

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING VARIOUS SECTIONS IN TITLE 19 OF THE RIVERSIDE MUNICIPAL CODE.

The City Council of the City of Riverside does ordain as follows:

Section 1: Section 19.100(F) of the Riverside Municipal Code is hereby amended as follows:

“Section 19.100 Residential Zones (RA-5, RC, RR, RE, R-1-½ ACRE, R-1-13000, R-1-10500, R-1-8500, R-1-7000, R-3-4000, R-3-3000, R-3-2500, R-3-2000, R-3-1500, R-4).

F. *Multiple-Family Residential Zones (R-3-4000, R-3-3000, R-3-2500, R-3-2000 and R-3-1500).* Medium ~~High-Density~~ High-Density Residential Zones (R-3-4000 and R-3-3000) and ~~High-Density~~ High-Density Residential Zones (R-3-2500, R-3-2000 and R-3-1500) are established to provide areas for multiple family residences, including such residential development types as apartments, town homes, condominiums, and tiny homes (foundation) in tiny home communities.”

Section 2: Table 19.100.040.A of the Riverside Municipal Code entitled “Residential Development Standards: Single-family Residential Zones” is hereby amended as shown in Exhibit “A,” attached hereto and incorporated by reference.

Section 3: Table 19.100.040.B of the Riverside Municipal Code entitled “Residential Development Standards: Multiple-family Residential Zones” is hereby amended as shown in Exhibit “B,” attached hereto and incorporated by reference.

Section 4: Section 19.100.060(D) of the Riverside Municipal Code is hereby amended as follows:

“Section 19.100.060 Additional regulations for the RA-5, RE, RC, RR and R-1 Zones.

...

D. Duplexes in the R-1-7000 Zone.

1. Duplexes are permitted in the R-1-7000 zone subject to the following standards:

a. The units shall have been legally established in the R-2 Zone as of the effective date, November 3, 2006 (~~P06-1062~~).

...

1 ~~d.—Occupancy is limited to one family per dwelling unit (i.e., two families in one~~
2 ~~duplex).~~

3 **ed.** Construction of new duplexes, where a duplex did not previously legally exist, is not
4 permitted, **except as specifically authorized in this Title or California law.**

5 ~~f.—Accessory dwelling units (19.442) are not permitted on lots with existing duplexes.”~~

6 Section 5: Section 19.147.010 of the Riverside Municipal Code is hereby amended as
7 follows:

8 **“Section 19.147.010 Purpose.**

9 ...

10 C. As specified in the Downtown Specific Plan, the Zone is divided into nine subdistricts, each
11 with varying uses and development standards. The subdistricts are as follows:

12 ...

13 2. Justice Center District: Intended to be Downtown's center for courts, governmental, and
14 ~~large-scale~~ **large-scale** private office uses. The emphasis is on density, height, and contemporary
15 buildings with historic references in detailing.

16 3. Almond Street District: Intended to maintain the residential scale and appearance of the
17 existing neighborhood while allowing for a mix of ~~small-scale~~ **small-scale** office small-scale uses,
18 live/work, and single-family residential uses, with an emphasis on adaptive reuse of existing historic
19 residential structures.

20 ...

21 ~~6.—North Main Street Specialty Services District: Intended to provide for small-scale~~
22 ~~manufacturing and specialty commercial services, as well as opportunities for live/work units~~
23 ~~and adaptive reuse of industrial buildings with the goal of maintaining the historic character of~~
24 ~~the area.~~

25 **76.** Market Street Gateway District: Intended to create an attractive entry into the City and
26 the Downtown area by providing a green parkway character and high-quality development adjacent to
27 the SR-60 freeway. This district allows office and residential uses.

1 **87.** Residential District: Intended to maintain and protect the existing character of the single-
2 family residential neighborhoods downtown, as well as preserve the historic housing stock. This
3 district includes three residential areas: Heritage Square, Mile Square, and Prospect Place.

4 **98.** Neighborhood Commercial District: Intended to provide local shopping needs for all
5 Downtown residents. Permitted uses include grocery store, restaurants, small offices and banks,
6 laundromat and pharmacies.”

7 Section 6: Section 19.150.020(A) of the Riverside Municipal Code is hereby amended as
8 follows:

9 **“Section 19.150.020 Permitted land uses.**

10 A. Table 19.150.020.A (Permitted Uses Table), Table 19.150.020.B (Incidental Uses Table) and
11 Table 19.150.020.C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted land uses)
12 identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted
13 subject to the approval of a minor conditional use permit (Chapter 19.730 - Minor Conditional Use
14 Permit), or conditional use permit (Chapter 19.760 - Conditional Use Permit), or uses requiring some
15 other permit. Table 19.150.020.A also identifies those uses that are specifically prohibited. Uses not
16 listed in tables are prohibited unless the Community & Economic Development **Department** Director,
17 or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is
18 similar and no more detrimental than a listed permitted or conditional use. Any use which is prohibited
19 by state and/or federal law is also strictly prohibited.

20 ...”

21 Section 7: Table 19.150.020.A of the Riverside Municipal Code entitled “Permitted Uses
22 Table” is hereby amended as shown in Exhibit “C,” attached hereto and incorporated by reference.

23 Section 8: Table 19.150.020.C of the Riverside Municipal Code entitled “Temporary Uses
24 Table” is hereby amended as shown in Exhibit “D,” attached hereto and incorporated by reference.

25 //

26 //

27 //

Section 9: Section 19.150.030 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.150.030 Special or unusual uses.

At the discretion of the Community & Economic Development Department Director, or his/her designee, a conditional use permit may be considered for a unique or unusual combination of uses or special facilities similar to and not more detrimental than other uses in a particular zone.

Section 10: Chapter 19.205 of the Riverside Municipal Code entitled “Emergency Shelter Overlay Zones (ES)” is hereby deleted in its entirety as follows:

~~“Chapter 19.205 Emergency Shelter Overlay Zone (ES)~~

~~Section 19.205.010 Purpose.~~

~~The Emergency Shelter Overlay Zone (ES) is established to permit emergency shelter uses in areas that have a realistic potential for development or reuse opportunities for emergency shelters. The ES Zone may be applied to any zone except the RC – Residential Conservation, RA-5 – Residential Agricultural, MU-N – Mixed Use Neighborhood, MU-V – Mixed Use Village, MU-U – Mixed Use Urban, RWY – Railway Zones and in conjunction with other overlay zones except the CS – Commercial Storage, NC – Neighborhood Commercial, RL – Residential Livestock and WC – Water Course Zones.~~

~~Section 19.205.020 Locational standards.~~

~~A. The site chosen for the application of the ES Zone should account for environmental constraints, such as flooding, seismic hazards, chemical contamination, slope instability or erosion that could make building an emergency shelter infeasible.~~

~~B. The site should be located within proximity to transit, job centers and public and community services.~~

~~Section 19.205.030 Development standards.~~

~~As part of the evaluation of the ES Overlay Zone the application shall indicate compliance with the following development standards:~~

~~//~~

~~//~~

1 ~~A. *Maximum number of beds.* The maximum number of beds shall be evaluated as part of~~
2 ~~this application based upon the design and layout of the building and the appropriate building~~
3 ~~and fire codes.~~

4 ~~B. *On-site waiting and client intake areas.*~~

5 ~~1. An adequate sized indoor client intake area shall be provided.~~

6 ~~2. Any queuing areas shall be on-site, in covered areas and away from public sidewalks~~
7 ~~and avoid spilling into parking and landscape areas.~~

8 ~~C. *On-site management.* A management plan shall be provided, as part of the rezoning~~
9 ~~application submittal. On-site management/staff supervision shall be required during all hours~~
10 ~~of facility operation. The subject property shall be developed and operated continually as~~
11 ~~described in the ES Overlay Zone application except for any specific modifications that may~~
12 ~~have been required as part of the approval.~~

13 ~~D. *Length of stay.* Individual client stays shall not exceed 180 days. Shorter stays are~~
14 ~~encouraged to make transition into permanent housing more likely.~~

15 ~~E. *Security.* A security plan shall be required as part of the rezoning application submittal.~~

16 ~~F. *Lighting.*~~

17 ~~1. To ensure the safety of all, on-site lighting shall provide a minimum intensity of one~~
18 ~~foot-candle and a maximum intensity of ten foot-candles at ground level throughout the areas~~
19 ~~serving the public and used for parking, with a ratio of average light to minimum light of four~~
20 ~~to one (4:1).~~

21 ~~2. Exterior lighting shall be oriented and shielded to avoid spillage onto any~~
22 ~~surrounding properties. The provisions of Section 19.590.070 (Light and Glare) and the~~
23 ~~provisions of Chapter 19.556 (Lighting) relating to lighting shall also apply.~~

24 ~~G. *Parking.* Sufficient on-site parking shall be provided in accordance with 19.580 (Parking~~
25 ~~and Loading). The precise number of parking spaces required will be determined based on the~~
26 ~~operating characteristics of the specific proposal. However, the required parking~~

27 ~~//~~

28 ~~shall not be more than for other residential or commercial uses within the same underlying zone.~~

1 **~~H.—Trash receptacles and enclosures.~~**

2 **~~1.—All trash storage areas shall be located so as to be convenient to the users and where~~**
3 **~~associated odors and noise will not adversely impact the users.~~**

4 **~~2.—The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area~~**
5 **~~Enclosures) regarding requirements for the screening of trash receptacles shall apply.”~~**

6 Section 11: Section 19.272.020 of the Riverside Municipal Code is hereby amended as
7 follows:

8 **“Section 19.272.020 Applicability and permit requirements.**

9 ...

10 **~~A.~~** Brewpubs shall **~~obtain a minor conditional use permit in~~** comply with the permit requirements
11 established in Table 19.150.020(A) (Permitted Uses Table) in all zones where permitted; However,
12 a brewpub that complies with all development standards established by Section 19.450.020.B.1 a—d
13 and f—h (Alcohol Sales - Exemption from Minor Conditional Use Permit) shall be exempt from the
14 Minor Conditional Use Permit requirement in the CR, CG, CRC, and Mixed-Use Zones.”

15 Section 12: Section 19.272.030 of the Riverside Municipal Code is hereby amended as
16 follows:

17 **“Section 19.272.030 Site location, operation and development standards.**

18 ...

