



Housing Element Implementation

Community & Economic Development
Department

City Council
December 12, 2017

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IMPLEMENTATION PROGRAM

1. Rezoning Program
2. Zoning Code Amendment
3. General Plan Amendment
4. University Avenue Specific Plan Amendment
5. Amendment to City Fee Schedule



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PLANNING COMMISSION RECOMMENDATION

Nov. 2, 2017 – The Planning Commission unanimously recommended City Council approval of the Housing Element Implementation Program as recommended by City staff



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BACKGROUND

1. Housing Element – Chapter of the General Plan
2. Only “Element” requiring State approval
3. State-mandates Housing Element updates
8-year cycles (current: 5th Cycle, 2014 – 2021)
4. Identifies housing needs for persons at all income levels
5. Council Adopted on October 10, 2017 (was due October 15, 2013)



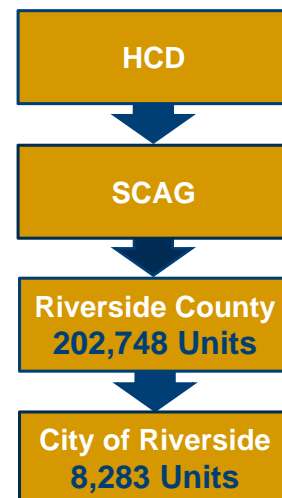
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REGIONAL HOUSING NEED ALLOCATION (RHNA)

“Fair Share” Housing Element Requirement

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



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THE MANDATE

Magic Number: **4,767 units**



Criteria

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



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WE NEED *ALL KINDS* OF HOUSING

Regional Housing Needs Assessment (RHNA):

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

- A. 3,338 units affordable to low-income
- B. 1,503 units affordable to moderate income
- C. 3,442 units affordable to above-moderate income



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BACKGROUND

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



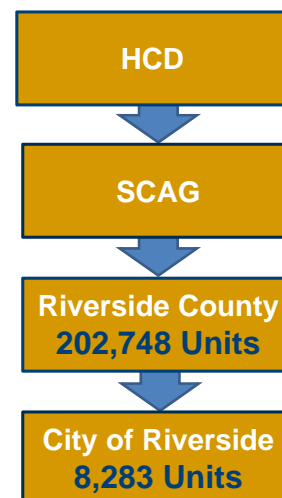
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REGIONAL HOUSING NEED ASSESSMENT (RHNA)

"Fair Share" Housing Element Requirement

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



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RHNA REQUIREMENTS

Regional Housing Needs Assessment (RHNA):

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

- A. 3,338 units affordable to low-income
- B. 1,503 units affordable to moderate income
- C. 3,442 units affordable to above-moderate income



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RHNA REQUIREMENTS

1. Current unmet need is 4,767 units
2. Housing Element Implementation Plan
 - Rezone Program to accommodate 4,767 units
 - Initial List of 67 “Candidate Sites” (300 properties)



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THE REZONING STRATEGY



The Proposed Zones:

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

Mixed Use Zones allow for commercial & multi-family residential



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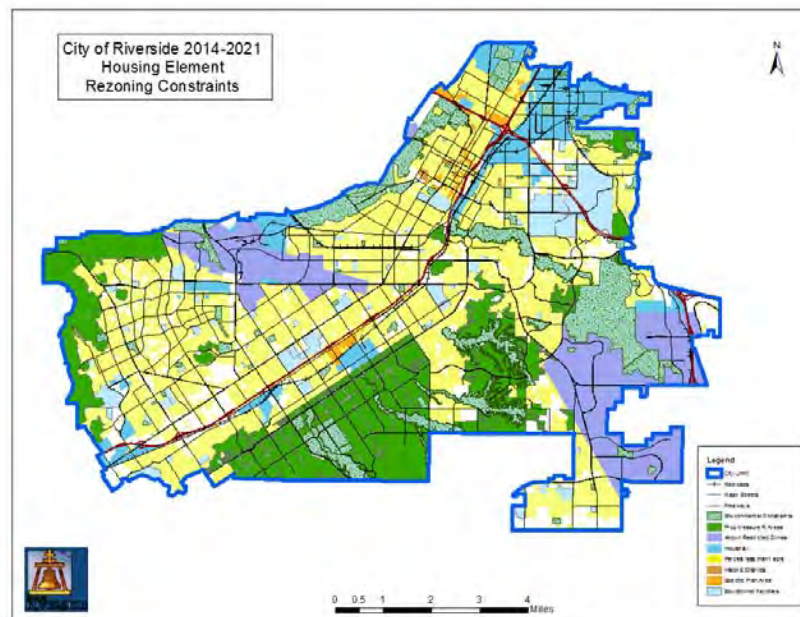
SITE SELECTION CRITERIA

1. Large Vacant Sites Preferred
- 2.
3. Non-Vacant Sites – partially developed, aging, or underutilized
4. Located along Major Corridors (e.g., Magnolia & University)
5. Near Services and Amenities
Metrolink stations & bus routes/stops, community centers, hospitals, schools, universities and shopping areas
6. Existing infrastructure
Streets, curb, gutter, sidewalks, storm drains, water & sewer
7. Existing Mixed Use & Multi-Family General Plan Land Use



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THE SITES



"Groups" of Sites as follows:

Group 1 – Magnolia Avenue Specific Plan (MASP) Mixed Use

Group 2 – University Avenue Specific Plan (UASP) Mixed Use

Group 3 – Mixed Use Not in MASP or UASP

Proposed for MU-V – Mixed Use Village and MU-U – Mixed Use - Urban zones consistent with General Plan

