaner
Library
Medical or dental office
Pharmacy
Police station
Post office
Place of worship
Restaurant
School
Supermarket
Other neighborhood-serving retail
Other office building or major employment center
Note: Up to two of each type of community resource may be counted. For example, two restaurants within ¼ mile may be counted as two community resources; four restaurants also count as two.

(a) Transit rides per weekday are calculated as follows:

- i. Within ½ mile radius, count all the transit stops;
- ii. Multiply each transit stop by the number of buses and/or trains that pass through that stop per day; then
- ii. ~~a~~Add the total number of rides available as each stop within ½ mile together.

Example: If there are 4 bus stops, and at each bus stop the service frequency is half-hourly (48 times per day), the total transit rides per day is 192.

(4) Locate trees or other plantings to provide shading for at least 50% of sidewalks, patios and driveways. Shading should be calculated for noon on June 21, when the sun is directly overhead, based on five year's growth.

(5) Install light-colored high-albedo materials or vegetation for at least 50% of sidewalks, patios and driveways.

(a) Acceptable strategies include the following:

- i. White concrete;
- ii. Gray concrete;

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- iii. Open pavers (counting only the vegetation, not pavers); and
 - iv. Any material with a solar reflectance index (SRI) of a least 29.
- (6) Design the lot such that at least 70% of the built environment, not including area under roof, is permeable and designed to capture water runoff for infiltration on-site. Area that can be counted toward the minimum includes the following:
 - (a) Vegetative landscape (e.g., grasses, trees, shrubs, etc.).
 - (b) Permeable paving, installed by an experienced professional. Permeable paving must include porous above-ground materials (e.g., open pavers, engineered products) and a 6-inch porous sub-base, and the base layer must be designed to ensure proper drainage away from the home.
 - (c) Impermeable surfaces that are designed to direct all runoff toward an appropriate permanent infiltration feature (e.g., vegetated swale, on-site rain garden, or rainwater cistern).
- (7) Design and install one of the following permanent erosion control measures:
 - (a) If portions of the lot are located on a steep slope, reduce long-term runoff effects through use of terracing and retaining walls.
 - (b) For every 500 feet of disturbed lot area (including the area under the roof), one (1) tree, four (4) 5-gallon shrubs, or 50 square feet of native groundcover shall be planted.
- (8) Design and install one or more of the following runoff control measures:
 - (a) Install permanent stormwater controls in the form of vegetated swales, on-site rain garden, dry well, or rainwater cistern, or equivalent designed to manage runoff from the homes.
 - (b) Install a vegetated roof to cover 50% or more of the roof area.
 - (c) Have the site designed by a licensed or certified landscape design or engineering professional such that it is demonstrated that all water runoff for the home is managed through an on-site design element.

- (9) Design and install a rainwater harvesting and storage system (including surface runoff and/or roof runoff) for landscape irrigation use. The storage system must be sized to hold all the water from a 1-inch rainfall event (equivalent to 0.62 gallons per square foot of roof area used for capture), taking into consideration the size of the harvest system (i.e., 50% of total roof area).
- (10) Design the plumbing with irrigation system water supplied with municipal recycled water.
- (11) Construct the project to exceed Title 24 requirements by 20% or more.

2. In the RC Zone:

To protect prominent ridges, hilltops and hillsides, slopes, arroyos, ravines and canyons, and other areas with high visibility or topographic conditions that warrant sensitive development from adverse development practices, thus furthering the intent of Proposition R and Measure C and promoting clustering, all of the following are required:

- a. Require all designated open space areas to be managed and maintained under the stewardship of a recognized conservation group as approved by the Approving Authority, with an endowment to fund such stewardship entirely;
- b. The project shall provide at least 6 of the items listed in 19.780.050.D.1.b above; and
- c. The project shall provide evidence that unique natural features and steeper portions of the property are being preserved in open space, with lots clustered in the less steep portions of the site.

19.780.060 Development Standards.

A. Relationship to Base Zone Development Standards.

The development standards set forth in this Section, if in conflict with the development standards of the underlying base zone, shall supersede the development standards of the underlying base zone, except in the RC Zone the underlying development standards still apply. This section shall not supersede the development standards of any applicable overlay zone. In cases where a standard is not addressed in this Chapter, the standard of the base zone or any applicable overlay zone shall apply. The standards set forth herein are the minimum required for a PRD to qualify for the benchmark density.

B. Standard for smaller lot Planned Residential Developments - RR, RE, and all R-1 Zones.

1. Lot Size and Coverage

Minimum lot size and maximum lot coverage requirements to be determined by the Planning Commission on a case specific basis in part based on product type, characteristics of the property and surrounding uses.

2. Setbacks

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	RE, RR & R-1-½ Ac.	R-1 Zones (except R-1-1/2)
Setbacks from Project Perimeters:		
Adjacent to a Public Street	Same as base zone. The setback shall be fully landscaped and no fences or walls shall be permitted to encroach into the setback.	
Adjacent to Perimeter Property Lines	25 ft.	20 ft.
Setbacks within Project Boundaries (May be modified in conjunction with the PRD):		
Front Yard Setback	15 ft.	10 ft.
Side Yard Setback	5 ft.	5 ft.
Rear Yard Setback	15 ft.	10 ft.

3. Common Usable Open Space and Recreational Facilities

- a. A minimum of 500 square feet of usable common open space per dwelling unit is required. Examples include, but are not limited to the following: swimming pool, spa, community recreation room, sports courts for tennis, basketball, racquetball, volleyball, barbeque areas, community gardens or grassy play areas with a slope of less than 5 percent.
- b. The number and type of desirable amenities for a project will be determined on a case-by-case basis in proportion to the size and design of the project. Desirable amenities include, but are not limited to, the following:
 - (1) Multiple enclosed tot lots with multiple play equipment. The tot lots shall be conveniently located throughout the site. The number of tot lots and their location shall be subject to City Planning Commission review and approval;
 - (2) Pool and spa;
 - (3) Multi-purpose room equipped with kitchen, defined areas for games, exercises, recreation, entertainment, etc.;
 - (4) Barbeque facilities equipped with multiple grills, picnic benches, etc. The barbecue facilities shall be conveniently located throughout the site. The number of barbeque facilities and their locations shall be subject to Planning Commission review and approval;

- (5) Court facilities (e.g. tennis, volleyball, basketball, etc.);
- (6) Jogging/walking trails with exercise stations;
- (7) Community garden;
- (8) Theater;
- (9) Computer Room;
- (10) Exercise Room;
- (11) Golf course, putting green, etc.;
- (12) Passive recreational facilities tied to existing topographical features, with gazebos, benches, etc.;
- (13) Art pieces; and
- (14) Water features.

4. Private Open Space

- a. A minimum of 200 square feet per dwelling unit is required, with no dimension less than 10 feet.

5. Parking

- a. Parking shall be in accordance with Chapter 19.580 (Parking and Loading) with the following exceptions and additions:
 - (1) A minimum of 2 fully enclosed (garage) spaces are required per dwelling unit.
 - (2) A minimum of 1 guest space per 3 dwelling units is required. On-street parking may be credited toward this requirement. On-street parking is only allowed on a curb to curb street width of 28 feet or greater. Driveway spaces above shall not be counted toward these required guest spaces.
 - (3) Recreational vehicle parking. Recreational vehicle parking is prohibited on a residential lot. A separate recreational vehicle parking lot is permitted, subject to requirements for adequate screening, including a required 8-foot high block wall, and 5-foot landscape planters on all sides.

C. Standards for RC Zone Planned Residential Development

1. Lot Size

In order to promote clustering, lots shall be a minimum of one half ($\frac{1}{2}$) acre in size and clustered in the less steep portions of the site. Lot sizes not in compliance with the RC Zone standards will require a variance.

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2. Lot Coverage

Maximum lot coverage requirements to be determined by the Planning Commission on a case specific basis based, in part, on product type, characteristics of the property and surrounding uses.

3. Height

Same as RC Zone (See Section 19.100.040, Residential Development Standards).

4. Setbacks

Same as RC Zone (See Section 19.100.040, Residential Development Standards).

5. Common Natural Open Space and Clustering

Section 19.780.050 A (Benchmark Density) sets forth the criteria for a PRD to qualify for the benchmark density in the RC Zone, including provision of valuable natural open space and wildlife habitat and a site plan layout sensitive to the natural topography, both for wildlife habitat and resource conservation as well as visual aesthetic purposes. There is no minimum standard, although each development is encouraged to set aside a substantial portion of the site toward natural open space.

6. Parking

A minimum of 2 fully enclosed (garage) spaces are required per dwelling unit.

D. Private Streets. Refer to private street standards in Title 18.210.

19.780.070 Common Ownership - Land or Improvements.

A. Covenants, Conditions and Restrictions (CC&R's)

Where a Planned Residential Development contains any land or improvement proposed to be held in common ownership, the applicant shall submit a declaration of covenants, conditions and restrictions (CC&R's) with the final map establishing a Home Owner's Association subject to City's Planning Division and the City Attorney's Office approval. Such declaration shall set forth provisions for maintenance of all common areas, payment of taxes and all other privileges and responsibilities of the common ownership. The CC&R's shall include provisions prohibiting the homeowners' association (HOA) from quitclaiming, selling or otherwise transferring the land held in common ownership to private property owners.

B. Amendments to CC&R's

The provisions of approved CC&R's shall not be amended without the prior approval of the Community Development Director or his/her designee and City Attorney who at his or her discretion may refer the matter to the Planning Commission. Requests for amendments to existing CC&R's shall be submitted to the Planning Division.

C. Maintenance

All private streets, walkways, parking areas, landscaped areas, storage areas, screening, sewers, drainage facilities, utilities, open space, recreation facilities and other improvements not dedicated to public use shall be maintained by the property owners. Provisions acceptable to the affected City Departments shall be made for the preservation and maintenance of all such improvements prior to the issuance of building permits.

D. Failure to Maintain Constitutes a Public Nuisance

All commonly-owned lots, improvements and facilities shall be preserved and maintained in a safe condition and in a state of good repair. Any failure to so maintain is unlawful and a public nuisance endangering the health, safety and general welfare of the public and a detriment to the surrounding community.

ARTICLE X: DEFINITIONS

19.910.010	Purpose and Applicability.
19.910.020	“A” Definitions.
19.910.030	“B” Definitions.
19.910.040	“C” Definitions.
19.910.050	“D” Definitions.
19.910.060	“E” Definitions.
19.910.070	“F” Definitions.
19.910.080	“G” Definitions.
19.910.090	“H” Definitions.
19.910.100	“I” Definitions.
19.910.110	“J” Definitions.
19.910.120	“K” Definitions.
19.910.130	“L” Definitions.
19.910.140	“M” Definitions.
19.910.150	“N” Definitions.
19.910.160	“O” Definitions.
19.910.170	“P” Definitions.
19.910.180	“Q” Definitions.
19.910.190	“R” Definitions.
19.910.200	“S” Definitions.
19.910.210	“T” Definitions.
19.910.220	“U” Definitions.
19.910.230	“V” Definitions.
19.910.240	“W” Definitions.
19.910.250	“X” Definitions.
19.910.260	“Y” Definitions.
19.910.270	“Z” Definitions.

Chapter 19.910

DEFINITIONS

19.910.010 Purpose and Applicability.

For the purposes of the Zoning Code, certain words, phrases and terms used herein shall have the meaning assigned to them by this Article, except that definitions derived from State and Federal regulations that are referenced herein shall have the meaning contained in the referenced regulations.

For general terminology used throughout the Zoning Code, refer to Section 19.060.030.A (Rules and Interpretations – Terminology). For terminology used in the Zoning Code but not defined in this Title, the definitions used elsewhere in the Riverside Municipal Code, the Uniform Building Code or accepted dictionaries of the English language shall govern.

19.910.020 “A” Definitions

Abandon

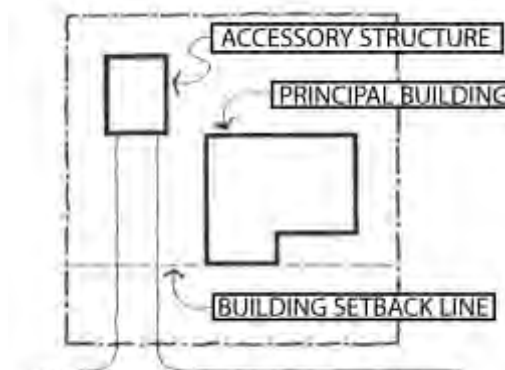
To cease to use, operate or occupy.

Abandoned sign

See [sign, abandoned](#).

Accessory building or structure

A building, part of a building or structure, portable building including a cargo container, pool, spa fence or wall that is subordinate to, and the use of which is incidental to, that of the main building, structure or use on the same lot.



Accessory dwelling unit

See [dwelling unit, accessory](#).

Accessory living quarters

~~See [dwelling unit, accessory](#).~~ Living quarters within an accessory building located on the same premises with the main building, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling unit.

Accessory Use

A use incidental to and customarily associated with a specific principal use, located on the same lot or parcel.

Acoustical Structure

Means a structure that would reduce noise emitted so as to be consistent with Title 7 - Noise Control of the Municipal Code

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Acreage, gross	The total land area in acres within a defined boundary including any area for public rights-of-way, public streets and dedications of land for public use. <i>See definition in the General Plan.</i>
Acreage, net	That portion of gross acreage exclusive of public streets, rights-of-way and dedications of land for public uses. <i>See definition in the General Plan.</i>
Actual cost of removal	Means the cost incurred by the City for all costs associated with removal of private party signs from City-owned property and the public right-of-way, including City staff time as calculated and described in the City Fees and Charges Study and related Fees and Charges Schedule for City Services. (P07-0313)
Adult arcade	See 9.40.020 .
Adult bookstore	See 9.40.020 .
Adult cabaret	See 9.40.020 .
Adult Day Care Facility	See Day Care Facility – Adult
Adult Day Care Home	See Day Care Home – Adult
Adult hotel/motel	See 9.40.020 .
Adult motion picture theater	See 9.40.020 .
Adult theater	See 9.40.020 .
Adult-oriented business	Any business as defined in Chapter 19.250 of the Zoning Code and Chapter 9.40 of Title 9.
Advertising statuary	See sign, advertising statuary .
Agricultural field office	A building or mobile coach used to perform administrative and support services associated with the conducting of commercial agricultural enterprises on- or off-site, said services including bookkeeping, telephone and mail contact, employee dispatching and meeting, security and similar activities, but excluding residential use. This definition does not include similar uses conducted in the residence or a Agricultural field office permitted accessory building by the occupant of an agricultural property for the management of agriculture principally on that property.
Agricultural stand	In the RA-5 Zone, a stand for the sale of agricultural products produced or raised on the same premises.

Agricultural use

The use of land for the commercial or non-commercial purpose of planting, growing, raising, and harvesting of crops, livestock, or poultry; all of which shall be subject to any applicable state license, to a conditional use permit where required under this Code, and to the limitations and exclusions presented in this definition or as set forth for specific zones created under this Code.

"Planting, growing, raising, and harvesting" as applied to crops shall not be understood or construed to include milling, mulching, recycling, or other processing treatment of any kind.

Alcohol & drug free residential recovery home (sober living home)

"Alcohol and drug free residential recovery home" and "sober living home," shall mean the use of a residential, dwelling structure or unit for a cooperative living arrangement to provide an alcohol and drug free environment for persons recovering from alcoholism or alcohol and/or drug abuse who seek a living environment in which to remain clean and sober; and which demonstrates each of the following identifying characteristics that shall serve to distinguish the alcohol and drug free residential recovery home and sober living home, as a use of residential property, from similar land uses such as drug treatment facilities or community case facilities that are subject to state licensing requirements and from all other uses of residential property:

1. All residents, including live-in managers, operators, or owners, are recovering from alcohol and/or drug abuse;
2. All residents actively participate in legitimate programs, including, but not limited to, Alcoholics Anonymous (AA) or Narcotics Anonymous (NA) programs, and maintain current records of meeting attendance;
3. All owners, managers, operators, and residents observe and promote a "zero tolerance" policy regarding the consumption or possession of alcohol and controlled substances, except for prescription medications obtained and used under direct medical supervision;
4. There is a written policy dealing with the use of drugs or alcohol;
5. Owners, operators, managers and residents do not provide on-site any of the following services as they are defined by Section 10501(a)(6) of Title 9, California Code of Regulations:
 - a. detoxification;
 - b. educational counseling;
 - c. individual or group counseling sessions;
 - d. treatment or recovery planning;
 - e. treatment or recovery planning;

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6. The number of residents subject to the sex offender registration requirements of Penal Code Section 290 does not exceed the limit set forth in Penal Code Section 3003.5, and does not violate the distance provisions set forth in Penal Code Section 3003;
7. Residents do not require non-medical care and/or supervision as those terms are defined at Health & Safety Code Section 1503.5 and Section 80001(c)(3) of Title 22 of the California Code of Regulations;
8. The operators and/or residents maintain current membership in a recognized nonprofit organization of sober living homes that provide a credible quality assurance service for applicants or members or have received a sober living home certification from the State of California Department of Alcohol and Drug Programs; and
9. Owners, managers, operators, and residents ensure that the property and its use comply with all applicable state and local laws.

**Alcohol or Drug Abuse
Recovery or Treatment
Facility**

Any facility, building or group of buildings which maintained and operated to provide 24-hour residential nonmedical alcoholism or drug abuse recovery or treatment services.

Alcohol Sales - Off-site

The sale of beer and wine (off-sale beer and wine) or of all types of alcoholic beverages, including beer and wine (off-sale general), in their original, sealed containers for consumption off the premises.

Alcohol Sales - On-site

The sale of beer and wine (on-sale beer and wine) or of all types of alcoholic beverages, including beer and wine (on-sale general), for consumption on the premises.

Alley

A public or City approved private way permanently reserved as a secondary means of access to abutting property.

Animal, domestic

A small animal of the type generally accepted as a pet, including dog, cat, rabbit, songbird, rodent, and the like, but specifically excluding chickens, ducks, geese, hoofed animals, swine (except pot-bellied pigs) and any other non-domestic animal.

Animal, Non-domestic

Any animal other than a domestic animal typically kept in a coop, corral, stable, or pen, including but not limited to equine (e.g., horses, donkeys and llamas), bovine, porcine and ratite (e.g., ostrich, emu and rhea) species and any variety of fowl.

Antenna

A system of wires, poles, rods, reflecting discs or similar devices used for the transmission, reception or both of electromagnetic radiation waves.

Antenna, amateur radio	Any antenna used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communication Commission (FCC).
Antique Store	A place offering, antiques for sale. An antique, for the purposes of this Code, shall be a work of art, piece of furniture, decorative object, or the like, of or belonging to the past, at least 30 years old.
Apartment house	Any building, or portion thereof, that is designed, built, rented, leased, let or hired out to be occupied, or that is occupied as a home or residence of two or more households living independently of each other and doing their own cooking in an independent unit of said building, and shall include flats and apartments. See also dwelling unit, multi-family .
Apartment project, community	See community apartment project .
Apartment unit	See dwelling unit, efficiency.
Approving Authority	The designated authority responsible for the review and action on land use and development permits and approvals.
Appurtenance	A subordinate or adjunct portion of a structure.
Arcade	An establishment containing four or more electronic amusement devices, such as video games, pinball machines, internet computer cafes and the like. This definition shall not apply to restaurants or recreational premises, such as bowling alleys or skating rinks, where an arcade is clearly incidental to the primary use and providing less than 25% of its gross revenue.
Architectural element	A design element incorporated into a freestanding sign for the purpose of making the sign reflect the architecture of the building(s) that house(s) the establishments(s) it identifies.
Area of a sign	See sign, area .
Article of information	See sign, article of information .
Articulation	Clear and distinct separation between design elements such as materials, walls and architectural details. <i>See definition in Citywide Design Guidelines.</i>
Assemblies of People - Entertainment	A use or indoor facility that provides for the gathering of more than 10 people on a regular or intermittent basis, whereby the purpose of the use or facility is to provide passive or active entertainment - for a fee or for no fee - for those people so assembled. Examples include but are not limited to assembly halls, banquet halls, live theaters, movie theaters, sports facilities, exhibitions and convention halls, auditoriums not associated with another primary permitted use and dance facilities. (See also Entertainment – Incidental).

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**Assemblies of People -
Non-Entertainment**

A use or indoor facility that provides for gathering of more than 10 people on a regular or intermittent basis, whereby the purpose of the use or facility is to provide a location for meetings or congregations for those people so assembled. Examples include but are not limited to religious assemblies, clubs, fraternal service organizations, ~~and similar activities not including schools.~~ Schools, Day Care Centers, Dwelling Units, and Temporary Emergency Shelters may be allowed as incidental uses.

**Assemblies of People -
Non-Entertainment -
Storefront**

An assemblies of people - non-entertainment located within an existing building in a multi-tenant industrial, commercial or office complex where such tenant space does not exceed 4,000 square feet.

Assembly hall

A structure for groups of people to gather for an event or regularly scheduled program. Places of public assembly include but are not limited to arenas, religious institutions, lecture halls, banquet facilities and similar facilities.

Assisted living facility

A special combination of housing, supportive services, personalized assistance and health care designed to respond to the individual needs of persons who need help with activities of daily living. A facility with a central or private kitchen, dining, recreational and other facilities with separate bedrooms or living quarters, where the emphasis of the facility remains residential. *See definition in General Plan.*

Association

A nonprofit corporation or unincorporated association created for the purpose of managing a common interest development.

Attic

The uninhabitable space between the upper surface of the top floor and the roof above. An attic is not a covered story.

Auction house

A business operating either as a full time enterprise or temporary use, involved in the public sale of property to the highest bidder.

Auditorium

A stand-alone room, hall, or building used for public gatherings. For the purpose of this definition, an auditorium associated with a permitted educational facility is not considered a stand-alone room, hall, or building.

Auxiliary dwelling unit

~~See dwelling unit, auxiliary.~~

Average natural slope

The average natural inclination of the ground surface of a lot or parcel expressed as a percent and as measured by the following formula:

$$S = \frac{0.002296 \times I \times L}{A}$$

Where:

S = average natural slope in percent
I = natural contour interval in feet
L = length of natural contours in feet
A = acres of property (parcel of record existing on November 13, 1979)
0.002296 = constant that converts square feet into acres and expresses slope in percent

The average natural slope shall be computed from photogrametric maps, grading permit plans and other data or evidence approved by the Public Works Department.

Aviary

Any place where more than 15 domestic and/or non-domestic birds are kept outside.

19.910.030 “B” Definitions.**~~Bachelor unit~~**

~~See dwelling unit, efficiency.~~

Bail bonds facilities

A facility that provides bail bonds, documents that ensure to the court system that a person facing charges, and who typically is in jail, will appear for future court appointments if released.

Banner

See [sign, banner](#).

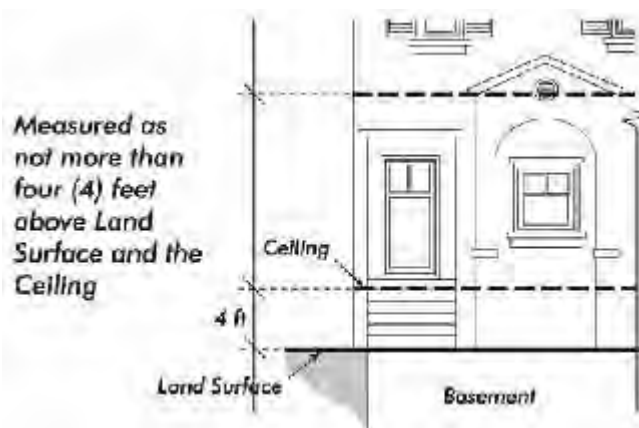
Bar

An area primarily devoted to the serving of alcoholic beverages and in which the service of food is only incidental to the consumption of such beverages.

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Basement

A building story partly or totally underground. For purposes of building height regulations contained in this Title, a basement is not considered a story if the ceiling of the basement is four feet or less above the elevation of the lowest point of the surface of the land at the perimeter of the structure.



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.

Batting cages

A structure that needs to comply with all Code requirements (i.e., setbacks, design of light standards).

Bed and breakfast inn

A building or buildings originally constructed for residential purposes, managed and occupied by the owner of record for the property, in which paying guests may be lodged, including meal service, for up to 30 days.

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.

Bench sign

See [sign, bench](#).

Beer

See [brewery, beer](#)

Beverage container

Any individual bottle, can, jar, carton or similar receptacle that is redeemable pursuant to the California Beverage Container Recycling and Litter Reduction Act of 1986 and any other aluminum beverage container.

Beverage container, recycling facility	See recycling facility, beverage container .
Billboard	See sign, billboard .
Billiard Parlors	A building or portion thereof having within its premises three or more pool tables or billiard tables, or combination thereof, regardless of size, and whether activated manually or by the insertion of a coin, token or other mechanical device.
Block	An area of land within a subdivision entirely bounded by streets, or bounded in part by streets and in part by the exterior boundary of the subdivision. <i>See definition in Title 18.</i>
Boardinghouse	The rental of a residence/dwelling, other than a hotel/motel/long-term stay, wherein a room or rooms, with or without individual or group cooking facilities, are rented to five or more individuals under separate rental agreements or leases, either written or oral, or implied, with an owner; an owner's agent, representative or manager; a tenant; resident; or occupant; whether or not an owner, an owner's agent, representative or manager, or family thereof is in residence. The definition does not include assisted living facility where medical services are involved or group housing or homes .
Boarding of Animals	Any kennel where pet animals owned by another person are temporarily boarded for pay, trade, barter, commission or remuneration of any sort; provided, however, this definition shall not apply to zoos or to animal hospitals operated by veterinarian duly licensed under the law
Body piercing	The creation of an opening in the body of a human being for the purpose of inserting jewelry or other decoration. This includes, but is not limited to, piercing of an ear, lip, tongue, nose, naval or eyebrow. Body piercing does not include piercing an ear with a disposable single-use stud or solid needle that is applied using a mechanical device to force the needle or stud through the ear a method commonly used in jewelry and department stores to pierce ears.
Brew-On-Premises	See brewery, brew-on-premises .
Brewpub	See brewery, brewpub .
Brewery	A facility that produces beer.
Brewery, Beer	An alcoholic beverage obtained by the fermentation of any infusion or decoction of barley, malt, hops, or any other similar product, or any combination thereof in water, and includes ale, porter, brown, stout, lager beer, small beer, and strong beer but does not include sake, known as Japanese rice wine. (Section 23006 Business and Professions Code)

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Exhibit 4p

Brewery, Brew-On-Premises

A do-it-yourself brewery (facility) where customers produce craft style beer or wine on the premises of a brewery or microbrewery. Clients may purchase the ingredients, rent the equipment, time and space, and are provided assistance by the on-site brewmasters. Beer brewed and/or Wine made by a customer may not be sold and must be used by the customer for personal or family use.

Brewery, Brewpub

A restaurant with a microbrewery as an accessory use where the beer it produces is sold in draft form exclusively at its own premises. This operation may sell other supplier's beer, including other hand - crafted or micro - brewed beers as well as wine to patrons for consumption on its premises. The premises is defined as a "bona fide public eating place" by the State of California Department of Alcoholic Beverage Control. Off-sale of alcoholic beverages shall be limited to beers brewed on-site.

Brewery, Distilled Spirits

An alcoholic beverage obtained by the distillation of fermented agricultural products, and includes alcohol for beverage use, spirits of wine, whiskey, rum, brandy, and gin, including all dilutions and mixtures thereof. (Section 23005 Business and Professions Code).

Brewery, Distillery

A facility which manufactures distilled spirits.

Brewery, Homebrew

The manufacturing of beer for personal or family use, not for sale, within a private residence by a person over 21 years of age. The aggregate amount of beer with respect to any household shall not exceed the limits established by Section 23356.2 Business and Professions Code, currently (1) 200 gallons per calendar year if there are two or more adults in the household or (2) 100 gallons per calendar year if there is only one adult in the household.

Brewery, Micro-brewery

A small-scale brewery (facility) that produces 15,000 barrels of beer per year or less. Its beer products are primarily intended for local and/or regional consumption. These operations are solely dedicated to the production of specialty or craft beers.

