



**PLANNING COMMISSION HEARING DATE: MAY 14, 2020
AGENDA ITEM NO.: 4**

PROPOSED PROJECT

Case Numbers	P20-0241 (Zoning Code Text Amendment)
Request	To consider a Zoning Code Text Amendment to revise Chapter 19.580 (Parking and Loading) to include parking exemption provisions for Cultural Resources, as defined in Title 20 of the Riverside Municipal Code and clarify the calculation of required number of parking spaces.
Applicant	City of Riverside Community & Economic Development Department
Project Location	Citywide
Ward	All Wards
Neighborhood	All Neighborhoods
Staff Planner	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov

RECOMMENDATIONS

Staff recommends that the Planning Commission recommend the City Council:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) (Common Sense Rule), as the proposed project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case P20-0241 (Zoning Code Text Amendment) based on the analysis in the staff report and summarized in the attached findings (Exhibit 1).

BACKGROUND

With the exception of those properties in the Downtown Specific Plan (DSP), Title 19-Zoning Code requires all nonresidential uses, located in existing Cultural Resources to provide parking in accordance with Table 19.580.060 in Chapter 19.580 (Parking and Loading). Cultural Resources are defined as City Landmarks, Structures of Merit, or Contributors that are located in either Historic Districts or Neighborhood Conservation Areas.

To promote adaptive reuse in Cultural Resources, the DSP exempts nonresidential uses from the requirement to provide additional parking for the building, unless expansion proposed. The reuse of Cultural Resources can be challenging as parking requirements have changed over the years, and there is often limited parking on-site. Compliance with Title 19-Zoning Code often requires parking variances or off-site parking within 100 – 300 feet of the site which is often difficult to find.

Throughout the entire City, 70 commercial and industrial structures have been designated as Cultural Resources. 55 of these buildings are located within the DSP area making them eligible for

the parking exemption. The remaining 15 designated resources are located primarily along the University and Magnolia Avenue corridors, in Wards 1, 2, and 3 (Exhibit 2).

The proposed Zoning Code Text Amendment requires a determination of consistency by the Airport Land Use Commission (ALUC). It is anticipated that this proposal will be considered by ALUC staff in May 2020.

PROPOSAL

The Zoning Code Text Amendment would revise Chapter 19.580 (Parking and Loading) to establish a Citywide parking exemption for designated Cultural Resources, as follows:

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.

A modification of Table 19.580.060 in Chapter 19.580 is also proposed adding a footnote referencing the Cultural Resources parking exemption (Exhibit 3).

As part of this amendment as a clean-up item, the parking calculation would be modified to round to the nearest whole number whenever the required number of off-street parking spaces results in a fraction.

ANALYSIS

The proposed parking exemption for Cultural Resources will streamline and encourage the reuse of Cultural Resources in the City. The parking exemption would apply to historic structures in non-residential zones to reduce potential impacts to residential neighborhoods. While no additional parking would be required, the existing number of parking spaces would be maintained.

Any expansion of the Cultural Resource would require compliance with the parking requirements specified in Table 19.580.060.

The recommendation to round parking calculations to the nearest whole number will not have an effect on surrounding properties.

ENVIRONMENTAL DETERMINATION

The proposed Zoning Code Text Amendment is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (Common Sense Rule), as the proposed project will not have a significant effect on the environment.

PUBLIC NOTICE AND COMMENTS

Pursuant to Section 19.670.040 (Notice of Hearing for Legislative Actions) of the Zoning Code, and California Government Code Section 65090 and 65091, a one-eighth page public notice advertisement was placed in the Press Enterprise. As of the writing of this report, staff has received no responses regarding this proposal.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Staff Recommended Findings
2. Cultural Resources Map and List of Resources
3. Proposed Zoning Code Text Amendment

Prepared by: Scott Watson, Historic Preservation Officer

Reviewed by: Patricia Brenes, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: P20-0241 (Zoning Code Amendment)

Zoning Code Amendment Findings pursuant to Chapter 19.810.040

1. *That the proposed Zoning Code Text Amendment is generally consistent with the goals, policies, and objectives of the General Plan.*

The proposed Zoning Code Text Amendment is consistent with the General Plan 2025. Specifically, it promotes the following objectives of the Historic Preservation Element:

- a. Objective HP-1: To use historic preservation principles as an equal component in the planning and development process.
- b. Policy HP-1.6: The City shall use historic preservation as a tool for "smart growth" and mixed-use development.
- c. Objective HP-7: To encourage both public and private stewardship of the City's cultural resources.
- d. Policy HP-7.1: The City shall apply code enforcement, zoning actions, and building safety/construction regulations as tools for helping to protect cultural resources.

