

# P19-0054 (GENERAL PLAN AMENDMENT) & P19-0057 (ZONING CODE AMENDMENT) PURSUANT TO SB 1333

Community & Economic Development Department

City Council  
August 20, 2019

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## BACKGROUND

1. General Plan Table LU-5 used to determine consistency between General Plan and Zoning;
2. Previously Charter Cities exempt from consistency requirements;
3. Prior to SB 1333, applicants encouraged to bring into consistency, but not always required;
4. SB 1333, effective January 1, 2019, requires all cities, including Charter Cities bring General Plan and Zoning into consistency.

TABLE LU-5 ZONING/GENERAL PLAN CONSISTENCY MATRIX			
General Plan Land Use Designation	GP Symbol	Zone Symbol	Zoning Designation
<b>Single-Family Residential Land Use Designations</b>			
Agricultural/Rural Residential (Max. 0.20 du/acre)	A/RR	RA-5	Residential Agriculture
Hillside Residential (Max. 0.63 du/acre)	HR	RC	Residential Conservation
Semi-Rural Residential (Max. 3.3 du/acre)	SRR	RR	Rural Residential
Very Low Density Residential (Max. 3.2 du/acre)	VLDR	RE R-1-1/2 acre	Residential Estate R-1-1/2 acre - Single Family
Low Density Residential (Max. 6.0 du/acre)	LDR	RE R-1-1/2 acre R-1-13000 R-1-10500 CS	Residential Estate R-1-1/2 acre - Single Family R-1-13000 - Single Family R-1-10500 - Single Family Commercial Storage Overlay



## OVERVIEW OF PROPOSED AMENDMENTS

1. General Plan Amendment:
  - a) Land Use and Urban Design Element;
  - b) New language to expand how consistency is determined; and
  - c) New Tables added to reflect the new process.
  
2. Zoning Code Amendment:
  - a) New consistency determination process; and
  - b) New language to explain process.



## PROPOSED AMENDMENTS TO GENERAL PLAN

### Table LU-5 Zoning/General Plan Consistency Matrix\*

General Plan Land Use Designation	GP Symbol	Zone Symbol <sup>1</sup>	Zoning Designation
Semi-Rural Residential (Max. 3.3 du/acre)	SRR	RR RE R-1-1/2 acre	Rural Residential Residential Estate R-1-1/2 acre – Single Family
Commercial Regional Center (Max. 0.50 FAR/acre)	CRC	CR CG CRC	Commercial Retail Commercial General Commercial Regional Center
Business/Office Park (Max. 1.50 FAR/acre)	B/OP	BMP AI CS O	Business and Manufacturing Park Air Industrial Commercial Storage Overlay Office

\*Excerpt. Please see Attachment 6 for complete Matrix.



## PROPOSED AMENDMENTS TO GENERAL PLAN

### Table LU-6 Consistency Quick Check

Quick Check Questions		Consistency Quick Check	
		Yes	No
1.	Is the use permitted in the site's current zoning designation?	Go to Question 2	Rezoning required
2.	Is the proposed use permitted or conditionally permitted in a zone that is consistent with the site's General Plan land use designation, per LU-5?	Consistent <sup>1</sup>	Go to Table LU7 – Consistency Criteria



## PROPOSED AMENDMENTS TO GENERAL PLAN

### Table LU-7 Consistency Criteria\*

THE PROJECT...		GENERAL PLAN REFERENCES	
1.	Adheres to and aligns with Smart Growth Principles	Objectives	LU-8
		Policies	N/A
2.	Creates a landmark or gateway to the City that improves the character and identify of Riverside	Objectives	LU-21
		Policies	LU-21.1 LU-48.3
3.	Accommodates flexible design that results in superior development that goes beyond the required development standards	Objectives	LU-89
		Policies	LU-89.1
4.	Contributes to a high-quality, livable neighborhood that includes maintained housing, public services, and open space	Objectives	H-1
		Policies	N/A
5.	Includes uses that will serve with surrounding neighborhoods while minimizing impacts	Objectives	LU-9
		Policies	N/A
6.	Uses land effectively by including compact building design, infill development, and increased density	Objectives	N/A
		Policies	LU-8.1 LU-8.2

\*Excerpt. Please see Attachment 6 for complete list of criteria. 6



## SUMMARY OF PROPOSED AMENDMENTS

### General Plan Amendment:

1. Amend language in the Land Use Designation descriptions consistent with the proposed amendments to Table LU-5;
2. Amend language to describe the new consistency process;
3. Amend Table LU-5 – Zoning/General Plan Consistency Matrix;
4. Add Table LU-6 – Consistency Quick Check; and
5. Add Table LU-7 – Consistency Criteria.