Brewery, Wine

An alcoholic beverage obtained from normal alcoholic fermentation of the juice of sound ripe grapes or other agricultural products containing natural or added sugar or any such alcoholic beverage to which is added grape brandy, fruit brandy, or spirits of wine, which is distilled from the particular agricultural product or products of which the wine is made and other rectified wine products and by whatever name and which does not contain more than 15 percent added flavoring, coloring, and blending material and which contains not more than 24 percent of alcohol by volume, and includes vermouth and sake, known as Japanese rice wine. (Section 23007 Business and Professions Code)

Brewery, Winery

A facility that engaged in the conversion of grapes, berries, or other fruit into wine and is engaged in the production of wine.

Building

See the definition of “building” as defined in [Title 16](#).

Building area

The sum in square feet of the ground area occupied by all buildings and structures on a lot.

Building coverage

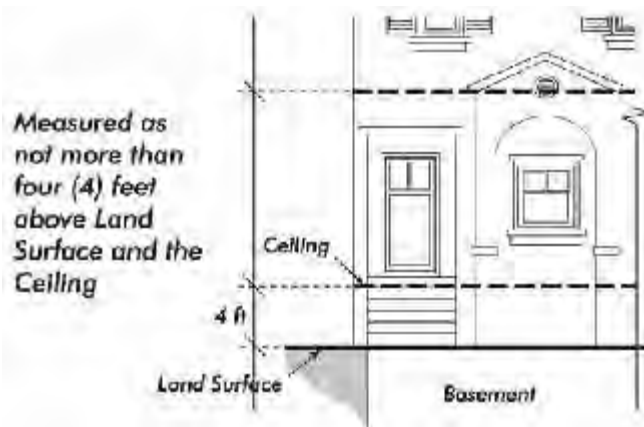
~~A percentage figure referring to that portion of a lot covered only with principal and accessory buildings.~~

Building frontage

See [frontage, building](#).

Building height

The vertical distance measured from the highest point of the roof or parapet wall of the uppermost story to the average elevation of the highest and lowest point of the ground covered by the foundation of the building.

**Building line**

See [setback building line, front](#), [setback building line, rear](#) or [setback, building line, side](#).

Building Materials Supply Stores (Wholesale with Ancillary Retail Sales)

Any facility specializing in the wholesale of building and construction materials (e.g. lumber, irrigation, plumbing, electrical, etc.) with ancillary retail sales in an area not to exceed 20,000 square feet or 50% of the total area of the primary building or lease space, whichever is less.

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4p

Building pad	A relatively flat site, having a grade of five percent or less, that is designed to be occupied by buildings and is prepared by artificial means, including grading, excavating, filling or any combination thereof.
Building principal	See principal, building .
Building projection	Part of a building or structure that is allowed to encroach into the required setback.
Building setback line, front	See setback building line, front .
Building setback line, rear	See setback building line, rear .
Building setback line, side	See setback, building line, side .
Building sign	See sign, building .
Building site	See site, building .
Building story	See story, building .
Building wall	The vertical, exterior surface of a building or structure. See <i>definition in Design and Sign Guidelines</i> . For purposes of Chapter 19.620 (General Sign Provisions) and Chapter (19.625 Private Party signs on City-Owned Property and the Public Right-of-Way) an exterior building wall is any wall or element that defines the exterior boundaries or courts of a building and that has a slope of 60 degrees or greater with the horizontal plane.
Bulk storage	The warehousing of materials or finished goods in an enclosed structure.
Business day	A day on which City Hall is open to the public.
Bus Stop	A bus stop is generally characterized as a single point of access to and from a local bus line that stops to pick up or deposit passengers at regular and generally short time periods or headways, and is not completely enclosed.
Bus terminal	A passenger station for publicly or privately operated bus lines. A bus terminal is generally a major destination point and characterized as a transfer point between local bus lines or other modes of transportation and intercity and interstate bus operations. A bus terminal may or may not include indoor operational facilities. A bus stop is not a bus terminal.
Business	Any lawful commercial endeavor to engage in the manufacturing, purchase, sale, lease or exchange of goods and/or the provision of services.
Buy-back recycling center	See recycling center, buy-back .

19.910.040 “C” Definitions

**California beverage
container recycling center**

See [recycling center, California beverage container](#).

Canopy

A fixed overhead shelter used as a roof that may or may not be attached to a building. *See definition in Design and Sign Guidelines and the Downtown Specific Plan.*

Canopy sign

See [sign, canopy](#).

**Caretaker living quarters,
agricultural**

A dwelling unit located on a property that is a subsidiary use to the principal dwelling unit situated on that property

**Caretaker living quarters,
dwelling unit**

A single-family dwelling unit accessory to an agricultural, professional, commercial or industrial use for occupancy by the owner/caretaker.

**Caretaker living quarters,
during construction**

Temporary living quarters located on a property whereon a building permit has been lawfully issued to construct a permanent building. The temporary quarters may be used for residential or sleeping purposes during construction and may be situated in a trailer, motor home or mobile home.

Cargo container

A standardized, reusable vessel that is or appears to be: (1) originally, specifically or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities; or (2) designed for or capable of being mounted or moved on a rail care; or (3) designed for or capable of being mounted on a chassis or bogie for movement by truck trailer or loaded on a ship.

Carport

An accessory building open on at least one side designed or used for shelter or storage of vehicles.

Carwash

See [vehicle wash facility](#).

Cemetery

Any property used for the burial or internment of the dead, including crematories, mausoleums, columbaria, mortuaries or chapels operated in connection with and located within the cemetery grounds.

**Center, multi-tenant site or
center**

See [complex, commercial](#).

Center, shopping

Same as [complex, commercial](#).

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Exhibit 4p

Check cashing facilities	A person or business that for compensation engages, in whole or in part, in the business of cashing checks, payday advances, warrants, drafts, money orders or other commercial paper serving the same purpose. "Check cashing facilities" do not include a State or Federally chartered bank, savings association, credit union or industrial loan company. "Check cashing facilities" do not include a retail seller engaged primarily in the business of selling consumer goods, including consumables, to retail buyers that cash checks or issue money order for minimum flat fee as a service that is incidental to its main purpose or business.
Child care center	See day care center .
Christmas tree lot	A retail sales operation, generally conducted wholly outdoors, that offers for sale on a temporary, limited basis Christmas trees and related holiday items such as wreaths and Christmas tree stands.
Church	See religious assembly .
Circus	A temporary outdoor amusement center, either involving use of special purpose equipment or conducted by professional operators, or both, and where activities include such things as rides, exhibitions, food service, sales or small-scale games.
Clear visibility triangle	An area of clear cross-visibility at an intersection unobstructed by structures or landscaping. Clear-visibility triangles are located at any corner formed by the intersection of two streets. The required clear cross-visibility area shall be a triangle having two sides fifteen-feet long extending along the curb line of each street.
Clinic, medical or dental	As used in this Title, "clinic" is defined in Sections 1200-1209 (California Health and Safety Code). A clinic is an organized outpatient health facility that provides direct medical, surgical, dental, optometric, podiatric, psychological advice, services, or treatment to patients who remain less than 24 hours, and that may also provide diagnostic or therapeutic services to patients in the home as an incident to care provided at the clinic facility.
Closet	An ancillary area within a dwelling that is clearly intended for storage.
Club	A nonprofit association of persons who are bonafide members paying dues, use of premises being restricted to members and their guests, but not including "nightclub" groups organized primarily to render a service that is customarily carried on as a business.
Coach, commercial	See commercial coach .

Combustible	See Fire Code.
Commerce	See business .
Commercial coach	A vehicle with or without motive power designed and equipped for human occupancy for professional, commercial or industrial purposes, including a mobile home.
Commercial complex	See complex, commercial .
Commercial mascot	A person or animal costumed or decorated to function as a commercial advertising device. Includes sign twirlers, sign clowns and persons or animals holding or supporting signs.
Commercial message	See message, commercial .
Commercial speech	See message, commercial .
Commercial sign	See sign, commercial .
Commercial storage	A commercial land use consisting of the rental of space for the storage of personal property (mini-warehouse or self-storage) and the storage of recreational vehicles. An industrial warehouse is not considered commercial storage.
Common area	Land amenities, parts of buildings, central services and utilities and any other elements, facilities or spaces owned and used by all unit owners and designated in the master deed as common elements.
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.
Common interest development	Any of the following: 1) a community apartment project; 2) a condominium project; 3) a planned development; or 4) a stock cooperative.
Common usable open space	Open areas within a multiple-family or planned residential development project that are to be used for scenic, landscaping or recreational purposes by all the residents of the project. Common usable open space does not include land occupied by streets, driveways, parking areas, service areas, discrete landscape planters or required front and street side yards; provided, however, that land occupied by recreational structures and facilities may be counted as common usable open space.
Community apartment project	A development in which an undivided interest in land is coupled with the right of exclusive occupancy of any apartment located thereon (California Civil code § 1351 (d)). See <i>definition in Title 18</i> .

Exhibit 4p

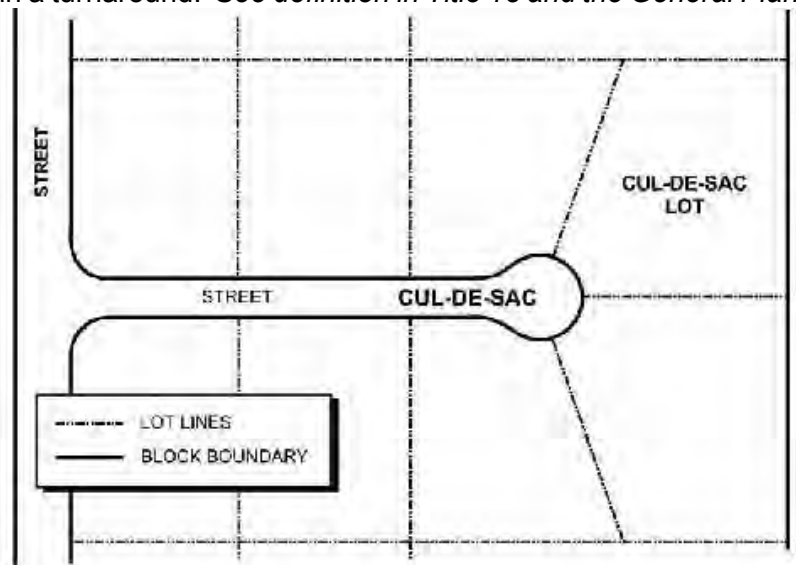
Community & Economic Development Director	The individual designated to act as the Administrator for certain matters according to the procedures set forth in the California Government Code and this Title.
Complex, commercial	A group of three or more commercial uses on a single parcel or contiguous parcels that function as a common commercial area including those which utilizing common off-street parking and access.
Complex, industrial	A group of three or more industrial uses on a single parcel or contiguous parcels, that function as a common industrial area including those which utilizing common off-street parking and access.
Complex, office	A group of two or more office uses on a single parcel or contiguous parcels, that function as a common office area including those utilizing common off-street parking and access.
Conditional use	A use that, because of special requirements or characteristics, may or may not be allowed in a particular zoning district only after review by the Approving Authority and the granting of conditional use permit approval imposing such conditions as necessary to make the use compatible with other uses permitted in the same zone or vicinity. Conditional use permits are issued for uses of land and may be transferrable from one owner of the land to another.
Conditional use permit	A discretionary permit issued by the City authorizing establishment and operation of a conditional use at a particular location.
Condominium	An estate in real property consisting of an undivided interest in common in a portion of a parcel in real property, together with a separate interest in the space in a residential, industrial or commercial building on such real property such as an apartments, office or store. <i>See definition in Title 18 and the General Plan.</i>
Condominium conversion	The conversion and/or subdivision of a single-ownership parcel of existing improved real property into a form of ownership for residential, commercial or industrial purposes involving the right of exclusive occupancy or separate ownership of individual units, including but not limited to condominiums, community apartments, stock cooperatives or planned unit developments. This includes any single-ownership parcel whose individual units are presently or at any time in the past were rented or leased individually. <i>See definition in Title 18 and the General Plan.</i>
Condominium project	A development consisting of condominium units established in conformance with State law. <i>See definition in Title 18 and the General Plan.</i>

Condominium subdivision plan	The drawings attached to the master deed for a condominium subdivision project that describe the size, location, area, horizontal and vertical boundaries, and volume of each condominium unit contained in the condominium subdivision project as well as the nature, location and size of common elements. <i>See definition in Title 18.</i>
Construction caretaker housing	See caretaker living quarters during construction .
Construction period sign	See sign, construction period .
Convalescent home	A facility that provides nursing services and custodial care on a 24-hour basis for individuals who for reasons of illness, physical infirmity or advance age, require such services.
Convenience store	See store, mini-mart .
Convenience zone	Any geographic area designated by the California Department of Conservation as requiring the presence of one or more recycling facilities, mobile recycling units or reverse vending machines pursuant to the California Beverage Container Recycling and Litter Reduction Act of 1986.
Corner lot	See lot, corner .
Corridor access lot	See lot, flag .
Court	An uncovered area partly or wholly enclosed by buildings or walls and used primarily for supplying access, light, and air to abutting buildings.
Covenants, conditions and restrictions (CC&RS)	A set of private agreements written and agreed to by a group of property owners that sets down certain rules and regulations governing the development and use of their properties. The CC&R's may also reflect certain conditions and restrictions imposed and enforced by the City.
Crowing Fowl	Means any rooster, peacock, goose, duck, guinea fowl, or any other fowl which by their sound or cry unreasonably disturb the peace and quiet of the neighborhood.
Crowing Rooster	Means any male chicken two (2) months of age or older.

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4p

Cul-de-sac

A street having only one outlet for vehicular traffic and ending in a turnaround. *See definition in Title 18 and the General Plan.*



Curb line

The line of the face of a curb nearest to the street or roadway.

Cyber café

See [arcade](#).

19.910.050 “D” Definitions

Day care center - child	A child day care facility other than a family day care home, including infant centers, extended day care facilities and school-age child care centers. (see California Health and Safety Code Section 1596.76).
Day care center - Adult	A facility that provides supervision and non-medical care for more than 6 adults, including elderly persons, on a less than 24-hour basis.
Day care home - adult	A home that provides supervision and non-medical care to 6 or fewer adults, including elderly persons, in the provider's own home, on a less than 24-hour basis.
Day care home, family	A home that regularly provides care, protection and supervision for fourteen (14) or fewer children, in the provider's own home, for periods of less than 24 hours per day, while parents or guardians are away, and is either a large family day care home or a small family day care home (see California Health and Safety Code Section 1596.78 a).
Day care home, large family	<p>A home that provides family day care for seven (7) to twelve (12) children, inclusive, including children under the age of ten (10) years who reside at the home and can go up to fourteen (14) children if all of the following conditions are met:</p> <ol style="list-style-type: none">(1) At least one (1) child is enrolled in and attending kindergarten or elementary school and a second child is at least six (6) years of age.(2) No more than three (3) infants are cared for during any time when more than twelve (12) children are being cared for.(3) The licensee notifies a parent that the facility is caring for two additional school-age children and that there may be up to thirteen (13) or fourteen (14) children in the home at one time.(4) The licensee obtains the written consent of the property owner when the family day care home is operated on property that is leased or rented (see California Health and Safety Code Section 1596.78 b and Section 1597.465).

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4p

Day care home, small family

A home that provides family day care for up to six (6) children, including children under the age of ten (10) years who reside at the home and can go up to eight (8) children in all of the following conditions are met:

- (1) At least one (1) child is enrolled in and attending kindergarten or elementary school and a second child is at least six (6) years of age.
- (2) No more than two (2) infants are cared for during any time when more than six (6) children are cared for.
- (3) The licensee notifies each parent that the facility is caring for two (2) additional school-age children and that there may be up to seven (7) or eight (8) children in the home at one time.
- (4) The licensees obtain the written consent of the property owner when the family day care home is operated on property that is leased or rented (see California Health and Safety Code Section 1596.78 c and Section 1597.44).

Department store

See [store, department](#).

Design flood

See [flood, design](#).

Designated floodway

See [floodway, designated](#).

Development

As used in this Title, "Development" has the meaning of Section 65927 (California Government Code or CGC) and is also any human-caused change to improved or unimproved real estate that requires a permit or approval from any agency of the City or County, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations and storage of materials. "Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations that are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511 of the Public Resources Code). As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. "Development" does not mean a "change of organization", as defined in Section 56021 (CGC) or a "reorganization", as defined in Section 56073 (CGC). See *definition in the General Plan*.

Development Review Committee

The Development Review Committee (DRC) is comprised of representatives from various City Departments having Approval Authority for certain development projects, pursuant to the Riverside Municipal Code. The DRC includes the City Planner, Building Official, and City Engineer or designee(s), as well as representatives from Public Utilities, Parks and Recreation, Police and Fire Departments. The DRC also serves as a recommending body to the Planning Commission on applications for discretionary land use entitlements. The DRC shall be chaired by the City Planner or designee.

Directional sign

See [sign, directional](#).

Directory sign

See [sign, directory](#).

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4p

Discretionary decision	Decisions that require the exercise of judgment or deliberation when the Approving Authority decides to approve or disapprove a particular activity, as distinguished from situations where the City individual, Board, Committee, Commission or Council merely has to determine whether there has been conformity with applicable statutes, ordinances or regulations.
Distilled Spirits	See <u>brewery, distilled spirits</u> .
Distillery	See <u>brewery, distillery</u> .
Domestic animal	See <u>animal, domestic</u> .
Donation collection bin	An outdoor receptacle made of metal, steel or a similar product, designed to allow the general public to donate unwanted but reusable items for charitable purposes.
Dormitory	A building intended or used principally for sleeping accommodations where such building is related to an educational or public institution, including religious institutions.

Downtown Arts and Entertainment District

An area intended to serve as a major, concentrated center of cultural and entertainment uses serving the City and surrounding communities. It consists of all commercially zoned land within an area bounded by properties south of Third Street, west of State Route 91 (the Riverside Freeway), north of properties fronting both sides of Fourteenth Street and east of properties fronting both sides of Market Street.



Drive-thru business

A business (such as a bank or restaurant) that is designed so that customers can be served while remaining in their cars.

Driveway

A private roadway providing access for vehicles to a parking space, garage, dwelling or other structure. *See definition in Title 18.*

Driveway, Hollywood

Driveway with a middle planting strip to minimize paved access. *See definition in the Downtown Specific Plan.*

Drop-off recycling center

See [recycling center, drop-off](#).

Drug store

A business where drugs, medicines and other sundries are dispensed and sold.

Dwelling

A building or portion thereof designed for or occupied exclusively for residential purposes, including single-family and multiple family dwellings, but not including hotels, motels, boarding and lodging houses.

P17-0096, P17-0180, P17-0182, & P17-0521

Exhibit 4p

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.
Dwelling unit	Two or more rooms in a dwelling designed for or occupied by one family for living or sleeping purposes and having only one kitchen. <i>See definition in the General Plan.</i>
Dwelling unit, accessory	Living quarters within an accessory building located on the same premises with the main building, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling. An attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons which is located on the same lot as permitted primary use. An accessory dwelling unit may also include the following: <ul style="list-style-type: none">A. <u>An Efficiency Unit as defined in Section 17958.1 of the Health and Safety Code.</u>B. <u>A Manufactured Home, as defined in Section 18007 of the Health and Safety Code.</u>C. <u>Tiny Home.</u>
Dwelling unit, auxiliary	A dwelling unit located on a property zoned for single family residential use that is subsidiary to the primary dwelling unit situated on that property.
Dwelling unit, caretaker	See caretaker living quarters .
Dwelling unit, efficiency	One room with kitchen facilities and with a private bath designed for occupancy by one household.
Dwelling unit, manufactured	A mobile home or manufactured house constructed in full compliance with the National Mobile Home construction and Safety Standards Act intended for occupancy by a single family installed on a permanent foundation in conformance with applicable Zoning regulations.
Dwelling unit, motor home, RV, camper, trailer, etc.	A structure standing on wheels used for short term human occupation.
Dwelling unit, multi-family	A building, or portion thereof, designed for occupancy by two or more families living independently of each other and containing two or more dwelling units. See also apartment house . <i>See definition in the Downtown Specific Plan and the General Plan.</i>

Dwelling unit, second

~~A dwelling located on a property zoned for single family residential use that is designed exclusively for single family residential purposes with a kitchen and sanitation facilities and located on the same lot as the primary dwelling. See definition in the General Plan.~~

Dwelling unit, single-family

A dwelling designed for occupancy by one family and located on one lot delineated by front, side and rear lot lines. See definition in the Downtown Specific Plan.

Dwelling unit, single-family, attached

Two or more dwelling units, each owned in fee and located on individual lots but joined along a single lot line, each of which is totally separated from the other by an unpierced wall extending from ground to roof. See definition in the Downtown Specific Plan and the General Plan.

Dwelling unit, single-family, detached

A dwelling unit owned in fee and located on an individual lot that is not attached to any other dwelling unit by any means. See definition in the General Plan.

19.910.060 “E” Definitions.

Easement

A recorded right or interest in the land that belongs to someone else, that entitles the holder thereof to some use, privilege or benefit out of or over said land. See definition in the General Plan.

Efficiency unit

See [dwelling unit, efficiency accessory](#)

Electronic message center sign

See [sign, electronic message center](#).

Emergency shelter

~~Has the same meaning as defined in subdivision (e) of Section 50801 of the Health and Safety Code. See Shelters, Emergency~~

Entertainment

Except as specifically exempted in this Title, "entertainment" means any live entertainment, dancing, disc-jockey-hosted music, night clubs, comedy clubs and entertainment clubs.

Entertainment, incidental

Entertainment provided not as the principal means of business, such as a piano and guitar player providing background music within a bar or restaurant or karaoke sing-alongs provided none of the above involve a stage or any dancing.

Entertainment venue, public

A publicly owned or operated facility or any privately operated amusement park that regularly hosts entertainment events open to the general public.

Exhibit 4p

Equipment (large) sales and rentals	Establishments primarily engaged in the sale or rental of tools, trucks, tractors, construction equipment, agricultural implements and similar industrial equipment and the rental of mobile homes. Included in this use type is incidental storage, maintenance and servicing of such equipment.
Equipment (small) sales and rental	Establishments primarily engaged in the sale or rental of small hand operated and human driven tools, compressors, agricultural implements and similar industrial equipment. Included in this use type is incidental storage, maintenance and servicing of such equipment.
Establishment	A non-residential use of land involving structures that are subject to a building permit requirement. By way of example and not limitation, “establishment” includes businesses, schools, churches, hospitals, factories, houses of worship, professional offices, etc.
Explosive	See the Fire Code as currently adopted by the City.
Exterior building wall	See building wall .

19.910.070. “F” Definitions.

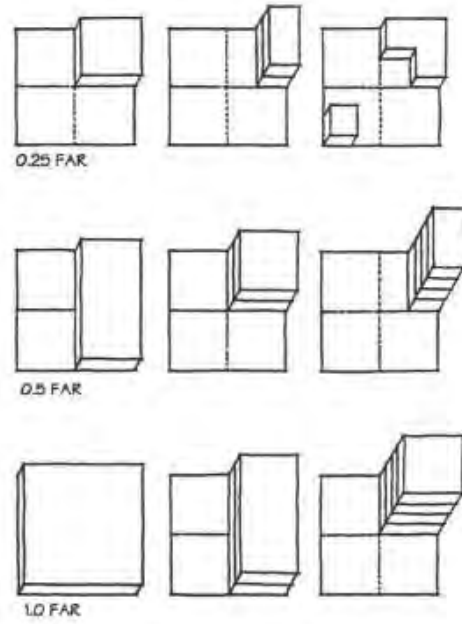
Facade	The exterior wall of a building exposed to public view. See <i>definition in the Design and Sign Design Guidelines</i> .
Family	Any individual or group of individuals living together, in a dwelling unit as a single housekeeping unit. Family does not include larger institutional group living situations, such as in a boarding house or hotel/motel/long-term stay.
Farm	Property used for growing or raising agricultural products, including related structures and living quarters and dwellings thereon.
Farmers market, certified	A marketplace, either indoors or out-of-doors, that has been issued a direct marketing certificate by the County Agricultural Commissioner indicating that the marketplace is a certified farmers' market.
Fence	A solid or open barrier, other than a wall, located above ground and intended to enclose, screen or mark a boundary.
Financial institution	An establishment or facility for the custody, loan, exchange or issue of money, for the extension of credit and for transmission of funds.
Flag	See sign, flag .
Flag lot	See lot, flag .

Flammable	See the Fire Code as currently adopted by the City.
Flood, design	The selected flood against which protection is provided, or eventually will be provided, by means of flood protective or control works.
Flood, one-hundred-year	See one-hundred-year flood .
Flood-proofing	Any combination of structural and nonstructural additions, changes or adjustments to properties and structures, primarily for the reduction or elimination of flood damage to lands, water and sanitary facilities, structures and contents of buildings.
Floodway, designated	The channel of a stream and that portion of the adjoining floodplain required to reasonably provide for the construction of a project for passage of the design flood including the lands necessary for construction project levees.
Floor-area	The sum of the gross horizontal areas of the several floors of all buildings on the lot, measured from the exterior faces of exterior walls, or from the centerline of walls separating two buildings. "Floor area" includes the area of basements when used for residential, commercial or industrial purposes, but need not include a basement or portion of a basement used for storage or the housing of mechanical or central heating equipment.

P17-0096, P17-0180, P17-0182, & P17-0521 Exhibit 4p

Floor-area ratio (FAR)

The floor area of the building or buildings on a site or lot divided by the area of the site or lot. Parking Structures are not included in the floor area calculation. For projects within the Downtown Specific Plan Area, see definition in the Downtown Specific Plan.

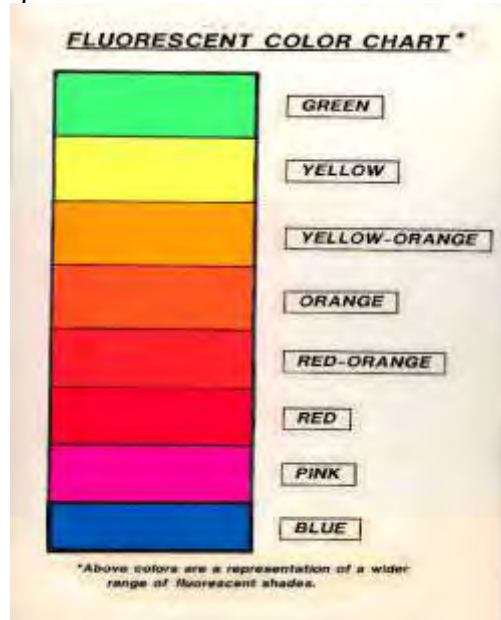


Examples of floor area ratios

Exhibit from DSP

Fluorescent colors

The range of colors created through a synthetic pigmentation process in which ultraviolet light is absorbed and emitted at a different range within the color spectrum of the individual colors. The prohibited colors are listed on the fluorescent color chart as adopted by the City, are kept on file in the Planning & Building Department. The colors shown below represent a wider range of fluorescent shades. *See definition in the Downtown Specific Plan.*



For an accurate representation of these colors see the sample board on file in the Planning & Building Department under case AM-008-945. A sample board is kept for reference at the public information counter.

Food service business

See [restaurant, food service business](#).

For sale, rental or lease sign

See [sign, for sale, rental or lease](#).

Fraternity or sorority house

A building rented, occupied or owned by a general or local chapter of some regularly organized college fraternity or sorority or by or on its behalf by a building corporation or association composed of members or alumni thereof, and occupied by members of the local chapter of such fraternity or sorority as a place of residence.