19 A. *Breweries, microbreweries, wineries, and distilleries manufacturing and wholesale only (no*
20 *on-site retail sales or on-site tasting).*

21 ...

22 3. The establishment shall comply with all applicable provisions of Chapter 19.580 (Parking
23 and Loading). For the purposes of calculating required on-site parking, the brewing areas shall be
24 considered manufacturing, the tasting rooms shall be considered restaurant, and the cold and warm
25 storage shall be considered warehousing.

26 B. *Breweries, microbreweries, wineries, and distilleries with off-sale retail and/or on-site tasting.*

27 ...

28 2. The establishments shall comply with all location, operation and development standards

1 established by ~~Section~~ Chapter 19.450 (Alcohol Sales).

2 3. In any Industrial Zone, ~~R~~etail sales ~~within any of the Industrial Zones areas~~ shall
3 not exceed 15% of the gross floor area of the lease space.

4 4. A maximum ~~total~~ of one pint (16 oz.) of beer, six ounces of wine, and one ounce of
5 distilled spirits may be sold or dispensed, for a fee or no fee, to each customer for on-site tasting per
6 day. This may be divided into a single serving or small tastings.

7 ...

8 6. The business shall have lighting in accordance with Chapter 19.556 (Outdoor Lighting)
9 ~~of the Zoning Code~~. On-site lighting plans shall be submitted for review and approval.

10 ...

11 ~~11. No entertainment shall be permitted without first obtaining a conditional use permit~~
12 ~~in zones that permit or conditionally permit assemblies of people – entertainment establishments~~
13 ~~subject to the development standards established in Chapter 19.250.~~ Entertainment activities
14 shall be subject to the requirements of Chapter 5.80 (Entertainment Permit).

15 ...”

16 Section 13: Section 19.272.040 of the Riverside Municipal Code is hereby amended as
17 follows:

18 “**Section 19.272.040 Other applicable regulations.**

19 Where the Department of Alcoholic Beverage Control (ABC) determines that an area has an over-
20 concentration of alcoholic beverage licenses and/or a higher than average crime rate, ABC may deny
21 an application for alcohol sales unless the Community & Economic Development Department
22 Director, ~~or~~ his/her designee or City Planning Commission makes a determination that public
23 convenience or necessity will be served by the proposed project.”

24 //

25 Section 14: Section 19.272.050 of the Riverside Municipal Code is hereby amended as
26 follows:

27 “**Section 19.272.050 Modifications.**

28 Modifications to the above Site location, operation and development standards 19.272.030 A (1 and

3) and B (2, 3, 4, and 5) may be considered in conjunction with the required Minor Conditional Use Permit or Conditional Use Permit, as applicable. Modifications to all other site location, operation and development standards ~~will~~ are not ~~be~~ permitted.”

Section 15: Section 19.385.030 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.385.030 Site location, operation and development standards.

A. *Mobile recycling units.* Mobile recycling units shall comply with the following regulations.

...

4. All beverage containers shall be stored in opaque enclosures so as not to be readily visible.

~~The unit shall be compatible with the building architecture of the site.~~

5. The unit shall be compatible with the building architecture of the site.

~~56.~~ The unit shall be located at least 150 feet from any street or residentially zoned or occupied property. An additional setback may be required to ~~mitigate~~ reduce exposure of the unit to the street or adjacent property.

~~67.~~ The total area occupied by the unit shall not exceed 500 square feet.

~~78.~~ Exterior signage shall be limited to one unlighted identification sign and one hours-of-operation sign, each not to exceed 16 square feet per mobile recycling unit.

~~89.~~ The unit shall not interfere with pedestrian or vehicular circulation and shall not ~~consume~~ displace any required parking spaces.

~~910.~~ The unit shall be screened from adjacent properties and streets by landscaping or other screening.

~~1011.~~ The unit and surrounding area shall be maintained in a clean, litter-free condition and shall be swept or pressure washed daily. Shopping carts and trash left within 100 feet of the recycling unit shall be removed at the end of the daily operating hours.

~~11.—No more than three colors shall be used on the unit(s).~~

...

B. *Reverse vending machines.* Reverse vending machines shall comply with the following regulations.

...

5. Only one machine or group of machines shall be allowed per commercial or industrial property or complex.

6. Such machine(s) shall not meet the definition of ~~reverse~~ Reverse vending Vending machine Machine, ~~bulk~~ Bulk type Type as defined in Article X (Definitions).

~~7. No more than three colors shall be used on each machine or group of machines.~~

~~87.~~ The machines shall not exceed reasonable noise limits pursuant to Title 7.

C. *Indoor collection centers*. Indoor collection centers shall comply with the following site location and operational regulations.

...

2. Indoor collection centers shall not be located within 100 feet of a residential zone or use, as measured from property line to property line.

D. ~~Bulk reverse vending machines.~~ Reverse vending machine, bulk type. Bulk reverse vending machines shall comply with the following standards.

~~1. No more than three colors shall be used on each machine or group of machines.~~

~~21.~~ The machines shall be situated at least 100 feet from any residentially zoned or occupied property.

~~32.~~ The machine(s) shall not interfere with pedestrian or vehicular circulation or parking.

~~43.~~ The machines shall not exceed reasonable noise limits pursuant to Title 7.

~~54.~~ Only one machine or group of machines shall be allowed per commercial or industrial property or complex.

E. *Donation collection bins*. Donation collection bins shall comply with the following standards:

1. Only one unattended donation collection bin shall be allowed on each parcel or real property.;

2. Any unattended donation collection bin shall not be any closer than 2,000 feet from any other unattended donation collection bin, as measured from the subject unattended donation collection bin to the nearest property line containing another unattended donation collection bin.;

3. ~~Any u~~ Unattended donation collection bins shall be located on a parcel of two and one-half acres in area or larger.;

1 4. No unattended donation collection bin shall be allowed in an area required for vehicle
2 parking, circulation, pedestrian path of travel or **required** landscaped area.;

3 5. The unattended donation collection bin shall be at least **located** 50 feet from any street or
4 residentially zoned or occupied property. An additional setback may be required to ~~mitigate~~ **reduce**
5 exposure of the unit to the street or adjacent property.;

6 ...”

7 Section 16: Section 19.400.020 of the Riverside Municipal Code is hereby amended as
8 follows:

9 **“Section 19.400.020 Applicability and permit requirements.**

10 **A.**—Except as provided in paragraph B, emergency shelters, as defined in Article X (Definitions),
11 are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions
12 subject to the requirements contained in this chapter.

13 **B.**—~~The provisions of this chapter shall not apply to properties in the Emergency Shelter~~
14 ~~Overlay Zone, where emergency shelters are a permitted use.”~~

15 Section 17: Section 19.400.030 of the Riverside Municipal Code is hereby amended as
16 follows:

17 **“Section 19.400.030 Additional application requirements.**

18 ...

19 D. Support services to be provided on-site and projected staffing levels; ~~and~~

20 E. Rules of conduct and/or management plan.;

21 **F. Security plan.”**

22 //

23 //

24 Section 18: Section 19.400.040 of the Riverside Municipal Code is hereby amended as
25 follows:

26 **“Section 19.400.040 Site location, operation and development standards.**

27 In addition to the standards for emergency shelters set forth in Article V, Base Zones and Related Use
28 and Development Provisions, the following findings shall be made:

1 ~~A. The use shall be compatible with neighboring uses.~~

2 ~~B. Establishment of the facility shall not result in harm to the health, safety or general~~
3 ~~welfare of the surrounding neighborhood and substantial adverse impacts on adjoining~~
4 ~~properties or land uses will not result.~~

5 ~~CA.~~ The facility shall be located along or near an arterial with ready access to public
6 transportation, job centers and public and community services.

7 ~~D. The facility shall be accessible to necessary support services.~~

8 ~~EB.~~ To avoid over-concentration of emergency shelters, there shall be a ~~5,000-foot~~ one half-
9 mile separation requirement as measured from the nearest outside building walls between the subject
10 use and the nearest property line of any other shelter facility.

11 ~~FC.~~ Emergency shelters shall not be located within 1,000 feet of a public or private school
12 (kindergarten through twelfth grade), ~~universities, colleges, student housing,~~ senior housing, child
13 care facilities, public parks, businesses licensed for ~~on-or~~ off-site sales of alcoholic beverages or
14 parolee/probationer homes as defined in Article X (Definitions) and as measured from any point on
15 the outside walls of the facility to the nearest property line of the noted use.

16 ~~GD.~~ To avoid over-concentration of ~~homeless housing facilities~~ emergency shelters and
17 assisted living and/or group housing facilities, there shall be a 300-foot separation requirement as
18 measured from the nearest outside building walls between the subject use and the nearest property line
19 of ~~another~~ any assisted living or group housing facility as defined in Article X (Definitions).

20 ~~H. The facility should be compatible with the character of the surrounding neighborhood.~~

21 E. On-site waiting and client intake areas.

22 1. An adequately sized indoor client intake area shall be provided.

23 //

24 2. Any queuing areas shall be on-site, in covered areas and away from public
25 sidewalks and avoid spilling into parking and landscape areas.

26 ~~IF.~~ Both indoor and outdoor open areas ~~should~~ shall be provided on site.

27 ~~JG.~~ All setback standards of the underlying zone shall be met.

1 **H. On-site parking shall be provided in accordance with Chapter 19.580 (Parking and**
2 **Loading). The precise number of parking spaces required will be determined based on the**
3 **operating characteristics of the specific proposal; however, the required parking shall not be**
4 **more than for other residential or commercial uses within the same zone.**

5 ~~**KI.**~~ On-site staff supervision shall be required during all hours of facility operation.

6 ~~**IJ.**~~ Individual client stays shall not exceed 180 consecutive days.

7 ~~**MK.**~~ The facility's management shall participate in any formal residential crime prevention
8 program (e.g., Crime Free Multi-Housing Program or its successor).

