

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
3 CALIFORNIA, AMENDING THE CITY'S FEES AND CHARGES
4 SCHEDULE IN RESOLUTION NO. 21960, AS AMENDED, PROVIDING
5 FOR A WAIVER OF LOT MERGER/CONSOLIDATION FEES FOR
6 HOUSING ELEMENT REZONE SITES PURSUANT TO THE 2014-2021
7 HOUSING ELEMENT IMPLEMENTATION PROGRAM.

8 WHEREAS, the City has the authority to impose fees under its police power under Article XI,
9 §7 of the California Constitution and under its complementary powers under Section 37112 of the
10 California Government Code and Section 200 of the Riverside City Charter; and

11 WHEREAS, the City has established a policy of recovering the full costs reasonably borne as
12 a result of providing special services of a voluntary and limited nature, such that general taxes are not
13 diverted from general services of a broad nature and thereby utilized to subsidize unfairly and
14 inequitably such special services; and

15 WHEREAS, in Chapter 3.30 of the Riverside Municipal Code, the City Council established its
16 policy as to the recovery of costs and more particularly the percentage of costs reasonably borne to be
17 recovered from users of City services and directing staff as to the methodology for implementing said
18 Chapter 3.30; and

19 WHEREAS, the City adopted its master Fees and Charges Resolution, Resolution No. 21960,
20 on January 12, 2010, thereby approving and authorizing the Finance Director to update and maintain
21 the City's Master Fees and Charges Schedule; and

22 WHEREAS, the City Council of the City of Riverside adopted the 2014-2021 Housing
23 Element on October 10, 2017; and

24 WHEREAS, pursuant to the Housing Element Implementation Plan Tool No. H-52, it was
25 determined that a waiver of lot merger/consolidation fees for Housing Element rezone sites was
26 needed; and

27 WHEREAS, the waiver is intended to facilitate site consolidation to combine small residential
28 sites into larger, developable sites to provide for affordable housing opportunities; and

WHEREAS, the eligible sites must be contiguous with other sites that create the opportunity
for development of at least sixteen (16) units; and

1 WHEREAS, the small sites must have the same owner as one or more of the other parcels it is
2 aggregated with; and

3 WHEREAS, combined together, the parcels must create the opportunity for sixteen (16) units;
4 and

5 WHEREAS, the City desires to amend Resolution No. 21960 to waive the lot/merger
6 consolidations fees for Service Number 2794 – Lot Line Adjustments/Consolidations for those lots set
7 forth in Attachment No. 9 attached hereto and incorporated herein by reference, to implement Tool
8 No. H-52 of the Housing Element.

9 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
10 California, as follows:

11 Section 1: The above recitals are hereby found to be true and correct and are hereby
12 incorporated herein as if stated in full.

13 Section 2: This resolution, together with any other resolution amending this resolution
14 and the Master Fees and Charges Schedule, shall collectively be known as, and hereinafter may be
15 interchangeably referred to as the “Fees and Charges Resolution” or the “Master Fees and Charges
16 Schedule.”

17 Section 3: Service Number 2794 – Lot Line Adjustments/Consolidations is hereby
18 amended as follows:

19 “LOT LINE ADJUSTMENTS/CONSOLIDATIONS*"

20 *See Attachment No 9.”

21 Section 4: Attachment No. 9, attached hereto and incorporated herein, is hereby added to
22 the Master Fees and Charges Schedule.

23 Section 5: The Chief Financial Officer is hereby authorized and directed to revise the
24 current Master Fees and Charges Schedule to add Attachment No. 9.

25 Section 6: Resolution No. 21960 and all applicable amendments thereto are hereby
26 amended as of the date this resolution becomes operative and any previously established fee or charge
27 that is not amended herein shall remain in full force and effect.
28

1 Section 7: The provisions of this resolution shall become effective immediately upon
2 adoption.

3 ADOPTED by the City Council this _____ day of _____, 20____.

4
5 _____
6 WILLIAM R. BAILEY, III
Mayor of the City of Riverside

7 Attest:

8
9 _____
COLLEEN J. NICOL
City Clerk of the City of Riverside

10 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
11 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
12 its meeting held on the _____ day of _____, 20____, by the following vote, to wit:

13 Ayes:

14
15 Noes:

16 Absent:

17 Abstain:

18 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
19 City of Riverside, California, this _____ day of _____, 20____.