### Zoning Code Amendment:

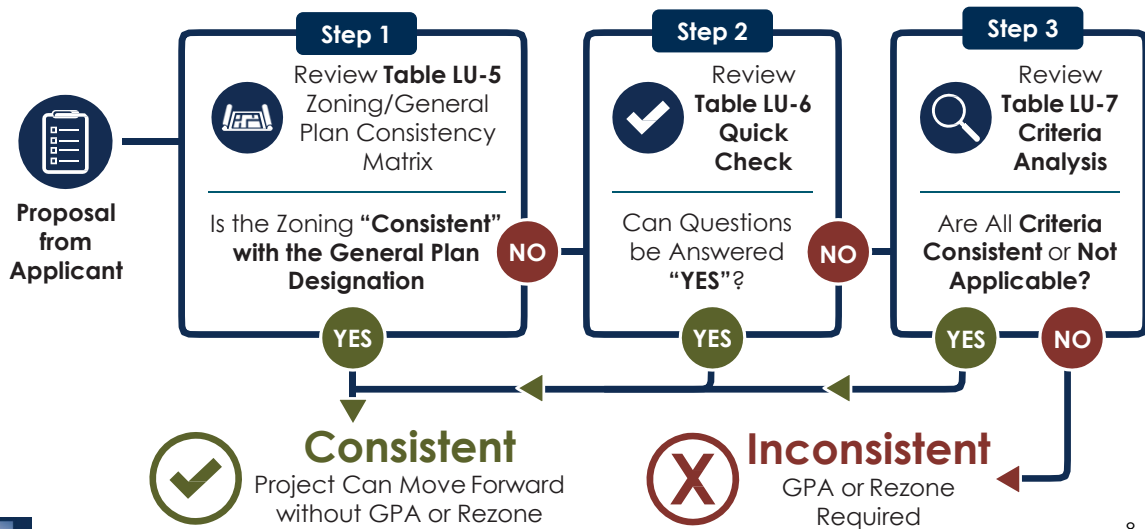
1. Update Title 19.090 – Establishment of Zones and Adoption of Maps - explain consistency determination process; and
2. Footnote change to Chapter 19.780 – Planned Residential Development Permit - reference new Table LU-6 and Table LU-7 in the GP.



7

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## GENERAL PLAN AND ZONING CONSISTENCY STEPS



8

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## PROCESS – SAMPLE PROJECT 1

**Project/Use:** **Single Family Home**  
**Zoning:** R-1-7000 – Single-Family (Permitted Use)  
**General Plan:** MDR – Medium Density Residential



**Step 1: Review Table LU-5**

General Plan Land Use Designation	GP Symbol	Zone Symbol <sup>1</sup>	Zoning Designation
Medium Density Residential (Max. 8.0 du/acre)	MDR	RE	Residential Estate
		R-1-1/2 acre	R-1-1/2 acre – Single Family
		R-1-13000	R-1-13000 – Single Family
		R-1-10500	R-1-10500 – Single Family
		R-1-8500	R-1-8500 – Single Family
		R-1-7000	R-1-7000 – Single Family
		CS	Commercial Storage Overlay
		MH	Mobile Home Park

**Consistent**



9

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## PROCESS – PROJECT 2

**Project/Use:** **Office**  
**Zoning:** O - Office (Permitted Use)  
**General Plan:** C – Commercial



**Step 1: Review Table LU-5**

General Plan Land Use Designation	GP Symbol	Zone Symbol <sup>1</sup>	Zoning Designation
Commercial (Max. 0.50 FAR/acre)	C	CR	Commercial Retail
		CG	Commercial General
		CS	Commercial Storage Overlay
		NC	Neighborhood Commercial Overlay