Freeway

A divided highway for through traffic with full control of access, with grade separations at all intersections and in respect to which the owners of abutting lands have no direct right or easement of access to or from their abutting land. A freeway is not a street for the purposes of this Title. A road is not excluded from this definition if a toll is charged to enter or leave it. *See definition in Title 18.*

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Exhibit 4p

Freeway exit	Any location along a freeway where an exit ramp or exit ramps exist.
Front lot line	See lot line, front .
Frontage	That portion of a structure facing a public street and from that the address is normally taken. <i>See definition in the Design Guidelines.</i>
Frontage, building	For the purpose of calculating sign areas, "building frontage" means the linear measurement of exterior walls enclosing interior spaces that are oriented to and most nearly parallel to public streets, public alleys, parking lots, malls or freeways. <i>See definition in the Sign Design Guidelines.</i>
Frontage, major street	The street frontage from which the majority of the pedestrian or vehicular traffic is drawn or toward which the building or buildings are oriented for primary visual impact. Each commercial complex or shopping center shall be allowed to designate only one major street frontage. Where no single street frontage can be identified as the major street frontage, or in cases of dispute as to which street frontage is the major street frontage, the Community & Economic Development Director or his/her designee shall designate the major street frontage in conjunction with the review of proposed signs.
Frontage, secondary street	A street frontage other than a major street frontage.
Fuel systems - private (above ground tanks)	That portion of property where flammable or combustible liquids or gases used as fuel are stored and dispersed for private use.

19.910.080. "G" Definitions.

Garage, private	A completely enclosed accessory building or accessory portion of the main building used for shelter or storage of vehicles.
General Plan	The General Plan of the City of Riverside, adopted pursuant to the California Government Code Section 65301 et seq. and adopted by the Riverside City Council. <i>See definition in the General Plan.</i>
Glare	Any brightness within the field of vision of such a character as to cause annoyance, discomfort, interference with vision, or loss in visual performance and visibility.
Granny Flat	See dwelling unit, auxiliary, accessory living quarters .
Gross acreage	See acreage, gross .

Group housing or home

Any living situation including motels and hotel buildings that are not for temporary use, that accommodates unrelated individuals, and may include but not be limited to the following types of facilities: (1) licensed alcohol and drug treatment facilities; (2) licensed board and care homes for the elderly including convalescent or rest homes and nursing homes; (3) licensed homes for minor children; (4) licensed homes for mental patients; (5) licensed homes for the developmentally disabled; and (6) single- room occupancy (SRO) projects. Group housing would typically involve a living arrangement where either support services are provided to the occupants, where cooking, living or support sanitary facilities are shared in common between the occupants or where there is a formal program establishing rules of conduct and purpose of the facility. *See definition in the General Plan.*

Guest house

See ~~dwelling unit, a~~[Accessory- living quarters](#).

19.910.090. “H” Definitions.**Habitable floor area**

As defined in the [Building Code](#) as currently adopted by the City.

Hardscape

Decorative elements within yards that may be combined with landscaping. Hardscape includes patios, decks, fountains, walls, art work, walkways, etc. *See definition in the Downtown Specific Plan.*

Height, building

See [building height](#).

Exhibit 4p

Helicraft terms

1. **Approach/departure path** A clear path selected for flight, extending upward and outward from the edge of the landing and take-off area.
2. **Helicopter** A rotary wing aircraft that depends for its support and motion in the air principally upon the lift generated by one or more power-driven rotors rotating on substantially vertical axis.
3. **Heliport** An area, either at ground level or elevated on a structure, that is used or intended to be used for the landing and take-off of helicopters, and includes some or all of the various facilities useful to helicopter operation such as helicopter parking, waiting room, fueling and maintenance equipment.
4. **Helistop** A heliport, either at ground level or elevated on a structure, for the landing and take-off of helicopters, but without auxiliary facilities such as waiting room, hangar, parking, maintenance or fueling equipment.
5. **Take-off/landing area** The area of the heliport where the helicopter actually lands and takes off.
6. **Temporary site** A site for helicraft take-offs and landings to be used on a limited basis not to exceed forty-eight hours.

Historic resources

See [Title 20](#) for definitions and regulations.

Hobby activity

A noncommercial avocation carried on by the occupant of a dwelling as a secondary use, in connection with which there is no stock in trade nor commodities sold upon the premises, no person employed and no mechanical or business equipment used, except such as is customarily incidental to domestic uses.

Home Improvement, Sales, and Service (Hardware, Lumber and Building Material Stores) - Retail

A commercial land use consisting of any facility that caters to the general public by providing a broad range of home repair and maintenance goods like hardware, tools, plumbing and electrical goods, lumber and structural material. Those facilities that focus on a specific area like flooring, wall coverings or lumber, are excluded from this category.

Home occupation

Any use of a dwelling unit and related property for employment or occupational purposes that is incidental to the residential use of the dwelling unit.

Homebrew

See [brewery, homebrew](#).

Hospital	As defined in Section 1250 California Health and Safety Code, a health care facility with a duly constituted governing body with overall administrative and professional responsibility and an organized medical staff that provides 24-hour inpatient care, including the following basic services: medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy, and dietary services.
Hospital, mental	As defined in Section 1250 California Health and Safety Code, a health facility having a duly constituted governing body with overall administrative and professional responsibility and an organized medical staff that provides 24-hour inpatient care for mentally disordered, incompetent, or other patients referred to in Division 5 (commencing with Section 5000) or Division 6 (commencing with Section 6000) of the Welfare and Institutions Code, including the following basic services: medical, nursing, rehabilitative, pharmacy, and dietary services.
Hotel/motel, adult	See 9.40.020 .
Hotel/motel, long term stay	A hotel or motel designed and operated to accommodate travelers whose guest stays may exceed 30 days, or 60 days within a 180 day consecutive period. Any hotel/motel that allows guests to stay more than 30 consecutive calendar days or 60 days within a 180 day consecutive period is considered a long term stay hotel/motel.
Hotel, transient	A facility offering transient lodging accommodations to the general public with access to guest rooms provided by interior corridors. All of the accommodations in a hotel shall be for the use of transients. For the purpose of this Title, transients shall be defined as any person who exercises occupancy or is entitled to occupancy or is entitled to occupancy by reason of concession, permit, right of access, renting accommodations or by other agreement of whatever nature, for a period of 30 consecutive calendar days. Up to a maximum of 5 percent of the total number of units can be occupied by guests that exceed these occupancy limits at any given time. The limitations on occupancy shall not apply to hotels with National Historic Landmark status and during the existence of a public emergency or natural disaster requiring the provision of emergency public shelter. Hospitals, sanitariums or orphanages, asylums, detention homes, jails, prisons, transitional shelters/housing, bed and breakfast, group housing or similar buildings where human beings are housed or detained under legal restraint or part of a treatment or other regulated program are specifically excluded. <i>See definition in the Downtown Specific Plan.</i>

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Exhibit 4p

Household hazardous waste

A waste, or combination of wastes, that because of its quantity, concentration, or physical, chemical, or infectious characteristics may do either of the following: (1) cause, or significantly contribute to, an increase in serious irreversible, or incapacitating reversible illness; (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, or otherwise managed. Household hazardous waste includes waste oil, antifreeze, paint, car/household batteries, herbicides, pesticides, solvents, and pool chemicals.

Hydrozone

A portion of a planted area where plants are grouped according to similar water need.

19.910.100. "I" Definitions.

Improvement

Any construction, building, paving or landscaping that materially adds to the value of a facility, substantially extends its useful life, adapts it to new uses or enhances its physical attributes. It also refers to the construction of streets and related appurtenances as noted in Title 18.

Indoor collection recycling center

See [recycling center, indoor collection](#).

Industrial complex

See [complex, industrial](#).

Installed

Erected, constructed, posted, painted, printed, tacked, glued, or otherwise fastened, fixed, or made visible in any manner whatsoever.

Interior lot

See [lot, interior](#).

Internet café

See [arcade](#).

Interpretive historic sign

See [sign, interpretive historic](#).

19.910.110. "J" Definitions.

Junk

Any scrap, waste, reclaimable material, or debris, whether or not stored or used in conjunction with dismantling, processing, salvage, storage, bailing, disposal or other use or disposition.

Junk yard

See [salvage yard](#).

19.910.120. "K" Definitions.

Kennel	Any public or private facility where four or more dogs or other domesticated animals are kept, boarded or trained, with or without payment of a fee, for the off-premise owners of such animals.
Key lot	See lot, key .
Kiosk	A free-standing structure upon which temporary information and/or posters, notices or announcements are posted.
Kitchen	Any room used, intended or designed to be used, for cooking or the preparation of food.

19.910.130. “L” Definitions.

Laboratory	A building or portion of a building that contains facilities for testing and analysis of a product, person, animal or portion thereof.
Landscaping	Landscaping includes but is not limited to grasses, ground cover, trees, shrubs and/or other planting, decorative rock or bark.
Legislative	A land use decision that applies to an entire zoning district or a large number of individuals or properties or that establishes or modifies policy or procedure.
Lighted sign	See sign, lighted .
Live/work unit	A residential occupancy, by a single housekeeping unit, or one or more rooms or floors in a building that includes: (1) cooking space and sanitary facilities in conformance with City building standards; and (2) adequate working space accessible from the living area, reserved for, and regularly used by, one or more persons residing therein. <i>See definitions in the Downtown Specific Plan and the Design Guidelines.</i>
Loading space	An off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise of materials and which abuts upon a street, alley or other appropriate means of access.
Lodging house	See boarding house .
Logo	A graphical symbol that represents a concept, idea, or identifier.
Lot	A legally recognized parcel of land abutting on one or more streets. <i>See definitions in the Title 18 and the General Plan.</i>

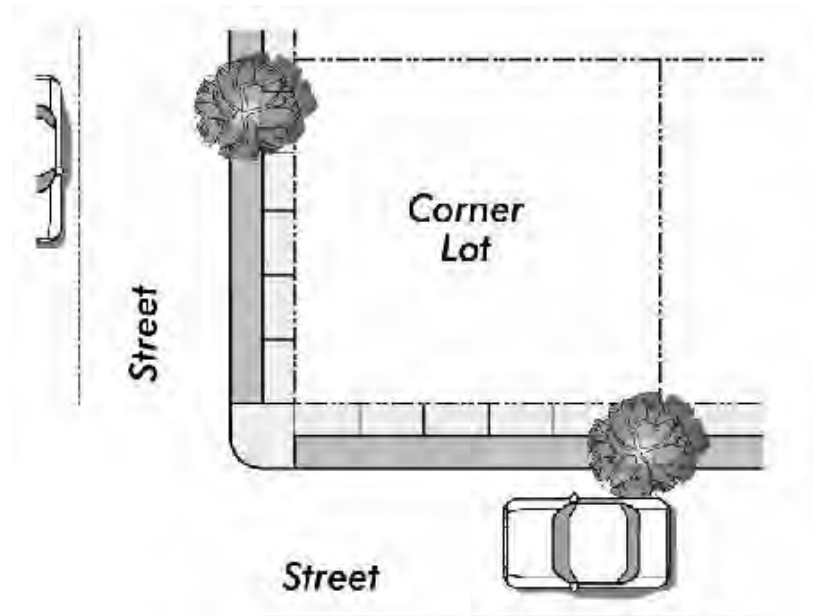
P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4p

Lot area

The total horizontal area within the lot lines of a lot, excluding any street or right of way area, except that in the RA-5 Zone, "lot area" includes that portion of the adjoining street or streets measured from the street centerline or centerlines.

Lot, corner

A lot situated at the intersection of two or more streets, having an angle of intersection of not more than one hundred thirty-five degrees.



Lot, corridor access

See [lot, flag](#).

Lot coverage

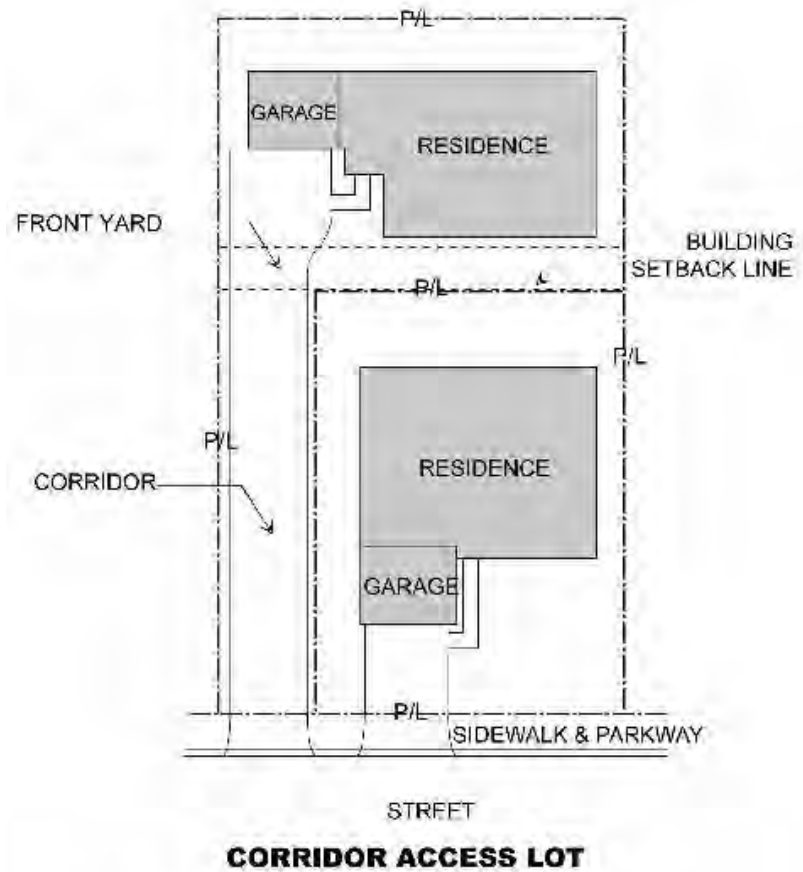
The area of a lot that is covered by a building(s) or structure(s), expressed as a percentage of the total lot area (excluding pools, fences, and walls). Lot coverage is measured from the exterior wall or post of the building(s) or structure(s) (including lattice, trellis, or solid roof).

Lot depth

The horizontal distance between the front and rear lot lines, measured from the midpoint of the front lot line to the midpoint of the rear lot line.

Lot, flag

A lot with access to a street by means of a corridor having less than the required lot width. The term also includes corridor access lot and panhandle lot. *See definition in Title 18.*

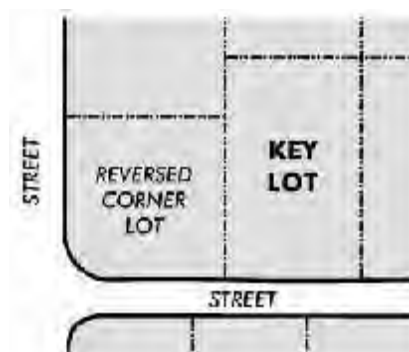


Lot, interior

A lot other than a corner lot.

Lot, key

The first lot to the rear of a reversed corner lot and not separated by an alley.



Lot, panhandle

See [lot, flag](#).

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Exhibit 4p

Lot, Planned Residential Development (PRD)

A designated portion of or division of land, air space or combination thereof within the boundaries of a planned residential development that does not meet the definition of a lot. A PRD lot may be approved by the Approving Authority as part of a planned residential development permit. A PRD lot, if so approved, need not have frontage on a public street or otherwise comply with the requirements of the underlying zone, or Title 18, except as provided by this Title.

Lot, reversed corner

A corner lot, the side street line of which is substantially a continuation of the front line of the lot line of the lot to its rear.

Lot, through

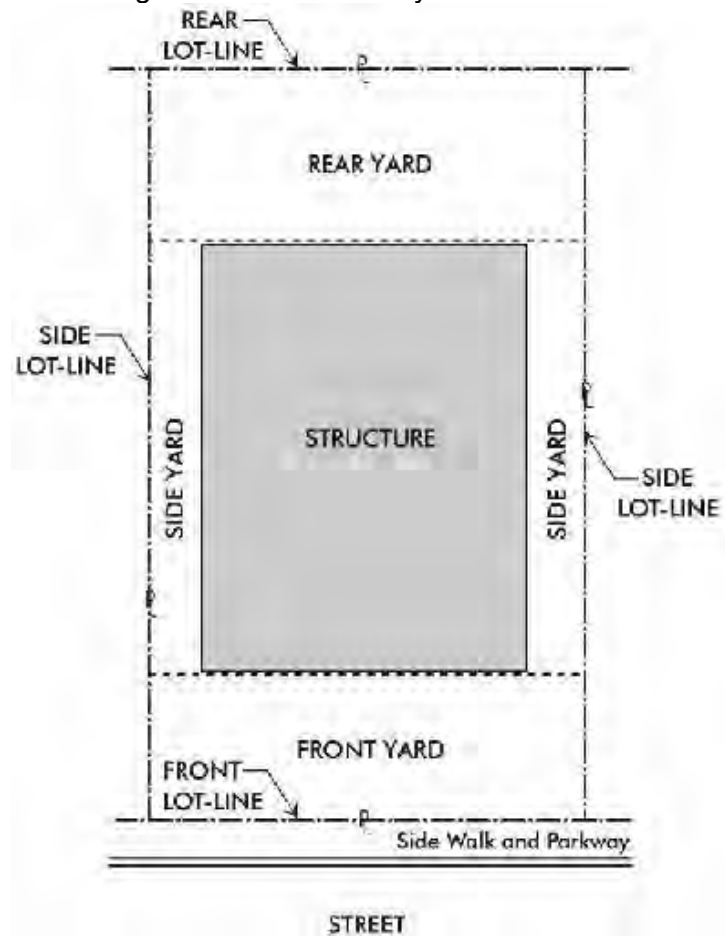
A lot having frontage on two parallel or approximately parallel streets, excluding where access has been relinquished along one of the frontages.

Lot width

The horizontal distance between the side lot lines, measured at right angles to the lot depth at the building setback line for regular lots, and the horizontal distance between the side lot lines measured by a straight line drawn at one-third the required minimum lot depth on each side lot line for cul-de-sac lots, and knuckle lots.

Lot-line

A line defining an exterior boundary of a lot.

**Lot-line, front**

The line separating the lot from the street. In the case of a corner lot, a line separating the narrowest street frontage of the lot from the street, except in those cases where the latest tract deed restrictions specify another line as the front lot line. The Community & Economic Development Director may, on a case by case basis, identify the front lot line of corner lots based on the orientation of the dwelling, provided that the existing structure(s) comply with all applicable setbacks.

Lot-line, rear

A lot line that is opposite and most distant from the front lot line and, in the case of an irregular, triangular or gore-shaped lot, a line within the lot, parallel to and at a maximum distance from the front lot line, having a length of not less than ten feet.

Lot-line, side

Any boundary line not a front lot line or a rear lot line.

Lot-line, zero

See [zero lot line](#).

19.910.140. “M” Definitions.

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Exhibit 4p

Major street frontage	See frontage, major street .
Mall	A shopping center where stores front on both sides of a pedestrian way that may be enclosed or open. Malls are typically enclosed, with a climate-controlled walkway between two facing strips of stores. The term represents the most common design mode for regional and superregional centers and has become an informal term for these types of centers. Any concentration of retail stores or service establishments that share customer-parking areas and are located within an enclosure having public walkways whereby a customer in one store or establishment may walk to another store or establishment without leaving the enclosure. For purposes of Chapter 19.620 (General Sign Provisions) and Chapter 19.625 (Private Party Signs on City-Owned Property and the Public Right-of-Way) a mall is defined as an open area located adjacent to urban buildings and designed primarily for pedestrian traffic, featuring walkways, trees and shrubs, and places to sit.
Mansard roof	A sloped, decorative roof element attached to the face of a building wall. <i>See definitions in the Design and Sign Design Guidelines.</i>
Manufacture	To assemble, fabricate, compound, treat, etc. in order to produce something.
Manufactured dwelling unit: Manufactured home	See dwelling unit , manufactured and Dwelling Unit, Accessory Dwelling Unit for incidental uses .
Marijuana Cultivation	The planting, growing harvesting, drying, trimming, clipping or processing of any kind, number, or size of marijuana plants or any part thereof. Marijuana shall be synonymous with cannabis, hemp, and any other cannabis derivatives.
Marijuana Cultivation Personal	Marijuana Cultivation for personal medical use pursuant to Chapter 19.342 and consistent with the Compassionate Use Act (California Health and Safety Code Section 11362.5) and the Medical Marijuana Program Act (California Health and Safety Code Section 11362.7 et seq.).
Marijuana Cultivation, Delivery	The transport, shipment, conveyance, delivery, or transfer of marijuana for any purpose.
Marijuana, Mobile Dispensary	See definition in Chapter 9.65 – Mobile Marijuana Dispensaries
Marijuana, Primary Caregiver	See the definition for Primary Caregiver set forth in California Health and Safety Code Sections 11362.5 and 11362.7 et seq.

Marijuana, Qualified Patient	See the definition for Qualified Patient set forth in California Health and Safety Code Sections 11362.5 and 11362.7 et seq.
Massing	The unified composition of a structure's volume, affecting the perception of density and bulk. <i>See definition in the Downtown Specific Plan.</i>
Material processing facility (MPF)	A facility where source separated (presorted) recyclable materials are further sorted and separated, then bulked or converted for reprocessing, by hand or by use of machinery.
Material recovery facility (MRF)	A solid waste facility where mixed municipal solid waste is sorted or separated, by hand or by use of machinery, for the purpose of recovering recyclable materials.
Medical marijuana dispensary	A facility where marijuana is made available for medical purposes in accordance with Health and Safety Code Section 11362.5 (Proposition 215).
Message center sign, electronic	See sign, electronic message center .
Message commercial	A message on a sign that pertains primarily to the economic interests of the sign sponsor and/or the viewing audience. Such messages typically concern proposals for economic transactions and/or the engagement of professional services. (Contrast: non-commercial messages.)
Message non-commercial	A message displayed on a sign that does not qualify as commercial. By way of example only and not limitation, such messages typically concern debatable matters of public concern, such as expression on religion, politics and social commentary. (Contrast: commercial message.)
Microbrewery	See brewery, microbrewery .
Mini-mart	See store, mini-mart .
Mini-warehouse	See commercial storage .
Mixed use development	A single building containing more than one type of land use or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas. <i>See definitions in the General Plan, Design Guidelines and Downtown Specific Plan.</i>
Mobile home	A State licensed moveable or transportable vehicle, other than a motor vehicle, designed as a permanent structure of not less than two hundred fifty square feet in area intended for occupancy by one family, and having no foundation other than jacks, piers, wheels or skirting. <i>See definition in the General Plan.</i>

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Exhibit 4p

Mobile home, building line	A line parallel with the front mobile home space line or access drive and distance therefrom the depth of the required front yard.
Mobile home, park	A lot or contiguous group of lots intended for residential use where residence is in mobile homes exclusively or where ownership is by condominium association, in lieu of mobile homes, said development is occupied exclusively by factory-built dwellings approved by the State of California and established on permanent foundations.
Mobile home, space	A plot of ground within a mobile home park abutting one or more access drives, designed for the accommodation of one mobile home.
Mobile medical unit	Medical equipment contained within a van, motorized coach or trailer capable of being transported from place to place.
Mobile recycling unit	See recycling unit, mobile .
Model Homes	An unoccupied residential unit in a residential subdivision, typically located in a residential structure ultimately planned for sale as part of the subdivision, used for the temporary marketing and sales of homes within the subdivision. Attached condominium and townhouse units may also be used as a model home.
Modulation	A stepping back or projecting forward of portions of a building face within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.
Monument sign	See sign, monument .
Motel, Long Term Stay	See hotel/motel, long term stay .

Motel, transient

A facility offering transient lodging accommodations to the general public with access to guest rooms provided by exterior walkways. All of the accommodations in a motel shall be for the use of transients. For the purposes of this Title, transients shall be defined as any person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, renting accommodations or by other agreement of whatever nature, for a period of 30 consecutive calendar days or less, or a total of no more than 60 calendar days within a 180 consecutive calendar day period. Up to a maximum of 5 percent of the total number of rooms can be occupied by guests that exceed these occupancy limits at any given time. The limitations on occupancy shall not apply during the existence of a public emergency or natural disaster requiring the provision of emergency public shelter. Hospitals, sanitariums or orphanages, asylums, detention homes, jails, prisons, transitional shelters/housing, group housing or similar buildings where human beings are housed or detained under legal restraint or part of a treatment or other regulated program are specifically excluded. *See definition in the Downtown Specific Plan.*

Multi-family dwelling unit

See [dwelling unit, multi-family](#).

Multi-tenant indoor sales center

Any store where merchandise is offered or displayed for sale or exchange and in which the sales area has been subdivided to allow for individual sales booths that are available for lease to individual tenants. For purposes of this definition, areas bounded by permanent floor-to-ceiling walls or windows, in which all entryways are capable of being closed and locked, shall be considered separate stores and not subdivisions of one store. No store in which one vendor occupies at least eighty percent of the floor area used for sale of goods shall be considered a multi-tenant indoor sales center. For purposes of this definition, a vendor is each person offering goods for sale in a store who is subject to a permit from the State Board of Equalization to engage in or conduct business as a seller at that store. Each such vendor shall be deemed a tenant in that store. The term multi-tenant indoor sales center is interchangeable with and applicable to flea markets, swap meets or other similarly named or labeled activities; but the term does not include the usual grocery supermarket operations, antique malls, second hand/thrift stores or department stores.

Multi-tenant site

See [center, multi-tenant site or center](#).

Mural

A commissioned artistic rendering that does not in any way advertise a product, service or business logo or contain copy that includes a business name or logo. *See definition in the Sign Design Guidelines.*

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4p

19.910.150. “N” Definitions.

Neon sign	See sign, neon .
Net acreage	See acreage, net .
Nightclub	An establishment operated as a place of entertainment, characterized by any or all of the following as a principal use: (1) live, recorded or televised entertainment, including but not limited to performance by magicians, musicians or comedians; (2) dancing.
Non-commercial message	See message, non-commercial .
Non-commercial sign	See sign, non-commercial .
Non-commercial speech	See message, non-commercial .
Non-conforming lot	A lawfully established parcel of land that does not conform with the current standards of the zone in which it is located, including lot area, lot width and lot depth.
Nonconforming structure	A lawfully built structure that does not conform with current standards of the zone in which it is located, including front setback, side setback, rear setback, height, coverage, distances between structures and parking facilities.
Nonconforming use	A lawfully established use of a building or land, that use was lawfully established, but that does not conform to the current regulations. <i>See definition in the General Plan.</i>
Nuisance	An act or condition, when performed or existing upon a parcel of land or structure, that is considered dangerous or potentially dangerous to public health, safety or welfare, degrades the appearance and value of surrounding properties or can cause damage to public rights-of-way.

19.910.160. “O” Definitions.

Off-premises sign	See sign, off-premises .
Office complex	See complex, office .
On-premises sign	See sign, on-premises .
One-hundred-year flood	The highest level of flooding that, on the average, is likely to occur once every one hundred years. The term also means that level of flooding having a one percent chance of occurring each year.
Open space, common usable	See common usable open space .

Open space, private usable	See private usable open space .
Orchard	See farm .
Outdoor dining	Dining facilities consisting of tables, chairs and similar furniture located out-of-doors.
Outdoor display of incidental plant material	Live plant materials displayed outdoors in conjunction with a primary business.
Outdoor food preparation	Food preparation facilities consisting of equipment for the cooking of food and preparation located out-of-doors adjacent to an indoor eating establishment.
Outdoor Sales	The display and sales of products or services primarily outside a structure and limited to those items generally stored, used and/or inspected outdoors.
Outdoor Sales display	An outdoor arrangement of objects, items, products or other materials, typically not in a fixed position and capable of rearrangement, designed and used for the purpose of advertising or identifying a business, product or service.
Outdoor storage	An outdoor arrangement of objects, items, products or other materials, typically not in a fixed position and capable of rearrangement. (See also Storage Yard).

19.910.170. "P" Definitions.