20
21 _____
22 COLLEEN J. NICOL
City Clerk of the City of Riverside

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25
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27 CA# 17-1807
28 \\rc-citylawprod\cycom\wpdocs\d013\p028\00370526.docx

ATTACHMENT NO. 9

Pursuant to the 2014-2021 Housing Element Implementation Plan Tool No. H-52 and to further the goals of the Housing Element for the development of affordable housing, should any of the Housing Element rezone sites set forth below seek a lot merger/consolidation, the fees for said sites shall be waived but only under the following criteria: 1) the eligible sites must be contiguous with other sites sought to be merged/consolidated so that this creates the opportunity for development of at least sixteen (16) units; 2) all the sites sought to be merged/consolidated must have the same owner; and 3) combined together, the sites must create the opportunity for sixteen (16) units.

Site ID Number	Eligible Small Parcels	Location
W1G3S11	250080007, 250080013, 250080014, 250080016, 250080017	Northwest of the intersection of Iowa Avenue and Blaine Street
W1G4S43	217040014	Southeast of the intersection of Pine Street and Tequesquite Avenue
W1G4S44	251070008	North side of Blain St. & westerly of Watkins Drive
W2G2S01	250190006, 250190008, 250190038	Northwest corner of University Ave. & Iowa Ave.
W2G2S07	253050018, 253050022	Southeast corner of Iowa Ave. & University Ave.
W2G4S30	211111041, 211111055	North side of Linden St. west of Dwight Ave.
W4G4S16	230351010, 230360004, 230360005, 230360006	Northeast of intersection at Lincoln Ave. & Bunker St.
W5G1S02	234080005, 234080034	South side of Magnolia Avenue between Harrison St. & Muir Ave.
W5G1S13	191232016, 191232017	North side of Magnolia Ave. between Donald Ave. & Jackson St.
W5G1S15	191332021	North side of Magnolia Ave. between Everest Ave. & Stotts St.
W5G1S16	233040022	South side of Magnolia Ave. west of Donald St.
W5G1S17	233031007, 233031008, 233031009, 233031010, 233031051	South side of Magnolia Ave. between McKenzie St. & Everest Ave.
W5G3S01	138030009	Northeasterly of La Sierra Ave. & Indiana Ave.

Site ID Number	Eligible Small Parcels	Location
W5G4S10	191200011, 191200012, 191200013, 191200017, 191200027, 191200028	Northeast of Intersection at Duncan Ave. & Van Buren Blvd.
W5G4S13	233180001, 233180002, 233180003, 233180004, 233180005, 233180006, 233180008, 233180009	Southwest of Intersection at Indiana Ave. & Jackson St.
W5G4S14	233180016, 233180018, 233180019	West of Jackson St. & south of the Railroad
W5G4S23	233160012, 233160013, 233160014, 233160015, 233160026	West of Gibson St. & adjacent to & northerly of the Van Buren Drive-In theater
W6G1S01	143180005	North side of Magnolia Avenue westerly of Tyler Street
W6G1S05	142292008	North side of Magnolia Ave. between Burge St. & Jones Ave.
W6G1S07	143290004, 143290010, 143290011, 143290017, 143290018, 143290019	North side of Magnolia Ave. easterly of Polk St.
W6G3S02	146261001, 146261006, 146261014	Southeast of intersection of Whitford Ave. & La Sierra Ave.
W6G4S20	143080019, 143080024, 143080029, 143080034	Intersection of Hole Ave. & California Ave.
W6G4S21	147270035	Northerly side of Cook Ave. at Meredith St. westerly of Tyler Street
W6G4S22	147282018, 147282021, 147282022	Southeast of intersection of Mull Ave. & Tyler St.
W6G4S32	151111046	Janet Ave. between Challen Ave. & Picker St.
W7G3S14	146220025, 146220035	Southwest corner of Pierce St. & La Sierra Ave.
W7G4S07	142231006	North side of Magnolia Ave. westerly of Golden Ave.
W7G4S28	141221031	South side of Raley Dr. northerly of Knoefler Dr.
W7G4S35	155290015, 155290018, 155290019	Northwest of the intersection of Arlington Ave. & Van Buren Blvd.