



## 2020 Zoning Cleanup

PR-2020-000330 (Zoning Text Amendment)

DP-2020-00219 (Zoning Map Amendment)

Community & Economic Development Department

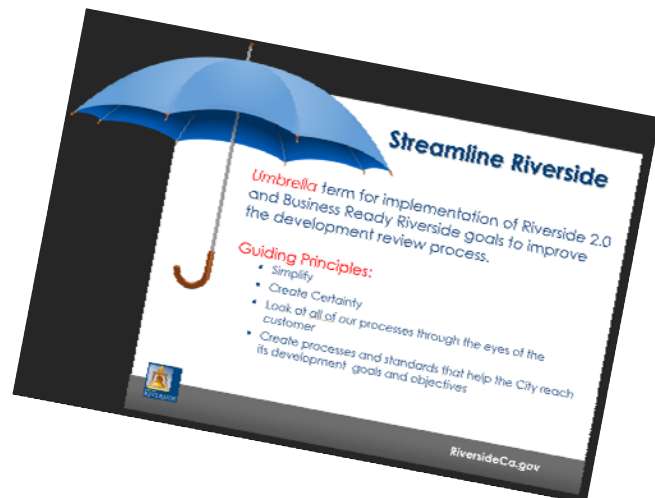
Planning Commission  
Agenda Items: 4a & 4b  
December 10, 2020

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## BACKGROUND

### Streamline Riverside

The Zoning Text Amendment builds on the "Streamline Riverside" initiative that continually identifies and implements strategic changes to City processes. The changes will provide greater clarity and reduce ambiguity in the Zoning through minor updates, revisions, and technical corrections to the Code, consistent with the Guiding Principles of the Streamline Riverside initiative begun in 2016.



*From 2016 Streamline Riverside CPC presentation*

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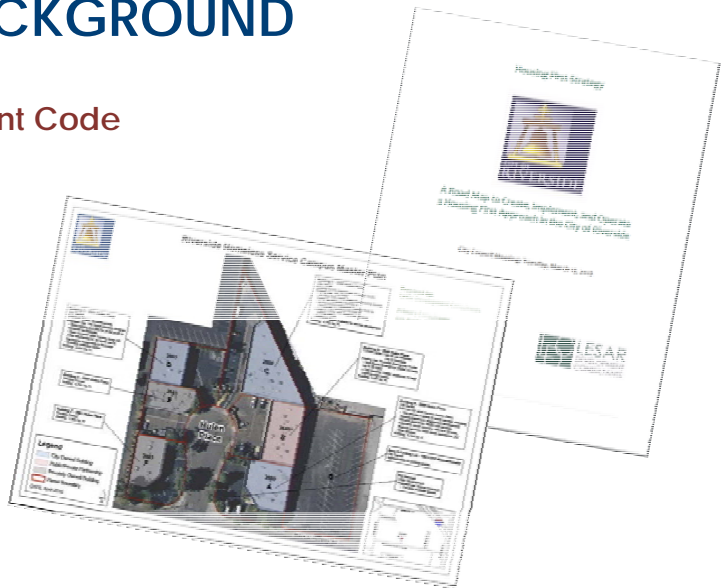
## BACKGROUND



### California Government Code §65583(a)(4)(A):

The housing element shall contain [...]:

The identification of a zone or zones where emergency shelters are **allowed as a permitted use** without a conditional use or other discretionary permit.

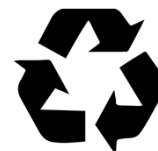


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## PROPOSED AMENDMENTS SUMMARY

- **Chapter 19.100** – Residential Zones
- **Chapter 19.150** – Base Zones Permitted Land Uses
- **Chapter 19.205** – Emergency Shelter (ES) Overlay Zone
- **Chapter 19.272** – Breweries, Microbreweries, Wineries, Brewpubs, Brew-on-Premises and Distilleries
- **Chapter 19.385** – Recycling Facilities
- **Chapter 19.400** – Emergency Shelters
- **Chapter 19.530** – Wireless Telecommunication Facilities
- **Chapter 19.650** – Approving and Appeal Authority
- **Chapter 19.660** – General Application Processing Procedures
- **Chapter 19.670** – Public Hearings and Notice Requirements
- **Chapter 19.680** – Appeals
- **Chapter 19.690** – Effective Dates, Time Limits, and Extensions
- **Chapter 19.710** – Design Review
- **Chapter 19.800** – General Plan Text/Map Amendment
- **Chapter 19.810** – Zoning Code Text/Map Amendment
- **Chapter 19.820** – Specific Plan/Specific Plan Amendments



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## PROPOSED AMENDMENTS

### 19.100: Residential Zones

- Multi-family Zones
  - Modify setbacks based on street width
  - Eliminate minimum lot size for 3-story buildings

### 19.147: Downtown Specific Plan Zone (DSP)

- Delete North Main Street Specialty Services District (absorbed by Northside Specific Plan)