9 **L. The facility, in any Zoning District, shall be consistent with any applicable Riverside**
10 **County Airport Land Use Compatibility Plan compatibility criteria.**

11 ~~**N. Establishment of the facility shall conform to the adopted Countywide Comprehensive**~~
12 ~~**Homeless Plan and the City Comprehensive Homeless Assistance Plan.”**~~

13 Section 19: Section 19.400.060 of the Riverside Municipal Code is hereby deleted in its
14 entirety as follows:

15 ~~**“Section 19.400.060 Existing facilities require a permit.**~~

16 ~~**An existing facility in good standing may file a written request for an extension of time of up to**~~
17 ~~**one year in which to file for the required discretionary permit. The written request shall include**~~
18 ~~**the reason for the request, including budgeting and/or securing filing fees, subject to**~~
19 ~~**confirmation and approval by the Planning Division. A filing extension may be granted by the**~~
20 ~~**Planning Division when it is verified that good faith efforts to budget and/or secure funds are**~~
21 ~~**made, financial hardship exists, and a favorable recommendation is obtained from the Police**~~
22 ~~**Department. The Police Department recommendation is based upon a review of calls for service**~~
23 ~~**and criminal history at the shelter facility for the previous 12 months. This subsection shall**~~
24 ~~**sunset and no longer be effective on the date as of June 8, 2006.”**~~

25 Section 20: Section 19.400.080 of the Riverside Municipal Code is hereby amended as
26 follows:

27 ~~**“Section 19.400.080 Abandonment of use.**~~

1 An existing facility, established pursuant to any discretionary permit discontinued for any period of
2 time, excluding a maximum ~~30-day~~ 30-day closure required to perform necessary repairs or restoration
3 that does not increase the square footage of the residence, is deemed abandoned and any subsequent
4 establishment of a facility shall be required to first obtain a new discretionary permit, as appropriate.”

5 Section 21: Section 19.530.030 of the Riverside Municipal Code is hereby amended as
6 follows:

7 **“Section 19.530.030 Applicability and permit requirements.**

8 ...

9 4. Exempt facilities.

10 ...

11 **b. Modifications to an existing eligible wireless telecommunications facility that**
12 **involve only a like-for-like exchange of existing equipment or appurtenances or which involve**
13 **only the addition of equipment within an existing, completely enclosed or fully screened base**
14 **station.**

15 ~~bc.~~ Antennas used by residential households solely for broadcast radio and television
16 reception.

17 ~~ed.~~ Antennas and satellites used solely for non-commercial purposes.

18 ~~de.~~ COWs placed for a period of not more than 21 days for temporary uses related to special
19 events.

20 ~~ef.~~ COWs placed for a period of not more than 120 days for temporary use when associated
21 with the replacement of permanent facilities.

22 ~~fg.~~ COWs placed for a period of not more than 120 days for temporary use after a
23 declaration of an emergency or a disaster by the governor.

24 ...

25 C. For an eligible facilities request, the applicant must specify in writing whether the applicant
26 believes the application is for an ~~eligible facilities~~ eligible facility request subject to the Spectrum
27 Act, and if so, provide a detailed written explanation as to why the applicant believes that the
28 application qualifies as an eligible facilities request.

1 D. Any other information to satisfy other requirements, which may be amended from time to
2 time, as required by the Community & Economic Development Department Director, or his/her
3 designee, as ~~publically~~ publicly stated in the application checklist.”

4 Section 22: Section 19.620.110 of the Riverside Municipal Code is hereby amended as
5 follows:

6 **“Section 19.620.110 Sign Programs.**

7 ...

8 *B. Applicability.*

9 **1.**—*Sign program required.* A sign program is required for multi-occupancy nonresidential or
10 mixed-use developments with three or more separate lease spaces or establishments for which an
11 application for a sign program was not deemed complete on the effective date of the adoption of this
12 section. A sign program may be required for any existing nonresidential or mixed-use development
13 with three or more separate lease spaces or establishments for which an application for renovation
14 has been submitted after the effective date of this chapter. The Community & Economic
15 Development Department Director, or his/her designee, may require that a renovation project be
16 subject to sign program to ensure that signage is designed to maintain a consistent visual theme
17 coordinated with the design of the development.

18 ...

19 *E. Findings.* The Community & Economic Development Department Director, or his/her
20 designee, or the Planning Commission as required by this chapter will only approve a sign program
21 if the following findings are made:

22 ...

23 **F. 4.**—*Phased developments.* Application for a sign program for a phased development must
24 be submitted prior to issuance of any building permits for a first phase of development and approved
25 prior to building occupancy for the first phase of development. Where the initial sign program for a
26 first phase of development does not address future phases of development, an application for
27 amendments to the initial sign program must be submitted prior to issuance of any building permits
28

for subsequent phases and approved prior to building occupancy of each phase for which the sign program is amended.

G. F.—*Addition, removal, replacement or modification of signs within a previously approved sign program.* On a development site subject to Section 19.620.100.B, the following shall apply:

H. G.—*Sign program standards.* Sign programs provide a comprehensive approach to design that considers a site's unique shape, topography, surrounding conditions and building architecture. As a comprehensive document, adjustments in sign standards may be appropriate to facilitate coherent messaging while not impacting the community. In recognition of the benefits of a cohesive, well thought out sign program, the following modifications of this chapter's development standards may be granted as part of a new sign program:

...

Section 23: Section 19.650.020 of the Riverside Municipal Code is hereby amended as follows:

OPTION 1:

“Section 19.650.020 Designated approving authority.

~~A. General provisions. The Approving and Appeal Authority, as designated in Table 19.650.020 (Approving and Appeal Authority), shall approve (in full or in part), conditionally approve (in full or in part), modify or deny (in full or in part) applications in accordance with the requirements of the Zoning Code. Table 19.650.020 (Approving and Appeal Authority) identifies both recommending (R) and final (F) authorities for each application. When a proposed project requires more than one permit, the permits shall be processed pursuant to Section 19.650.030 (Concurrent Processing of Land Use Development Permits).~~

~~B. Appeals. An action of the Approving or Appeal Authority may be appealed pursuant to procedures set forth in Chapter 19.680 (Appeals).~~

~~C. Approval authority on referral.~~

~~1. Referral by the Community & Economic Development Director or the Development Review Committee. The Community & Economic Development Director or the Development Review Committee, instead of taking any action, may refer the matter to the Planning~~

~~Commission. The action of the Approving Authority following referral may be appealed to the City Council. Action taken by the City Council is not subject to an appeal.~~

~~2. Referral of Development Review Committee actions – All decisions of the Development Review Committee shall be transmitted to the City Council. Any member of the City Council may refer the matter for consideration on the City Council's discussion calendar agenda. If not referred by the City Council, or otherwise appealed, within ten days of transmittal, the action of the Development Review Committee is final.~~

~~3. Referral of Planning Commission Non-Legislative actions – All decisions of the Planning Commission shall be transmitted to the City Council the next business day following Planning Commission action. Any member of the City Council may refer the matter for consideration on the City Council's discussion calendar agenda by notifying the Community & Economic Development Director. If not referred by the City Council, or otherwise appealed, within ten days of Planning Commission action, the action of the City Planning Commission is final. (See [Section 19.690.020](#) A – Effective Date of Permits and Actions).~~

A. General provisions.

1. The Approving and Appeal Authority, as designated in Table 19.650.020 (Approving and Appeal Authority), shall approve (in full or in part), conditionally approve (in full or in part), modify or deny (in full or in part) applications in accordance with the requirements of the Zoning Code.

2. Table 19.650.020 (Approving and Appeal Authority) identifies both recommending (R) and final (F) authorities for each application.

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3. When a proposed project requires more than one permit, the permits shall be processed pursuant to Section 19.650.030 (Concurrent Processing of Land Use Development Permits).

B. Appeals.

1 An action of the Approving or Appeal Authority may be appealed pursuant to procedures set
2 forth in [Chapter 19.680](#) (Appeals).

3 C. *Approval authority on referral.*

4 1. Referral by the Community & Economic Development Department Director, or his/her
5 designee, or the Development Review Committee.

6 a. The Community & Economic Development Department Director, or his/her
7 designee, or the Development Review Committee, instead of taking any action, may refer the
8 matter to the Planning Commission.

9 b. The action of the Planning Commission, following referral, may be appealed to
10 the City Council.

11 c. Action taken by the City Council is not subject to an appeal.

12 2. Community & Economic Development Department Director, or his/her designee,
13 decisions.

14 a. All administrative and discretionary decisions of the Community & Economic
15 Development Department Director, or his/her designee, shall be transmitted to the City Council.

16 b. The Mayor or any member of the City Council may refer the decision for
17 consideration by the City Council at a public hearing by notifying the Community & Economic
18 Development Department Director, or his/her designee.

19 c. If not referred by the Mayor or any member of the City Council, or otherwise
20 appealed, within ten days of transmittal, the action of the Community & Economic Development
21 Department Director, or his/her designee, is final.

22 3. Development Review Committee decisions.

23 //

24 a. All decisions of the Development Review Committee shall be transmitted to the
25 City Council.

26 b. The Mayor or any member of the City Council may refer the matter for
27 consideration by the City Council at a public hearing by notifying the Community & Economic
28 Development Department Director, or his/her designee.

1 c. If not referred by the Mayor or any member of the City Council, or otherwise
2 appealed, within ten days of transmittal, the action of the Development Review Committee is
3 final.

4 4. Planning Commission Administrative and Discretionary Items.

5 a. All decisions of the Planning Commission on administrative and discretionary
6 items shall be transmitted to the City Council the next business day following Planning
7 Commission action.

8 b. The Mayor or any member of the City Council may refer the matter for
9 consideration by the City Council at a public hearing by notifying the Community & Economic
10 Development Department Director, or his/her designee.

11 c. If not referred by the Mayor or any member of the City Council, or otherwise
12 appealed, within ten days of Planning Commission action, the action of the City Planning
13 Commission is final. (See Section 19.690.020(A) – Effective Date of Permits and Actions).”

14 **OPTION 2:**

15 A. General provisions.

16 1. The Approving and Appeal Authority, as designated in Table 19.650.020
17 (Approving and Appeal Authority), shall approve (in full or in part), conditionally approve (in
18 full or in part), modify or deny (in full or in part) applications in accordance with the
19 requirements of the Zoning Code.

20 2. Table 19.650.020 (Approving and Appeal Authority) identifies both
21 recommending (R) and final (F) authorities for each application.

22 //

23 //

24 3. When a proposed project requires more than one permit, the permits shall be
25 processed pursuant to Section 19.650.030 (Concurrent Processing of Land Use Development
26 Permits).