**Step 2: Review Table LU-6**

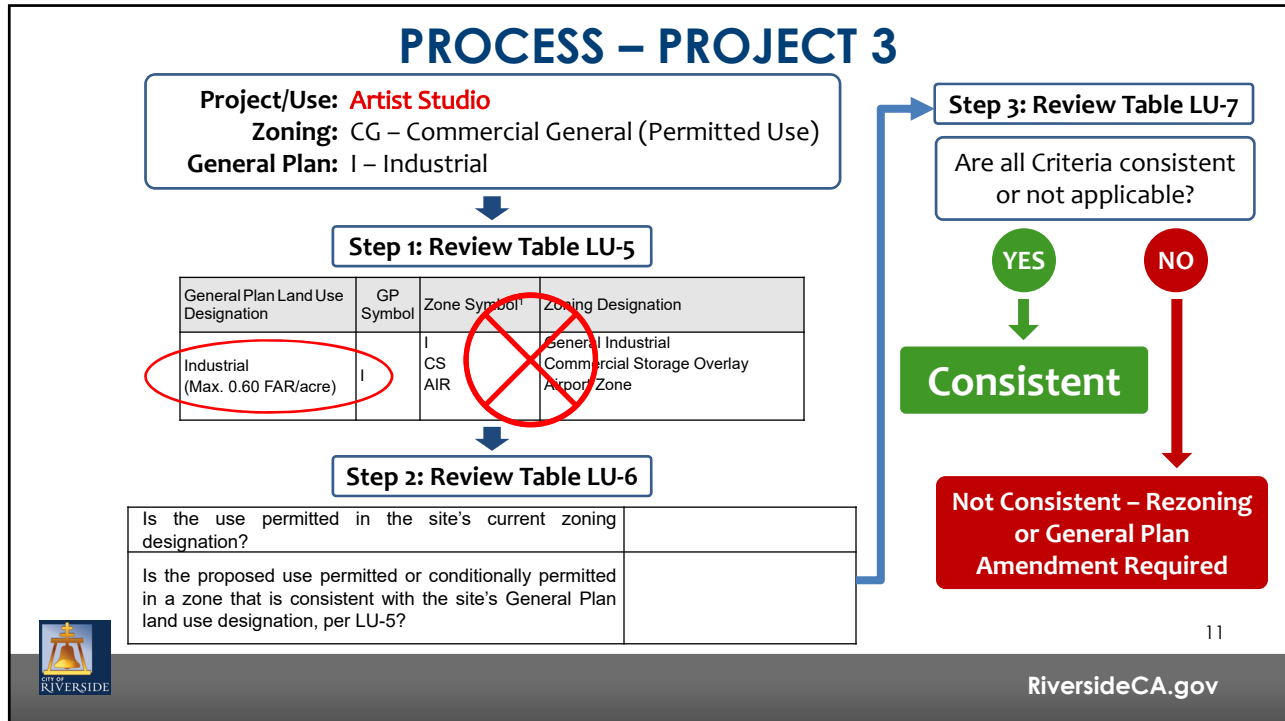
Is the use permitted in the site's current zoning designation?	
Is the proposed use permitted or conditionally permitted in a zone that is consistent with the site's General Plan land use designation, per LU-5?	

**Consistent**



10

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## RECOMMENDATIONS

That the City Council:

1. Determine that Planning Cases P19-0054 and P19-0057 are exempt from the California Environmental Quality Act subject to Section 15061(b)(3), as it can be seen with certainty that the amendments do not have the potential to cause a significant effect on the environment;
2. Approve Planning Cases P19-0054 (General Plan Amendment) and P19-0057 (Zoning Code Amendment) based on the findings outlined in the Planning Commission staff report;



## RECOMMENDATIONS (CONT.)

3. Adopt the Resolution amending the Land Use and Urban Design Element of the General Plan 2025; and
4. Introduce and subsequently adopt the Ordinance amending Chapter 19.090 – Establishment of Zones and Adoption of Maps and Chapter 19.780 – Planned Residential Development Permit of the Riverside Municipal Code Chapter.