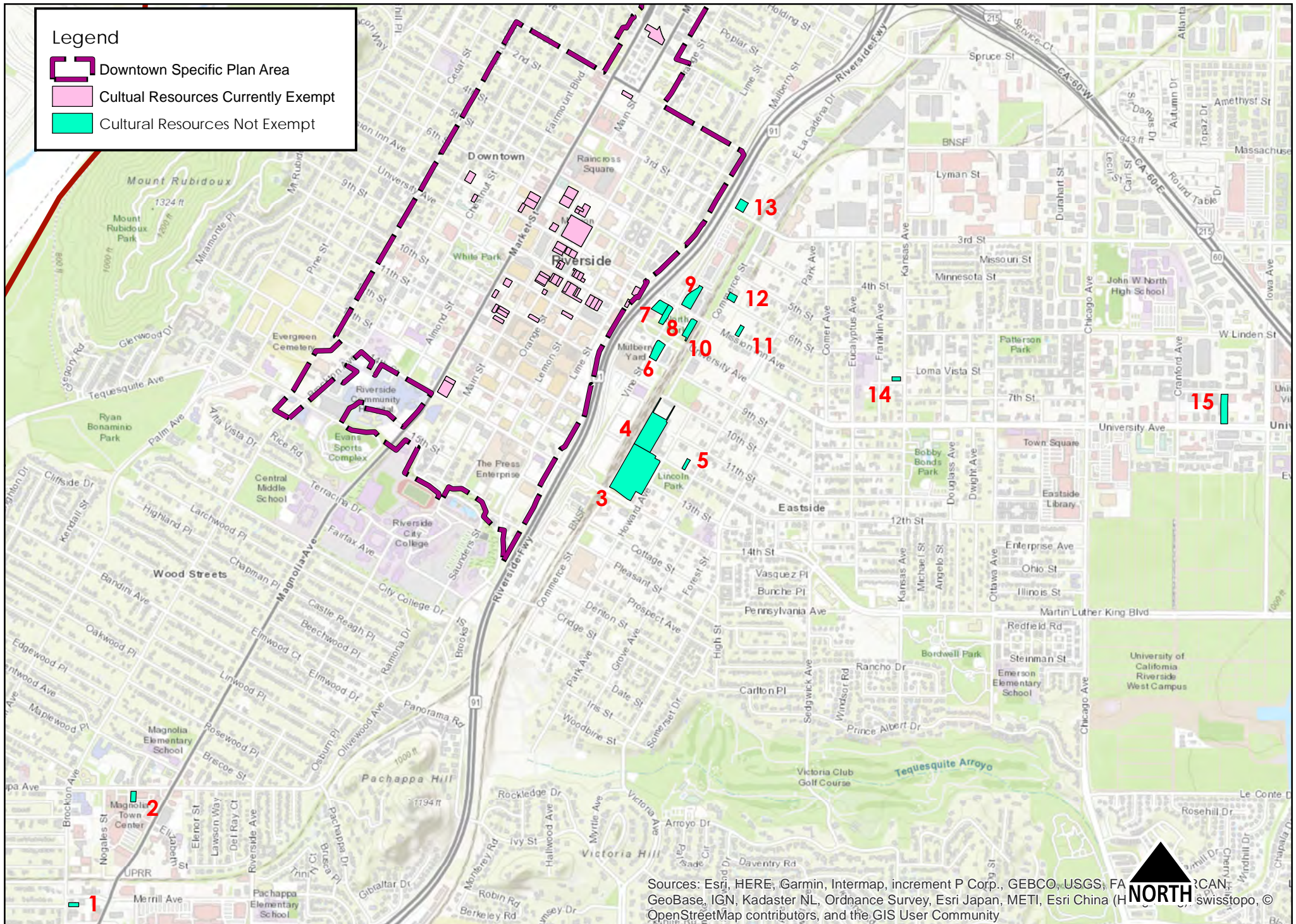
The recommendation to round parking calculations to the nearest whole number is also consistent with the policies and objectives of the General Plan as it will help to promote development on constrained sites.