27 B. Appeals.

1 An action of the Approving or Appeal Authority may be appealed pursuant to procedures set
2 forth in [Chapter 19.680](#) (Appeals).

3 C. *Approval authority on referral.*

4 1. Referral by the Community & Economic Development Department Director, or his/her
5 designee, or the Development Review Committee.

6 a. The Community & Economic Development Department Director, or his/her
7 designee, or the Development Review Committee, instead of taking any action, may refer the
8 matter to the Planning Commission.

9 b. The action of the Planning Commission, following referral, may be appealed to
10 the City Council.

11 c. Action taken by the City Council is not subject to an appeal.

12 2. Community & Economic Development Department Director, or his/her designee,
13 decisions.

14 a. All administrative and discretionary decisions of the Community & Economic
15 Development Department Director, or his/her designee, shall be transmitted to the City Council.

16 b. Within ten days of the decision, the Mayor, or any member of the City Council,
17 may refer the matter for consideration as follows:

18 1. A request to refer the item for City Council consideration shall be made to
19 the Community & Economic Development Department Director, or his/her designee.

20 2. The filing of a referral request shall stay the action being referred and the
21 issuance of subsequent permit(s).

22 //

23 //

24 3. The referral request shall be placed on the agenda for the next available
25 City Council meeting, per all noticing requirements, as a Discussion Item to consider the referral
26 request.

27 (a) If a majority of Councilmembers agree, the referral shall be placed
28 on the next available City Council agenda, per all noticing requirements, for considerations; or

1 (b) If a majority of Councilmembers do not agree, the referral will not
2 be heard by City Council, and the decision of the Community & Economic Development
3 Department Director shall be final.

4 (c) If not referred by the Mayor or any member of the City Council, or
5 otherwise appealed, within ten days of transmittal, the action of the Community & Economic
6 Development Department Director, or his/her designee, is final.

7 3. Development Review Committee decisions.

8 a. All decisions of the Development Review Committee shall be transmitted to the
9 City Council.

10 b. Within ten days of the decision, the Mayor, or any member of the City Council,
11 may refer the matter for consideration as follows:

12 1. A request to refer the item for City Council consideration shall be made to
13 the Community & Economic Development Department Director, or his/her designee.

14 2. The filing of a referral request shall stay the action being referred and the
15 issuance of subsequent permit(s).

16 3. The referral request shall be placed on the agenda for the next available
17 City Council meeting, per all noticing requirements, as a Discussion Item to consider the referral
18 request.

19 (a) If a majority of Councilmembers agree, the referral shall be placed
20 on the next available City Council agenda, per all noticing requirements, for considerations; or

21 //

22 (b) If a majority of Councilmembers do not agree, the referral will not
23 be heard by City Council, and the decision of the Community & Economic Development
24 Department Director shall be final.

25 (c) If not referred by the Mayor or any member of the City Council,
26 or otherwise appealed, within ten days of transmittal, the action of the Development Review
27 Committee is final.

28 4. Planning Commission Administrative and Discretionary Items.

1 a. All decisions of the Planning Commission on administrative and discretionary
2 items shall be transmitted to the City Council the next business day following Planning
3 Commission action.

4 b. Within ten days of the decision, the Mayor, or any member of the City Council,
5 may refer the matter for consideration as follows:

6 1. A request to refer the item for City Council consideration shall be made to
7 the Community & Economic Development Department Director or his/her designee.

8 2. The filing of a referral request shall stay the action being referred and the
9 issuance of subsequent permit(s).

10 3. The referral request shall be placed on the agenda for the next available
11 City Council meeting, per all noticing requirements, as a Discussion Item to consider the referral
12 request.

13 (a) If a majority of Councilmembers agree, the referral shall be placed
14 on the next available City Council agenda, per all noticing requirements, for considerations; or

15 (b) If a majority of Councilmembers do not agree, the referral will not
16 be heard by City Council, and the decision of the Planning Commission shall be final.

17 (c) If not referred by the Mayor or any member of the City Council,
18 or otherwise appealed, within ten days of Planning Commission action, the action of the City
19 Planning Commission is final. (See Section 19.690.020(A) – Effective Date of Permits and
20 Actions).”

21 Section 24: Table 19.650.020 of the Riverside Municipal Code entitled “Approving and
22 Appeal Authority” is hereby amended as shown in Exhibit “E,” attached hereto and incorporated by
23 reference.

24 Section 25: Section 19.650.030 of the Riverside Municipal Code is hereby amended as
25 follows:

26 **“Section 19.650.030 Designated approving authority.**

27 ~~When a proposed project requires more than one permit application with more than one~~
28 ~~Approving or Appeal Authority, all project permits shall be processed concurrently as~~

1 ~~interrelated permits for a single project. The highest designated Approving or Appeal~~
2 ~~Authority for all such requested permits shall take final action on multiple permit applications.~~
3 ~~For example, the Planning Commission takes final action on a tentative tract map. However,~~
4 ~~when processed in conjunction with a Development Agreement, the tentative tract map shall~~
5 ~~be reviewed and acted upon by the City Council in conjunction with the other application~~
6 ~~request(s). The Planning Commission provides recommendations to the City Council on both~~
7 ~~entitlement requests.~~

8 A. When a proposed project requires more than one permit application with more than
9 one Approving or Appeal Authority, all project permits shall be processed concurrently as
10 interrelated permits for a single project.

11 B. The highest designated Approving or Appeal Authority for all such requested permits
12 shall take final action on applicant-initiated projects with multiple permits.”

13 Section 26: Section 19.660.015(A) of the Riverside Municipal Code is hereby amended as
14 follows:

15 **“Section 19.660.015 Initiation of applications.**

16 A. For all case types, the Community & Economic Development Department Director, or
17 his/her designee, is authorized to initiate planning applications, notwithstanding any other section
18 of this title, for any project authorized under this title.”

19 //

20 //

21 Section 27: Section 19.660.030 of the Riverside Municipal Code is hereby amended as
22 follows:

23 **“Section 19.660.030 Eligible applicants.**

24 ~~A. — Administrative and discretionary. The owner(s) of the property, or the owner's~~
25 ~~authorized agent(s), or a plaintiff in an action of eminent domain with an order of possession,~~
26 ~~or the City Manager or his/her designee shall make the application. Any authorized agent shall~~
27 ~~be formally delegated as such in writing by the property owner.~~

1 ~~B. — Legislative. The owner(s) or lessee(s) of the property, or the owner's authorized~~
2 ~~agent(s), or a plaintiff in an action of eminent domain with an order of possession, or the City~~
3 ~~Manager or his/her designee shall make the application. Any authorized agent shall be~~
4 ~~formally delegated as such in writing by the property owner. The Planning Commission or~~
5 ~~City Council may also initiate an application for a legislative action.~~

6 A. Administrative and discretionary.

7 1. The owner(s) of the property, or the owner's authorized agent(s), or a plaintiff
8 in an action of eminent domain with an order of possession shall make the application.

9 2. Any authorized agent shall be formally delegated as such in writing by the
10 property owner.

11 3. The City Manager, or his/her designee, shall make the application for any City-
12 initiated project.

13 B. Legislative.

14 1. The owner(s) or lessee(s) of the property, or the owner's authorized agent(s), or
15 a plaintiff in an action of eminent domain with an order of possession shall make the
16 application.

17 2. Any authorized agent shall be formally delegated as such in writing by the
18 property owner.

19 3. The Community & Economic Development Department Director, or his/her
20 designee, the Planning Commission or City Council may also initiate an application for a
21 legislative action.”

22 Section 28: Section 19.660.040 of the Riverside Municipal Code is hereby amended as
23 follows:

24 **“Section 19.660.040 Submittal requirements.**

25 ~~A. — Application for a Land Use or Development Permit. Every application for a land use or~~
26 ~~development permit shall include a completed application form designated for the particular~~
27 ~~request. Additionally, each application shall include particular maps, plans, and other data~~
28 ~~about the project development, project site and vicinity deemed necessary by the Community~~

~~& Economic Development Director or his/her designee to provide the recommending and final Approving and Appeal Authorities with adequate information on which to base decisions.~~

~~B. Signature and fees required. Applications will not be accepted by the Planning Division without required signed application forms and permit. Any owner, owner's authorized representative or the City Manager or his/her designee may sign an application. Fees shall be those established by City Council Resolution and published in the Schedule of Fees available from the Planning Division.~~

A. Application for a Land Use or Development Permit.

1. Every application for a land use or development permit shall include a completed application form designated for the particular request.

2. Each application shall include particular maps, plans, and other data about the project development, project site and vicinity deemed necessary by the Community & Economic Development Department Director, or his/her designee, to provide the recommending and final Approving and Appeal Authorities with adequate information on which to base decisions.

B. Signature and fees required.

1. Applications will not be accepted by the Planning Division without required signed application forms.

2. Any owner or the owner's authorized representative may sign an application.

//

3. The City Manager, or his/her designee, may sign an application for City-initiated projects.

4. Fees shall be those established by City Council Resolution and published in the Schedule of Fees available from the Planning Division.

...”

Section 29: Section 19.660.050 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.660.050 Initial application completeness review.

...

~~A. — *Complete applications.* Within 30 calendar days of application submittal, the Community & Economic Development Director or his/her designee or Development Review Committee, as applicable, shall determine whether or not the application is complete. The applicant shall be notified in writing of the determination either that all the submittal requirements have been satisfied and that the application has been accepted as complete or that the submittal requirements have not been satisfied and the application has been determined to be incomplete (see 19.660.050.B – Incomplete Applications).~~

~~B. — *Incomplete applications.*~~

~~1. — Within 30 calendar days of application re-submittal, the Community & Economic Development Director or his/her designee or the Development Review Committee, as applicable, shall determine whether or not the application is complete. The applicant shall be notified in writing of the determination either that: a) all the submittal requirements have been satisfied and that the application has been accepted as complete; or b) specific information and or materials are still necessary to complete the application. The letter may also identify preliminary information regarding the areas in which the submitted plans are not in compliance with City standards and requirements.~~

//

//

~~2. — The applicant may appeal the determination in accordance with [Chapter 19.680](#) (Appeals) and the Permit Streamlining Act (California Government Code Section 65943).~~

~~3. — The City, at its discretion, may withdraw any application that remains incomplete 180 calendar days from the date of the original submittal. The City shall notify the applicant of its intention to withdraw the stagnant application at least 30 calendar days prior to withdrawal.~~

A. *Complete applications.*

1 1. Within 30 calendar days of application submittal, the Community & Economic
2 Development Department Director, or his/her designee, or Development Review Committee,
3 as applicable, shall determine whether or not the application is complete.

