



**PLANNING COMMISSION HEARING DATE: DECEMBER 5, 2024
AGENDA ITEM NO.: 2**

SUMMARY

Case Number	PR-2024-001746 (Zoning Text Amendment)
Request	<p>Proposal by the City of Riverside to consider amendments to Titles 18 (Subdivision) and 19 (Zoning) of the Riverside Municipal Code (RMC), including but not limited to Title 18, Article IV (Requirements for Filing and Approval Process) and Title 19, Articles III (Nonconforming Provisions), V (Base Zones and Related Use and Development Provisions), VI (Overlay Zones), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), IX (Land Use Development and Permit Requirements/Procedures), and X (Definitions). The proposed amendments are intended to:</p> <ol style="list-style-type: none">1. Align the RMC with recent changes to California Law related to Accessory Dwelling Units, Density Bonus, and Electrified Security Fences;2. Align language in the Alcohol Sales and Outdoor Lighting chapters with standard regulatory and industry terms;3. Streamline minor adjustments to development standards;4. Clarify pet grooming and personal services as permitted home occupations;5. Clarify screening options for ground-mounted utility equipment;6. Adjust the allowed heights of fences and walls in side and rear yards of Single-Family Residential Zones;7. Adjust the permitted retaining wall heights in Title 19 for consistency with those in Title 17; and8. Make other minor and/or non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies.
Applicant	City of Riverside, Community and Economic Development Department
Project Location	Citywide
Ward	Citywide
Staff Planner	Clarissa Manges, Assistant Planner 951-826-5264 cmanges@riversideca.gov

RECOMMENDATIONS

That the Planning Commission:

1. **Recommend** that the City Council determine that Planning Case PR-2024-001746 is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule), as it can be seen with certainty that approval of the project will not have an effect on the environment; and
2. **Recommend Approval** of the Planning Case PR-2024-001746 (Zoning Text Amendment) as outlined in the staff report and summarized in the Findings section of this report.

BACKGROUND

Planning staff continuously track the applicability and accuracy of the Riverside Municipal Code (RMC) to ensure the regulations are consistent with State Law, provide clear direction, and are not in conflict with other provisions. Staff identifies inaccuracies, ambiguities, and/or conflicts and tracks this information so that periodic Zoning Text Amendments can be made. This builds on the “Streamline Riverside” initiative that continually identifies and implements strategic changes to City processes. The proposed changes will provide clarity and reduce ambiguity in the Zoning Code including minor updates, revisions, and technical corrections to several Chapters and Sections.

PROPOSAL

The proposed amendments to the Zoning Code are included as Exhibit 1 and are separated by Chapter. The following is a summary of each of the proposed changes including the chapter or section, existing condition, and proposed changes.

AMENDMENT 1 – ACCESSORY DWELLING UNITS

Chapters:

- Chapter 19.442 – Accessory Dwelling Units (ADU) (Requirements)
- Chapter 19.910 – Definitions (“D” Definitions)

Existing Condition:

The last comprehensive update to the City's Accessory Dwelling Unit (ADU) ordinance was in June 2022. New state legislation and interpretations of the California Government Code require that the City update its ordinance.

Currently, the City permits one accessory dwelling unit and one junior accessory dwelling unit (JADU) on lots with an existing or proposed single-family dwelling. For existing multi-family development, the Code permits up to two new detached ADUs and allows the conversion of existing non-habitable space into ADUs, up to 25% of the current number of units in the development. For example, a four-unit multi-family apartment would be able to convert existing non-habitable space into one ADU, plus up to two detached, new construction ADUs for a total of seven units (four primary units and three ADUs).

Proposed Changes:

Proposed changes would implement the Department of Housing and Community Development (HCD) guidance of Government Code Section 66323 (Exhibit 2a) and new state law, Senate Bill (SB) 1211 (2024) (Exhibit 2b).

- HCD has clarified State law to indicate that the language applies more expansively than the City's existing ADU ordinance. Specifically, HCD, which has legal enforcement authority of California's ADU laws, has determined that §66323(a)(1)-(3) obligates jurisdictions to allow all of the following types on single-family properties, if opted for:
 - One attached ADU (new construction or conversion);
 - One detached ADU (new construction or conversion); and
 - One JADU.
- HCD has clarified that the City's ordinance limits the maximum number of ADUs and JADUs on single-family properties to two.
- SB 1211 increases the number of permitted detached, new construction ADUs on lots with a proposed multifamily development to two, and on lots with an existing multifamily development to eight. (provided that the number of detached ADUs does not exceed the existing number of dwelling units). Using the previous example, the same four-unit multifamily property can now convert existing non-habitable space to one ADU (25%), and construct up to four detached ADUs, for a total of nine units.