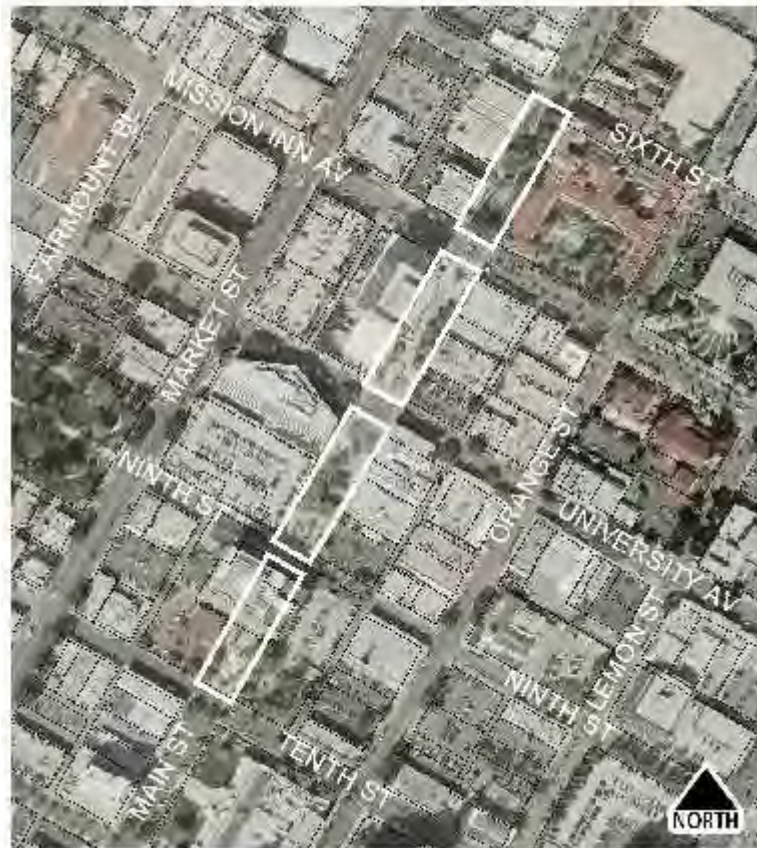
Pad, building	See building pad .
Painted sign	See sign, painted .
Panhandle lot	See lot, flag .
Parapet wall	The portion of the exterior building wall that extends entirely above the roof line. <i>See definitions in the Design Guidelines and the Downtown Specific Plan.</i>
Parking area, public	An open area, other than a street, alley or place, used for the temporary parking of more than four vehicles and available for public use whether free, for compensation, or as an accommodation for clients or customers.
Parking garage	A structure or building designed and maintained exclusively for the temporary parking or storage of more than four vehicles and available for public use, whether free, for compensation, or as an accommodation for clients or customers.
Parking lot sale	Outdoor sale, conducted by the proprietor, of products normally sold inside a retail establishment on the property.

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4p

Parking space, vehicle	An off-street space available for the parking of one motor vehicle conforming to the typical parking lot standards.
Parolee	<p>An individual as follows:</p> <ol style="list-style-type: none">1) Convicted of a federal crime, sentenced to a United States federal prison, and received conditional and revocable release in the community under the supervision of a federal probation/parole officer; or2) Who is serving a period of supervised community custody as defined by State Penal Code 3000, following a term of imprisonment in a State prison or County jail, and is under the jurisdiction of the California Department of Corrections, Division of Adult Parole Operations; or3) An adult or juvenile individual sentenced to a term in the California Youth Authority and received conditional and revocable release in the community under the supervision of a Youth Authority parole officer; or4) An adult or juvenile offender released from county jail or state prison after October 1, 2011, on Post Release Community Supervision.
Parolee/Probationer Home	Any residential structure or unit, including any hotel or motel except as provided herein, whether owned and/or operated by an individual or for-profit or non-profit entity, that houses two or more parolees/probationers, unrelated by blood, marriage, or legal adoption, in exchange for monetary or non-monetary consideration given and/or paid by the parolee/probationer and/or any individual or public/private entity on behalf of the parolee/probationer, excluding parolees/probationers who reside in alcohol and/or drug free recovery home as defined in this Title. Notwithstanding this definition or any other provision of the Riverside Municipal Code, hotels and motels with fourteen rooms or less cannot provide transient lodging services or accommodations to more than three parolees during any thirty consecutive-day period regardless of the length of their respective stays; and hotels and motels with fifteen rooms or more cannot provide transient lodging services or accommodation to more than five parolees during any thirty consecutive-day period regardless of the length of their respective stays.
Pawn Shop	An establishment wherein the business of a pawnbroker is conducted. A pawnbroker shall be any person who lends or advances money or other things for profit on the pledge and possession of personal property, or other valuable things, other than securities or written or printed evidences of indebtedness; or, who deals in the purchasing of personal property or other valuable things on condition of selling the same back to the seller at a stipulated price.

Pedestrian Mall

A pedestrian mall is established and is described as follows: Main Street between the southerly line of Sixth Street and the northerly line of Tenth Street but excluding from the mall the intersections of Main Street with Mission Inn Avenue (formerly known as Seventh Street), University Avenue (formerly known as Eighth Street), and excluding from the mall Ninth Street. *See definition in the Sign Design Guidelines.* (Ordinance No. 6929)



Pedestrian mall sidewalk sign

See [sign, pedestrian mall sidewalk](#).

Pennant

See [sign, pennant](#).

~~Permanent emergency shelter~~

~~See [shelter, permanent emergency](#).~~

Permit

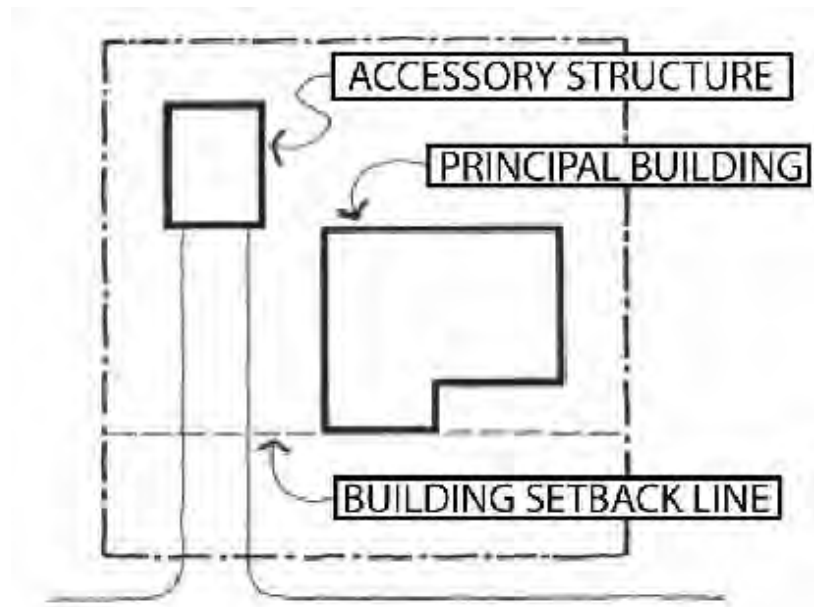
A document issued by the Planning and Building Department allowing a person to begin an activity provided for in the Zoning Code.

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Personal services	Establishments providing nonmedically related services, including beauty and barber shops; dry cleaning pick-up stores; self-service laundry, massage, shoe repair shops, tailoring, tanning salons. These uses may also include accessory retail sales of products related to the services provided.
Planned residential development	Two or more dwelling units together with related land, buildings and structures planned and developed as a whole in a single development or a programmed series of developments that require discretionary approval and involve the creation of a Home Owners Association to provide for maintenance of common facilities within the development in accordance with the requirements of Chapter 19.780.
Plant nursery	Any site or facility where nursery plants and related gardening materials and supplies are sold within a defined, approved, physically enclosed area.
Plant nursery, wholesale	A business whose primary purpose is the growing, propagation and storage of plants, typically in containers, for sale to other businesses for resale. Incidental uses may include an office, caretaker's unit, storage buildings, shade houses, green houses, irrigation materials, reservoirs, soil and related materials, containers for potting, and vehicles needed to move materials from one location to another.
Play areas incidental to a restaurant	An improved and equipped area for small children to play in.
Plot plan	See site plan .
Pole sign	See sign, pole .
Political sign	See sign, political .
Portable sign	See sign, portable .
Post Release Community Supervision Parolee	See parolee.

Principal, building

A building in which the primary use of the lot on which the building is located is conducted.



Private usable open space

Open areas devoted exclusively to the private recreation and leisure use of one dwelling unit, contiguous to the unit, delineated by a wall, fence, or as otherwise approved.

Probationer

A person who has been convicted of a felony or misdemeanor and who has received a suspension in the imposition or execution of their sentence and has received conditional and revocable release in the community under the supervision of a probationer officer, as provided under California Penal Code Section 1203 or any successor provision thereof.

Projecting sign

See [sign, projecting](#).

Projection

The distance as established by this Code by which a sign extends beyond the building wall or the street property line. See *definition in the sign Design Guidelines*.

Public entertainment venue

See [entertainment venue, public](#).

Public property

Land or other property owned by the City, or in that City holds the present right of possession or control, or land or other property that the City holds in trust, as well as all public rights-of-way.

Public, right of way

See [right-of way](#).

Public Use of public property

The use of property owned by a government entity for any governmental purpose or for any activity available to the public, including any recreational, civic, educational, cultural, or public utility use.

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4p

Pumpkin sales lot

A retail sales operation, generally conducted wholly outdoors, that offers for sale on a temporary, limited basis, pumpkins and related holiday items.

19.910.180. “Q” Definitions.

**Quasi-judicial
(discretionary)**

See [discretionary decision](#).

19.910.190. “R” Definitions.

Readerboard sign

See [sign, readerboard](#).

Real estate sign

See [sign, real estate](#).

Rear lot line

See [lot line, rear](#).

Recreational vehicle

See [vehicle, recreational](#).

Recycle

The process of collecting, sorting, cleansing, treating and reconstituting materials that would otherwise become solid waste, and return them to the economic mainstream in the form of raw material for new, reused, or reconstituted products that meet the quality standards necessary to be used in the marketplace.

Recycling center, buy-back

A facility that pays a fee for the delivery and transfer of ownership to the facility of source separated materials for the purpose of recycling or composting.

**Recycling center,
California beverage
container**

A facility designed to only recycle California beverage containers (e.g., reverse vending machines).

Recycling center, drop-off

A facility that accepts delivery or transfer of ownership of source separated materials for the purpose of recycling or composting without paying a fee.

**Recycling center, indoor
collection**

A beverage container recycling facility located within a completely enclosed building operating solely for the purpose of collecting, sorting, temporarily storing and redeeming beverage containers as defined by this Title.

**Recycling facility,
beverage container**

A site where beverage containers as defined in this Title may be redeemed for cash or other compensation. Said facility may be a reverse vending machine(s), mobile recycling unit or indoor collection center.

Recycling unit, mobile	A properly licensed automobile, truck, trailer or van that is used for the collection of recyclable beverage containers. Also included in this definition are bins, boxes or containers transportable by said vehicles.
Religious assembly	A use located in a permanent building and providing regular organized religious worship and related incidental activities, except primary or secondary schools and day care facilities. (See also Assemblies of People – Non-Entertainment).
Rental of rooms	The rental of a room or rooms in a single family residence/dwelling for occupancy of not more than four individuals per single family residence/dwelling.
Residential care facility	See group housing or home .
Rest home	See convalescent home .
Restaurant, sit down	An establishment maintained, operated and/or advertised or held out to the public as a place where food and beverage are prepared on-site and served to the public on demand from a menu during stated business hours, to be consumed on the premises primarily inside the building at tables, booths or counters, with chairs, benches or stools.
Restaurant, take-out	A facility that sells prepared food from inside a building for consumption primarily off the site.
Retail Sales	A commercial enterprise that provides goods and/or services directly to the consumer, where such goods are normally available for immediate purchase and removal from the premises by the purchaser.
Reverse vending machine	An automated mechanical device that accepts one or more types of empty beverage containers including but not limited to aluminum cans, glass and plastic bottles and issues a cash refund or redeemable credit voucher for not less than the redemption value of the container as determined by the state. A reverse vending machine may sort and process containers mechanically provided the entire process is enclosed within the machine.
Reverse vending machine, bulk type	A reverse vending machine occupying more than fifty square feet or a group of two or more machines occupying an aggregate of one hundred square feet or more or a single machine or group of machines having an overall height of ten feet or more.
Reversed corner lot	See lot, reversed corner .

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4p

Right-of-way, public	Any place that is dedicated to use by the public for pedestrian and vehicular travel, and includes, but is not limited to, a street, sidewalk, curb, gutter. Crossing, intersection, parkway, median, highway, alley, lane, mall, court, way, avenue, boulevard, road, roadway, viaduct, subway, tunnel, bridge, thoroughfare, park square and other similar public way. See <i>definitions in Title 18 and the General Plan</i> .
Roof	The cover of any building, including the eaves and similar projections.
Roof line	In the case of a flat roof, the uppermost line of the roof of a building; in the case of a pitched roof, the lower edge of the eave; or in the case of an extended facade or parapet, the uppermost height of the said facade or parapet.
Roof sign	See sign, roof .

19.910.200. “S” Definitions.

Saloon	See bar .
Salvage yard	Any area, lot, parcel, building, or part thereof used for the storage, collection, processing, purchase, sale, or abandonment or wastepaper, rags, scrap metal, or other scrap or discarded materials, machinery, or other types of junk. Such uses include baling of cardboard and other paper materials.
Scale	Proportionate size judged in relation to an external point of reference. See <i>definition in the Downtown Specific Plan</i> .
School	Any institution of learning for minors, whether public or private, offering instruction in those courses of study required by the California Education Code and maintained pursuant to standards set by the State Board of Education. This definition includes a kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education, but it does not include a vocational or professional institution of higher education, including a community or junior college, or university. This definition does not include any day care center or day care home, regardless of size (see separate definitions for all day care facilities).
School, professional institution of higher education	A post-secondary institution for higher learning that grants associate or bachelor degrees and may also have research facilities and/or professional schools that grant master and doctoral degrees. This may also include community colleges that grant associate or bachelor degrees or certificates of completion in business or technical fields.

School, vocational	A specialized instructional establishment that provides on-site training of business, commercial and/or trade skills such as accounting, data processing and computer repair. This classification excludes establishments providing training in an activity that is not otherwise permitted in the zone. Incidental instructional services in conjunction with another primary use shall not be considered a business and trade school.
Second dwelling unit	See <u>dwelling unit, second</u>.
Secondary street frontage	See <u>frontage, secondary street</u> .
Secondhand store	A retail or wholesale business in which the largest portion of merchandise is used. This classification does not include secondhand motor vehicle parts or accessories.
Semi-public	A use owned or operated by a private non-profit, religious or charitable institution that provides educational, cultural, recreational, religious or similar types of programs to the general public.
Senior housing	A housing facility consisting of 3 or more dwelling units the occupancy of which is limited to persons 55 years of age or older
Separate interest	<p>Has the following meanings:</p> <ol style="list-style-type: none"> 1. In a community apartment project, "separate interest" means the exclusive right to occupy an apartment, as specified in 19.790 subdivision (d). 2. In a condominium project, "separate interest" means an individual unit, as specified in 19.790 subdivision (f). 3. In a planned development, "separate interest" means a separately owned lot, parcel, area or space. 4. In a stock cooperative, "separate interest" means the exclusive right to occupy a portion of the real property, as specified in 19.790 subdivision (m). <p>Unless the declaration or condominium plan, if any exists, otherwise provides, if walls, floors, or ceilings are designated as boundaries of a separate interest, the interior surfaces of the perimeter walls, floors, ceilings, windows, doors and outlets located within the separate interest are part of the separate interest and any other portions of the walls, floors or ceilings are part of the common areas.</p> <p>The estate in a separate interest may be a fee, a life estate, an estate for years, or any combination of the foregoing.</p>
Service station	See <u>vehicle fuel station</u> .

Exhibit 4p

Setback	The distance from a defined point or line governing the placement of buildings, structures, parking or uses on a lot. <i>See definition in the General Plan.</i>
Setback building line, front	A line parallel with the front lot line or planned street line and located at the required front yard setback for regular lots and a line parallel with the street measured one third the lot depth back for cul-de-sac lots and knuckle lots.
Setback building line, rear	A line parallel with the front lot line or planned street line and located at the required rear yard setback.
Setback, building line, side	A line parallel with the front lot line or planned street line and located at the required side yard setback.
Shared parking	The provision that two or more uses that are within close proximity may share parking facilities to fulfill their individual parking requirements because their prime operational hours do not overlap.
Shelters, <u>Emergency</u>	See emergency shelter, supportive housing and transitional housing, and transitional housing development. Has the same meaning as defined in subdivision C of Section 50801 of the Health and Safety Code except as allowed with a Temporary Use Permit with Assemblies of People – Non – Entertainment.
Shopping Center	Same as complex, commercial .
Showroom	An area for the display of goods/merchandise in conjunction with a permitted use on the site.
Side lot line	See lot line, side .
Sign	See Chapter 19.620 – General Sign Provisions, Section 19.620.150 Definitions for sign definitions.
Single-family, attached, dwelling unit	See dwelling unit, single family, attached .
Single-family, detached, dwelling unit	See dwelling unit, single family, detached .
Single-family dwelling unit	See dwelling unit, single family .

Single housekeeping unit	One household where all the members have common access to and common use of all living, kitchen, and eating areas within the dwelling unit, and household activities and responsibilities such as meals, chores, expenses, and maintenance of the premises are shared or carried out according to a household plan or other customary method. If all or part of the dwelling unit is rented, the lessees must jointly occupy the unit under a single rental agreement or lease, either written or oral, or implied with an owner; an owner's agent, representative or manager or family thereof is in residence.
<u>Single Room Occupancy</u>	<u>A multi-unit housing development for very low income persons that typically consists of a single room and shared bath, also may include a shared common kitchen and common activity area.</u>
Site	A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot. <i>See definition in the General Plan.</i>
Site, building	The ground area of a building or group of buildings together with all open spaces as required by this Title.
Site plan	A plan drawn to scale, showing uses and structures proposed for a property.
Smart growth	Can be defined as, but not limited to, seeking to identify a common ground where developers, environmentalists, public officials, citizens and financiers can find ways to accommodate growth. It promotes compact, mixed-use urban-style development that offers a high-quality living and working environment and encourages a choice of travel mode - walking, cycling and transit, while protecting environmental features and resources.
Smoke shops/tobacco stores	A business with sales of tobacco, either loose or prepared as cigarettes and products for the smoking of tobacco constituting more than thirty percent of gross sales and/or thirty percent of net lease area.
Solid waste	All putrescible and non-putrescible solid, semi-solid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge that is not hazardous waste, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semi-solid wastes. <i>See definition in the General Plan.</i>
Sorority house	See Fraternity or sorority house .
Spandrel sign	See sign, Spandrel .

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4p

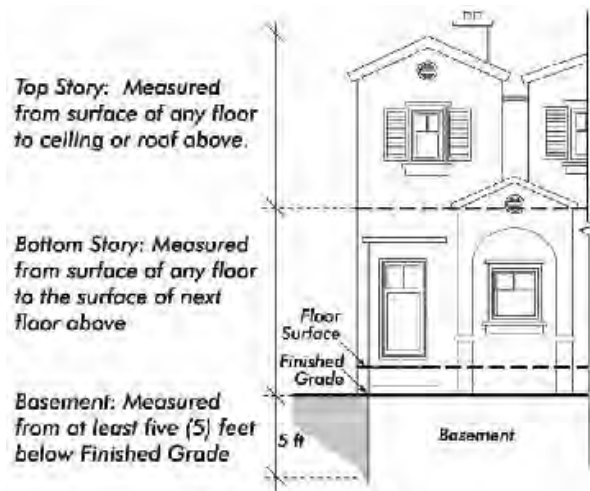
Special boulevard	A boulevard so designated by the City of Riverside General Plan Circulation Element Map, Figure CCM-4, " Master of Plan Roadways ".
Specific Plan	A tool authorized by Government Code §65450, et. Seq. for systematic implementation of the General Plan for a defined portion of a community's planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development and use of natural resources and a program of implementation measures, including financial measures pursuant to Government Code 65451. <i>See definition in Title 18.</i>
Stable, private	A detached accessory building for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale.
Stable, public	A stable other than a private stable.
Statuary	A three-dimensional representation of a person, animal or object produced by sculpturing, modeling, casting or other means.
Stealth wireless telecommunication facility	See Wireless telecommunication facilities - Stealth facility.
Stock cooperative	<p>A development in which a corporation hold Title to, either in fee simple or for a term of years, improved real property, a majority of the shareholders of the corporation receive a right of exclusive occupancy in a portion of the real property. The owners' interest in the corporation, whether evidenced by a share of stock, a certificate of membership, or otherwise, shall be deemed to be an interest in a common interest development and a real estate development for purposes of subdivision (f) of Section 25100 of the Corporations Code.</p> <p>A "stock cooperative" includes a limited equity housing cooperative that is a stock cooperative that meets the criteria of Section 33007.5 of the Health and Safety Code. <i>See definition in Title 18.</i></p>
Storage yard	An area where work tools, scrap materials, etc. used in the repair and maintenance of equipment commonly used in individual types of manufacturing or maintenance business are stored, whether inside or outside. Storage yards may also include buildings or structures for uses such as offices and repair facilities.
Store, department	A retail facility that sells clothing, appliances, furniture or other household items through a variety of separate departments, owned by a single corporate entity and operated entirely within one building or structure as one commercial use.

Store, mini-mart

A retail establishment that provides a limited volume and variety of commonly consumed goods and intended to provide quick service.

Story, building

A space in a building between the surface of any floor and the surface of the next floor above, or if there is no floor above, the space between such floor and the ceiling or roof above; provided, however, where the ceiling of the first floor level is four feet or less above the elevation of the lowest point of the land surface at the structure perimeter, the space shall be considered a basement (see [basement](#)).

**Street**

A public or City approved private way designed primarily for vehicular traffic, whether designated as a street, arterial, highway, thoroughfare, road, avenue, boulevard, lane, place or other designation, but not including an alley. See *definition in Title 18*.

Street line

The boundary line between a street and abutting property.

Street, side

That street bounding a corner lot and which is generally parallel to the side lot line.

Structural alterations

See Building Code as adopted by the City.

Structure

See Building Code as adopted by the City.

Structure, nonconforming

See [nonconforming structure](#).

Student housing

A structure specifically designed for a long-term stay by students of a college or university for the purposes of providing rooms for sleeping purposes.

Studio unit

See ~~dwelling unit, efficiency~~ A Dwelling Unit consisting of one room with kitchen facilities and with a private bath designated for occupancy by one household.

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Exhibit 4p

Subdivision

The division of any improved or unimproved land, shown on the latest equalized County assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units even if it is separated by roads, streets, utility easements or railroad rights-of-way. "Subdivision" includes a condominium project, as defined in Section 1350 of the California Civil Code, or a community apartment project, as defined in Section 11004 of the California Business and Professions Code. Any conveyance of land to a governmental agency, public entity or public utility shall not be considered a division of land for purposes of computing the number of parcels. "Subdivision" shall not include the financing or leasing of apartments, offices, stores or similar space within apartment buildings, industrial buildings, commercial buildings, mobile home parks or trailer parks; mineral, oil or gas leases; or land dedicated for cemetery purposes under the Health and Safety Code of the State.

For purposes of Chapter 19.620 (General Sign Provisions) and Chapter 19.625 (Private Party Signs on City-Owned Property and the Public Right-of-Way) a subdivision is all lots under a parent subdivision number. In the case of a phased subdivision, all phases combined under the parent number are considered to be a single subdivision. *See definitions in Title 18 and the General Plan.*

Subdivision sales trailer

Temporary sales office on a property whereon a final map has been lawfully issued to construct a permanent building. The temporary quarters may be used for construction office may be situated in a trailer, motor home or mobile home.

Substantial improvement

Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent of the actual cash value of the structure either:

- A. Before the improvement is started; or
- B. If the structure has been damaged and is being restored, before the damage occurred.

Substantial improvement is started when the first alteration of any structural part of the building commences.

Supportive housing

Has the same meaning as defined in subdivision (b) of Section 50675.14 of the Health and Safety Code.

19.910.210. “T” Definitions.

Tattoo/body piercing parlor

A business establishment where tattooing or body piercing is performed.

Tattooing

To insert a pigment under the surface of the skin of a human being, by pricking with a needle or otherwise, to produce an indelible mark resulting in a design, picture or words visible through the skin. Tattooing does not include those services performed by a physician licensed in the State of California to perform this type of work or beauty salons/spas that perform incidental permanent cosmetic procedures, limited to the application of permanent eyeliner, eye shadow, eyebrows and lip color.

Tavern

See [bar](#).

Telecommuting

The act of an individual conducting any business activity from the individual's usual place of residence via telephone, computer, modem, facsimile machine and/or similar means of communication in the capacity of an employee where the employer's business is regularly conducted from a location other than the individual's place of residence.

Telephone, outdoor pay

A telephone for hire located on private property, not within a building used for additional purposes with controlled access by means of a door or doors that may be locked.

Temporary use

A land use of short duration, either indoor or outdoor, for commercial or noncommercial purposes, that is not specifically permitted in the zoning district in which the property is located, but which by general community consensus is an acceptable activity due to its close relationship to a permitted use, its positive effect on public health, safety or welfare and/or its close relationship with the social or cultural fabric of the City and may be permitted with a temporary use permit.

Thrift store

An establishment primarily engaged in the sale of used clothing, household goods, furniture or appliances. This definition does not include antique stores.

Through lot

See [lot, through](#).

Tiny Home Community

A group of Tiny Homes, typically smaller than 1,200 square feet per unit, that are arranged in common relationship to one another, usually surrounding a shared landscaped area. Also known as a “pocket neighborhood.”

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4p

Tiny home

A Dwelling Unit that meets the following:

1. The unit cannot (and is designed not to) move under its own power. When sited on a parcel per requirements of this Code, the wheels and undercarriage shall be skirted;
2. No larger than allowed by California State Law for movement on public highways;
3. Has at least 100 square feet of first floor interior living space;
4. Is a self-contained unit which includes basic functional areas that support normal daily routines such as cooking, sleeping, and toiletry;
5. Is designed and built to look like a conventional building structure;
6. Units not placed on a permanent foundation shall be licensed and registered with the California Department of Motor Vehicles and meet the American National Standards Institute 119.2 or 119.5 requirements; and
7. A Tiny Home is not a recreational vehicle as defined in the Zoning Code.

Townhouse

A dwelling unit occupying its own lot but which is physically attached to at least one other dwelling unit. *See definition in the General Plan.*

Traffic pattern modification

A modification that occurs when an existing roadway traffic flow and/or speed is changed by such means as one-way streets, raised medians, speed humps or terminated through means of a cul-de-sac.

Transfer station

A collection and transportation facility used by persons and route collection vehicles to deposit collected solid waste from off-site into a larger transfer vehicle for transport to a solid waste handling facility. Transfer stations may also include recycling facilities.

Transitional housing and transitional housing development

Has the same meaning as defined in subdivision (h) of Section 50675.2 of the Health and Safety Code.

Trash

See [solid waste](#).

Tutoring Center

A tutoring center is an educationally oriented facility that provides personalized academic assistance on a relatively high teacher to student ratio. The facilities themselves are not schools.

University	See school, professional institution of higher education .
Use	The purpose for which land or a building is designed, arranged, or intended, or for which the land or building may be occupied or maintained. <i>See definition in the General Plan.</i>
Use, nonconforming	See nonconforming use .

19.910.230. “V” Definitions.

Vapor Recovery Operations	An operation for cleaning up fuel-contaminated soils.
Variance	Pursuant to Section 65906 of the Government Code, a land use action that allows for deviation from the terms of the Zoning Code under specified conditions and specifically, when, because of special circumstances applicable to a property, including size, shape, topography, location, or surroundings, the strict application of the Zoning Code would deprive that property of privileges enjoyed by other property in the vicinity and under identical zoning classification.
Vehicle	Any self-propelled or towable (trailer) unit designed primarily for transportation of persons or goods on land, water or air.
Vehicle fuel station	Vehicle fuel stations, include outdoor fuel dispensing and indoor facilities for lubrication, battery and brake service, tire repair, minor adjustments and repair, and the sale of food, non-alcoholic beverages, beer, wine and sundry items of convenience to the motorist, but excluding painting, body work, steam cleaning, major repairs, mechanical washing facilities, utility truck or trailer rental.
Vehicle impound or tow yard	An open area used exclusively for the storage of automobiles, motor vehicles and recreational vehicles impounded or towed pursuant to order of a public law enforcement agency or insurance organization licensed to conduct business in the State, and stored for the purposes of law enforcement investigation, insurance investigation, title clearance and transfer and/or litigation. This definition does not include the dismantling or disassembly of vehicles except pursuant to litigation, the sale of vehicle parts nor the storage of non-impounded vehicles or their parts.
Vehicle, recreational	A vehicle for non-commercial, recreational use, including a motor home, travel trailer, camper, fifth wheel, boats, water craft, race cars, off road vehicles, horse trailer or trailers designed to carry recreational vehicles such as water craft or off-road vehicles.