4 2. The applicant shall be notified in writing of the determination either that all the
5 submittal requirements have been satisfied and that the application has been accepted as
6 complete or that the submittal requirements have not been satisfied and the application has
7 been determined to be incomplete (see Section 19.660.050.(B) - Incomplete Applications).

8 B. *Incomplete applications.*

9 1. Within 30 calendar days of application re-submittal, the Community &
10 Economic Development Department Director, or his/her designee, or the Development Review
11 Committee, as applicable, shall determine whether or not the application is complete.

12 2. The applicant shall be notified in writing of the determination either that:
13 a. All the submittal requirements have been satisfied and that the application
14 has been accepted as complete; or
15 b. Specific information and or materials are still necessary to complete the
16 application.

17 The letter may also identify preliminary information regarding the areas in which the
18 submitted plans are not in compliance with City standards and requirements.

19 //

20 //

21 3. The applicant may appeal the determination in accordance with [Chapter](#)
22 [19.680](#) (Appeals) and the Permit Streamlining Act (California Government Code Section
23 [65943](#)).

24 4. The City, at its discretion, may withdraw any application that remains
25 incomplete 180 calendar days from the date of the original submittal. The City shall notify the
26 applicant of its intention to withdraw the stagnant application at least 30 calendar days prior
27 to withdrawal.

28 ...”

1 Section 30: Section 19.660.070(B) of the Riverside Municipal Code is hereby amended as
2 follows:

3 **“Section 19.660.070 Notice of decision.**

4 B. Within seven days from the final action on an application, the Community & Economic
5 Development Department Director, or his/her designee, or the Development Review Committee,
6 as applicable, shall send written notice of decision to the project applicant, other affected parties and
7 anyone who has requested to be notified. The notice of decision shall identify the specific action of
8 the Approving or Appeal Authority, including the date of action, applicable conditions and appeal
9 period.”

10 Section 31: Section 19.660.080(A) of the Riverside Municipal Code is hereby amended as
11 follows:

12 **“Section 19.660.080 Time limitation on reapplication after denial.**

13 A. *Time limitation.* Whenever an application or portion of an application has been denied or
14 revoked and the denial or revocation becomes final, no new application for the same or similar
15 request may be accepted within one year of the date of the action to deny or revoke, unless the
16 Community & Economic Development Department Director, or his/her designee, determines that
17 a new application is warranted due to a substantial change in land use on properties in the vicinity,
18 improved infrastructure in the vicinity, altered traffic patterns, or any such similar change resulting
19 in a changed physical environment.”

20 //

21 Section 32: Section 19.670.010 of the Riverside Municipal Code is hereby amended as
22 follows:

23 **“Section 19.670.010 Generally.**

24 ~~The following procedures implement State Planning and Zoning Law under Government Code~~
25 ~~Sections 65090 through 65096 and govern the public hearing and notice requirements for~~
26 ~~consideration of a land use or development permit or action. Section 19.640.040.B—D~~
27 ~~(Discretionary Permits and Actions) and Table 19.650.020 (Approving and Appeal Authority),~~
28 ~~identify where public hearing and notice is required for all types of action authorized by the~~

1 ~~Zoning Code. In general, public hearings and public notice shall be required for certain~~
2 ~~discretionary and all legislative actions. Public hearings are not required for administrative~~
3 ~~discretionary actions, although public notice may be required. Where required, the hearing(s)~~
4 ~~shall be held before the designated Approving or Appeal Authority pursuant to~~
5 ~~Table 19.650.020 (Approving and Appeal Authority).~~

6 The following procedures implement State Planning and Zoning Law under Government Code
7 Sections 65090 through 65096 and govern the public hearing and notice requirements for
8 consideration of a land use or development permit or action. Section 19.640.040.B—D
9 (Discretionary Permits and Actions) and Table 19.650.020 (Approving and Appeal Authority),
10 identify where public hearing and notice is required for all types of action authorized by the
11 Zoning Code.

12 In general, public hearings and public notice shall be required for certain discretionary and
13 all legislative actions. Public hearings are not required for administrative discretionary
14 actions, although public notice may be required. Where required, the hearing(s) shall be held
15 before the designated Approving or Appeal Authority pursuant to
16 Table 19.650.020 (Approving and Appeal Authority).”

17 //

18 //

19 //

20 //

21 Section 33: Section 19.670.020 of the Riverside Municipal Code is hereby amended as
22 follows:

23 **“Section 19.670.020 Notice requirements for administrative discretionary permits with no**
24 **public hearing.**

25 A. *Minor Conditional Use Permit and Variance.*

26 1. Public notice of the consideration of a proposed minor conditional use permit in all
27 zones shall be provided by the Community & Economic Development Department Director, or
28

1 his/her designee, by mailing such notice to the property owners within 300 feet of the exterior
2 boundaries of the property under consideration;

3 2. Public notice of the consideration of a proposed variance in any zone shall be
4 provided by the Community & Economic Development Department Director, or his/her designee,
5 by mailing such notice to the property owners adjacent to the boundaries of the property under
6 consideration. When the variance request is regarding a corner lot and will pertain to a rear or side
7 yard setback, such notice shall be given to the owners of property directly across each street from
8 the proposed side or rear yard encroachment as well as to the owners of abutting property.

9 ...

10 4. The public notice shall:

11 ...

12 b. Invite interested persons to notify, in writing, the Planning Division of any
13 concerns, comments or to make a request to be further notified of actions relating to the proposed
14 variance or minor conditional use permit during a 15-day comment and review period commencing
15 with the date of the notice;

16 ...

17 d. Specify that, at the end of the ~~15-day~~ 15-day comment and review period, the
18 Community & Economic Development Department Director's or Development Review
19 Committee's final report and recommendations will be issued, initiating a ten-day appeal period
20 during which time any interested person may appeal to the decision the appropriate Appeal

21 //

22 Authority. ~~request that the Community & Economic Development Director or Development~~
23 ~~Review Committee decision (as applicable) be reviewed by the City Council.~~

24 ~~5. For variances in any zone where the applicant has obtained the written approval~~
25 ~~of the adjacent property owners, no public notices, comment period or appeal period is~~
26 ~~required. The Community & Economic Development Director's decision is final, except that~~
27 ~~the applicant may appeal the decision within ten days of the mailing of written notice of~~
28 ~~decision.~~

1 5. For variances in any residential zone where the applicant has obtained the
2 written approval of the adjacent property owners, no public notices, comment period or appeal
3 period is required.

4 ~~6. — Noticing distance requirements for individual uses may vary. Refer to Article~~
5 ~~VII, Specific Land Use Provisions.~~

6 6. The Community & Economic Development Department Director's decision is
7 final, except that the applicant may appeal the decision within ten days of the mailing of
8 written notice of decision.

9 7. Noticing distance requirements for individual uses may vary. Refer to Article
10 VII, Specific Land Use Provisions.

11 B. *All other administrative, discretionary permits.*

12 ~~1. —~~ No notice is required for other administrative, discretionary actions without a public hearing,
13 unless specified.”

14 Section 34: Section 19.670.030 of the Riverside Municipal Code is hereby amended as
15 follows:

16 **“Section 19.670.030 Notice of hearing for discretionary actions requiring a public hearing.**

17 ...

18 A. Notice of the hearing shall be mailed or delivered, at least ten days prior to the hearing, to:

19 ...

20 ~~3. — All owners of real property on the latest records of the County Assessor within~~
21 ~~300 feet of the real property. If the number of owners to whom notice would be mailed or~~
22 ~~delivered is greater than 1,000, the City may, in lieu of mailing or delivering the notice, provide~~
23 ~~notice by placing an advertisement of a least one-eighth page in at least one newspaper of~~
24 ~~general circulation within the City at least ten days prior to the hearing.~~

25 3. All owners of real property on the latest records of the County Assessor within
26 300 feet of the real property.

27 4. If the number of owners to whom notice would be mailed or delivered is greater
28 than 1,000, the City may, in lieu of mailing or delivering the notice, provide notice by placing

1 an advertisement of at least one-eighth page in at least one newspaper of general circulation
2 within the City at least ten days prior to the hearing.

3 ...”

4 Section 35: Section 19.670.040 of the Riverside Municipal Code is hereby amended as
5 follows:

6 **“Section 19.670.040 Notice of hearing for legislative actions.**

7 ...

8 B. *General Plan amendments, Specific Plans and Specific Plan amendments, Zoning Code*
9 *amendments and Zone changes affecting the permitted uses or intensity of uses of real property*
10 *and all development agreements.*

11 1. Notice of the hearing shall be given in all of the following ways:

12 a. Notice of the hearing shall be mailed or delivered, at least ten days prior to the
13 hearing, to:

14 ...

15 ~~—(3) All owners of real property on the latest records of the County Assessor~~
16 ~~within 300 feet of the real property. If the number of owners to whom notice would be mailed~~
17 ~~or delivered is greater than 1,000, the City may, in lieu of mailing or delivering the notice,~~
18 ~~provide notice by placing an advertisement of a least one-eighth page in at least one newspaper~~
19 ~~of general circulation within the City at least ten days prior to the hearing.~~

20 (3) All owners of real property on the latest records of the County Assessor
21 within 300 feet of the real property.

22 (4) If the number of owners to whom notice would be mailed or delivered is
23 greater than 1,000, the City may, in lieu of mailing or delivering the notice, provide notice by
24 placing an advertisement of at least one-eighth page in at least one newspaper of general
25 circulation within the City at least ten days prior to the hearing.

26 C. *Annexations.* Notice of the hearing to adopt a resolution of application to annex shall be
27 published in all of the following ways:

28 ...

2. Notice of the hearing shall be mailed or delivered, at least 20 days prior to the hearing, to:
...

Section 36: Section 19.670.050 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.670.050 Traffic pattern modification measures and street, alley, and walkway vacations.

