



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JUNE 16, 2020**

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

SUBJECT: PLANNING CASE P20-0241 ZONING CODE TEXT AMENDMENT – INITIATED BY THE CITY OF RIVERSIDE - TO REVISE CHAPTER 19.580 (PARKING AND LOADING) TO INCLUDE PARKING EXEMPTION PROVISIONS FOR CULTURAL RESOURCES AND CLARIFY PARKING REQUIREMENT CALCULATIONS

ISSUE:

Approve a Zoning Code Text Amendment, initiated by the City of Riverside, to revise Chapter 19.580 (Parking and Loading) of Title 19 – Zoning Code of the Riverside Municipal Code to include parking exemption provisions for Cultural Resources and clarify the parking requirement calculation.

RECOMMENDATIONS:

That the City Council:

1. Determine that the project is exempt from the California Environmental Quality Act pursuant to Sections 15060(c)(2) Preliminary Review and 15061(b)(3) Common Sense Rule, as the proposed project will not have a significant effect on the environment;
2. Approve P20-0241 Zoning Code Text Amendment, based on the analysis in the staff report and summarized in the attached findings; and
3. Introduce and subsequently adopt the attached Ordinance amending Section 19.580.060 and Table 19.580.060 of the Riverside Municipal Code.

PLANNING COMMISSION RECOMMENDATION:

On May 14, 2020, the City Planning Commission recommended approval of Planning Case P20-0241 by a vote of 7 ayes, 0 noes, 1 absent, and 0 abstentions.

BACKGROUND:

Cultural Resources are defined in Title 20 – Cultural Resources of the Riverside Municipal Code and include City Landmarks, Structures of Merit, and Contributors located in either Historic Districts or Neighborhood Conservation Areas. Title 19 – Zoning Code requires existing nonresidential Cultural Resources, as part of redevelopment, to provide parking in accordance

with Table 19.580.060 in Chapter 19.580 (Parking and Loading) with the exception of those in the Downtown Specific Plan (DSP) area. In the Downtown Specific Plan, properties designated as Cultural Resources are exempt from providing parking as part of redevelopment unless a building expansion is proposed.

Records show that 70 commercial and industrial buildings have been designated as Cultural Resources throughout the City. Fifty-five of the Cultural Resources are located within the DSP area making them eligible for the parking exemption. The remaining 15 Cultural Resources are located primarily along the University and Magnolia Avenue corridors, in Wards 1, 2, and 3.

DISCUSSION:

Cultural Resource reuse can be challenging, in part, because of the parking requirements in Title 19 - Zoning. The number and size of parking spaces has changed over the years making it difficult to meet the parking requirements on-site. Compliance with Title 19- Zoning Code often requires applicants to seek parking variances or identify off-site parking within 300 feet of their site.

The proposed Zoning Code Text Amendment would revise Chapter 19.580 (Parking and Loading) to establish a Citywide parking exemption for designated Cultural Resources, similar to the exemption in the Downtown Specific Plan area. The proposed parking exemption for nonresidential uses in Cultural Resources will streamline and encourage the reuse of Cultural Resources in the City and include the following:

1. Add a new requirement to Section 19.580.060 - Parking Requirements:

New Section (E) - 19.580.060E. Any new uses within the confines of an existing structure in a nonresidential zone, designated as a historic resource or a contributor to an historic district, as defined in Title 20 of the Riverside Municipal Code, are exempt from providing any additional parking. If an existing structure is expanded, additional parking will be required to accommodate the expansion, as set forth in Table 19.580.060.

2. Revise Table 19.580.060 to add a footnote (#18) referencing the Cultural Resources parking exemption.

Staff have also identified a clean-up item related to the calculation of parking requirements for all uses in the City. Currently, every fraction for parking is rounded up to the next whole number.

3. The proposed amendment would modify the parking calculation to round up or down to the nearest whole number. The proposed amendment would not change the requirements for on-site parking spaces.

For additional background, please refer to the May 14, 2020, City Planning Commission staff report and minutes (Attachments 2 and 3).

FISCAL IMPACT:

There is no fiscal impact associated with the adoption of the proposed Zoning Code Text Amendment, since any cost associated with the reuse of Cultural Resources will be borne by the applicant.

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

Attachments:

1. Zoning Code Amendment Ordinance
2. City Planning Commission Report – May 14, 2020
3. City Planning Commission Minutes – May 14, 2020
4. Presentation