Exhibit 4p

Vehicle repair facility, major	Any facility offering any of the vehicle repair and improvement services as defined in Vehicle Repair Facility (Minor) and also including engine and transmission overhauls, vehicle restorations, upholstery, convertible top repairs and installations, paint and body work, heavy duty truck and tractor repair and other similar services as determined by the Community and Economic Development Director or his/her designee.
Vehicle repair facility, minor	Any facility that offers minor vehicle repairs and improvements, including lubrication, battery service, brake and wheel service, accessory and tire installation and service, engine adjustments, tune-ups, electrical work, front-end alignment, exhaust system repair, brake servicing, stereo installation, vehicle detailing, window tinting, spray-on bed lining, the repair and servicing of transmissions, but only when such transmission service and repair facility is located within an automobile service center complex as defined in the Zoning Code, and other similar services as determined by the Community & Economic Development Director or his/her designee.
Vehicle sales	The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental or lease of two or more new or used vehicles.
Vehicle wash facility	The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment open to the public and not associated with private fleet maintenance that are incidental to fleet use.
Vehicle Wholesale Business	The wholesale of automobiles with on-site incidental indoor or outdoor storage of vehicles. A vehicle wholesale business may also include incidental vehicle repair and/or inspections as allowed under the underlying zone of the business.
Vehicle wrecking	The dismantling or wrecking of used vehicles, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts, either indoor or outdoor.
Vehicular storage yard	Any lot, area, parcel, building, structure or part thereof, used for the storage, collection or abandonment of vehicles.
Veterinary clinic, small animal hospital	A place for the medical treatment of common household pets with no provisions made for boarding, outside runs or kennels, except that overnight care incidental to medical treatment and short-term boarding is permitted. This use may be incidental to pet store services.

Wall	A physical barrier constructed largely of masonry, brick, concrete, stucco, concrete block or any combination thereof and intended to mark a boundary and/or enclose an area.
Wall, building	See building wall .
Wall, parapet	See parapet wall .
Warehouse	A building or portion thereof used for the storage, receiving, shipping, or wholesaling of goods and merchandise, and any incidental or accessory activities. A warehouse is not “commercial storage” as defined in this Title.
Wet Bar	Any room or area of a room used, intended or designed to be used, for the occasional preparation of food. A Wet bar may include a single sink or basin, bar height refrigerator, bar height cabinets and hookups for cold water. This definition does not include amenities such as multiple basin sinks, full height refrigerators, hot water hookups, 220 amp electrical service, above counter cabinets, cooking apparatus including, but not limited to, stoves, ranges, hot tops, and microwaves, or any other amenities that would comprise a kitchen.
Wholesale	The sale of goods by bulk for resale purposes and not for direct use or consumption.
Wine	See brewery, wine .
Winery	See brewery, winery .
Worm farm	The growing of earthworms for commercial or noncommercial purposes in worm beds or other delineated areas or structures, and the use of certain appurtenant structures such as sunshades and packing shades that are utilized in the operation of a worm farm.

19.910.250. “X” Definitions.

Xeriscape	A water-conserving method of landscaping in arid or semiarid climates.
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19.910.260. “Y” Definitions.

Yard	An open space other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this Title.
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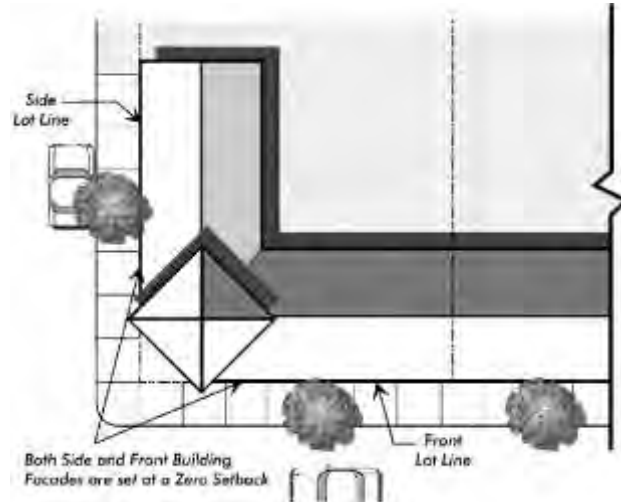
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Exhibit 4p

Yard, front	A yard extending across the full width of the lot located between the front lot line or planned street line and the front building setback line. For corridor access lots the front yard means a yard extending across the full width of the lot as measured from the building setback line.
Yard, level	A yard with a slope of no more than five percent.
Yard, rear	A yard extending across the full width of the lot located between the rear lot line and the rear building setback line.
Yard, side	A yard between the main building and the side lot line, extending from the front yard, or front lot line where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally from the nearest part of the side lot line toward the main building.

19.910.270. “Z” Definitions.

Zero lot line

The location of a building on a lot in such a manner that one or more of the building's walls is situated directly on the lot line or property line.



Zoning

A police power measure, enacted primarily by units of local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement and other development standards. The Zoning Code consists of a map and text. *See definition in the General Plan.*

Zoning Administrator

Community & Economic Development Director or his or her designee who is authorized to act as the Zoning Administrator according to the procedures set forth in the California Government Code and this Title. *See definition in Title 18.*

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 4q

Chapter 19.770

SITE PLAN REVIEW PERMIT

- 19.770.010 Purpose.**
19.770.020 Procedures.
19.770.030 Applicability and Permit Requirements.
19.770.040 Conditions of Approval.

19.770.010 Purpose.

The Site Plan Review Permit process is established to meet certain community goals that include the following:

- A. To ensure that the highest quality of land planning is incorporated into development projects;
- B. To ensure that new projects are compatible with existing neighborhoods in terms mass, scale and functionality;
- C. To ensure that development occurs with due regard to environmental factors;
- D. To provide for public improvements necessitated by the development; and
- E. To promote orderly, attractive and harmonious development, and promote the general welfare by preventing the establishment of uses or erection of structures that are not properly related to or that would adversely impact their sites, surroundings, traffic circulation or environmental setting.

19.770.020 Procedures.

- A. General Process

Site Plan Review Permit (SPR) applications shall be processed in accordance with the discretionary permit processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code.

19.770.030 Applicability and Permit Requirements.

The following ~~multiple family residential~~, commercial or mixed use projects require a Site Plan Review Permit:

~~A. Multi Family Residential~~

~~Ten (10) or more units as one project in the multi-family residential zones R-3 and R-4), either as rental apartment type or condominium projects.~~

- B. Commercial

In addition to any other permits required by the Zoning Code, no new building, structure, exterior alteration or enlargement of an existing building or structure exceeding 10,000

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square feet shall be commenced in the Commercial Regional Center Zone (CRC) (Chapter 19.110) until a Site Plan Review Permit has been granted pursuant to this Chapter.

C. Mixed-Use

In addition to any other permits required by the Zoning Code, no new building, structure or exterior alteration or enlargement of an existing building or structure exceeding 10,000 square feet shall be commenced in any Mixed-Use Village or Urban Zones (Chapter 19.120) until a Site Plan Review Permit has been granted pursuant to this Chapter.

D. Planning Commission Requirement

The Planning Commission, at its discretion, may require a Site Plan Review Permit as a condition for any project.

E. Exemption

1. Any Site Plan Review included as part of the review for conditional use permits, minor conditional use permits and planned residential development permits and design review is subject to the requirements of Chapters 19.730 (Minor Conditional Use Permit), 19.760 (Conditional Use Permits) and 19.780 (Planned Residential Development Permit) and is therefore exempt from the requirement of a separate Site Plan Review Permit unless such Site Plan Review is deferred at the time of approval of such permits.

2. Stand-alone multi-family residential uses in any Mixed-Use zone are permitted by right, pursuant to Government Code Section 65583.2. Stand-alone multi-family residential buildings do not require Site Plan Review, but are subject to Chapter 19.710 – Design Review.

19.770.040 Conditions of Approval.

In order to achieve the purposes of this Chapter, the Approving or Appeal Authority may require reasonable conditions of approval on a Site Plan Review Permit including, but not limited to the following.

A. Special conditions or requirements to revise the site plan, that are more restrictive than the development standards in the underlying base zone or including, but not limited to, the following:

1. Building height, bulk or mass;
2. Setbacks;
3. Lot coverage;
4. Lighting;
5. Private and common open space and/or recreational amenities;

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6. Screening, including garages, trash receptacles, or mechanical equipment;
 7. Landscaping;
 8. Fencing plans;
 9. Parking, access and on-site circulation;
 10. Pedestrian circulation;
 11. Grading;
 12. Street dedication and improvements;
 13. Public improvements either on or off the subject site that are needed to service the proposed development;
 14. Project phasing;
 15. Participation and completion by the project's ownership and/or management staff in the Crime Free Multi-Family Housing Program, or its successor equivalent;
 16. Any other revisions to the site plan or operational conditions deemed necessary to further the purposes of this Title.
- B. Reduced development standards for affordable housing projects in accordance with the provisions of Chapter 19.545 (Density Bonus).

ARTICLE VIII: SITE PLANNING AND GENERAL DEVELOPMENT PROVISIONS

Chapter 19.545

DENSITY BONUS

19.545.010	Purpose.
19.545.020	Regulations for New Residential Construction.
19.545.030	Regulations for Condominium Conversions.
19.545.040	Regulations for Land Donation.
19.545.050	Incentives, Concessions and In-Lieu Incentives.
19.545.060	Parking Standards Incentive.
19.545.070	Continued Affordability.
19.545.080	Affordable Housing Agreement.
19.545.090	Eligibility Requirements.
19.545.100	Density Bonus Limits.
19.545.110	Management and Monitoring of Affordable Rental Units.
19.545.120	Density Bonus for Childcare Facilities.
19.545.130	Appeals.

19.545.010 Purpose.

The public good is served by the provision of housing that meets the needs of and affordable to all residents of the City.

- A. It is the purpose of this Chapter to provide incentives to developers for the production of housing affordable to lower-income households, moderate-income households and senior citizens.
- B. It is the purpose of this Chapter to implement the goals, objectives, and policies of the Housing Element of the City's General Plan.
- C. It is the purpose of this Chapter to increase the availability of child care facilities in the City.
- D. It is the purpose of this Chapter to implement Sections 65915 through 65918 of the California Government Code.
- E. Nothing in this Chapter is intended to create a mandatory duty on behalf of the City or its employees under the Government Tort Claims Act and no cause of action against the City or its employees is created by this Chapter that would not arise independently of the provisions of this Chapter.

19.545.020 Regulations for New Residential Construction.

- A. Upon written request of an applicant, the City shall grant a density bonus and at least one additional concession or incentive as set forth in Section 19.545.050 (Incentives, Concessions and In-Lieu Incentives), to an applicant or developer of a housing development of at least five units for residential construction as defined in Section 19.545.020 A 1 or 2 or the applicant or developer of a qualified (senior) housing as defined in Section 19.545.020 A 3 who agrees to construct at least one of the following:

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1. A minimum of ten percent (10%) of the total units of the housing development as restricted and affordable to low-income households as defined in [Section 50079.5](#) of the Health and Safety Code; or
 2. A minimum of five percent (5%) of the total units of the housing development as restricted and affordable to very low income households as defined in [Section 50105](#) of the Health and Safety Code; or
 3. Any housing development as restricted to qualified (senior) residents as defined in [Section 51.3](#) and [51.12](#) of the Civil Code; or
 4. A minimum of ten percent (10%) of the total dwelling units in a common interest development as defined in [Section 1351](#) of the Civil Code for persons and families of moderate income as defined in [Section 50093](#) of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.
- B. If an applicant exceeds the percentages set forth in Section 19.545.020 A, the applicant shall be entitled to an additional density bonus calculated as follows:
1. For each one percent (1%) increase above the ten percent (10%) of the percentage of units affordable to lower income households, the density bonus shall be increased by one and a half percent (1.5%), up to a maximum of thirty five percent (35%).
 2. For each one percent (1%) increase above the five percent (5%) of the percentage of units affordable to low income households, the density bonus shall be increased by two and half percent (2.5%), up to a maximum of thirty five percent (35%).
 3. For each one percent (1%) increase above the ten percent (10%) of the percentage of units affordable to moderate income households, the density bonus shall be increased by one percent (1%), up to a maximum of thirty-five percent (35%).
- C. The maximum allowable residential yield allowed by the applicable zone for the site shall be multiplied by 0.35. Any resulting decimal fraction shall be rounded to the next larger integer.
- D. If the development does not meet the requirements of paragraphs 1, 2 or 3 of Section 19.545.020 A but the applicant agrees or proposes to construct a development that meets the requirements of paragraph 4 of Section 19.545.020 A, a density bonus of at least ten percent (10%) shall be granted unless the applicant elects a lesser percentage. The number of density bonus units would be determined by the method established in Section 19.545.020 C except the multiplier would be 0.10.
- E. In cases where a density increase of less than thirty-five percent (35%) is requested no reduction will be allowed in the number of target dwelling units required. Target dwelling units is the number of units that will qualify the development for the density bonus as specified in sections 19.545.020 A and B.

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- F. In cases where the developer agrees to construct both twenty percent of the total units for low income households and ten percent of the total units for very low income households, the developer is entitled to only one density bonus and at least one additional incentive.
- G. The units made available to lower income households, very low income households and moderate income households must be designed and constructed in the same manner as the market rate units, including but not limited to, the inclusion and use of interior and exterior architectural features, building materials, landscaping materials and construction techniques.
- H. A density bonus housing agreement shall be made a condition of the discretionary permits (e.g., tentative maps, planned residential developments, etc.) for all housing developments that request a density bonus and additional incentives, concessions or in-lieu incentives. The relevant terms and conditions of the density bonus housing agreement shall be filed and recorded as a deed restriction on those individual lots or units of a project development that are designated for the location of target dwelling units.
- I. Any project for which a density bonus is granted under this Chapter is not eligible for an additional density bonus under Chapter 19.780 (Planned Residential Development Permit).

19.545.030 Regulations for Condominium Conversions.

- A. The City shall grant a density bonus, concession or incentives of equivalent financial value, as set forth in Section 19.545.050 (Incentives, Concessions and In-Lieu Incentives), to an applicant or developer proposing to convert apartments to condominiums, and who agrees to provide the following:
 - 1. A minimum of thirty three percent (33%) of the total units of the housing development as restricted and affordable to low-income or moderate-income households; or
 - 2. A minimum of fifteen percent (15%) of the total units of the housing development as restricted and affordable to lower-income households.
- B. An applicant/developer proposing to convert apartments to condominiums shall be ineligible for a density bonus, concession or incentives under this Section if the apartments proposed for conversion constitute a housing development for which a density bonus, concession or incentives were previously provided under this Chapter.
- C. In determining the number of density bonus dwelling units to be granted pursuant to the standards of this Chapter, the number of existing apartment units within the structure or structures proposed for conversion shall be multiplied by 0.35. Any resulting decimal fraction shall be rounded to the next larger integer.
- D. In determining the number of target dwelling units to be reserved pursuant to the standards of this Section, the number of existing apartment units within the structure or structures proposed for conversion shall be multiplied by either 0.33 or 0.15, for low or moderate-income households or lower-income households, respectively. The density bonus shall not be included when determining the number of housing units, that is equal

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to thirty three percent (33%) or fifteen percent (15%) of the total units of the housing development. Any resulting decimal fraction shall be rounded to the next larger integer.

- E. In cases where a density increase of less than twenty five percent (25%) is requested, no reduction will be allowed in the number of target dwelling units required.
- F. A density bonus housing agreement shall be made a condition of the discretionary permits (tentative maps, planned unit developments, condominium conversion permits, etc.) for all condominium conversion proposals that request a density bonus, concessions or incentives. The relevant terms and conditions of the density bonus housing agreement shall be filed and recorded as a deed restriction on those individual lots or units of a project development that are designated for the location of target dwelling units.
- G. Nothing in this Chapter shall be construed to require the City to approve a proposal to convert apartments to condominiums.

19.545.040 Regulations for Land Donation.

- A. When an applicant for a tentative subdivision map, parcel map, or other residential development donates land to the City that meets the requirements of this section, the applicant shall be entitled to a fifteen percent (15%) increase above the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan for the entire development.
 - 1. The developable acreage and the zoning classification of the land must be sufficient to permit construction of units in and amount not less than ten percent (10%) of the number of residential units of the proposed development; and
 - 2. The units shall be affordable to very low income households.
- B. For each one percent (1%) increase above the minimum ten percent (10%) land donation, the density bonus shall be increased by one percent (1%), up to a maximum of thirty five percent (35%). This increase shall be in addition to any increase in density mandated by 19.545.020 A (Regulations for New Residential Construction), the density bonus up to a maximum combined mandated density increase of thirty five percent (35%), if an applicant seeks both the increase required pursuant to this subdivision and 19.545.020 (Regulations for New Residential Construction).
- C. All density calculations resulting in fractional units shall be rounded up to the next whole number.
- D. Nothing in this Section shall be construed to enlarge or diminish the authority of the City to require a developer to donate land as a condition of development.
- E. An applicant shall be eligible for increased density bonus described in Section 19.545.020 B (Regulations for New Residential Construction), if all of if the following conditions are met:
 - 1. The land is donated and transferred no later than the date of approval of the final subdivision map, parcel map, or residential development application to the City or to a housing developer approved by the City and by this time the transferred land

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shall have all permits and approvals, other than building permits, necessary for the development of the very low income housing, with the exception of any design review that would be allowed pursuant to Government Code [Section 65583.2\(l\)](#), as the same may be amended from time to time, if the design has not been reviewed prior to the time of transfer;

2. The Zoning classification and General Plan designation of the land being transferred is appropriate for affordable housing and the land is or will be served by adequate public facilities and infrastructure;
3. The transferred land is at least one acre in size or of sufficient size to permit development of at least forty (40) units;
4. There must be appropriate zoning and development standards to make the development of the affordable units feasible; and
5. The transferred land is within the boundary of the proposed development. The applicant may submit a written request to the City to allow the transferred land to be located within one-quarter mile of the boundary of the proposed development.

19.545.050 Incentives, Concessions and In-Lieu Incentives.

A. ~~The applicant for a project meeting the requirements of Section 19.545.020 A (Regulations for New Residential Construction) may submit an application for a Site Plan Review Permit or a Planned Residential Development Permit, as appropriate.~~ The applicant for a project meeting the requirements of Section 19.545.020 A may ~~submit a proposal request~~ as part of a development application ~~for discretionary permits for~~ specific incentive(s) or concession(s) and the City shall grant the requested incentive(s) or concession(s) unless the City makes a written finding, based on substantial evidence, of either of the following:

1. The incentive or concession is not required in order to provide for affordable housing costs, as defined in [Section 50052.5](#) of the Health and Safety Code, or for rents for targeted units as specified in [Section 65915 \(c\)](#) of the State Government Code.
2. The incentive or concession would have a specific adverse impact as defined in paragraph (2) of subdivision (d) of [Section 65589.5](#) of the Government Code, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

B. The applicant shall receive the following number of incentives or concessions listed in 19.545.050 C:

1. One incentive or concession for projects that include at least ten percent (10%) of the total units for lower income households, at least five percent (5%) for very low income households, or at least ten percent (10%) for persons and families of moderate income in a common interest development.

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2. Two incentives or concessions for projects that include at least twenty percent (20%) of the total units for lower income households, at least ten percent (10%) for very low income households, or at least twenty percent (20%) for persons and families of moderate income in a common interest development.
 3. Three incentives or concessions for projects that include at least thirty percent (30%) of the total units for lower income households, at least fifteen percent (15%) for very low income households, or at least thirty percent (30%) for persons and families of moderate income in a common interest development.
- C. Incentives or in-lieu incentives may include, but are not limited to, the following:
1. A reduction in site development standards or a modification of Zoning Code requirements or architectural design requirements that exceed the minimum building standards approved by the State Building Standards Commission as provided in [Part 2.5 \(commencing with Section 18901\) of Division 13 of the Health and Safety Code](#), including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicle parking spaces that would otherwise be required (see Section 19.545.060 (Parking Standards Incentives)) that results in identifiable, financially sufficient and actual cost reductions.
 2. Approval of Mixed Use Zoning in conjunction with the housing project if commercial, office, industrial or other land uses will reduce the cost of the housing development and if the commercial, office, industrial or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
 3. Other regulatory incentives or concessions proposed by the developer or the City that result in identifiable cost reductions;
 4. Direct financial aid including, but not limited to community development block grant funding, or subsidizing infrastructure, land cost or construction costs or other incentives of equivalent financial value based upon the land costs per dwelling unit.
- D. The value of each incentive will vary from project to project, therefore, additional incentives or in-lieu incentives shall be determined on a case-by-case basis.
- E. For the purpose of the Chapter, “development standard” Includes site or construction conditions that apply to a residential development pursuant to any ordinance, general plan element, specific plan, charter amendment or other local condition, law policy, resolution, or regulation.
- F. Consistent with Government Code [Section 65915 \(j\)](#), the granting of a concession or incentive shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval. This provision is declaratory of existing law.

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- G. The provisions set forth in this Chapter provide a process through which the City may implement the density bonus and other incentives provisions of Government Code section 65915, as amended. However, neither those provisions nor any other provision of this Code are intended to require the City to grant any bonus or incentive in addition to those which may be required by Government Code section 65915, as amended. Unless other discretionary entitlement is required by this Chapter for a proposed development, including, but not limited to, a conditional use permit, variance, site plan review or modifications, every bonus and incentive shall be approved by resolution of the City Council after review by the Planning Commission.

19.545.060 Parking Standards Incentive.

- A. Upon request of the applicant, the following parking standards may apply, inclusive of handicapped and guest parking, to an entire housing development that meets standards of Section 19.545.020 A (Regulations for New Residential Construction):
1. One onsite parking space for up to one bedroom;
 2. Two onsite parking spaces for up to three bedrooms; and
 3. Two and one-half parking spaces for more than three bedrooms.
- B. All parking calculations for the development resulting in a fraction shall be rounded up to the next whole number.
- C. Parking may be provided by tandem parking or uncovered parking, but not by on street parking.
- D. Any applicant may request additional parking incentives or concessions beyond those provided in this section pursuant to 19.545.020 (Regulations for New Residential Construction).

19.545.070 Continued Affordability.

- A. An applicant shall agree to, and the City shall ensure, continued affordability of all lower income density bonus units for 30 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.
1. Those rental units targeted for lower income households shall be affordable at a rent that does not exceed thirty percent (30%) of sixty percent (60%) of area median income.
 2. Those rental units targeted for very low income households shall be affordable at a rent that does not exceed thirty percent (30%) of fifty percent (50%) of area median income.
 3. Ownership units shall be made available only to households whose income does not exceed the limits for the targeted households for the duration of the affordable housing agreement.

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- B. An applicant shall agree to, and the City shall ensure, that the initial occupant of the moderate-income units that are directly related to the receipt of the density bonus in a common interest development are persons and families of moderate income.
 - 1. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the sellers proportionate share of appreciation. The City shall recapture its proportionate share of appreciation, which shall then be used within three years for any purpose described in [Section 33334.2 \(e\)](#) of the Health and Safety Code that promote home ownership. The City's share shall be equal to the percentage by which the initial sales price to the moderate-income household was less than the fair market value of the home at the time of initial sale.
 - 2. If there is any direct financial contribution from the City through participation in the cost of infrastructure, write-down of land costs, or subsidizing the cost of construction, the City may limit the amount of the unit upon resale for a period of 45 years for single-family residential units and 55 years for multi-family residential units.
- C. Affordability shall be ensured by requiring the applicant to enter into an affordable housing agreement that shall be approved by the City Attorney's office, shall be recorded and run with the land.
- D. These requirements shall apply to land transferred pursuant to 19.545.040 (Regulations for Land Donation) and to any very low income units built on such land; the thirty (30) year period shall commence from the date that the final certificate is issued.

19.545.080 Affordable Housing Agreement.

- A. Applicants requesting a density bonus and/or incentive, shall agree to enter into an Affordable Housing Agreement with the City. The terms of the draft agreement shall be reviewed and revised as appropriate by the Community & Economic Development Director or his/her designee, who shall formulate a recommendation to the City Council for final approval.
- B. An applicant shall agree to continued affordability of all low- income, very low- income and senior citizen housing developments with density bonus units for at least thirty (30) years. An applicant shall agree to continued affordability of the moderate- income units that are directly related to the receipt of the density bonus for at least ten (10) years if the housing is in a common interest development.
- C. The Affordable Housing Agreement shall include at least the following:
 - 1. The total number of units approved for the Housing Development, including the number of affordable units.
 - 2. A description of the household income group to be accommodated by the Housing Development and the standards for determining the corresponding affordable rent or affordable sales price and housings cost.
 - 3. The location, unit sizes (square feet), and number of bedrooms of the affordable units.

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4. Tenure of use restrictions for affordable units of at least ten (10) or thirty (30) years, as applicable to the affordability component of the specific housing development.
5. A schedule for completion and occupancy of the affordable units.
6. A description of the development incentive(s) or equivalent financial incentives being provided by the City.
7. A description of remedies for breach of the agreement by either party (the City may identify tenants or qualified purchasers as third party beneficiaries under the agreement).
8. A recorded covenant for the affordable housing project shall be drafted to provide for liquidated damages to be paid to the City should a breach of the terms of the agreement occur. The amount of the liquidated damages shall be determined by the City of Riverside.
9. Other provisions to ensure implementation and compliance with this Chapter.
 - a. In the case of for-sale housing developments, the Affordable Housing Agreement shall provide for the following conditions governing the initial sale and use of affordable units during the applicable use restriction period:
 - (1) Affordable units shall, upon initial sale, be sold to eligible very-low or low- income households at an affordable sales price and housing cost, or to qualified residents.
 - (2) Affordable units shall be initially owner-occupied by eligible very-low or low-income households, or by qualified residents.
 - (3) The initial purchaser of each affordable unit shall execute an instrument or agreement approved by the City restricting the sale of the affordable unit in accordance with this Ordinance during the applicable use restriction period. Such instrument or agreement shall be recorded against the parcel containing the affordable unit and shall contain such provisions as the City may require to ensure continued compliance with this Ordinance and the State Density Bonus Law. An applicant shall also comply with any adopted monitoring policies and procedures.
 - b. In the case of rental housing development, the Affordable Housing Agreement shall provide for the following conditions governing the use of affordable units during the use restriction period:
 - (1) The rules and procedures for qualifying tenants, establishing affordable rent, filing vacancies, and maintaining affordable units for qualified tenants;

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- (2) Provisions requiring owners to verify tenant incomes and maintain books and records to demonstrate compliance with this Chapter;
- (3) Provisions requiring the property owner to submit an annual report to the City, that includes the name, address, and income of each person occupying affordable units, and that identifies the bedroom size and monthly rent or cost of each affordable unit.

19.545.090 Eligibility Requirements.

Only households meeting the standards for lower-income households (low and very low), moderate-income households, and qualified (senior) residents as defined in Section 19.545.020 A (Regulations for New Residential Construction) shall be eligible to occupy target dwelling units.

19.545.100 Density Bonus Limits.

Nothing in this Section shall be construed to prohibit the City from granting a density bonus greater than what is described in this section for a development that meets the requirements of this Section or from granting a proportionately lower density bonus than what is required by this Section for developments that do not meet the requirements of this Section.

19.545.110 Management and Monitoring of Affordable Rental Units.

Rental target dwelling units shall be managed/operated by the developer or his or her agent. Each developer of rental target dwelling units shall submit an annual report to the City identifying which units are target dwelling units, the monthly rent, vacancy information for each target rental dwelling unit for the prior year, monthly income for tenants of each target rental dwelling unit throughout the prior year, and other information as required by the City, while ensuring the privacy of the tenant.