~~Traffic pattern modification measures and street, alley, and walkway vacations require two actions at the City Council – adoption of a resolution of intent to hold a public hearing and a public hearing. Pursuant to the California Streets and Highways Code (Section 8310 et seq.), the public hearing will not be held less than 15 days after the adoption of the resolution of intent to hold a public hearing. Notice of the public hearing shall be published for at least two successive weeks prior to the public hearing.~~

A. Traffic pattern modification measures and street, alley, and walkway vacations require two actions at the City Council:

1. Adoption of a resolution of intent to hold a public hearing; and
2. A public hearing.

B. Pursuant to the California Streets and Highways Code (Section 8310 et seq.), the public hearing shall not be held less than 15 days after the adoption of the resolution of intent to hold a public hearing.

//

C. Notice of the public hearing shall be published for at least two successive weeks prior to the public hearing.”

Section 37: Section 19.670.070 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.670.070 Requests for notification.

~~Any person who requests inclusion on a mailing list for notice of hearing for a development project or projects shall submit such request in writing to the Planning Division where the~~

1 ~~request is for notice of hearing before the Planning Commission and to the City Clerk where~~
2 ~~the request is for notice of hearing before the City Council. The City may impose a reasonable~~
3 ~~fee for the purpose of recovering the cost of such notification.~~

4 A. Any person who requests inclusion on a mailing list for notice of hearing for a
5 development project or projects shall submit such request in writing to the Planning Division
6 where the request is for notice of hearing before the Planning Commission and to the City
7 Clerk where the request is for notice of hearing before the City Council.

8 B. The City may impose a reasonable fee for the purpose of recovering the cost of such
9 notification.”

10 Section 38: Section 19.670.090 of the Riverside Municipal Code is hereby amended as
11 follows:

12 **“Section 19.670.090 Hearing procedure.**

13 ~~A. Hearings as provided for in this chapter shall be held at the date, time, and place for~~
14 ~~that notice has been given as required in this chapter. The designated Approving or Appeal~~
15 ~~Authority shall conduct the public hearing and hear testimony.~~

16 ~~B. The summary minutes shall be prepared and made part of the permanent file of the~~
17 ~~case.~~

18 ~~C. Any hearing may be continued, and no further public notice shall be required unless~~
19 ~~the hearing is not continued to a specific date/time, in which instance the hearing shall be re-~~
20 ~~noticed.~~

21 //

22 A. Hearings as provided for in this chapter shall be held at the date, time, and place for
23 that notice has been given as required in this chapter.

24 B. The designated Approving or Appeal Authority shall conduct the public hearing and
25 hear testimony.

26 C. The summary minutes shall be prepared and made part of the permanent file of the
27 case.

1 **D. Any hearing may be continued, and no further public notice shall be required unless**
2 **the hearing is not continued to a specific date/time, in which instance the hearing shall be re-**
3 **noticed.”**

4 Section 39: Section 19.670.100(A) of the Riverside Municipal Code is hereby amended as
5 follows:

6 **“Section 19.670.100 Notice of hearings for appeals and referrals.**

7 A. Upon appeal or referral of a discretionary action with a public hearing or a legislative action,
8 notice of a public hearing before the appeal authority (See Table [19.650.020](#) – **Approving and**
9 **Appeal Authority**) shall be given in the same manner as for the original public hearing, except that
10 in all cases the period of time for publishing or mailing the notice prior to the appeal hearing is not
11 more than ten days. Proposed adoption of a negative declaration by the appeal authority does not
12 extend the time beyond ten (10) days.”

13 Section 40: Section 19.680.020(B) of the Riverside Municipal Code is hereby amended as
14 follows:

15 **“Section 19.680.020 Appeal authority.**

16 B. Legislative matters require the Planning Commission to hold a noticed public hearing and
17 make a recommendation on the matter to the City Council. Where the Planning Commission denies
18 ~~certain~~ legislative cases **initiated by an applicant**, the action is final unless appealed to the City
19 Council. **For City-initiated legislative cases, the Planning Commission is a recommending body**
20 **and the City Council’s action is final.** (See Table [19.650.020](#) - Approving and Appeal Authority).”

21 //

22 Section 41: Section 19.680.030(B) of the Riverside Municipal Code is hereby amended as
23 follows:

24 **“Section 19.680.030 Filing an appeal.**

25 B. Appeals shall be filed within ten calendar days following the date the Approving Authority
26 announces its determination on the matter for which an appeal is made and shall be accompanied by
27 a filing fee as established by City Council resolution. If the tenth day is on a weekend or holiday the
28

1 appeal is extended to the end of the next regular business day (Note: one exception to the ~~ten-day~~
2 ten-day appeal period is for temporary use permits where the appeal period is two business days).”

3 Section 42: Section 19.690.020 of the Riverside Municipal Code is hereby amended as
4 follows:

5 **“Section 19.690.020 Effective date of permits and actions.**

6 A. *Community & Economic Development Department Director,* or his/her designee,
7 *Development Review Committee or Planning Commission Decisions on Discretionary Permits and*
8 *Actions.* All decisions of the Community & Economic Development Department Director, or
9 his/her designee, Development Review Committee or Planning Commission acting as a final
10 Approving Authority under Table 19.650.020 (Approving and Appeal Authority), shall be effective
11 the first regular business day after the end of the ten day appeal period. Filing of an appeal stays the
12 effective date pending action on the appeal.

13 . . .

14 D. *Temporary use permits.* Following a decision to approve, conditionally approve or deny a
15 temporary use permit by the Community & Economic Development Department Director, or ~~their~~
16 his/her designee, the applicant or any interested party shall have two business days to file an appeal
17 with the City Manager or authorized designee. If not appealed, the permit is in effect the day
18 following the end of the appeal period. If appealed, the City Manager or authorized designee shall
19 make a decision on the appeal within five working days of its receipt and such action shall be final
20 and the permit, if approved, shall be in effect immediately.”

21 //

22 Section 43: Section 19.690.040 of the Riverside Municipal Code is hereby amended as
23 follows:

24 **“Section 19.690.040 Voiding.**

25 ~~Any variance or permit granted pursuant to the Zoning Code shall become null and void if:~~

26 ~~A. —The owner or owner's authorized representative of the property for which the variance~~
27 ~~or permit was granted requests, in writing, that the variance or permit be voided and the~~
28 ~~Approving or Appeal Authority having jurisdiction approves the request.~~

1 Any variance or permit granted pursuant to the Zoning Code shall become null and void if the
2 owner or owner's authorized representative of the property for which the variance or permit
3 was granted requests, in writing, that the variance or permit be voided and the Approving or
4 Appeal Authority having jurisdiction approves the request."

5 Section 44: Section 19.690.050 of the Riverside Municipal Code is hereby amended as
6 follows:

7 **"Section 19.690.050 Time extension.**

8 A. The period within which the exercise of a discretionary permit or other approval must occur
9 may be extended by the Community & Economic Development Department Director, ~~or their~~
10 his/her designee, as described in B—K below. A Temporary Use Permit may not be extended. An
11 application for extension shall be filed, along with appropriate fees and necessary submittal materials
12 pursuant to Chapter 19.660 (General Application Processing Procedures).

13 B. Variances, administrative design review actions and Minor Conditional Use Permits may
14 receive a maximum of two, ~~one-year~~ one-year time extensions.

15 C. Conditional use permits and Site Plan Review permits, not related to an implementing
16 subdivision and/or legislative action, may be granted time extensions by the Community & Economic
17 Development Department Director, ~~or their~~ his/her designee, up to a total of five years beyond the
18 original approval expiration date. At the exhaustion of Community & Economic Development
19 Department Director approved extensions, the original Approving or Appeal Authority following a
20 public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions
21 Requiring a Public Hearing), may grant one final permit extension of up to two years. A public hearing
22 notification fee is required of the applicant in such case, in addition to a time extension fee.

23 D. Planned residential development permits, related to an implementing subdivision and/or
24 legislative action, may be granted time extensions by the Community & Economic Development
25 Department Director, ~~or their~~ his/her designee, up to a total of five years beyond the original
26 approval expiration date prior to issuance of any building permits. Once a building permit has been
27 issued the planned residential development will be considered vested and time extensions are no longer
28 needed. At the exhaustion of Community & Economic Development Department Director approved

1 extensions, the original Approving or Appeal Authority following a public hearing noticed pursuant
2 to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing), may
3 grant one final permit extension of up to two years. A public hearing notification fee is required of the
4 applicant in such case, in addition to a time extension fee.

5 E. Zoning Text/Map, General Plan and Specific Plan amendments may be granted time extensions
6 by the Community & Economic Development Department Director, or ~~their~~ his/her designee, up to
7 a total of five years beyond the original approval expiration date. At the exhaustion of Community &
8 Economic Development Department Director approved extensions, the original Approving or Appeal
9 Authority following a public hearing noticed pursuant to Section 19.670.040 (Notice of Hearing for
10 Legislative Actions), may grant one final permit extension of up to two years. A public hearing
11 notification fee is required of the applicant in such case, in addition to a time extension fee.

12 ...

13 G. The extension may be granted only when the Community & Economic Development
14 Department Director or designated Approving or Appeal Authority finds that the original permit
15 findings can be made and that there are no changed circumstances or that there has been diligent
16 pursuit to exercise the permit that warrants such extension.

17 ...

18 L. The period of time specified in Chapter 19.690, including any extension granted by the
19 Community & Economic Development Department Director, or his/her designee, shall not include
20 the period of time during which a lawsuit involving the approval or conditional approval of the
21 entitlement(s) is or was pending in a court of competent jurisdiction, if the stay of the time period is
22 approved by the Community & Economic Development Department Director. After service of the
23 initial petition or complaint in the lawsuit upon the Community & Economic Development
24 Department Director, the applicant may apply for a stay following the same procedures in Chapter
25 19.690. Within 40 days after receiving the application, the Community & Economic Development
26 Department Director shall either stay the time period for up to five years or deny the requested stay.”

Section 4.5: Section 19.710.020 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.710.020 Applicability.

...