2. *That the proposed Zoning Code Text Amendment will not adversely affect surrounding properties.*

The proposed Zoning Code Text Amendment will not adversely affect surrounding properties. The Zoning Code Text Amendment for Cultural Resources promotes their adaptive reuse. Additional parking spaces will be required only if the building area is increased. Records show that most of the Cultural Resources, outside of the Downtown Specific Plan that already provides the exemption, are located along University and Mission Inn Avenues where public transit can offset any potential need for additional parking. The recommendation to round parking calculations to the nearest whole number will not have an effect on surrounding properties as the most impact would be one parking space if the calculation is rounded to the nearest whole number.

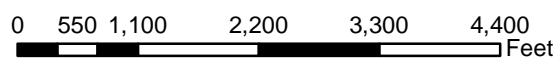
3. *That the proposed Zoning Code Text Amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.*

The Zoning Code Text Amendment encourages the reuse of existing Cultural Resources. This will help preserve the Cultural Resources and promote the conservation of material and energy resources. The recommendation to round parking calculation to the nearest whole number promotes the goals of the Zoning Code to provide clear regulations and encourage development.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAIRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, © OpenStreetMap contributors, and the GIS User Community

P20-0241, Exhibit 2 - Cultural Resources **Map and List of Resources**



Map Key Number	Address	Ward
1	6338 Brockton Avenue	3
2	3894 Jurupa Avenue	3
3	3080 Twelfth Street	2
4	3087 Howard Ave	2
5	2933 Twelfth Street	2
6	3850 Vine Street	2
7	3252 Mission Inn Avenue	2
8	3204 Mission Inn Avenue	2
9	3191 Mission Inn Avenue	2
10	3750 Santa Fe Avenue	2
11	2993 Mission Inn Avenue	2
12	3596 Commerce Street	2
13	3280 Vine Street	1
14	3691 Kansas Avenue	2
15	1393 University Avenue	2

ARTICLE VIII - SITE PLANNING AND GENERAL DEVELOPMENT PROVISIONS

Chapter 19.580 - PARKING AND LOADING

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19.580.060 - Parking requirements.

- A. *Minimum parking requirements.* The number of off-street parking spaces required by Table 19.580.060 (Required Spaces) shall be considered the minimum necessary for each use, unless off-street parking reductions are permitted pursuant to provisions herein. In conjunction with a conditional use, site plan review or planned residential development permit, the designated Approving or Appeal Authority may increase these parking requirements if it is determined that they are inadequate for a specific project.
- B. *Uses not listed.* The number of parking spaces required for uses not specifically listed in Table 19.580.060 (Required Spaces) shall be determined by the Community & Economic Development Director or his/her designee based on common functional, product or compatibility characteristics and activities. Such determination is considered a formal interpretation of this title and shall be decided and recorded as such pursuant to Chapter 19.060 (Interpretation of Code).
- C. *Mixed use complexes and parking credits.* In the case of shared parking facilities within a complex, the development shall provide the sum of parking spaces required for each separate use. However, if there are multiple uses in a complex with different operating characteristics, such as daytime office and nighttime commercial entertainment-oriented uses, the Community & Economic Development Director or his/her designee may grant a mixed use parking credit to reduce the total number of required spaces by up to a maximum of 15 percent of the total required spaces. Another factor in favor of granting a credit is proximity to a transit stop. The following requirements apply to granting of a mixed-use parking credit:
1. The applicant shall provide a parking analysis specifying the proposed mix of uses and the operating characteristics of each type use; including hours of operation and individual parking requirements. The analysis shall provide adequate justification for granting the credit.
 2. A covenant shall be recorded on the property limiting the mix of uses to those identified in the original parking analysis, including a mix with similar operating characteristics.
- D. *Required spaces.* Table 19.580.060 (Required Spaces) below sets forth minimum off-street parking requirements for number of spaces. Except as otherwise specifically stated, the following rules apply to this table.
1. "Square feet" (sq. ft.) means "gross square feet" and refers to total building gross floor area unless otherwise specified, not including areas used for off-street parking or loading spaces.
 2. Where parking spaces are required based on a per-employee ratio, this shall mean the total number of employees on the largest working shift.
 3. Where the number of seats is listed to determine required parking, seats shall be construed to be fixed seats. Where fixed seats provided are either benches or bleachers, each 24 linear inches of the bench or bleacher shall be considered a seat.