19.545.120 Density Bonus for Childcare Facilities.

- A. When an applicant proposes to construct a housing development that conforms to the requirements of this Chapter and includes a childcare facility that will be located on the premises of, as part of, or adjacent to, the project, the City shall grant either of the following:
 - 1. An additional density bonus that is an amount of square feet of residential space that is equal to the amount of square feet in the childcare facility; or
 - 2. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the childcare facility.
- B. The City shall require as a condition of approving the childcare facility that the following occur:
 - 1. The childcare facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable.
 - 2. Of the children who attend the childcare facility, the children of very low income households, lower income households, or families of moderate income shall

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equal a percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income.

- C. Notwithstanding any requirement of this subdivision, the City shall not be required to provide a density bonus or concession for a childcare facility if it finds, based upon substantial evidence, that the community has adequate childcare facilities.
- D. "Childcare facility," as used in this Section, means a child day care facility other than a family day care home, including, but not limited to, infant centers, preschools, extended daycare facilities, and school age child care centers.

19.545.130 Appeals.

Any appeal relating to density bonuses, incentives, concessions, or waivers/modifications of development standards shall be governed by Chapter 19.680 (Appeals).



6.0 LAND USE REGULATIONS

The policies, standards and design guidelines in this Specific Plan are formulated to implement portions of the overall vision and development strategies presented in the University Avenue Strategic Development Plan and to address additional concerns of the Citizen Advisory Task Force. This chapter outlines objectives and policies for the first of the major plan components - subdistricts and land use.

6.1 Definitions

For the purposes of this Specific Plan, the meanings of words and phrases ascribed to them in Chapter 19.04 of the Riverside Municipal Code shall apply. Additionally, for the purposes of this Specific Plan, the following words and phrases, whenever used in this Plan, shall be construed as defined in this Chapter, unless from the context, a different meaning is specifically defined and more particularly directed to the use of such words or phrases:

- **Check Cashing Facility** shall mean a person or business that for compensation engages, in whole or in part, in the business of cashing checks, payday advances, warrants, drafts, money orders or other commercial paper serving the same purpose. "Check cashing facilities" do not include a State or Federally chartered bank, savings associations, credit union or industrial loan company. "Check casing facilities" also does not include a retail seller engaged primarily in the business of selling consumer goods, including consumables, to retail buyers that cash checks or issue money orders for minimum flat fee as a service that is incidental to its mail purpose or business.
- **Consolidated Block Development** shall mean a project submitted for approval under a single application, 1) containing an entire block of lots fronting on University Avenue between intersecting streets and which eliminates all curb cuts directly from University Avenue, or 2) consisting of contiguous lots totaling 2 acres or more, which substantially reduces curb cuts on University Avenue and improves pedestrian/vehicular circulation and landscaped image.
- **Indoor Swap Meet** shall mean any store event where merchandise is offered or displayed for sale or exchange and in which the sales area has been subdivided to allow for individual sales booths that are available for lease to individual tenants. For purposes of this definition, areas bounded by permanent floor-to-ceiling walls or windows, in which all entryways are capable of being closed and locked, shall be considered separate stores and not subdivisions of one store. No store in which one vendor occupies at least eighty percent (80%) of the floor area used for sale of goods shall be considered an indoor swap meet. For purposes of this section, a vendor is each person offering goods for sale in a store who is subject to a permit from the State Board of Equalization to engage in or conduct business as a seller at that store. Each such vendor shall be deemed a tenant in that store. The term swap meet is interchangeable with and applicable to flea markets, auctions, farmer's markets (except certified farmer's market as defined in Chapter 19.04 of the Riverside

Municipal Code) or other similarly named or labeled activities; but the term does not include the usual supermarket or department store retail operations.

- **Mini Mall** (see zoning code).
- **Planned Mixed-Use Commercial/Residential Development** (also "Mixed-Use" Development) shall mean a project submitted for approval under a single application, which project contains a combination of commercial, ~~office~~ and residential on a lot or a group of contiguous lots which constitute a single building site, and which is characterized by an integrated architecture, site design, function and purpose ~~and occupies a site of 15 acres or more.~~
- **Shared Parking Analysis** shall mean an evaluation of the total parking requirement of all individual land uses within a "Planned Mixed Use Commercial/Residential Development" in order to determine the number of such required parking spaces which may be shared by two or more individual land uses without conflict, thus reducing the total parking requirement for the development.
- **Streetscape** is a term for improving the visual and pedestrian environment of a street by providing landscaping, street trees, pedestrian scale lighting, sidewalks, street furniture and other pedestrian amenities.
- **Tobacco Store/Smoke Shop** shall mean a business with the sale of tobacco, either loose or prepared as cigarettes, and products for the smoking of tobacco constituting more than thirty percent of gross sales and/or thirty percent of net lease area.

6.2 Intent of the Land Use Regulations

Land uses within the Specific Plan area are discussed below in terms of: 1) overall objectives 2) the relationship of Specific Plan land uses to those in the Land Use Element of the General Plan and Specific Plan Land Use Designations 3) land uses permitted within the Specific Plan area.

The Specific Plan incorporates the following in order to achieve the expressed intent of the plan:

- Encourage and appropriate mix of land uses and investment on the Avenue to revitalize and bring about a demonstrable change in the Avenue's character.
- Limit or prohibit certain objectionable uses or over concentration of uses along certain segments of University Avenue including gas stations, some auto uses, fast food drive-in facilities, liquor stores, and motels.
- Provide land use and development standards incentives to encourage mixed-use developments and the conversion of nonconforming land uses to new uses that reflect the long-term vision for the corridor.

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- Implement the land use concept of the University Community Plan, which includes distinctions between land uses east and west of Chicago Avenue.
- ~~Require conditional use permits for the mixed-use village concept proposed for Subdistricts 4a and 4b.~~

6.2.1 Relationship to the General Plan Land Use Element

It is important that the General Plan and the Specific Plan remain consistent. ~~At the writing of this Specific Plan the General Plan is still in the hearing process. The following land use designations have been approved by the Planning Commission and are pending review and approval by the City Council¹:~~

~~Subdistricts 1 and 3 ————— Retail, Business and Office~~

~~Subdistricts 2 and 4a ————— Mixed-Use Office, Institutional Uses~~

~~Subdistrict 4b ————— Mixed-Use Residential, Institutional Uses~~

The Specific Plan interprets and refines the ~~Draft~~ General Plan designations for this Specific Plan as follows:

- In general, retail, commercial, and office uses are permitted along the entire corridor.
- In addition, ~~in Subdistricts 2 and 4, Planned Mixed-Use Commercial/Residential Development, which requires lot consolidation,~~ are encouraged with a ~~Conditional Use~~ Site Plan Review Permit.

6.2.2 Land Uses Permitted Within the Specific Plan or by Subdistrict and Limitations

Table 2 and Table 3 list limitations on these permitted uses.

Key To Land Use Classifications

The symbols in Table 2 designate the following land use classifications within each of the University Avenue Subdistricts:

- The letter "P" designates use classifications PERMITTED in the University Avenue Specific Plan Area.

¹ The Draft City of Riverside General Plan was under preparation at the same time as the University Avenue Strategic Development Plan and Specific Plan and the above land use designations are under consideration at the time of preparation of this document.

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- The letter "L" designates use classifications in the University Avenue Specific Plan Area, which are subject to certain LIMITATIONS prescribed by the number or numbers following the "L" designator shown in Table 2. Prescribed limitations can be found in Table 3, "Additional Use Regulations," that follow.
- The letter "C" designates use classifications only permitted in the University Avenue Specific Plan Area subject to the granting of a CONDITIONAL USE PERMIT. The granting of such permits may be for a specified, limited period of time as determined through the approval process.
- The letter "M" designates use classifications only permitted in the University Avenue Specific Plan Area subject to the granting of a MINOR CONDITIONAL USE PERMIT. The granting of such permits may be for a specified, limited period of time as determined through the approval process.
- The letter "SP" designates use classifications permitted in the University Avenue Specific Plan Area subject to the granting of a Site Plan Review permit.
- The symbol "-" (a dash) designates use classifications NOT PERMITTED in the University Avenue Specific Plan Area.

Using Tables 2 and 3

Land Uses Permitted In Each Subdistrict. The land uses permitted in each Subdistrict shall be only those uses expressly permitted in Table 2.

This table of land uses is based upon uses that are listed in the underlying zones within the University Avenue Specific Plan Area. These zones are the ~~Restricted Commercial ("C-2")~~ Commercial Retail (CR) Zone, ~~General Commercial~~ General (CG) ("C-3") Zone, ~~Community Shopping Center ("C-1-A")~~ Zone, ~~Parking ("P")~~ Zone, ~~Restricted Office ("R-O")~~ Zone, Mixed-Use Urban (MU-U) Zone, and Multiple Family Residential-3 ("R-3") Zone. In order to implement the vision for University Avenue, the applicability of these uses has been modified or expanded as appropriate. Land uses are arranged alphabetically in Table 2.

The criteria established in this Specific Plan shall apply to all land uses permitted in the University Avenue Specific Plan Area and shall govern where conflicts arise with any regulations of an underlying zone. Unless specifically otherwise indicated in Table 2, all uses within the University Avenue Specific Plan Area, shall be conducted wholly within a building, except for off-street parking. Exceptions to this would be outdoor dining, food carts and kiosks. Outdoor dining is acceptable in association with any restaurant, subject to the approval of design and location factors by the Design Review Board. Food carts and kiosks are anticipated to be part of potential mixed-use projects ~~in Subdistricts 2, 4 and 4a~~. Provisions for these would be made as part of the conditional use permit process.

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Limitations On Permitted Land Uses. Land uses permitted in each Subdistrict of the Specific Plan Area shall be subject to certain limitations indicated in Table 3, Additional Use Regulations, and prescribed by the number or numbers following the "L" designator in Table 2.

Uses Not Listed in Table 2

Any use not specifically permitted is prohibited, except uses that are determined by the Planning Director to be similar to the listed uses.

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Table 1
LAND USES PERMITTED IN EACH SUBDISTRICT

Land Use Classification	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4a	Subdistrict 4b
Addressing service office	P	P	P	P	--
Advertising agency office	P	P	P	P	--
Administrative offices	P	P	P	P	--
Ambulance service	--	--	--	--	--
Antique shop	P	P	P	P	--
Appliance store	P	P	P	P	--
Appraiser office	P	P	P	P	--
Architect office	P	P	P	P	--
Art shop or gallery	P	P	P	P	--
Art supply store	P	P	P	P	--
Attorney at law office	P	P	P	P	--
Adult entertainment uses as defined in Chapter 19.61 of the Zoning Code	--	--	--	--	--
Automobile dismantling facility	--	--	--	--	--
Automobile storage garage, commercial	--	--	--	--	--
Automobile, van and truck sales	--	--	--	--	--
Automobile painting facility, including incidental body and fender work	--	--	--	--	--
Automobile rental	--	--	--	--	--
Automobile service station	--	--	--	--	--
Automobile service center	--	--	--	--	--
Automobile parts and accessories, retail (no service)	C	C	C	--	--
Automobile tire recapping	--	--	--	--	--
Automobile wash facility (car wash), hand or mechanical, including detailing	--	--	--	--	--
Bail bond agency	--	--	--	--	--
Bakery, retail	P, L26	P, L26	P, L26	P, L26	--
Bar, cocktail lounge, tavern	C	C	C	C	--
Barbershop	P	P	P	P	--
Beauty shop	P	P	P	P	--
Beverage container recycling facility (except auth., state-mandated collection points)	--	--	--	--	--
Billiard or pool hall	C, L27	C, L27	C, L27	C, L27	--
Bicycle shop	P	P	P	P	--
Boat sales or rentals	--	--	--	--	--



Table 1
LAND USES PERMITTED IN EACH SUBDISTRICT

Land Use Classification	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4a	Subdistrict 4b
Book store	P	P	P	P	--
Bowling alleys	--	C	C	C	--
Bus terminal	--	--	--	--	--
Business and management consultant office	P	P	P	P	--
Camera store	P	P	P	P	--
Catering establishment	P	P	P	--	--
Cemeteries, columbariums, crematories, mausoleums - offices connected with and incidental to such uses	--	--	--	--	--
Check cashing facility (payday advance)	M	M	M	M	--
Chiropodist office	P	P	P	P	--
Chiropractor office	P	P	P	P	--
Churches, church schools, parsonages, monasteries, convents and recreational or entertainment uses incidental to church purposes	C	C	C	C	--
City planner office	P	P	P	P	--
Cleaning and dyeing establishment (dry cleaners)	P	P	P	P	--
Clothing and wearing apparel shop	P	P	P	P	--
Clubs and lodges (private, nonprofit)	C, L8	C, L8	C, L8	C, L8	--
Coffeehouse	P	P	P	P	--
Collection agency office	P	P	P	P	--
Commercial coaches	P, L1	P, L1	P, L1	P, L1	--
Computer hardware & software store	P	P	P	P	--
Computer sales & service	P	P	P	P	--
Confectionery store	P	P	P	P	--
Consumer electronics store	P	P	P	P	--
Contractor storage yard	--	--	--	--	--
Copy shop	P	P	P	P	--
Commercial radio and television transmitting and receiving station and antennas	--	--	--	--	--
Creamery or other dairy processing facility	--	--	--	--	--
Credit reporting agency office	P	P	P	--	--
Day nursery, nursery school, house for children, and day care facility	C	C	C	C	--
Decorating or drapery shop	P	P	P	--	--
Delicatessen	P	P	P	--	--

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Table 1
LAND USES PERMITTED IN EACH SUBDISTRICT

Land Use Classification	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4a	Subdistrict 4b
Department store	P	P	P	P	--
Dental laboratory	P, L2	P, L2	P, L2	P, L2	--
Detective agency office	P	P	P	P	--
Dry goods or notions store	P	P	P	P	--
Drug store	P	P	P	P	--
Economist office	P	P	P	P	--
Educational institutions and private elementary and high schools	C	C	C	C	--
Employment agency office	P	P	P	P	--
Engineer and surveyor office	P	P	P	P	--
Establishments involving large assemblages of people or automobiles, such as open-air theaters, stadiums, auditoriums, exhibition halls and sports arenas	--	C, L9	C, L9	C, L9	--
Farm and garden implement sales or rentals	--	--	--	--	--
Film processing - retail	P, L7	P, L7	P, L7	P, L7	--
Financial institutions, including banks, thrifts and credit unions		P	P	P	--
Florist shop	P	P	P	P	--
Frozen foods locker	P	--	--	--	--
Furniture store	P	P	P	P	--
Furniture reupholstery shop	P	--	--	--	--
Grocery, fruit or vegetable store or meat market	P	P	P	P	--
Gun shop / gun smithing	--	--	--	--	--
Hardware store	P	P	P	P	--
Health studio, reducing salon or gymnasium	--	C	C	C	--
Heliport and helistop	--	--	--	--	--
Homes for the aged, convalescent homes, rest homes, nursing homes and homes for mental patients	C	C	C	--	--
Hospital and sanitarium	--	--	--	--	--
Hotel - commercial	--	--	C, L30	--	--
Ice cream store	P	P	P	P	--
Ice sales facility	--	--	--	--	--
Ice skating rink	--	C	C	C	--
Insurance broker office	P	P	P	P	--
Jewelry store	P	P	P	P	--

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Table 1
LAND USES PERMITTED IN EACH SUBDISTRICT

Land Use Classification	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4a	Subdistrict 4b
Keeping animals or fowl, including poultry, pigeons, rabbits, horses, mules, ponies, goats, sheep, cows, reptiles, exotic or similar animals	--	--	--	--	--
Laboratory	P, L28	P, L28	--	--	--
Land title company office	P	P	P	P	--
Landscape architect office	P	P	P	P	--
Laundry agency	--	--	--	--	--
Laundry - commercial	--	--	--	--	--
Laundry - self-service (laundromat)	P	P	P	--	--
Leather goods or luggage store	P	P	P	P	--
Libraries and museums (nonprofit)	C	C	C	C	--
Liquor store	--	--	--	--	--
Liquor sales - ancillary use	C, L29	C, L29	C, L29	C, L29	--
Manufacturer's representative office	P	P	P	P	--
Mental health counseling - outpatient facility	P	P	P	P	--
Millinery shop	P	P	P	C	--
Mini mall	C, L35	--	C, L35	--	--
Mineral extraction / surface mining	--	--	--	--	--
Mixed-use development, planned commercial/residential	SP, L11	ESP, L11	SP, L11	ESP, L11	ESP, L11
<u>Mixed Use (5th Cycle Housing Element Rezone Program Sites with Mixed Use Zoning)</u>	<u>SP, L11</u>	<u>SP, L11</u>	<u>SP, L11</u>	<u>SP, L11</u>	<u>SP, L11</u>
Mobile home sales	--	--	--	--	--
Motel	--	--	C, L30	--	--
Mortuary and associated chapel	--	--	--	--	--
Movie theater	C	C	C	C	--
Multiple-family residences	--	C, L10	--	C, L10	P
<u>Multiple-family residences (5th Cycle Housing Element Rezone Program Sites with Mixed Use Zoning)</u>	<u>P, L36</u>	<u>P, L36</u>	<u>P, L36</u>	<u>P, L36</u>	<u>P, L36</u>
Museum (commercial)	C	C	C	--	--
Music store, record store	P	P	P	P	--
Newspaper publishing or printing	P	P	P	--	--
Newsstand	P	P	P	P	--
Night club	--	C	C	C	--

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Table 1
LAND USES PERMITTED IN EACH SUBDISTRICT

Land Use Classification	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4a	Subdistrict 4b
Oculist office	P	P	P	P	--
Optician office	P	P	P	P	--
Optometrist office	P	P	P	P	--
Outdoor dining as defined in Section 19.04.394 of the Zoning Code	P	P	P	P	--
Osteopath office	P	P	P	P	--
Parking, off-street (independent lot)	P	P	P	P	--
Patio furniture sales	P	P	P	--	--
Pawnshop / pawnbroker	--	--	--	--	--
Pet shop	P	P	P	P	--
Photocopying and blueprinting	P	P	P	P	--
Photographer studio	P, L6	P, L6	P, L6	P, L6	--
Physical therapist	P	P	P	P	--
Physician office	P	P	P	P	--
Plant nursery, retail	P, L18	P, L18	P, L18	--	--
Post office	P	P	P	P	--
Prescription pharmacy	P	P	P	P	--
Psychiatrist office	P	P	P	P	--
Psychologist office	P	P	P	P	--
Public accountant office	P	P	P	P	--
Public notary office	P	P	P	P	--
Public relations consultant offices	P	P	P	P	--
Public uses	C	C	C	C	C
Publishing company office	P, L3	P, L3	P, L3	P, L3	--
Public utility service office	P	P	P	P	--
Public stenographer office	P	P	P	P	--
Real estate broker office	P	P	P	P	--
Research offices	P, L4	P, L4	P, L4	P, L4	--
Restaurant or cafe - with no on-site liquor sales	P	P	P	P	--
Restaurant or cafe - with on-site liquor sales	<u>MC</u>	<u>MC</u>	<u>MC</u>	<u>MC</u>	--
Restaurant - fast food, as defined in Section 19.04 of the Zoning Code, with drive-thru but excluding drive thru lanes except within Subdistrict 2 where drive thru lanes are	C, L33	C, L33	C, L33	C, L33	--

Table 1
LAND USES PERMITTED IN EACH SUBDISTRICT

Land Use Classification	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4a	Subdistrict 4b
permitted subject, pursuant to specified development standards in Table 4					
Restaurant – take out, as defined in Section 19.04910 of the Zoning Code	C, L33	C, L33	C, L33	C, L33	--
Roller skating rink	--	C	C	C	--
Shoe repair shop	P	P	P	P	--
Shoe store	P	P	P	P	--
Smoke shop	--	--	--	--	--
Soda fountain	P	P	P	P	--
Sporting goods store	P	P	P	P	--
Stationery store	P	P	P	P	--
Stockbroker office	P	P	P	P	--
Studio or school - art, music, voice, dance or modeling	P	P	P	P	--
Substance abuse facility	--	--	--	--	--
Supermarket	P	P	P	--	--
Surgeon office	P	P	P	P	--
Swap meet - indoor	C	--	--	--	--
Swap meet - outdoor	--	--	--	--	--
Tabulation and computing service office	P	P	P	P	--
Tailor shop - custom making	P	P	P	P	--
Taxidermist	--	--	--	--	--
Telegraph consumer service office	P	P	P	P	--
Telephone answering service office	P	P	P	P	--
Theater, excluding outdoor theater	C	C	C	C	--
Ticket office / ticket agency	P	P	P	P	--
Tobacco shop	--	--	--	--	--
Tobacco sales – Ancillary to a permitted use	P	P	P	P	--
Toy shop	P	P	P	P	--
Trade associations, labor organizations, fraternal and social organizations	P, L5	P, L5	P, L5	P, L5	--
Trailer sales or rentals	--	--	--	--	--
Transportation ticket agency office	P	P	P	P	--
Travel bureau or agency	P	P	P	P	--
Vocational and self improvement school	C, L19	C, L19	C, L19	C, L19	--

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Table 1
LAND USES PERMITTED IN EACH SUBDISTRICT

Land Use Classification	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4a	Subdistrict 4b
Variety store	P	P	P	P	--
Veterinary clinic and small animal hospital	C, L23	C, L23	--	--	--
Video / game arcade	--	C	--	C	--
Video / game arcade, ancillary use	P	P	P	P	--
Video sales / rental store	P	P	P	P	--
Watch and clock repair shop	P, L15	P, L15	--	--	--
Wedding chapel or parlor	C	--	C	--	--
Yogurt shop	P	P	P	P	--

Table 2
ADDITIONAL USE REGULATIONS

- L1 Only as temporary offices during the construction of a permanent building.
- L2 Subject to the limitation that manufacture, fabricating or selling of any article or commodity other than that incidental to dental offices shall not be permitted.
- L3 Provided that printing operations are not included.
- L4 Provided that such research offices are for the conduct of scientific research, theoretical studies and investigations by or under the supervision of professional scientists and/or highly trained specialists in the fields of physical, economic or social research; and provided that such research shall not involve the manufacture, fabrication, processing or sale of products on the premises; and provided that such research shall not be obnoxious or offensive by reason of emission of dust, gas, smoke, noise, fumes, odors, vibrations and potential release of hazardous materials or other similar causes.
- L5 Provided that the use is limited to administrative or executive offices only.
- L6 Provided that wholesale commercial sales of equipment or supplies shall not be permitted; but incidental film processing may be included.
- L7 Provided that wholesale commercial sales of equipment or supplies shall not be permitted.
- L8 Private catering business in conjunction with such uses may be included as an ancillary function provided that the conditional use permit specifically includes the catering business.
- L9 Only within an auditorium as a part of a hotel or educational facility.
- L10 Only as an integral part of a mixed-use development containing at least 15-acres in accordance with the provisions of this Specific Plan.
- L11 Refer to ~~Section 7.0, Table 5 or 6 as applicable~~ Table 19.120.050 (Mixed-Use Zones Development Standards) for development standards for Planned Residential and Commercial Mixed-Use Developments. See Section 7.2 of the Specific Plan for applicability.
- L12 (Reserved)
- L13 In accordance with the provisions of Chapter 19.40 of the Zoning Code; except that the sale of beer, wine and other closed container alcoholic beverages shall not be permitted.
- L14 (Reserved)
- L15 Excluding the sale of any merchandise or product except necessary parts sold in connection with the repair of watches and clocks.
- L16 (Reserved)
- L17 (Reserved)
- L18 Need not be conducted wholly within a completely enclosed building, provided that plants shall be the only items stored or displayed outside an enclosed building; and further provided that storage of fertilizers, plant food, mulches, potting soils, planters, flower pots, garden tools and similar items shall be screened from views from public rights-of-way and common private access ways.
- L19 Provided that schools involving the use or storage of goods, articles or substances which are combustibles, inflammable or explosive or likely to create a fire, radiation or explosive hazards and schools using equipment or processes permitted only in the C-3, M-1, M-2 and AIR Zones shall be prohibited; and further and provided that such use shall not be obnoxious or offensive by reason of emission of dust, gas, smoke, noise, fumes, odors, vibrations and potential release of hazardous materials or other similar causes.
- L20 (Reserved)
- L21 (Reserved)
- L22 In accordance with the provisions of Section 19.30.020(63) of the Zoning Code.

Table 2
ADDITIONAL USE REGULATIONS

- L23 Provided that the use is restricted to the medical treatment and incidental care such as bathing, the trimming of common household pets on an outpatient basis only, except that temporary boarding in connection with medical treatment shall be permitted and except that short-term boarding shall be permitted.
- L24 (Reserved)
- L25 (Reserved)
- L26 Provided the use involves retail sales only, and the products are sold only on the premises.
- L27 Provided that such use does not include the sale of alcoholic beverages, including beer and wine.
- L28 Provided that such laboratory shall not involve the use or storage of goods, articles or substances which are combustible, inflammable or explosive or likely to create a fire, radiation or explosive hazard; and further provided that such laboratory use shall not be obnoxious or offensive by reason of emission of dust, gas, smoke, noise, fumes, odors, vibrations, potential releases of hazardous materials or other similar causes.
- L29 Closed container sale of alcoholic beverages, including beer and wine, shall be permitted only as an ancillary use incidental to the sale of consumer soft goods; and further provided that space allocated to the sale of such alcoholic beverages is limited to no more than 15% of the total floor area devoted to the sale of such goods within the establishment.
- L30 Provided that the facility includes no less than 100 rooms and that on-site amenities include a full-service coffee shop, a 24-hour staffed front-office and rooms accessible by interior corridors. Rate sign advertising shall not be permitted. Commercial Hotel shall not mean a motel or a facility designed for single-room occupancy purposes, care facilities, half-way houses, or similar special purpose residential lodging facilities.
- L31 (Reserved)
- L32 (Reserved)
- L33 ~~Provided that establishments constructed after the approval date of this ordinance shall be part of a larger complex with shared parking in such a manner as to minimize curb cuts on University Avenue. Restaurant~~ Drive-thru lanes, operations and service shall ~~not~~ be permitted, ~~except within Subdistrict 2, which is permitted to have drive-thru restaurants~~ subject to the approval of a Conditional Use Permit and the criteria found in Table 4, Development Standards ~~by Subdistrict.~~
- L35 Subject to the provisions of the Zoning Code.
- L36 For properties zoned as Mixed-Use Village (MU-V) or as Mixed Use-Urban (MU-U) as part of the 5th Cycle Housing Element Rezone Program to meet the City's Regional Housing Needs Allocation (RHNA), mixed use, and multiple-family residential uses shall be subject to the provisions of the Zoning Code. As provided in the Zoning Code, the mixed-use zoning for these sites shall allow stand-alone multi-family residential use by right per State Law (Government Code Section 65583.2).

7.0 DEVELOPMENT STANDARDS

7.1 Intent of the Development Standards

As stated in the preceding chapter, the policies, standards and design guidelines in this Specific Plan are formulated to implement an overall vision and development strategy for University Avenue as articulated through a number of means, not the least of which are the Strategic Development Plan for University Avenue and concerns raised through the public review process. This chapter outlines a further tier of objectives and policies pertaining to the plan's second major component - development standards.

The development standards contained in this section are regulatory in nature and govern all development within the Specific Plan Area. The standards should be used in combination with the Design Standards and Guidelines set forth in Section 8.0.

The densities proposed are consistent with the General Plan and, therefore, the roadway widths and types provided for in the Circulation Element will accommodate anticipated traffic demands. Major projects will, of course, be supplemented with specific traffic studies designed to address traffic impacts on a project specific basis. Where traffic would impact State Route 91 and Interstate 215, Cal-Trans will be invited to comment on any proposed projects. In addition, the Planning Department's environmental review function will address traffic impacts through such "Traffic Management Association" (TMA), considerations as flex-time work scheduling, on-site rideshare coordination and the like. In addition, the City's current fee schedule assesses fees for traffic impacts from project development.

