

2020 Zoning Cleanup

PR-2020-000330 (Zoning Text Amendment)

DP-2020-00219 (Zoning Map Amendment)

Community & Economic Development Department

Planning Commission
Agenda Items: 3a & 3b
January 7, 2021

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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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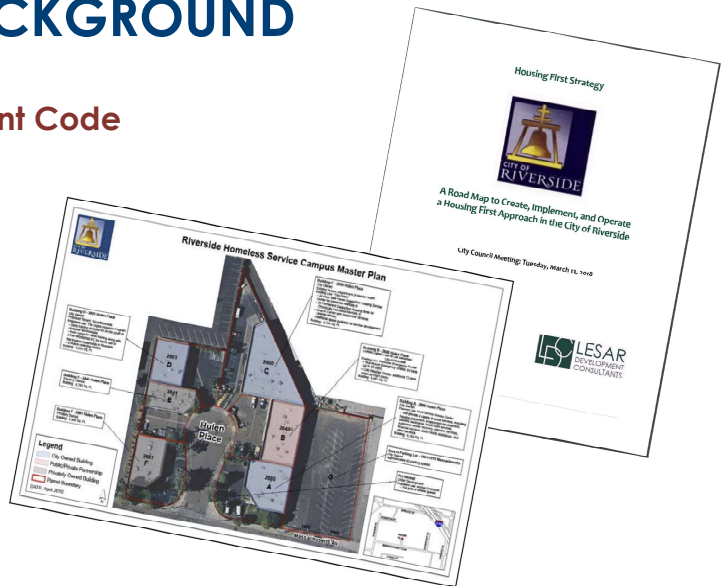
BACKGROUND



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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BACKGROUND

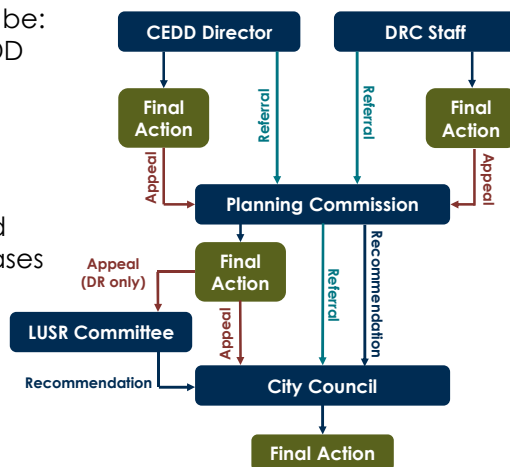
Planning Case Approving/Appeal Authority and Process

CEDD Director and **DRC Staff** decisions may be:

- Referred to Planning Commission by CEDD Director or DRC
- Appealed to Planning Commission
- Referred by City Council

Planning Commission decisions may be:

- Appealed to Land Use, Sustainability and Resilience Committee (Design Review cases only)
- Appealed to City Council
- Referred by City Council



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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
- Clarify Mayor's authority 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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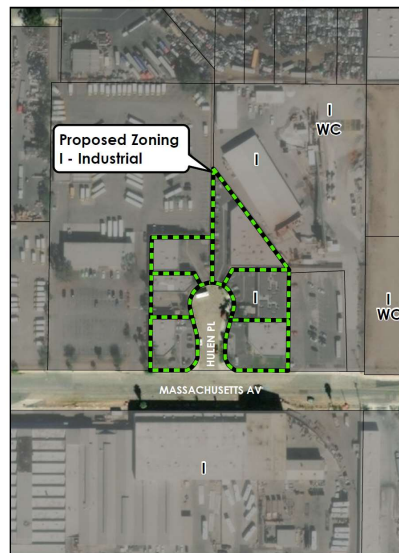
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REZONING – EXISTING AND PROPOSED ZONING MAPS

EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN



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RECOMMENDATIONS

Staff recommends that the Planning Commission:

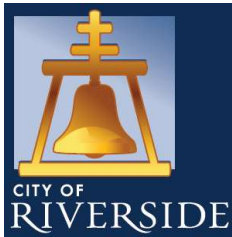
1. **RECOMMEND that the City Council DETERMINE** that Planning Case PR-2020-000330 (Zoning Text Amendment) and Planning Case DP-2020-00219 (Rezoning) are exempt from further California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines as it can be seen with certainty 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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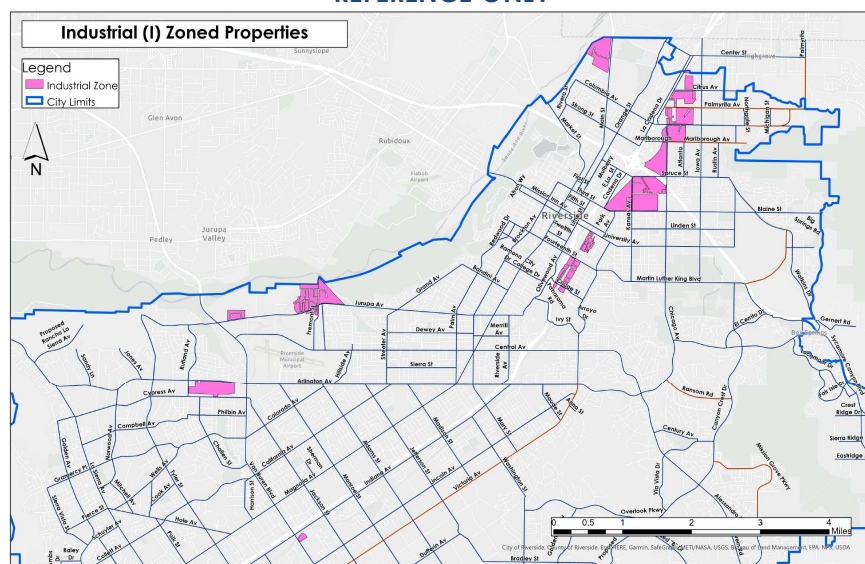
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INDUSTRIAL (I) ZONES

REFERENCE ONLY



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