B. Any structure or site requiring a design review that is also subject to Title 20 – Cultural Resources shall require an Administrative Design Review, approved by the Community & Economic Development Department Director, in addition to the requirements of Title 20. ~~shall be exempt from a Design Review.~~

C. The following types of projects are exempt from design ~~review,~~ review; however, the Planning Division will review them for compliance with the Zoning Code and consistency with the Citywide Design Guidelines during the building permit plan check process:

...

D. To facilitate the development of stand-alone multi-family or age-restricted senior residential housing throughout the City, consistent with California Government Code Section 65580, an administrative design review application shall be reviewed by the Community & Economic Development Department Director, or his/her designee, when the proposed development complies with all of the following criteria:

...

//

//

3. No other discretionary review is required to approve the development proposal, ~~such as, but not limited to,~~ with the exception of Variances; ~~a variance, rezoning, specific plan amendment or general plan amendment;~~

...

~~6. Requirements of a Traffic Operations Assessment (TOA) prepared for and reviewed by the City of Riverside Public Works Department. A TOA is required when a development results in any of the following:~~

~~a. Generates 100 or more new peak hour vehicle trips;~~

- 1 b. ~~Does not conform with the City of Riverside's Access Management Guidelines;~~
- 2 c. ~~—The project site is located within 1,000 feet of a roadway or intersection where~~
- 3 ~~three or more reported vehicular accidents have occurred in a 12-month period, or five or more~~
- 4 ~~reported vehicular accidents in a 24-month period, and where the installation of traffic controls~~
- 5 ~~or improvements could reduce vehicular accidents; or~~
- 6 d. ~~—The closest intersection, if greater than 1,000 feet from the project site, or segment~~
- 7 ~~of roadway between the project and the closest intersection, have had three or more reported~~
- 8 ~~vehicular accidents in a 12-month period, or five or more reported vehicular accidents in a 24-~~
- 9 ~~month period, and where the installation of traffic controls or improvements could reduce~~
- 10 ~~vehicular accidents.~~

11 ~~This administrative design review process ensures compliance with California Housing Element~~

12 ~~law. The multi-family housing permitted pursuant to RMC Article V – Permitted Use Table –~~

13 ~~19.150.020(A) shall be a "permitted use by right", as defined by Government Code Section~~

14 ~~65583.~~

15 6. Completion of an operational Traffic Impact Analysis subject to City of

16 Riverside Guidelines.

17 ...”

18 //

19 //

20 //

21 Section 46: Section 19.710.035 of the Riverside Municipal Code is hereby amended as

22 follows:

23 **“Section 19.710.035 Review responsibilities of Planning Commission or Development Review**

24 **Committee and Community & Economic Development Department Director.**

25 ...

26 2. Sign plans in accordance with Citywide Design and Sign Guidelines.

27 ...

1 C. The Community & Economic Development Department Director or Development Review
2 Committee, as applicable, may refer any Design Review application to the Planning Commission.”

3 Section 47: Section 19.710.040 of the Riverside Municipal Code is hereby amended as
4 follows:

5 **“Section 19.710.040 Design review standards.**

6 ...

7 2. Buildings, structures and signs shall be properly related to their sites and consistent with the
8 character of the neighborhood and surrounding ~~sites, and~~ sites and shall not be detrimental to the
9 orderly and harmonious development of their surroundings and of the City.

10 ...”

11 Section 48: Section 19.710.050 of the Riverside Municipal Code is hereby amended as
12 follows:

13 **“Section 19.710.050 Citywide ~~design review guidelines~~ Design Guidelines and Sign Guidelines.**

14 All applicable development shall comply with the City ~~Council~~ Council-adopted ~~citywide design~~
15 ~~guidelines~~ Citywide Design Guidelines or successive document.”

16 Section 49: Section 19.710.065 of the Riverside Municipal Code is hereby amended as
17 follows:

18 **“Section 19.710.065 Drawings to Be Submitted.**

19 ...

20 Any other drawings or additional information necessary, as determined by the Community &
21 Economic Development Department Director, or their designee, to adequately consider the
22 drawings set forth herein above and to determine compliance with the purposes of this chapter shall
23 be provided.”

24 Section 50: Section 19.710.070 of the Riverside Municipal Code is hereby amended as
25 follows:

26 **“Section 19.710.070 Appeals.**

27 ...

1 1. Appeal of the Community & Economic Development Department Director or
2 Development Review Committee Decision: - Any person aggrieved or affected by a decision of the
3 Community & Economic Development Department Director, or their designee or the
4 Development Review Committee, as applicable, in granting or denying a design review application
5 may appeal to the Planning Commission at any time within ten calendar days after the
6 date upon which the Community & Economic Development Department Director, or their designee
7 or the Development Review Committee, as applicable, makes a decision. An appeal to the Planning
8 Commission shall be taken by filing a letter of appeal, ~~in duplicate~~, and the appropriate fee with the
9 Planning Division. Such letter shall set forth the grounds upon which the appeal is based. Upon such
10 appeal the matter shall be placed on the next available agenda meeting of the Planning Commission.
11 The Planning Commission decision is final unless appealed to the City Council.

12 2. Appeal of the Planning Commission Decision: - Any person aggrieved or affected by
13 a decision of the Planning Commission in granting or denying a design review application may
14 appeal to the City Council at any time within ten calendar days after the date upon which the
15 Planning Commission makes a decision. An appeal to the Planning Commission shall be taken by
16 filing a letter of appeal, ~~in duplicate~~, and the appropriate fee with the Planning Division. Such
17 letter shall set forth the grounds upon which the appeal is based. Upon such appeal the matter shall
18 be placed on the next available agenda meeting of the Land Use Committee of the City Council. The
19 Land Use Committee may continue the matter for more information and upon review of that
20 information shall consider the appeal and make a recommendation to the City Council for
21 consideration at the next regularly scheduled City Council meeting. Any items that, because of
22 scheduling irregularities of the Land Use Committee, cannot be heard by the Land Use Committee
23 within 20 business days of the appeal deadline, shall be referred directly to the City Council unless
24 the applicant requests or consents to a continuance to allow Land Use Committee review. The City
25 Council may affirm, reverse or modify the decision of the Land Use Committee or Planning
26 Commission.”

Section 51: Section 19.800.020 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.800.020 Initiation of amendment.

A General Plan amendments, pursuant to Section 19.660.015(A) (Initiation of Applications), may be initiated in any one of the following manners:

...

C. By Community & Economic Development Department Director, or his/her designee;
or

~~CD.~~ Upon application by a property owner or owners of any parcel subject to the General Plan.

~~D. Pursuant to Section 19.660.015 A (Initiation of Applications)."~~

Section 52: Section 19.800.030 of the Riverside Municipal Code is hereby deleted in its entirety as follows:

~~“Section 19.800.030 Frequency of General Plan amendment.~~

~~General Plan amendments with certain exceptions are processed quarterly subject to the provisions of Resolution 20561.”~~

Section 53: Section 19.800.040 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.800.040 Procedures.

~~A. General process. General Plan text/map amendment applications shall be processed in accordance with the discretionary permit processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code.~~

~~B. Voting/approval requirement. Approval of a General Plan amendment requires the affirmative vote of at least four Planning Commission members, or a majority, whichever is greater. The Planning Commission's denial of a General Plan amendment is final unless appealed to the City Council. If approved by the Planning Commission or appealed to the City Council, the City Council is the final approving authority. A simple majority vote of the City Council is~~

1 ~~required for approval.~~

2 A. General process.

3 1. City-initiated General Plan Text/Map amendments

4 a. City-initiated General Plan Text/Map amendments shall be processed in
5 accordance with the provisions as set forth in Chapters 19.650 (Approving Authority), 19.660
6 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals),
7 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code.

8 b. The Planning Commission shall make a recommendation to the City Council to
9 approve, deny or modify staff's recommendation.

10 c. If General Plan Text/Map Amendments are referred to the Planning Commission
11 by the City Council, failure of the Planning Commission to report to the City Council within
12 ninety (90) days, or within the time specified by the City Council, shall be deemed to be approval
13 of staff's recommendation.

14 d. The City Council is the final Approving Authority with a simple majority vote
15 required for approval.

16 2. Applicant-initiated General Plan Text/Map amendments

17 a. Applicant initiated General Plan Text/Map amendments shall be processed in
18 accordance with the discretionary permit processing provisions as set forth in Chapters 19.650
19 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices
20 and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the
21 Zoning Code.

22 b. Voting/approval requirement.

23 //

24 (1) Approval of a General Plan Text/Map amendment requires the affirmative vote
25 of at least four Planning Commission members, or a majority, whichever is greater.

26 (2) The Planning Commission's denial of a General Plan amendment is final unless
27 appealed to the City Council.

(3) If approved by the Planning Commission or appealed to the City Council, the City Council is the final approving authority with a simple majority vote required for approval.

Section 54: Section 19.810.020 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.810.020 Initiation of ~~Map/Text~~ Text/Map amendment.

Amendments to the provisions of the Zoning Code, pursuant to Section 19.660.015(A) (Initiation of Applications), may be initiated in any one of the following manners:

A. Upon minute action of the City Council;~~;~~

B. Upon minute action of the Planning Commission;~~;~~

C. By the Community & Economic Development Department Director, or his/her designee; or

~~E.D.~~ Upon application by a property owner or owners of any parcel subject to requirements of the Zoning Code.

~~D.——The Community & Economic Development Director or his/her designee may initiate an amendment to the text of the Zoning Code.~~

~~E.——Pursuant to Section 19.660.015.A (Initiation of Applications).”~~

Section 55: Section 19.810.030 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.810.030 Procedures.

~~A.——General process. Zoning Code text/map amendment applications shall be processed in accordance with the discretionary permit processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing~~

~~//~~

~~Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code.~~

~~B.——Voting/approval requirement. Approval of a Zoning Code amendment requires the affirmative vote of at least four Planning Commission members, or a majority, whichever is greater. The Planning Commission's denial of a Zoning Code amendment is final unless~~

1 appealed to the City Council. If approved by the Planning Commission or appealed to the City
2 Council, the City Council is the final approving authority. A simple majority vote of the City
3 Council is required for approval.

4 Notwithstanding the above, application and removal of the CR (Cultural Resources) Overlay
5 Zone shall be approved directly by the City Council.