4. When the calculation of the required number of off-street parking spaces results in a fraction of a space, the total number of spaces shall be rounded ~~up~~ to the nearest whole number.
5. In addition to the requirements in Table 19.580.060 (Required Spaces), spaces shall be provided for trucks and other vehicles used in the business, of a number and size adequate to accommodate the maximum number of types of trucks and/or vehicles to be parked on the site at any one time.
6. Where maximum distance is specified from the lot, the distance shall be the walking distance measured from the nearest point of the parking facility to the nearest point of the building or area that such facility is required to serve.
7. Unless otherwise stated, the required parking shall be located on the same lot or within the same complex as the use.

E. Cultural Resources Parking Exemption. Any new uses within the confines of an existing structure in a non-residential 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

Table 19.580.060

Required Spaces

Use	Number of Spaces Required
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<u>Cultural Resources</u>	(18)
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Table 19.580.060 Notes:

1. See Section 19.580.070 B (Multiple Family Dwellings) for additional requirements. For the purpose of calculating parking requirements for multiple family dwellings, dens, studies, Studio Unit(s), or other similar rooms that may be used as bedrooms shall be considered bedrooms.
2. For senior housing projects, 50 percent of the required spaces shall be covered either in a garage or carport.
3. For the purposes of parking requirements, this category includes corporation yards, machine shops, tin shops, welding shops, manufacturing, processing, packaging, treatment, fabrication, woodworking shops, cabinet shops, and carpenter shops and uses with similar circulation and parking characteristics.
4. Required parking spaces may be in tandem, and the driveway may be used for the required drop-off and pick-up space.
5. Parking ratio to be determined by the designated Approving or Appeal Authority in conjunction with required land use or development permits, based on the impacts of the particular proposal and similar uses in this table.
6. Excluding lath and green houses.
7. Includes barber shops, beauty salons/spas, massage, tanning, tailors, dry cleaning, self-service laundry, travel agencies, electrolysis, acupuncture/acupressure, and tattoo parlors.
8. For the purposes of parking requirements, this category includes antique shops, gun shops, pawn shops, pet stores, and second-hand stores.
9. Additional parking for assembly rooms or stadiums is not required.
10. Parking may be provided on the same or adjoining lot.

11. Parking may be provided on the same lot or within 100 feet of the subject site.
12. Parking may be provided on the same lot or within 150 feet of the subject site.
13. Parking may be provided on the same lot or within 300 feet of the subject site.
14. The pump islands are not counted as parking stalls.
15. A reduction in the number of required parking spaces may be permitted subject to a parking study and a shared parking arrangement.
16. Where strict adherence to any parking standards would significantly compromise the historic integrity of a property, the Development Review Committee may consider variances that would help mitigate such negative impacts, including consideration of tandem parking, allowances for on-street parking, alternatives to planter curbing, wheel stops, painted striping, and asphalt or concrete surfacing materials.
17. Parking shall be provided in accordance with Chapter 19.545.060 (Parking Standards Incentive). A parking analysis may be provided to justify modifications from those standards. The parking analysis shall identify the parking needs to address the operating hours and characteristics of the operations to provide for adequate parking at all times.
18. Refer to Section 19.580.060.E for new uses within a designated Cultural Resource as defined in Chapter 20 of the Riverside Municipal Code.

(Ord. 7487 § 15(Exh. E), 11-5-2019; Ord. 7457 § 1(Exh. A), 2019; Ord. 7408 §1, 2018; Ord. 7331 §94, 2016; Ord. 7235 §11, 2013; Ord. 7109 §11, 2010; Ord. 6966 §1, 2007)