



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: OCTOBER 22, 2019**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARDS: ALL**
DEPARTMENT

SUBJECT: PUBLIC HEARING – PLANNING CASE P19-0565 (ZONING CODE AMENDMENT) – PROPOSAL BY THE CITY OF RIVERSIDE TO AMEND RIVERSIDE MUNICIPAL CODE TITLE 19 (ZONING) FOR TECHNICAL AND CLARIFYING CHANGES

ISSUE:

Approve a Zoning Code Amendment to amend various sections of Riverside Municipal Code Title 19 (Zoning), for technical and clarifying changes including minor changes and corrections necessary to remove inaccuracies, vagueness, conflicts, and redundancies.

RECOMMENDATIONS:

That the City Council:

1. Determine that Planning Case P19-0565 (Zoning Code Amendment) is exempt from the California Environmental Quality Act subject to Section 15061(b)(3), as it can be seen with certainty that the amendment does not have the potential to cause a significant effect on the environment;
2. Approve Planning Case P19-0565 (Zoning Code Amendment) based on the findings outlined in the Planning Commission staff report (Attachment 1); and
3. Introduce and subsequently adopt an Ordinance (Attachment 3) to amend Riverside Municipal Code Title 19, as proposed under Planning Case P19-0565.

PLANNING COMMISSION RECOMMENDATION:

On September 5, 2019, the City Planning Commission considered Planning Case P19-0565, a proposal to amend the City of Riverside Zoning Code for technical and clarifying changes. Following discussion, the Planning Commission recommended City Council approval of Planning Case P19-0565, with modifications to the proposed changes in Chapter 19.870 (Recycling Center Permit) that the recycling center permit be revised to an annual permit instead of biennial (Attachment 2), by a vote of 7 ayes, 0 noes, and 0 abstentions.

BACKGROUND:

The proposed Zoning Code Amendment builds upon the “Streamline Riverside” initiative by identifying and implementing incremental, strategic changes to City processes. Staff has identified a number of items within Riverside Municipal Code Title 19 (Zoning) that require correction, clarification, or removal in order to provide greater clarity and reduce ambiguity.

DISCUSSION:

A detailed discussion of the proposed amendments can be found within the Planning Commission Staff Report (Attachment 1). The following summarizes the proposed Zoning Code Amendments as presented in the attached Proposed Ordinance (Attachment 3):

1. Chapters 19.050, 19.650, 19.720, 19.730, 19.760, 1.910 – Responsibilities and Authority of the Community & Economic Development Director (CEDD Director) and the Development Review Committee (DRC)
 - a) Clarify that any three of the Divisions and Departments (Planning, Building & Safety, Public Works, Public Utilities, Parks & Recreation, Police or Fire) comprise the Development Review Committee (DRC) and that each shall conduct administrative functions authorized by the Zoning Code.
 - b) Shift stand-alone Variance approvals, those not associated with any other entitlements, from the Development Review Committee to the Community & Economic Development Director.
 - c) Grant authority to the Community & Economic Development Director to void individual conditions of Conditional Use Permits and Minor Conditional Use Permits if an Entertainment Permit is issued.
2. Chapter 19.100 – Residential Zones
 - a) Clarify that agricultural uses are permitted by right in RE – Residential Estate and R-1-1/2 Acre – Single Family Residential Zones, consistent with the Base Zones Permitted Land Uses Table.
 - b) Clean up the Multiple-Family Residential Zones development standards table.
3. Chapter 19.120 – Mixed-Use Zones
 - a) Clarify development standards relating to “Front Building Façade Length” by directing readers to the proper section of Title 19.
 - b) Clarify the minimum Open Space requirements for mixed-use zones to be similar to the R-3 requirements based on density.
4. Chapter 19.150 – Base Zones Permitted Land Uses
 - a) Permit Senior Housing, by right, in the R-3- and R-4 – Multifamily Residential Zones, and the MU-V - Mixed-Use Village, and MU-U - Mixed-Use Urban Zones.

- b) Require a Minor Conditional Use Permit for Senior Housing in the R-1 – Single Family Residential Zones and MU-N – Mixed-Use Neighborhood Zones.

5. Chapter 19.385 – Recycling Facilities; Chapter 19.870 – Recycling Center Permit

- a) Require recycling facilities to be architecturally compatible with their corresponding shopping centers.
- b) Increase distance requirement to 100-feet from residentially zoned or used properties.
- c) Require annual renewal of all Recycling Center Permits.

6. Chapter 19.440 – Accessory Buildings and Structures

- a) Restrict accessory structure locations to behind the front-most wall of the primary building, or 50-feet, whichever is greater.

7. Chapter 19.580 – Parking and Loading

- a) Remove unnecessary parking requirements.
- b) Reduce parking ratio for Senior Housing.
- c) Clarify “Vehicle Wash Facility” parking requirements.

8. Chapter 19.710 – Design Review

- a) Exempt historic structures from Design Review as they require a Certificate of Appropriateness.
- b) Clarify that Senior Housing is subject to Design Review (see 10 below).

9. Chapter 19.740 – Temporary Use Permit

- a) Provide fee exemption for events sponsored by 501(c)(3) non-profit organizations.
- b) Reduce permit requirement for several uses to a Minor Temporary Use Permit.
- c) Reorganize and clarify process based on current practices.

10. Chapter 19.770 – Site Plan Review Permit

- a) Clarify standalone Senior Housing in Mixed-Use Zones is exempt from the Site Plan Review process, and instead subject to Design Review (see 8 above).

11. Chapter 19.910 – Definitions

- a) Add “Riding Stable and Academy” definition.

FISCAL IMPACT:

With the exception of 9a (Temporary Fee Permit exemptions to 501(c)(3) non-profit organizations), there is no impact to the General Fund associated with the adoption of the proposed Amendment. Temporary Use Permit (TUP) fee exemptions would result in a negative impact of approximately \$2,400 per year based on an average of 12 TUPs (Fiscal Year 2018/19 total) issued to 501(c)(3) non-profit organizations at a cost of \$200 per each TUP issuance.

Prepared by: David Welch, Community & Economic Development Director
Certified as to
availability of funds: Edward Enriquez, Chief Financial Officer/Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachment:

1. City Planning Commission Report and Attachments – September 5, 2019
2. City Planning Commission Minutes
3. Proposed Ordinance
4. Presentation