7.2 Organization of the Development Standards into Three Tables

Table 43 lists development standards by Subdistrict. ~~Table 5 lists Planned Mixed Use Development Standards for Subdistrict 2, and Table 6 lists Mixed Use Development Standards for Subdistrict 4. It is intended that a project within Subdistrict 2, comprising 15 acres or more may be renovated or reconstructed (including new construction or major modifications) under the Subdistrict 2 development standards listed in Table 4 or the Planned Mixed Use Development standards listed in Table 5, at the election of the owner. For Mixed-Use Developments as defined in Section 6.1.1 (Definitions), the standards contained in Table 19.120.050 (Mixed-Use Zones Development Standards) of the Zoning Code shall apply based upon the mixed-use zone corresponding to the General Plan Land Use Designation of the subject site.~~

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Table 3 DEVELOPMENT STANDARDS BY SUBDISTRICT				
Section	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4
7.1 Building				
7.1.1 Intensity (Floor Area Ratio)	Maximum of 0.35 except for Consoli-dated Block De-velopment (see 7.2.7 of this Table).	Maximum of 0.50 except for Planned Mixed Use Commer-cial/ Residential Development, a maximum of 2.0 (see Table 5). For drive-thru restaurants in Subdistrict 2 (see section 7.6).	Maximum of 0.35 except for Consoli-dated Block Devel-opment (see 7.2.7 of this Table).	Maximum of 0.50 except for Planned Mixed Use Commer-cial/ Residential Development, a maxi-mum of 2.0 (see Table 6).
7.1.2 Height ²	Maximum of 35 feet.	Maximum of 35 ft. within 50 ft. of a residential zone; other-wise a maximum of 55 ft. except for Planned Mixed Use Commercial/ Residential Development (see Table 5).	Maximum of 75 ft.	Maximum of 35 ft. except for Planned Mixed Use Commer-cial/ Residential Development (see Table 6).
7.1.3 Blank Walls	No building wall facing a public street or adjacent residential uses shall extend more than 25 feet vertically or horizontally without a visual break created by a minimum 2-ft. recess articulation in the exterior wall or architectural detailing.			
7.1.4 Ground Floor Front Facade Treatment	At least 75% of the area of the ground floor building wall fronting University Avenue shall be devoted to pedestrian entrances, display windows and other techniques in order to provide visual interest and establish a pedestrian environment along University Avenue.			
7.1.5 Compatibility with Surrounding Development	The rear and side walls of buildings which are visible from adjacent lots or streets shall be treated the same as the front wall. The walls of any parking structure or that portion of any structure used for parking shall be designed to substantially screen vehicles in the structure from a view of a person on a public street. The walls of the parking structure shall be similar in color, material and architectural detail with the building it serves.			
7.2 Site Design				
7.2.1 Building Location	Buildings shall be located as close as possible to the front setback line of University Avenue and parking shall be located to the rear or side of the parcels. For drive-thru restaurants in Subdistrict 2 see section 7.6.			

² Roof structures specified in Section 19.68.030 of the Zoning Code shall be permitted in addition to heights specified for each Subdistrict.

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Table 3 DEVELOPMENT STANDARDS BY SUBDISTRICT				
Section	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4
7.2.2 Required Front Yard Setback	<p>For the purposes of these standards, the front yard is the yard adjacent to University Avenue.</p> <p>The minimum setback along University Avenue shall be 20 ft. from the property line.</p> <p>Within this setback area, the following is permitted:</p> <ul style="list-style-type: none"> • Pedestrian access walkways and plazas • Vehicular access driveways, but not parking • Lights to illuminate pedestrian access ways and vehicular access driveways and landscaped areas or buildings • Signs in accordance with the provisions of this Section • Open trellis structures or arcades over sidewalk areas are permitted, subject to Design Review approval • Landscaped areas • Pedestrian amenities such as decorative trash receptacles, benches, water elements, bicycle parking areas, public art and sculpture, bus/shuttle stops subject to Design Review approval. • Outdoor dining areas and fences defining these dining areas subject to a Conditional Use Permit and Design Review approval. <p>Within this setback area the following landscaping shall be required:</p> <ul style="list-style-type: none"> • From Park to Iowa Avenue plant a minimum of 24-inch box canopy trees spaced approximately 60 ft. on center in a 10 to 12-ft. wide planting strip adjacent to the public sidewalk, coordinating with the Streetscape Concept Plans for University Avenue or subsequently refined plans. (See Figure 29 of the Design Guidelines.) Concrete paving with a broom finish shall connect University Avenue and buildings on the property and a minimum of 50% of the area shall be in ground cover. • From Iowa to I-215, plant a minimum of 24-inch box canopy trees spaced in a staggered pattern with proposed shade trees planned for the public rights-of-way as a part of the Streetscape Concept Plans for University Avenue or subsequently refined plans. Decorative brick-like and concrete paving as per Design Review Guidelines for University Avenue. <p>Within this setback area, the following appurtenances shall not be permitted:</p> <ul style="list-style-type: none"> • News racks. • Vending machines. • Public telephones. 			
7.2.3 Required Street Side Yard	Minimum of 10 ft.	Minimum of 10 ft.	Minimum of 10 ft.	Minimum of 10 ft.
7.2.4 Required Side Yard Adjacent to Residentially Zoned Property and All Rear Yards	Minimum 20 feet side and rear yards, of which no more than 15 feet may include parking.			
7.2.5 Lot Area ³	Minimum of 20,000 s.f.	Minimum of 80,000 s.f. For drive-thru restaurants in Subdistrict 2 see section 7.6.	Minimum of 20,000 s.f.	Minimum of 80,000 s.f.

³ Applicable to all lots created after the date of adoption of this Specific Plan.

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Table 3 DEVELOPMENT STANDARDS BY SUBDISTRICT					
Section		Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4
7.2.6	Lot Width ⁴	Minimum 100 ft.	Minimum 100 ft.	Minimum 100 ft.	Minimum 100 ft.
7.2.7	Lot Consolidation ⁵	See Footnote Below	N/A	See Footnote Below	N/A
7.2.8	Off-Street Parking Required Spaces	In accordance with Chapter 19.74 of the Zoning Code, unless otherwise specified for a particular use or mixed use in a subdistrict.			
7.2.9	Curb Cuts	The number of curb cuts on property fronting on University Avenue shall not be increased; curb cuts shall be eliminated where possible. Access to parking and service areas shall be provided from an alley or adjacent side street where such exists adjacent to the property, if feasible. Initiation and/or continuation of reciprocal access and parking easements may be required so that existing or future properties or developments may be interconnected, thereby reducing the need for additional curb cuts. Arrangements for future driveway removal may also be required.			
7.2.10	Walls and Fences Adjacent to a Residential Zone	Six-ft. high masonry walls shall be erected and maintained along property lines adjoining any lot in any residential zone.			
7.2.11	Screening				
	Required Walls for On-Site Parking	Walls located along a lot which abuts a public street other than University Avenue shall be set back a minimum of 5 ft. from the property line adjacent to that street. The area between the sidewalk and wall shall be landscaped in accordance with the Design Guidelines. When a greater wall setback is required elsewhere in the Design Guidelines, the greater setback shall be required.			
	Trash	A trash enclosure, six feet in height, constructed of similar material of the building, shall be provided on site. The trash enclosure shall be enclosed on all sides, and shall be six feet in height with a solid gate providing access to the trash area. Trash enclosed within the enclosure shall not exceed the height of the enclosure. No trash shall be stored in any section of the site except within an enclosed structure.			
	Roof Appurtenances	All heating, ventilation, air conditioning equipment and ducts and other equipment or appurtenances located on roofs shall be screened from the view of people at ground level or adjacent buildings. Screens must be at least as high as the equipment.			
	Loading Areas	All loading areas shall be screened from view from adjacent lots and public streets by a solid fence or wall not less than 6 feet in height.			
7.2.12	Pedestrian Linkages	A clearly defined pedestrian walkway shall be provided to connect building entrances to parking spaces and to adjacent sidewalks.			
7.2.13	Light and Glare	All exterior lighting shall be of an indirect nature, shielded to minimize illumination of adjacent properties and to reduce glare. Freestanding light poles shall not exceed a maximum height of fourteen feet.			
7.2.14	Utilities	All utility connections from the main line in the public right-of-way to buildings shall be located underground.			
7.3	Landscaping of Public Rights-of-Way	If an assessment district for implementation of the Streetscape Concept Plan has not been approved at the time of improvement of a property, trees shall be planted in the public right-of-way or a street tree planting easement in accordance with the specifications established by the University Avenue Design Standards and Guidelines.			

⁴ To eliminate curb cuts and provide opportunities for image, pedestrian, and vehicular improvements, lot consolidation is encouraged. If the project is a Consolidated Block Development as defined in Section 6.0 of this Specific Plan, subject to the granting of a Conditional Use Permit.

- The total parking requirement for a combination of restaurants, retail and offices on a Consolidated Block Development site may be reduced up to 25% from the requirements otherwise specified in this Chapter, subject to the findings of a shared use parking analysis provided by the applicant.
- The Floor Area Ratio (FAR) may be increased to 1.0, provided other development standards of the Specific Plan are satisfied.

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Table 3 DEVELOPMENT STANDARDS BY SUBDISTRICT				
Section	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4
7.4 Signs	Chapter 19.76 of the Zoning Code shall apply. New billboards are prohibited.			
7.5 Subdivision	No property shall be subdivided into smaller parcels within the University Avenue Specific Plan Area, except that subdivision may be permitted within an integrated project, such as a shopping center, condominium or planned mixed use commercial/residential development in accordance with the provisions of this Specific Plan.			
7.6 Drive-thru Restaurant Design & Development Criteria	<p>General Standards</p> <ol style="list-style-type: none"> 1) Drive-thru restaurants are only permitted in Subdistrict 2 with the approval of a Conditional Use Permit. 2) The proposed site, either currently or proposed, shall be part of a commercial complex of eight acres or greater in size with shared access via a driveway serving the restaurant as well as the greater commercial complex. If the proposed site is on a separate parcel, the parcel should be no less than 30,000 square feet. 3) A minimum building size of 3,000 square feet of usable interior space. 4) Associated indoor or outdoor playgrounds shall be prohibited. 5) Additional driveway openings to a parcel shall be discouraged and existing driveways are to be closed where feasible. 6) Buildings shall be designed with substantial mass (height and bulk) to create a strong building profile on the property as seen from the street frontage. <p>Drive-thru Lane and Window Standards</p> <ol style="list-style-type: none"> 7) Drive-thru windows are prohibited on the front building elevation directly facing a street frontage. 8) Drive thru lanes shall be designed in such a way as to be screened from view from the street through elevation differences, landscaping, arbors, trellises, canopies, walls and other architectural features used to reduce the visual presence of drive-thru operations. <p>Outdoor Dining Standards</p> <ol style="list-style-type: none"> 9) If an outdoor dining area is proposed, it shall be located fronting on the street frontage to promote pedestrian traffic. 10) All outdoor dining areas shall be designed in compliance with the City's "Outdoor Dining and Outdoor Food Preparation Requirements and Design Guidelines." 11) Outdoor dining areas may encroach to within five feet of the street frontage property line to encourage pedestrian usage. <p>Additional Design Standards for Drive-thrus with frontage on University Avenue</p> <ol style="list-style-type: none"> 12) The building shall be located in close proximity to the street frontage with parking and drive-thru lanes located to the rear and sides of the building elevations to the extent possible. 13) The restaurant should incorporate significant outdoor dining facilities, which shall be prominently visible from and integral to University Avenue. 14) No parking shall be located between University Avenue and the applicable primary building on the parcel. 15) Clear and dominant pedestrian access should be provided from University Avenue to the restaurant use. 			

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Table 4
~~PLANNED MIXED-USE DEVELOPMENT STANDARDS~~
~~APPLICABLE TO SUBDISTRICT 2~~

1.0 Site Area	A minimum of 15 acres shall be submitted for approval under a single project application to qualify as a mixed-use project for SubDistrict 2 under this Section.
2.0 Land Use Location	Residential uses shall be located adjacent to existing residential uses and generally away from University Avenue. A minimum of 25% of the site shall be devoted to residential.
3.0 Vehicular and Pedestrian Access	<p>Major vehicular accesses to the properties from University Avenue and Chicago Avenue shall be located no closer than approximately 450 feet from the intersection of University and Chicago Avenues. Major access is also permitted from Ottawa Avenue. Right turn in and out access is also permitted but not within 200 feet of any public street intersecting University Avenue.</p> <p>A major pedestrian connection shall be provided to connect the property on the east and west sides of Chicago Avenue, combined with the major vehicular access south of the intersection of University Avenue and Chicago Avenue or in another location subject to Design Review.</p> <p>A clearly defined pedestrian path shall connect the retail, office, and residential uses within the project.</p>
4.0 Building Height	Building height shall not exceed a maximum of 75 feet and shall not exceed 35 feet within 50 feet of any adjacent residential uses.
5.0 Setbacks	Subject to Design Review Board approval, surface parking may face University Avenue and some buildings may be located in the rear of the property provided greater landscape standards and pedestrian connections are provided that those described in Table 4.
6.0 Intensity	Up to 2.0 FAR (excluding parking structures) shall be permitted averaged over the entire site.
7.0 Lot Coverage	A maximum building coverage for residential of fifty percent (50%)

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Table 5 [Continued]

**PLANNED MIXED-USE DEVELOPMENT STANDARDS
APPLICABLE TO SUBDISTRICT 2**

8.0 Lot Area

The required lot area for any residential development site within SubDistrict 4 shall be no less than the total of:

- 1,500 square feet for each 4 bedroom unit, and
- 1,200 square feet for each 3 bedroom unit, and
- 1,000 square feet for each 2 bedroom unit, and
- 800 square feet for each 1 bedroom unit or smaller.

9.0 Pedestrian Amenities

The following pedestrian amenities shall be developed as a part of the pedestrian pathway system: outdoor dining areas, planters, trash receptacles, pedestrian scale lighting and signage, pattern and textured paving, kiosks for directories and flowers, newsstands, seating areas, bicycle parking areas, a bus shuttle stop, public art and sculpture. Pedestrian amenities shall be compatible with the architectural theme described in the Design Standards and Guidelines section of the Specific Plan.

10.0 Landscaping

Main vehicular entrances shall be lined with similar plant materials specified in the University Avenue Streetscape Concept Plan or subsequently updated plans.

11.0 Streetscape

If an assessment district for implementing the Streetscape Plan for University Avenue has not been approved before development of the property, the improvements within the public right-of-way shall be constructed and integrated with the Project.

12.0 Parking

Due to the mixed use nature of the project, the total minimum parking requirement may be reduced from that defined in Sections 19.74.030 and 19.74.010 of the Zoning Code, subject to the submittal by the landowners of a shared parking analysis and approval by the Design Review Board.

13.0 Development Agreement

An appropriate developer agreement must be approved for any Planned Mixed Use Development.

14.0 Phasing

An approved phasing plan shall be required of all projects.

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Table 5
~~PLANNED MIXED-USE DEVELOPMENT STANDARDS~~
~~APPLICABLE TO SUBDISTRICT 4~~

~~1.0 Site Area~~

~~A minimum of 15 acres shall be submitted for approval under a single project application in order to qualify as a mixed-use project for SubDistrict 4 under this Section. A minimum of 50% of the total site shall be devoted to residential uses.~~

~~2.0 Land Use Location~~

~~At the northeast corner of Iowa Avenue and University Avenue, retail shops, restaurants, and theaters shall be clustered around an outdoor pedestrian paseo and courtyard which includes areas for outdoor dining and entertainment. Residential, preferably housing for students, shall be located west of Iowa Avenue as well as east of Iowa Avenue north of and adjacent to the commercial uses.~~

~~3.0 Vehicular and Pedestrian Access~~

~~Major vehicular access to the property shall be located on University Avenue approximately 600 feet east of the center line of Iowa and shall be located on Iowa Avenue, approximately 600 to 750 feet north of the center line of University Avenue, subject to review of the Public Works Director. Pedestrian crossing of these streets shall be located at these two major access points, as well as at the intersection of University Avenue and Iowa Avenue.~~

~~A clearly defined pedestrian path shall connect the residential uses with retail, office and entertainment uses and a clearly defined pedestrian path shall be provided from student housing to UCR.~~

~~4.0 Building Height~~

~~Maximum building height shall generally vary from 35 feet for residential to up to 75 feet for offices. One, unoccupied tower taller than 75 feet is permitted for identity, as well as other unoccupied areas as permitted in Section 19.68.030 of the Zoning Code. The tower may not include signs other than one logo on each facade.~~

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Table 6 [Continued]

**PLANNED MIXED-USE DEVELOPMENT STANDARDS
APPLICABLE TO SUBDISTRICT 4**

5.0 Setbacks

Building facades shall generally be located close to University and Iowa Avenues and surface parking away from these streets. At least 70% of the frontage along University Avenue shall be no more than 35 to 40 feet from the curb face of University Avenue.

Minimum setbacks along Iowa Avenue shall be 15 feet for residential uses and 10 feet from the property line for commercial uses. No parking is permitted within this setback area. All setbacks shall be landscaped in accordance with the provisions of the University Avenue Streetscape concept plans or its subsequently refined plans.

6.0 Intensity

Buildings (excluding parking structures), shall not exceed an FAR, averaged over the entire site, of 2.0.

7.0 Lot Coverage

The maximum lot coverage within SubDistrict 4a shall not exceed fifty percent (50%) of the total lot area.

8.0 Lot Area

The required lot area for any residential development site within SubDistrict 4 shall be no less than the total of:

- 1,500 square feet for each 4 bedroom unit, and
- 1,200 square feet for each 3 bedroom unit, and
- 1,000 square feet for each 2 bedroom unit, and
- 800 square feet for each 1 bedroom unit or smaller.

9.0 Pedestrian Amenities

The following pedestrian amenities shall be developed as a part of the paseo and pedestrian pathway system: outdoor dining areas, planters, trash receptacles, pedestrian scale lighting and signage, pattern and textured paving, kiosks for directories and flowers, newsstands, seating areas, bicycle parking areas, a bus shuttle stop on University Avenue, public art and sculpture. Pedestrian amenities shall be compatible with the architectural theme described in the Design Standards and Guidelines section of the Specific Plan.

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Table 6 [Continued]

**~~PLANNED MIXED-USE DEVELOPMENT STANDARDS
APPLICABLE TO SUBDISTRICT 4~~**

10.0 — Landscaping	Main vehicular entrances shall be lined with similar plant materials specified in the University Avenue Streetscape Concept Plan or subsequently updated plans.
11.0 — Streetscape	If an assessment district for implementing the Streetscape Plan for University Avenue has not been approved before development of the property, the improvements within the public right-of-way shall be constructed and integrated with the Project.
12.0 — Parking	For housing dedicated as student apartments, the minimum off-street parking standards shall be 1.5 spaces for each dwelling unit containing up to two bedrooms and 2 spaces for each dwelling unit containing three bedrooms or more. Due to the mixed-use nature of the project, the total minimum parking requirement may be reduced from that defined in Sections 19.74.030 and 19.74.010 of the Zoning Code, subject to the submittal by the landowners of a shared-use analysis and approval by the Design Review Board. If retail commercial uses, theaters, and office are a part of the development, the total minimum parking requirement may be reduced by a minimum of 20%.
13.0 — Development Agreement	An appropriate developer agreement must be approved for any Planned Mixed-Use Development.
14.0 — Phasing	An approved phasing plan shall be required of all projects.

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 6 – Sites Recommended for Removal

SITE	APN	Multi-Family	Mixed Use	No HCD Credit	Total
INITIAL PROPOSAL		4591	3861	717	9169
W5G1S02	234080032, 234091012, 234091013, 234080031		-105		
	234080005, 234080034			-20	
W5G1S11	233062039			-8	
W5G1S13	191232016, 191232017			-13	
W5G1S15	191332021			-7	
W5G1S16	233040022			-13	
W5G1S17	233031007, 233031008, 233031009, 233031010, 233031051			-25	
W6G1S01	143180005			-10	
W6G1S05	142292008			-15	
W6G1S07	143290004, 143290010, 143290011, 143290017, 143290018, 143290019			-59	
W2G2S01	250190006, 250190008, 250190038			-35	
W2G2S03	211182026		-17		
W2G2S07	253050018, 253050022			-26	
W1G3S11	250080007, 250080013, 250080014, 250080016, 250080017			-24	
W4G3S13	284020010		-266		
W5G3S01	138030009			-12	
W6G3S02	146261001, 146261006, 146261014			-17	
W7G3S14	146220037, 146330038			-16	
W1G4S43	217040014			-8	
W2G4S30	211111041, 211111055			-14	
W3G4S09	230020017, 230020018	-52			
W3G4S11	227130025	-71			
W4G4S16	230351010, 230360004, 230360005, 230360006			-15	
W4G4S36	266120002, 266120034	-666			
W5G4S10	191200011, 191200012, 191200013, 191200017, 191200027, 191200028			-40	
W5G4S13	233180001, 233180002, 233180003, 233180004, 233180005, 233180006, 233180008, 233180009			-63	
W5G4S14	233180016, 233180018, 233180019			-12	
W5G4S23	233160012, 233160013, 233160014, 233160015, 233160026			-31	
W6G4S17	143040011	-41			
W6G4S20	143080019, 143080024, 143080029, 143080034			-22	
	143080026, 143080032	-59			
W6G4S21	147270035			-3	
W6G4S22	147282018, 147282021, 147282022			-28	
W6G4S26	142480005, 142480006	-109			
W6G4S32	151111034, 151111046	-78			
W6G4S33	135230003	-129			
W6G4S34	151300007, 147310001	-144			
W6G4S41	145082036, 145161007, 145161004, 145161008	-101			
W7G4S07	142231006			-15	
W7G4S28	141221031			-9	
W7G4S35	155290015, 155290018, 155290019			-40	
W1G4S44	251070008			-11	
	251070007	-88	101		
W5G1S19	145304003, 145304004, 145304005, 145304006, 145304007, 145304008, 191313003, 191313004, 191313005, 191313007, 191313008, 191313009, 191313012, 191313014, 191313015, 191313017, 233022002, 233022003, 233022004, 233022005, 233022006, 233022007, 233022064, 234112001, 234112002, 234112003, 234112004, 234112046, 145304001, 145304002, 233022001			-106	
TOTAL		3053	3574	0	6627
MINIMUM		2384	2383		4767
RESERVE		669	1191		

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 7

September 14, 2017

Mr. Rafael Guzman
Community and Economic Development Director
City of Riverside
3900 Main Street
Riverside, CA 92522

Dear Mr. Guzman:

RE: City of Riverside's 5th Cycle (2013-2021) Draft Housing Element

Thank you for submitting Riverside's revised draft housing element received for review on August 7, 2017, along with additional revisions received on August 21, 2017. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by telephone conversations with Mr. Jay Eastman, Principal Planner, Mr. Doug Darnell, Senior Planner, and Ms. Amy Sinsheimer, the City's consultant. In addition, the Department considered comments from Public Interest Law Project pursuant to GC Section 65585(c).

The draft element meets most of the statutory requirements of State housing element law (GC, Article 10.6). The Department cannot find the housing element in full compliance until the City of Riverside completes Program H-21 to rezone a minimum of 191 acres to allow multifamily development by-right at a density allowing a minimum of 24 units per acre to accommodate the need from the previous cycle pursuant to GC Sections 65583.2(h) and (i) and 65584.09. The element will comply with housing element law (GC, Article 10.6) once the City has completed these zoning amendments and submitted the adopted element to the Department pursuant to GC Section 65585(g).

Please note, Senate Bill 375 (Chapter 728, Statutes of 2008) amended GC Section 65588(e)(4) to require a jurisdiction that failed to adopt its housing element within 120 calendar days from the statutory due date to revise its element every four years until adopting at least two consecutive revisions by the applicable due dates. The City of Riverside did not meet the requirements of GC 65588(e)(4); therefore, it is subject to the four-year revision requirement until the City has adopted at least two consecutive updated revisions by the applicable due dates.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, Riverside must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Mr. Guzman, Community and Economic Development Director
Page 2

The Department appreciates the hard work and dedication of Mr. Eastman, Mr. Darnell, and Ms. Sinsheimer in preparation of the housing element and looks forward to receiving Riverside's adopted housing element. If you have any questions or need additional technical assistance, please contact Melinda Coy, of our staff, at (916) 263-7425.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Seeger", is written over the printed name and title.

Jennifer Seeger
Assistant Deputy Director

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 8 – Public Comments

Includes public comments received since the September 14, 2017 Special Evening Meeting of the Planning Commission.

Darnell, Doug

W164503 -
CITY COLLEGE &
RAMONA DRIVE

From: Guzman, Rafael
Sent: Tuesday, October 03, 2017 4:44 PM
To: White, Ted; Darnell, Doug; Eastman, Jay; Bartscher, Christina
Cc: Zelinka, Al
Subject: FW: [External] FW: RCCD Property and City of Riverside Housing Element

FYI

-----Original Message-----

From: Guzman, Rafael
Sent: Tuesday, October 3, 2017 4:41 PM
To: 'Carlson, Chris' <Chris.Carlson@rccd.edu>
Subject: RE: [External] FW: RCCD Property and City of Riverside Housing Element

Hi Chris,

Based on our conversation this afternoon, you are okay with the City proceeding with the inclusion of Riverside Community College District properties in the Housing Element rezoning based on that fact that our RHNA is 4,767 and we are proposing sites that will accommodate over 6,000 housing units. We appreciate your support but recognize your autonomy.

Thanks,
Rafael Guzman
Director of Community & Economic Development City of Riverside

-----Original Message-----

From: Carlson, Chris [mailto:Chris.Carlson@rccd.edu]
Sent: Tuesday, October 3, 2017 4:11 PM
To: Guzman, Rafael <RGuzman@riversideca.gov>
Subject: [External] FW: RCCD Property and City of Riverside Housing Element

This email's attachments were cleaned of potential threats by The City of Riverside's Security Gateway. Click <<http://securegateway.riverside.tld/UserCheck/PortalMain?IID={AF563513-7D38-DE44-B361-2F712E424CF2}&origUrl=>> if the original attachments are required (justification needed).

-----Original Message-----

From: Carlson, Chris
Sent: Tuesday, September 26, 2017 5:28 PM
To: 'ddarnell@riversideca.gov' <ddarnell@riversideca.gov>
Subject: RCCD Property and City of Riverside Housing Element

Mr. Darnell:

Please note, the property in the notice is owned and part of Riverside Community College District. Riverside CCD is an entity of the state and not subject to local land use planning; and the referenced properties should not be included in the housing element to count towards the City's RHNA numbers.

Should you have any questions, please feel free to contact me.

Regards

Chris Carlson, AICP
Chief of Staff & Facilities Development
Riverside Community College District
Office of the Chancellor
3801 Market Street, Floor 3
Riverside CA 92501
951.222.8044 o
951-201.0316 c

Follow @RCCDistrict on

PUBLIC NOTICE

Community & Economic Development Department



City of Arts & Innovation

Planning Division
City Hall
3900 Main Street
Riverside, CA 92501



You are invited to attend the Planning Commission of the City of Riverside for the following:

MEETING INFORMATION: October 19, 2017 – 9:30 a.m.

Art Pick Council Chamber, 3900 Main Street, Riverside, CA 92522

APPLICANT: City of Riverside

PROJECT LOCATION: Southeast of Intersection at City College Dr. & Ramona Dr.

CASE FILES: P17-0096, P17-0180, P17-0182 & P17-0521

CASE PLANNER: Doug Darnell, (951) 824-5219 or

APN: 217204004

RIVERSIDE COMMUNITY COLLEGE DIST
3801 MARKET ST. RIVERSIDE
RIVERSIDE CA 92501



HWT-LMP 92501



PLANNING COMMISSION PUBLIC HEARING

DATE OF NOTICE: September 22, 2017

PROPOSAL: The following amendments are proposed by the City of Riverside to implement the 2014-2021 General Plan Housing Element:

Zoning Map: To accommodate the Regional Housing Need Assessment mandated by State law, the City has identified 67 candidate sites citywide proposed for multi-family residential or mixed-use zoning.

General Plan: Amendments to align land use designations with the proposed Zoning Map amendments.