6 C. — *Notice.* The Planning Commission shall hold a public hearing on any proposed rezone
7 or amendment to the Zoning Code. Notice of the hearing shall be given pursuant to [Section](#)
8 [19.670.040](#) A (Notice of Hearing for Legislative Actions) and if the proposed rezone or
9 amendment to the Zoning Code affects the permitted uses of real property, notice shall also be
10 given pursuant to [Section 19.670.040](#) B (Notice of Hearing for Legislative Actions).

11 D. — *Adoption.* Zoning Code text/map amendments shall be adopted by ordinance of the City
12 Council that constitutes final action. Ordinances to amend the Zoning Code text/map are
13 subject to referendum and therefore become effective 30 days after their adoption.

14 A. General process.

15 1. City-initiated Zoning Code Text/Map amendments.

16 a. City-initiated Zoning Code Text/Map amendments shall be processed in
17 accordance with the provisions as set forth in Chapters 19.650 (Approving Authority), 19.660
18 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.690 (Effective
19 Dates) and other applicable Chapters of the Zoning Code.

20 b. The Planning Commission shall make a recommendation to the City Council that
21 they approve, deny or modify staff's recommendation.

22 c. If Zoning Code Text/Map Amendments are referred to the Planning Commission
23 by the City Council, failure of the Planning Commission to report to the City Council within
24 ninety (90) days, or within the time specified by the City Council, shall be deemed to be an
25 approval of the proposed modification.

26 d. The City Council is the final approving authority with a simple majority vote
27 required for approval.

28 2. Applicant-initiated Zoning Code Text/Map amendments.

1 a. Applicant-initiated Zoning Code Text/Map amendments shall be processed in
2 accordance with the discretionary permit processing provisions as set forth in Chapters 19.650
3 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices
4 and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the
5 Zoning Code.

6 b. Voting/approval requirement.
7 (1) Approval of a Zoning Code amendment requires the affirmative vote of at least
8 four Planning Commission members, or a majority, whichever is greater.

9 (2) The Planning Commission's denial of a Zoning Code amendment is final unless
10 appealed to the City Council.

11 (3) If approved by the Planning Commission, or appealed to the City Council, the
12 City Council is the final approving authority with a simple majority vote required for approval.

13 3. Notwithstanding the above, application and removal of the CR (Cultural Resources)
14 Overlay Zone shall be approved directly by the City Council.

15 B. Notice. The Planning Commission shall hold a public hearing on any proposed rezone or
16 amendment to the Zoning Code. Notice of the hearing shall be given pursuant to Section
17 19.670.040(A) (Notice of Hearing for Legislative Actions) and if the proposed rezone or
18 amendment to the Zoning Code affects the permitted uses of real property, notice shall also be
19 given pursuant to Section 19.670.040(B) (Notice of Hearing for Legislative Actions).

20 C. Adoption.

21 1. Zoning Code Text/Map amendments shall be adopted by ordinance of the City Council
22 that constitutes final action.

23 2. Ordinances to amend the Zoning Code Text/Map are subject to referendum and,
24 therefore, become effective 30 days after their adoption.”

25 Section 56: Section 19.810.040 of the Riverside Municipal Code is hereby amended as
26 follows:

27 **“Section 19.810.040 Required findings for Zoning Code amendment.**

28 In acting to approve any amendment to the Zoning Code text or map, the City Council shall be

1 required to make the following findings:

2 ...”

3 Section 57: Chapter 19.820 of the Riverside Municipal Code entitled “Specific
4 Plan/Specific Plan Amendments is hereby amended and replaced with the title “Specific Plan/Specific
5 Plan **Text/Map** Amendments”.

6 Section 58: Section 19.820.020 of the Riverside Municipal Code is hereby amended as
7 follows:

8 **“Section 19.820.020 Procedures.**

9 ~~A. *General process.* Specific Plan and Specific Plan amendment applications shall be~~
10 ~~processed in accordance with the discretionary permit processing provisions as set forth in~~
11 ~~Chapters 19.650 (Approving Authority), 19.660 (General Application Processing~~
12 ~~Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and~~
13 ~~other applicable Chapters of the Zoning Code.~~

14 **A. General process.**

15 **1. City Initiated Specific Plan/Specific Plan Text/Map Amendments.**

16 **a. City Initiated Specific Plan/Specific Plan Text/Map amendments shall be**
17 **processed in accordance with the provisions as set forth in Chapters 19.650 (Approving**
18 **Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings),**
19 **19.690 (Effective Dates) and other applicable Chapters of the Zoning Code.**

20 **b. The Planning Commission shall make a recommendation to the City Council that**
21 **they approve, deny or modify staff’s recommendation.**

22 //

23 **c. If a Specific Plan/Specific Plan Text/Map Amendment is referred to the Planning**
24 **Commission by the City Council, failure of the Planning Commission to report to the City**
25 **Council within ninety (90) days, or within the time specified by the City Council, shall be**
26 **deemed to be an approval of the proposed modification.**

27 **d. The City Council is the final approving authority with a simple majority vote**
28 **required for approval.**

1 **2. Applicant initiated Specific Plan/Specific Plan Text/Map Amendments.**

2 **a. Applicant initiated Specific Plan/Specific Plan Text/Map amendments shall be**
3 **processed in accordance with the discretionary permit processing provisions as set forth in**
4 **Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures),**
5 **19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable**
6 **Chapters of the Zoning Code.**

7 **b. Voting/approval requirement.**

8 **(1) Approval of a Specific Plan/Specific Plan Text/Map amendment requires the**
9 **affirmative vote of at least four Planning Commission members, or a majority, whichever is**
10 **greater.**

11 **(2) The Planning Commission's denial of a Specific Plan/Specific Plan Text/Map**
12 **amendment is final unless appealed to the City Council.**

13 **(3) If approved by the Planning Commission, or appealed to the City Council, the**
14 **City Council is the final approving authority with a simple majority vote required for approval.”**

15 Section 59: Section 19.820.030 of the Riverside Municipal Code is hereby amended as
16 follows:

17 **“Section 19.820.030 Specific Plan initiation.**

18 A Specific Plan and/or **Text/Map** amendment, **pursuant to Section 19.660.015(A) (Initiation of**
19 **Applications),** may be initiated in any one of the following manners:

20 A. Upon minute motion of the City Council-;

21 B. Upon minute motion of the Planning Commission-;

22 **C. By the Community & Economic Development Department Director, or his/her**
23 **designee; or**

24 ~~**CD.**~~ Upon application by a property owner or owners of any parcel subject to requirements of the
25 Zoning Code.

26 ~~**D.——The Community & Economic Development Director or his/her designee may initiate an**~~
27 ~~**amendment to the Specific Plan.**~~

28 ~~**E.——Pursuant to Section 19.660.015.A (Initiation of Applications).”**~~

Section 60: Section 19.820.040 of the Riverside Municipal Code is hereby amended as follows:

“Section 19.820.040 Specific Plan requirements.

~~A. Relationship to other adopted regulations. Specific Plans may either supplement or supersede all land use regulations applicable to the subject property, including all previously adopted ordinances, standards, and guidelines. In the event an inconsistency or conflict exists between standards adopted within a Specific Plan and comparable provisions of this title, the Specific Plan shall prevail through application of the Specific Plan (SP) Overlay Zone.~~

~~B. Content. At a minimum, a specific plan must include a statement of its relationship to the general plan (§ 65451(b)) and text and diagram(s) specifying all of the following in detail:~~

~~1. The distribution, location and extent of the uses of land, including open space, within the area covered by the plan.~~

~~2. The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste, disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.~~

~~3. Standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources, where applicable.~~

~~4. A program of implementation measures, including regulations, programs, public works projects, and financing measures necessary to carry out the provisions of the preceding three paragraphs (§ 65451(a)).~~

~~5. Any other subjects that, in the judgment of the planning agency, are necessary or desirable for the general plan implementation (§65452).~~

A. Relationship to other adopted regulations.

1. Specific Plans may either supplement or supersede all land use regulations applicable to the subject property, including all previously adopted ordinances, standards, and guidelines.

1 **2. In the event an inconsistency or conflict exists between standards adopted within a**
2 **Specific Plan and comparable provisions of this Title, the Specific Plan shall prevail through**
3 **application of the Specific Plan (SP) Overlay Zone.**

4 a. **The distribution, location and extent of the uses of land, including open space,**
5 **within the area covered by the plan.**

6 b. **The proposed distribution, location, extent, and intensity of major components of**
7 **public and private transportation, sewage, water, drainage, solid waste, disposal, energy, and**
8 **other essential facilities proposed to be located within the area covered by the plan and needed**
9 **to support the land uses described in the plan.**

10 c. **Standards and criteria by which development will proceed and standards for the**
11 **conservation, development, and utilization of natural resources, where applicable.**

12 d. **A program of implementation measures, including regulations, programs, public**
13 **works projects, and financing measures necessary to carry out the provisions of the preceding**
14 **three paragraphs.**

15 e. **Any other subjects that, in the judgment of the planning agency, are necessary or**
16 **desirable for the general plan implementation.”**

17 Section 61: The City hereby finds that this ordinance is not subject to review under the
18 California Environmental Quality Act (CEQA) pursuant subdivision (b)(3) (there is no possibility the
19 activity in question may have a significant effect on the environment). In addition to the foregoing
20 general exemptions, the City Council further finds that this ordinance is categorically exempt from
21 review under CEQA under the Class 8 Categorical Exemption (regulatory activity to assure the
22 protection of the environment), CEQA Guidelines section 15308.

23 //

24 Section 62: The City Clerk shall certify to the adoption of this Ordinance and cause
25 publication once in a newspaper of general circulation in accordance with Section 414 of the Charter
26 of the City of Riverside. This ordinance shall become effective on the 30th day after the date of its
27 adoption.

28 ADOPTED by the City Council this _____ day of _____, 2021

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Mayor of the City of Riverside

Attest:

City Clerk of the City of Riverside

I, Eva Arseo, Interim City Clerk of the City of Riverside, California, hereby certify that the foregoing ordinance was duly and regularly introduced and adopted at a meeting of the City Council on the _____ day of _____, 2021, by the following vote, to wit:

Ayes:

Noes:

Absent:

Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this _____ day of _____, 2021.

Interim City Clerk of the City of Riverside

21-0141 KJS 03/12/21