Group 4 – Sites Proposed for Multiple-Family Residential

A. Proposed R-3-1500 and R-4 zones

B. Exclusively zoned Residential for 50% of the RHNA (2,384 units)



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PUBLIC OUTREACH

Opportunity for Public Input:

1. Two workshops – **May 18, 2017**
2. Planning Commission Discussion - **August 10, 2017**
3. Special Evening Planning Commission – **September 14, 2017**

Planning Commission:

1. Public Hearing – **October 19, 2017** (Continued to Nov. 2nd)
2. Commission unanimously Recommended City Council approval on **November 2, 2017**



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THE SITES

Nov. 2nd Planning Commission – Final Sites:

1. Commission denied 8 of 67 Candidate Sites of the Housing Element Rezoning Program
2. Commission recommended Council approval of remaining sites (59 Sites)
 - A. Rezoning of 58 Sites (four Sites modified to eliminate parcels no longer feasible)
 - B. General Plan Amendment for 32 Sites



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ELIMINATION OF CANDIDATE SITES

Primary factors for Eliminating Candidate Sites:

1. Sites Entitled or Pending Entitlements
2. Sites entirely within single-family neighborhoods with access from residential streets
3. Other constraints such as incompatibility with Airport Compatibility Plans, Non-HCD credit, CEQA impact & community opposition



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UNIT COUNT SUMMARY

Total Number of Units (Initial Count)			9,104	
Units deducted for Non-HCD credit parcels			730	
Revised Total:			8,374	
	Required Units for RHNA	Credit for 69 Candidate Sites (303 parcels)	Units Lost w/ Elimination of Sites	Remaining Credit/Surplus
Sites proposed for Multiple-Family Residential (R-3-1500 and R-4 Zones)	2,384	4,513	1,395	3,118/ 734
Sites proposed for Mixed Use (MU-V and MU-U Zones)	2,383	3,861	361	3,500/ 1,117
Total	4,767	8,374	1,756	6,618/ 1,851

Magic Number:
4,767 units

Final Tally: 
6,618 units



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OVERLAY ZONES PROPOSED FOR REMOVAL

Overlay Zones proposed to be removed are:

- A. RP – Residential Protection Overlay Zone
- B. NC – Neighborhood Commercial Overlay Zone:
- C. S-2 – Building Stories Overlay Zone
- D. X – Building Setback Overlay Zone

The above Overlay Zones are proposed to be removed from 14 Sites



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CODE AMENDMENT

Compliance with State Housing Law

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



Accessory Dwelling Unit Example



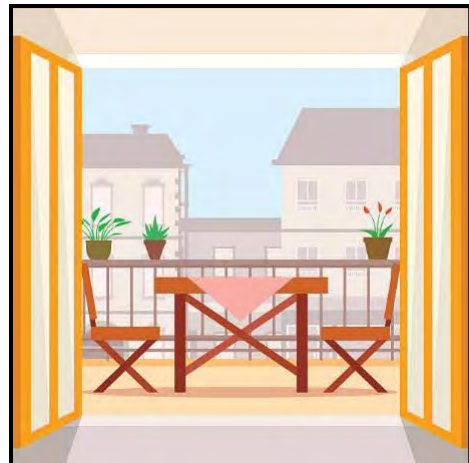
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CODE AMENDMENT

Remove Barriers to Multi-Family Housing

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



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CODE AMENDMENT

Nonconformities

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



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CODE AMENDMENT

Protecting Property Investments

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



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CODE AMENDMENT

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

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



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CODE AMENDMENT

Tiny Homes

Permit in RE and R-1 zones as an accessory use

Defined as:

- A. Greater than 100 SF
- B. Cooking, sleeping, and toilet facilities
- C. Designed to look like a conventional building structure
- D. Not self-propelled or recreational vehicle



Fresno, CA Tiny Home in Rear Yard



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CODE AMENDMENT

Tiny Homes (Cont.)

Tiny Home Community

- A. Permitted in RR, RE, and R-1 with PRD
- B. Permitted with Assemblies of People, Non-Entertainment by CUP



Tiny Home Community – Spur, TX



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GENERAL PLAN AMENDMENT

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



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AMENDMENT TO FEE RESOLUTION

Proposed Fee Waiver for lot consolidation of small parcels that meet certain criteria

1. Implements Tool H-52 of the Housing Element
2. Incentivizes consolidation to facilitate housing development
3. Only applies to parcels on Housing Element Rezone sites
4. Must be contiguous parcels with contiguous ownership
5. Consolidation must achieve a lot size large enough to accommodate 16 units



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RECOMMENDATIONS

That the City Council:

1. Adopt the attached California Environmental Quality Act Resolution, including the attached Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program;
2. Approve Planning Cases P17-0096 General Plan Amendment, P17-0180 Zoning Map Amendment, P17-0182 Zoning Code Text Amendment, and P17-0521 University Avenue Specific Plan Amendment, based on the findings and recommendations contained herein;



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RECOMMENDATIONS

3. Adopt a Resolution amending the General Plan 2025;
4. Adopt a Resolution amending the University Avenue Specific Plan;
5. Introduce and subsequently adopt an Ordinance amending the Zoning Map;
6. Introduce and subsequently adopt an Ordinance amending Title 19 of the Riverside Municipal Code - Zoning Code; and
7. Adopt a Resolution amending the Master Fees & Charges Resolution No. 21960 for lot merger/lot consolidation applications for Housing Element Rezoning Program sites. .



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