Zoning Code: Amendments including Code sections that regulate: nonconformities, base zones, related uses and development provisions, permitted uses, design review, site plan review, accessory dwelling units, and new regulations for Tiny Homes and Tiny Home Communities. In addition, amendments are proposed in compliance with state law to address Supportive and Transitional housing (Senate Bill 2) and Single Room Occupancies (Assembly Bill 2634). Proposed revisions will affect the permitting of drive-thru businesses.

University Avenue Specific Plan: The amendments would remove the 1.5-acre requirement for mixed-use developments, allow stand-alone multi-family by-right for properties zoned as MU-V and MU-U, and defer to mixed-use standards in the Zoning Code.

ENVIRONMENTAL DETERMINATION: A Draft Program Environmental Impact Report (DPEIR) [SCH# 2017041039] has been prepared for the project pursuant to California Environmental Quality Act Guidelines Section 15081. The DPEIR is available for public review and written comment from September 1, 2017 until October 23, 2017. Interested parties may contact Doug Darnell, AICP, Senior Planner between 8:00 a.m. and 5:00 p.m. Department files are available at the Planning Division. The Housing Element update, Rezone Program and DPEIR can be viewed at:

A staff report will be available on October 6, 2017. Interested parties may appear at the meeting and speak for or against the project or the staff recommendation. Written comments (email or USPS) may be submitted for consideration.

Darnell, Doug

From: Totton, Gayle@NAHC <Gayle.Totton@NAHC.CA.GOV>
Sent: Monday, October 02, 2017 1:51 PM
To: Darnell, Doug
Subject: [External] SCH# 2017041039 2014-2021 Housing Element Update Housing Implementation Plan EIR

Good afternoon Mr. Darnell,

I completed my review of the Draft EIR for the above referenced project. Because the document substantially complies with the requirements under AB-52 (and SB-18, thank you), I did not want to make formal comments in a letter. I did, however, find one small error that will need to be corrected prior to issuing the final version. In Mitigation Measure Culture 4 (c), the document states that any Most Likely Descendant (MLD) named by the Native American Heritage Commission (NAHC) has 24 hours to make recommendations to landowners for the disposition of any Native American human remains and grave goods found. That time period should be 48 hours per Public Resources Code (PRC) 5097.98 (a).

Please let me know if you have any questions regarding this change.

Sincerely,

Gayle Totton, M.A., Ph.D.
Associate Governmental Program Analyst
Native American Heritage Commission
(916) 373-3714

Darnell, Doug

From: Judy Mahoney <woodstreets@aol.com>
Sent: Saturday, September 30, 2017 1:55 PM
To: Darnell, Doug
Cc: Chrisjen28@sbcglobal.net
Subject: [External] Gunshots Olivewood/Panorama
Attachments: Sept 2017 Gunshots.docx

Doug, there have been many posts this week on NextDoor.com about gunshots heard coming mostly from Olivewood. The residents of Historic Wood Streets are very concerned about seeing even more multi-unit housing going in, bringing in the likelihood of more of this bad element. Something has to be done about the existing apartment complexes to get tighter crime-prevention. (The Olivewood complexes are the "broken window" neighboring the Historic Wood Streets. Let's fix the broken window.)

No one wants to see more multi-housing units along Olivewood. We don't want the Housing Element proposal approved for Olivewood. I'm attaching the NextDoor.com posts copied this afternoon at 1:40pm.

Judy Mahoney

Paul Cardon, Wood Streets

8-12 gunshots around Wood Streets?

Heard around 10 shots, in 3 batches, over the course of under 10 minutes. Helicopter flying around now.

Any idea what's going on?

1d ago · 16 neighborhoods in Crime & Safety

9 Thanks · [32 Replies](#)

Jessica Rice-Granillo, Wood Streets · 1d ago

Got my attention. Wondering the same thing.

1 Thank

Barbie McEvoy, Wood Streets · 1d ago

We heard the same thing

1 Thank

Julie Sparkman, Wood Streets · 1d ago

I was wondering also. I didn't hear the helicopter though. Sounded towards Panorama Dr.

[Thank](#)

Courtney Willingham, Wood Streets · 1d ago

Second night of gunshots!! We r getting really tired of hearing this!!! Last night as well as the night before I didn't hear a helicopter or sirens. That doesn't mean they werent there but I didnt hear any. I used to think the wood streets was more of a upscale neighborhood but hearing gunshots every night makes me think different.

3 Thanks

Kim Castillo, Downtown · 22h ago

I'm curious What area of the Woods Streets? I never would think there would be problems around that area...

1 Thank

Courtney Willingham, Wood Streets · 21h ago

I'm on Elmwood drive.

1 Thank

Bonita Taylor, Grand Neighbors · 20h ago

I heard it too..on Tower :/

2 Thanks

David Arriaga, Wood Streets · 19h ago

It is a good area and thats why scum bags do it around here because they think they could get away wit it easier

2 Thanks

Bryan & Judy Mahoney, Wood Streets · 19h ago

I heard gunshots last night and the night before as well, but these seemed to be coming from Olivewood. Several sharp pops.

1 Thank

Janice Moore, Wood Streets · 19h ago

They awakened me last night, also. I'm near Olivewood and Jurupa. In my drowsy state, I thought they were fireworks. ☹️

1 Thank

Michelle Mirabella, Wood Streets · 19h ago

Heard them over on Beechwood:(

1 Thank

Ron Todar, Magnolia Center·18h ago

You Wood St. neighbors better flush these criminals down the toilet because it affects property values. The more rentals the more potential low-life's. Someone should do an Internet search and see how other cities have dealt with the infusion of renters who don't give a "S".

4 Thanks

John Charles, Magnolia Center·18h ago

Yea Im sure that would make for a good read Ron but then what? I used to think the Wood streets were an upscale part of Rlverside also, I still do but they seem to have a lot of negative activity. Magnolia Center rules.

Sabrina Glaze, Magnolia Center·17h ago

Ah there's the one about renters. Seems to infiltrate every post when there's a problem. That rhetoric creates a stigma. Those problems could only possibly come from renters. It's an absurd generalization. I'd say the owners aren't taking measures to check their applicants or are just lazy landlords. It works both ways.

7 Thanks

Linda Falkoski, Magnolia Center·17h ago

Be diligent and not afraid to call 311 for problems with trashier yards...and the cops for illegal dealings...that's my 2 cents...

2 Thanks

Alona Smith, Grand Neighborhood Alliance·16h ago

I agree Sabrina. I am offended every time I see that. Every landlord I've had has praised me as the perfect tenant because I take pride in my home. People who generalize suck.

4 Thanks

Jazz Smith, Wood Streets·16h ago

My hubby and I have a philosophy, this is our home and our safe haven and the second we see or sense someone is up to no good we jump on it, call the cops, make them feel as unwelcome as possible and "show our teeth" so to speak. Tell them to get out and stay out or else. We all need to start taking actions to take our neighborhood back. We work and pay taxes and have earned the right to live safely and peacefully. Develop the attitude of "not my home, not my neighborhood." ☺

8 Thanks

Scott Evans, Wood Streets·16h ago

It woke me and my wife up..it was gunshots

2 Thanks

Jazz Smith, Wood Streets·16h ago

Yup we hear them too and call 911 the instant we hear it. Even if it seems like just a firecracker sometimes.

2 Thanks

Bethany Wiekamp, Wood Streets·16h ago

Time to start a neighborhood watch???? Get more organized???

4 Thanks

Amber Shackelford, Wood Streets·4h ago

Did anyone call the police?

2 Thanks

Debra kotow, Wood Streets·3h ago

I've been renting in wood streets for years and my girlfriend too we are not slum renters that is a insult to renters what about the 2 home owner in the last 3 months were the feds had to clean up drugs in our lovely wood streets

6 Thanks

Matthew Hahn, Wood Streets·2h ago

Jazz is right. My wife and I do the same. Get outside. Tell scum bags to piss off. If we all do it, they will stay away. Hiding inside and waiting for an hours late officer does no good. Take your home and neighborhood back. No one else will.

3 Thanks

Bryan & Judy Mahoney, Wood Streets·1h ago

about renters... the assumption is probably based on the fact that the area we heard the shots from came from Olivewood near Panorama - which is almost entirely apartments. It is not a commentary on all apartment-dwellers.

2 Thanks

Jason Vizthum, Wood Streets·1h ago

Its not about 'renters'. It's the apartments on olivewood and panorama. A lot of criminal activity in that area. It isnt wrong to state a fact. I lived here growing up 20+ years ago and live here again. Its been a source of problems for a very long time sadly. The neighborhood awesome and in many ways better than ever. Because of that it is targeted. Same thing happens in any nice neighborhood, particularly when not gated.

2 Thanks

Ellie Duncan, Magnolia Center·1h ago

The renters comment was not intended for those renters who keep up the house and yard and are law abiding citizens. That comment was for those renters who don't give a damn about the upkeep of the house or yard, deal and manufacture drugs, let their kids run wild, aren't good neighbors, and who bring our property values down. You good renters, stop taking it personal, we are NOT referring to you. We have several rentaers in our neighborhood and no problem. I think someone should call the homeowner of the rentals that have problems that affect us and make sure they are aware of what's taking place on their property. They possibly don't know.

2 Thanks

Royanne Sauvé, Wood Streets·57m ago

The panoramas are not safe. When I was a teenager I had a friend that lived there and it was always very sketchy. It's also roach infested. Most of the people that lived there smoked crack. They would try to get us to buy it. I wish someone would buy out these apartments and fix them up and kick out the people doing illegal things. Because I know there are good people living there too.

4 Thanks

Ellie Duncan, Magnolia Center·57m ago

If it is ppl in an apartment complex complain to the manager on-site or the property management company.

2 Thanks

Ellie Duncan, Magnolia Center·50m ago

And as for the Wood Streets, it was always a safe, beautiful place to live. Honestly, I couldn't afford it but had friends who did. What a shame PARTS of it have become what they are. I'm saying "parts" so don't take it as ALL and post nasty comments. All I know now about the Wood Streets is what I see posted here on ND with all the complaints and ppl calling the police. That indicates, to me at least, that it's not what it used to be.

1 Thank

Ron Todar, Magnolia Center·45m ago

Thank you Ellie for clarifying any comments (including my own) about renters. I have been a renter in the past as well, and lived up to all rental agreements including not shooting off a gun. My guess is that the 80/20 rule probably applies to renters as well. 80% doing the right thing and 20% not so much. To those renters that are part of the good folks I salute you!! For those that aren't I say change is possible. Have a nice day!!

1 Thank

Karen Renfro, Downtown·36m ago

Do you have a Neighborhood Watch where you live? If so, go to their next meeting! If not, go to somebody else's and find out how to start one. Ask the RPD Officer present about the Crime-Free Multi-Housing Program and if those apartments on Olivewood & Panorama have signed up.

1 Thank

Jazz Smith, Wood Streets·7m ago

The Jurupa Royale Apartments are full of drugs and sketchy criminal activity too. They should be nuked. 😞 But there are unfortunately, many home home owners in this area that manufacture and sell out of their homes and it has to be stopped. As citizens we have to do our part too, let's take our homes and streets back. Let's make these people afraid to bring that element to our front doors. We have homes, jobs, children and pets and we have a right to protect them! 😞👊

W262501 -
CORNER OF
UNIVERSITY & IOWA

Darnell, Doug

From: Pamela von Burner stein <pbvonb@sbcglobal.net>
Sent: Thursday, September 28, 2017 1:15 PM
To: Darnell, Doug
Cc: Burt von Bieberstein; Bryan Richter (br@brealtor.com); bballdad11@comcast.net; tennismom11@comcast.net
Subject: Re: [External] FW: August 10th Planning Meeting Concerning Iowa/University Parcel

Thank you for your reply and clearing up some questions.

Burt

Pamela von Bieberstein

On Sep 28, 2017, at 11:45 AM, Darnell, Doug <DDarnell@riversideca.gov> wrote:

Hello Burt,

Thank you for your inquiry. We understand and recognize that for the long-term, the property will remain a restaurant, which is fine. The property is still part of the larger site proposed for the Mixed – Use Urban (MU-U) Zone. If this parcel or other parcels were to be removed from the larger site this would result in fragmented portions of zoning that would continue to be inconsistent with the Mixed-Use Urban General Plan land use designation that already exists.

A restaurant (sit down and take out) is a “by right” use in the MU-U Zone, therefore the existing restaurant would remain a conforming use. Even if it were to become a non-conforming use as a result of the new zone, the restaurant would be able to continue operations as a restaurant. Additionally, the City will be addressing other concerns with a proposed Zoning Code amendment to allow, subject to a Conditional Use Permit, restaurants with a drive-thrus in mixed use zones.

Finally, if the use were a non-conforming use, the sale or transfer of ownership of a property has no bearing on whether an existing non-conforming use may continue or not.

If you have any further questions, please let me know.

Sincerely,

Douglas A. Darnell, AICP, Senior Planner

3900 Main Street
Riverside, CA 92522
Ph: 951-826-5219
Fax: 951-826-5981
e-mail: ddarnell@riversideca.gov

From: Burt von Bieberstein [mailto:pbvonb@hotmail.com]
Sent: Wednesday, September 27, 2017 9:07 AM
To: Darnell, Doug <DDarnell@riversideca.gov>
Cc: Bryan Richter (br@brealtor.com) <br@brealtor.com>; bballdad11@comcast.net;

tennismom11@comcast.net; pbvonb@sbcglobal.net

Subject: RE: [External] FW: August 10th Planning Meeting Concerning Iowa/University Parcel

Doug,

We received the Public Notice about a hearing on October 12th concerning the ALUC. We've contacted John Guerin and he has really no problem with our property. We are then assuming that our property is still planned to be rezoned regardless of our request to not have it rezoned since it could not be changed for 2+ eight year periods of your need for additional housing.

1. When can you address the zoning being maintained or changed?
2. I believe that you've addressed the issue of maintaining a restaurant in the building for perpetuity, but changing to another business may alter that relationship. Did I get this correct so that I can assure the Medina's of this issue?
3. If we decide to sell the property, will the new owners be able to continue as a restaurant. Is that correct?

Thank you for giving us answers that will allow us to make better decisions.

Regards,

Burt

From: Darnell, Doug [<mailto:DDarnell@riversideca.gov>]

Sent: Tuesday, August 15, 2017 3:26 PM

To: Burt von Bieberstein <pbvonb@hotmail.com>

Cc: Bryan Richter (br@brrealtor.com) <br@brrealtor.com>; bballdad11@comcast.net; tennismom11@comcast.net; pbvonb@sbcglobal.net

Subject: RE: [External] FW: August 10th Planning Meeting Concerning Iowa/University Parcel

Hello Burt,

Sorry for not responding to your initial message. Thank you for attending the August 10TH Planning Commission meeting and voicing your concerns. I will make sure that the notes you have provided are provided to the Commission and made part of the record.

I hope to be able to provide additional information within the next couple weeks concerning the property at the corner of University & Iowa Avenue and the Zacatecas restaurant property.

DD

Douglas A. Darnell, AICP, Senior Planner

3900 Main Street
Riverside, CA 92522

Ph: 951-826-5219

Fax: 951-826-5981

e-mail: ddarnell@riversideca.gov

From: Burt von Bieberstein [<mailto:pbvonb@hotmail.com>]

Sent: Tuesday, August 15, 2017 10:48 AM

To: Darnell, Doug <DDarnell@riversideca.gov>
Cc: Bryan Richter (br@brrealtor.com) <br@brrealtor.com>; bballdad11@comcast.net;
tennismom11@comcast.net; pbvonb@sbcglobal.net
Subject: [External] FW: August 10th Planning Meeting Concerning Iowa/University Parcel

Doug Darnell,

I did not receive a reply from you concerning this e-mail so I came to the meeting and presented. Can you please include these notes in the Planning meeting notes of that day? I would appreciate hearing that you received this. I would like to work with the chain of command, but cannot if I don't know that it's received.

We would like some indication as to the direction of our property prior to the September 14th meeting. We will again come down if necessary.

Regards,

Burt von Bieberstein

From: Burt von Bieberstein
Sent: Tuesday, August 1, 2017 11:26 AM
To: 'ddarnell@riversideca.gov' <ddarnell@riversideca.gov>
Cc: bballdad11@comcast.net; tennismom11@comcast.net
Subject: August 10th Planning Meeting Concerning Iowa/University Parcel

Doug Darnell,

We received the notice of a meeting concerning the parcel on the corner of Iowa and University. Mary Kay Barker and Pam von Bieberstein own the property that houses the Zacatecas Restaurant. We have some concerns where this zoning change is going and thought we'd ask your opinion so that we don't need to come down for the meeting.

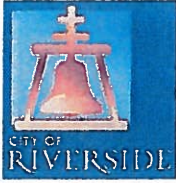
Jon and Vicky Medina own Zacatecas and have a 10-year lease with us and a 10-year option after that. They have invested over \$250,000.00 in a remodel and we've invested in a new roof. Both the Medina's and us need time to make those investments pay off so are reluctant to go a different direction.

During Shakeys tenure at the building we were offered options for selling and turning it into student housing twice and it fell through due to the small Mexican Restaurant on University and the Cask and Cleaver property. We then signed a lease with the Medina's.

Can you please give us further direction on where this zoning change could go, or should we come to the meeting?

Regards,

Pam and Burt von Bieberstein
3130 Penney Dr.
Simi Valley, CA 93063
Home (805) 522-4042
Pam Cell (805) 404-8632
Burt Cell (805) 387-4316



Community Development
Department
Planning Division

City of Arts & Innovation

September 26, 2017

Jeff Moore
R.C. Hobbes Company, Inc.
1110 E. Chapman Avenue, Suite 201
Orange, CA 92866

SUBJECT: Harris Farms @ 4105 Jefferson Street (APN 227-130-025)
Housing Element Candidate Site # W3G4S11

Dear Mr. Moore:

The City of Riverside is currently updating its General Plan Housing Element. The update is necessary to bring the City into compliance with State housing law.

The property commonly known as "Harris Farms" has been included in the Housing Element's Implementation Plan as a "candidate site" for rezoning to a higher density multi-family residential zone. However, this letter is intended to inform you that the City staff will not be recommending a rezoning of the property when the rezoning proposals are presented to the Planning Commission on October 19, 2017.

The following summary clarifies the details of this decision:

The Housing Element is a policy document that evaluates the City's effectiveness in achieving State and regional housing goals. State law requires the City's Housing Element to show that the City can accommodate its fair share of new housing that is affordable to lower income families. Unfortunately the amount of land the City has zoned for multi-family housing does not meet the State's minimum requirements; therefore the Housing Element includes a strategy for rezoning properties to higher density multi-family residential or mixed use zones. The strategy identifies 300 properties that meet State housing law criteria for rezoning. The property at 4105 Jefferson Street is included because it meets the State's criteria. The City Council is scheduled to review and approve the 2014-2021 Housing Element on October 10, 2017.

The Housing Element's list of sites is only meant to identify properties that are "candidates" for rezoning, based on State criteria. Inclusion on the Housing Element's Candidate Site list does not mean the properties will be automatically rezoned.

To comply with California law, the City must rezone enough land to accommodate the construction of at least 4,767 new affordable dwellings. Therefore, in December the City Council will be reviewing a proposal to rezone some of the candidate sites. Determining which of the 300 properties to rezone requires a review of environmental impacts, neighborhood compatibility, development potential, and other factors.

On September 20, 2017 the Planning Division completed its review of the 300 properties. A recommendation will be presented to the Planning Commission on October 19, 2017. The recommendation to not rezone the Harris Farms property at 4105 Jefferson Street is based on the fact that the site is presently being developed with 36 single family attached townhomes; therefore a rezoning will not address the State's mandate to accommodate new housing that is affordable to lower income families.

Should you have any questions related to the 2014-2021 Housing Element, the Housing Element Rezoning Program, or this letter, please do not hesitate to contact Senior Planner Doug Darnell, AICP, at (951) 826-5219 or ddarnell@riversideca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jay Eastman', is written over a faint, circular official stamp.

Jay Eastman, AICP
Principal Planner

cc: Doug Darnell, Senior Planner
Rafael Guzman, Community & Economic Development Director
Ted White, Community & Economic Development Deputy Director
Al Zelinka, Assistant City Manager
Mike Soubrious, Ward 3 Councilmember
Property owners within 300 feet of the property

W6G4S26-
LA SIERRA AVE.
3 COLLETT AVE.

Darnell, Doug

From: CDDINFO
Sent: Monday, September 25, 2017 10:03 AM
To: Darnell, Doug; Davis, Michelle
Subject: FW: [External] Project on la sierra street

-----Original Message-----

From: Norma Goldstein [mailto:ngoldstein4@yahoo.com]
Sent: Saturday, September 23, 2017 2:43 PM
To: CDDINFO <CDDINFO@riversideca.gov>
Subject: [External] Project on la sierra street

I would like to address that I am not agreeing that a project for low income housing should occur in the la sierra area. This would cause a major traffic area in the school areas. This area has a history for so many years. I have been living for over 45years. There are many other areas where this project can occur. Use those areas instead.

Why not fix streets and lights. Add lights on stonewall st to golden ave. There r no lights. You can't even see pedestrians walking, crossing the street. This area is dark.

From the new houses on riverwalk to pierce, lights were added.

If u have any questions, please feel free to call me. 951-295-5717

Thank you for your time.

Sent from my iPhone

WIGSBILL -
IOWA AVE. &
BLAIN ST.

Darnell, Doug

From: Darnell, Doug
Sent: Monday, September 25, 2017 1:45 PM
To: 'Eric Dransfield'
Subject: RE: [External] APN 250080007 - zoning change proposal

Hello Eric,

Thank you for your inquiry and sorry for not responding sooner. This is to confirm that the rezoning of the property at 3621 Iowa Avenue from the existing Commercial Retail (CR) to the Mixed Use -Village (MU-V) Zone will not prevent the continued operation of the existing service station.

Please let me know if you have any further questions.

Sincerely,

Douglas A. Darnell, AICP, Senior Planner
3900 Main Street
Riverside, CA 92522
Ph: 951-826-5219
Fax: 951-826-5981
e-mail: ddarnell@riversideca.gov

From: Eric Dransfield [mailto:eedrans@gmail.com]
Sent: Wednesday, September 20, 2017 9:54 AM
To: Darnell, Doug <DDarnell@riversideca.gov>
Subject: [External] APN 250080007 - zoning change proposal

Mr. Darnell,

I own the Shell gas station located at 3261 Iowa @ Blaine. It is included in the Housing Element Rezone Program. I have watched the 2 hour Riverside TV City Planning Commission Discussion (which is an extremely useful tool considering that I live in Idaho for 1/2 of the year and was unable to attend). I am in favor of the general concept and respect the city's needs to comply with increased demand for housing. My biggest concern is ensuring that my property and business are unaffected notwithstanding the zoning change. Mr White indicated in his presentation that Imminent Domain will not be entertained nor will businesses be impacted by the decision to rezone. In other words, the zoning will change to MU-V from CR....however, existing businesses will not be required to change their business model (my gas station will stay a gas station even though there may be increased development for MU-V on my parcel and surrounding parcels like closed K mart, and CR properties adjacent to my gas station, etc).

Would you please confirm that the proposed zoning change will have no impact on my current business operation? For me personally, the zoning changes only helps my business. I have other gas stations in High Density housing areas and increased units translates to increased people and increased sales. Thanks for your time.

--

Eric Dransfield

Petro Consulting Services, LLC
951-551-5750 Cell
951-271-9043 Fax
eedrans@gmail.com

W664526 -
LA SIERRA AVE.
& COLLETT AVE.

Darnell, Doug

From: pal9ph@aol.com
Sent: Wednesday, September 20, 2017 3:59 PM
To: Darnell, Doug
Cc: Perry, Jim
Subject: [External] Low-Income Housing southwest of La Sierra-Collett Avenues

Mr. Doug Darnell, Case Planner, City of Riverside Planning Division:

My wife and I live at 4312 Drexel, near the site for the proposed low-income, high-density housing that is referenced above.

We are wary but not automatically opposed to the proposal.

For several decades we have lived near the 58-unit apartment complex now known as Riverwalk Landing on the east side of La Sierra Avenue north of Collett. As I recall it started out as, and may still be, Section 8 subsidized housing. The complex is gated and fenced except for a wall where it backs up to a Flood Control channel. As far as we know, it is under single ownership and has a manager who resides on site.

I can't say there have been no problems originating from the apartments or residents. But nothing serious that immediately comes to mind. In recent years the most obvious concern I know of is trash sometimes being thrown over the back wall into the Flood Control right-of-way. Originally the south side of the complex's back yard was not fenced. But evidently after too many unauthorized people were found on the premises, and perhaps young children were running off without permission, a chain link fence was installed to block that access.

Our observation is that the reason for so few problems is (a) rental housing that is (b) gated and fenced, (c) under a single ownership and (d) with an attentive manager who resides on-site all the time.

We recommend that low-income housing for the site southwest of La Sierra and Collett be limited to a similar set of criteria.

Phil Palmer

W364509 -
E. SIDE OF JEFFERSON
S. OF MAGNOLIA

Darnell, Doug

From: Stephanie <bobandstephanie@sbcglobal.net>
Sent: Saturday, September 16, 2017 3:51 PM
To: Darnell, Doug
Subject: [External] Case Files: P17-0096, P17-0180, P17-0182, P17-0521

Dear Mr. Darnell:

I understand there was a Planning Commission meeting on 9/14/17. We were unable to attend because we were out of town. We live on Los Arboles Place within 300 feet of the of the candidate sites off Jefferson.

There are currently 3 apartment complexes on Jefferson. The tenants that occupy these apartments utilize our street constantly to park. Additionally, after 6pm during the weekdays and all day on the weekends, they park along Jefferson in the bike lanes. Our area CANNOT support any additional apartment tenants that don't or can't utilize the apartment property to park their many vehicles.

1. I have contacted the city on at least two occasions to report a tenant that we know lives in the apartments directly behind our property. He has 5 vehicles (work and personal) none of which have been registered since 2015 and they are parked on my street for up to two weeks only moving when the street sweeper comes.
2. There are tenants who park company work trucks (Cone Zone, etc.) on our street.
3. The city advised me that with cars parked on both sides of my street there is nothing the city will do because there is enough room "by 1 inch". No kidding "1 inch"!!!
4. Only one vehicle can enter or exit at a time and there have been several near misses.
5. Try exiting our street. Because there is a dip at the end of our street and Jefferson humps in the center, we can't see oncoming traffic to our right because of the parked vehicles.
6. The bike lanes down Jefferson between Indiana and Magnolia are a joke. Maybe once a week I see a bike rider. Then that individual is riding his bike on the sidewalk.

We know housing is needed but the parking situation in the area must be figured into any decision that is made. I hope my pleas are taken seriously and that any decision made won't erode our right to enjoy our neighborhood and home.

Thank you,

Robert L. Clark
7865 Los Arboles Place
Riverside, CA 92505
951-688-1219

Sent from my iPad

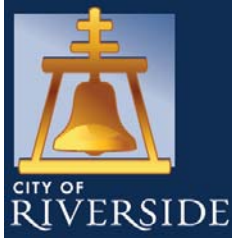
W4 G4S42 -
VAN BUREN BLVD. §
CHICAGO XYE.

Darnell, Doug

From: JENNIFER DOIRON <jen0215@msn.com>
Sent: Thursday, September 14, 2017 5:58 PM
To: Darnell, Doug
Subject: [External] High density housing

It is my understanding that you are the person to contact in regards to the apartments or high density housing that would be build up in the Woodcrest/Orangecrest area by Dauchy Ave.
Who plans this type of housing when roads and schools are already overcrowded? The community is willing to fight this! Traffic is already a nightmare and most of our schools are overcrowded!
I have lived up in this area for 22 years and the amount of building that has occurred without improvements to roads and increasing school capacities is ridiculous! King is at or over capacity.
What needs to be done to stop this ridiculousness? Our community does not want to see this type housing added when other improvements and structures have not been improved or implemented.
As a taxpayer, I am outraged at the irresponsible choices being made on behalf of a community that knows this is not a responsible or sound choice!
I expect to hear back from you.
Sincerely,
Jennifer Doiron

Sent from my iPhone



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

RiversideCA.gov

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



2

RiversideCA.gov

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.



3

RiversideCA.gov

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



4

RiversideCA.gov

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.



5

RiversideCA.gov

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.