### 19.150: Base Zones Permitted Uses

- Permitted Uses Table
  - Allow higher-density Senior Housing developments in Multi-family and Mixed-Use Zones with Minor CUP
  - Allow Emergency Shelters in Industrial Zones
  - Allow Emergency Shelters in Multi-family or Mixed-Use Zones with CUP or Minor CUP based on number of beds



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## PROPOSED AMENDMENTS

### 19.150: Base Zones Permitted Uses (continued)

- Incidental Uses Table
  - Allow Temporary Emergency Shelters associated with Assemblies of People – Non-Entertainment in R-4 Zone with TUP

### 19.205: Emergency Shelter (ES) Overlay Zone

- Delete chapter – Gov. Code §65583(a)(4)(A) satisfied by change to Permitted Uses Table

### 19.272: Breweries, Microbreweries, Wineries, Brewpubs, Brew-on-Premises and Distilleries

- Clarify ambiguity related to Entertainment Permits (RMC 5.80)

### 19.385: Recycling Facilities

- Establish 100-foot separation from residential for Indoor Collection Centers



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## PROPOSED AMENDMENTS

### 19.450: Shelters – Emergency

- Incorporated requirements from deleted 19.205 (ES Overlay Zone)
  - Require security plan
  - Require on-site client intake and waiting areas
  - Clarify on-site parking requirements
- Update minimum separation requirements from other emergency shelters and certain other land uses

### 19.530: Wireless Telecommunication Facilities

- Clarify permit process for equipment changeouts

### 19.650: Approving and Appeal Authority

- Update referral procedures for CEDD Director, DRC and CPC decision
- Enable Mayor to refer decisions in addition to Councilmembers



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## PROPOSED AMENDMENTS

### 19.650: Approving and Appeal Authority (Continued)

- Expand CPC appeal authority
- Update footnotes to achieve consistency with other procedural updates

### 19.670: Public Hearings and Notice Requirements

- Clarify that appeals of CEDD Director and DRC decisions are to CPC

### 19.680: Appeals

- Clarify that CPC is a recommending authority to the City Council on appeals of City-initiated legislative actions



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## PROPOSED AMENDMENTS

### 19.710: Design Review

- Remove Design Review exemption for properties subject to Title 20 (Cultural Resources)
- Per Housing Element, clarify that multifamily development meeting certain criteria is subject to CEDD Director approval only

### 19.800: General Plan Text/Map Amendment

### 19.810: Zoning Code Text/Map Amendment

### 19.820: Specific Plan/Specific Plan Amendments

- Allow CEDD Director to initiate these application types
- Clarify CPC's role as recommending authority for City-initiated applications
- Require action on City-initiated applications referred by Council within 90 days



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## REZONING – LOCATION MAP

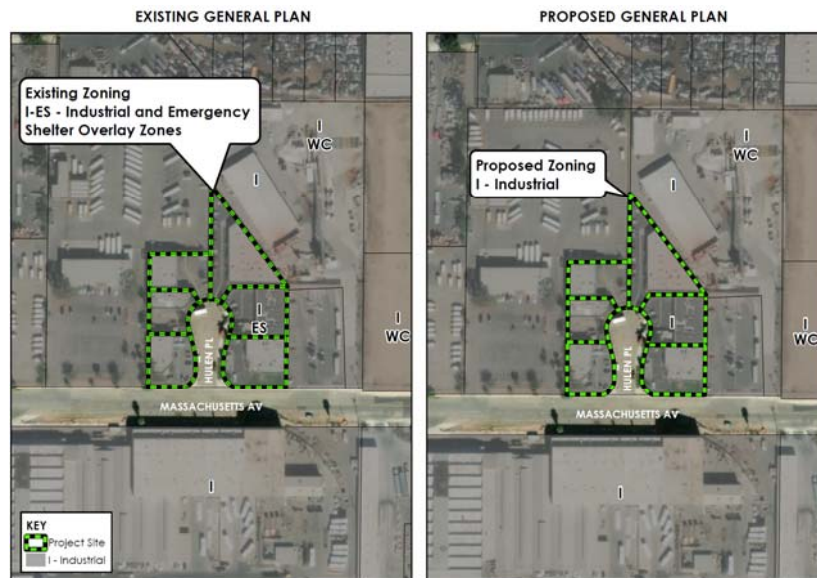


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## REZONING – EXISTING AND PROPOSED ZONING MAPS



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## RECOMMENDATIONS

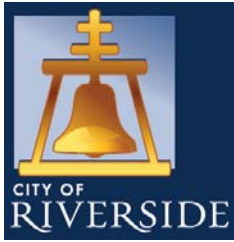
Staff recommends that the Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that Planning Case PR-2020-000330 (Zoning Text Amendment) and Planning Case DP-2020-00219 (Rezoning) are exempt from further California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines as it can be seen with certainty that there is no possibility that this proposal will have a significant effect on the environment; and
2. **RECOMMEND that the City Council APPROVE** Planning Cases PR-2020-000330 (Zoning Text Amendment) and Planning Case DP-2020-00219 (Rezoning) based on the findings in the staff report on the proposed changes summarized in the attached Exhibits.



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Planning Commission

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