Chapter 19.442 (Accessory Dwelling Units) is amended to reflect these changes. Other minor changes related to ADUs throughout the RMC involve:

- Clarifying that ADUs *750 square feet and over* require payment of impact fees;
- Specifying in both the ADU Chapter and JADU definition where provisions apply to both existing *and proposed* square footage; and
- Correcting other minor details for consistency.

AMENDMENT 2 – DENSITY BONUS

Chapters:

- Chapter 19.545 – Density Bonus

Existing Condition:

Chapter 19.545 does not reflect two density bonus-related state laws, Assembly Bill (AB) 3116 (Exhibit 3) and Assembly Bill (AB) 2694 (Exhibit 4), that passed during the most recent legislative session.

AB 3116 (2024) revised eligibility standards, percentage of allowed bonus, and number of allowed concessions for low-income student housing projects and established a new parking ratio for these projects. Currently, such projects must only be used for full-time students at accredited colleges and are eligible for a maximum 35% bonus and one concession (when 20% of units are dedicated to low-income students).

AB 2694 (2024) clarified that Residential Care Facilities for the Elderly (RCFEs) qualify as density bonus-eligible senior citizen housing. Currently, density bonus-eligible senior housing includes any defined in Civil Code Sections 51.3 and 51.12 that “has at least 35 dwelling units or a mobile home park that limits residency based on age requirements for housing older persons in compliance with Civil Code Sections 798.76 or 799.5”.

Proposed Changes:

To comply with AB 3116, proposed amendments to RMC Chapter 19.545 would involve:

- Expanding project eligibility to include housing for any student enrolled currently or in the past six months in at least six units at an accredited institution of higher learning;
- Prohibiting eligible projects from assigning specific bedrooms to low-income students;
- Amending the maximum bonus density to vary based on the percentage of low-income units in the development, up to a 50% maximum;
- Allowing two concessions when at least 23% of units are dedicated to low-income students; and
- Specifying that eligible projects are not required to provide parking when at least 20% of units are dedicated to low-income students.

To comply with AB 2694, proposed amendments to RMC Chapter 19.545 would involve clarifying that residential care facilities are eligible for senior housing density bonuses.

AMENDMENT 3 – ELECTRIFIED SECURITY FENCES**Chapter:**

- Chapter 19.150 – Base Zones Permitted Land Uses (Incidental Uses Table)
- Chapter 19.550 – Fences, Walls, and Landscape Materials (Monitored Electrified Security Fence Systems)

Existing Condition:

Currently, the RMC requires all electrified fences to obtain a building permit, alarm user's permit, and a Conditional Use Permit if the subject property is located within a specific plan area.

On September 14, 2024, Governor Newsom signed AB 2371 (Exhibit 5) into law. AB 2371 streamlines the permitting of electrified security fence systems by limiting jurisdictions from requiring permits other than alarm user permits for most electrified security fences, unless the fence abuts a residential property or is within 300 feet of a public park, childcare facility, recreation center, community center, or school facility.

Proposed Change:

To comply with AB 2371, proposed amendments to the RMC involve:

- Requiring building and Minor Conditional Use Permits only for fences near specified uses (as defined above);
- Amending the *Monitored Electrified Security Fence System* permitting requirements in the Incidental Uses Table;
- Removing the Conditional Use Permit requirement for fences in specific plan areas.

The permitting requirements would now read that all fences require an alarm user's permit, but only those near specified uses would require a building and minor conditional use permit.

AMENDMENT 4 – ALCOHOL SALES LANGUAGE

Chapters:

- Chapter 19.265 – Bail Bonds Establishments (Site Location, Operation, and Development Standards)
- Chapter 19.280 – Check Cashing Establishments (Site Location, Operation, and Development Standards)
- Chapter 19.350 – Parolee/Probationer Home (Site Location, Operation, and Development Standards)
- Chapter 19.450 – Alcohol Sales (Site Location, Operation, and Development Standards)
- Chapter 19.910 – Definitions ("A" Definitions)

Existing Condition:

"On-**site**" and "off-**site**" language in the Zoning Code, including *alcohol sales* definitions, is inconsistent with California Government Code and Department of Alcoholic Beverage Control's "on-**sale**" and "off-**sale**" regulatory terms.

Proposed Change:

Proposed changes involve revising inconsistencies throughout the Zoning Code, including *alcohol sales* definitions, to be consistent with State regulatory terms.

AMENDMENT 5 – OUTDOOR LIGHTING

Chapter:

- Chapter 19.556 – Outdoor Lighting (Design and Development Standards)

Existing Condition:

RMC Section 19.556.080 uses the phrase *adjacent grade* to describe the grade of the surface surrounding a luminaire. This phrase occurs three times in the development standards section of this chapter when describing the grade from which the maximum mounting height of luminaires should be measured. Based on industry terminology; however, *finished grade* is the more appropriate phrase. Generally, *adjacent grade* refers to the "natural elevation of the ground surface prior to construction next to the proposed walls of a structure", while *finished grade* refers to the "elevation of the surface of the ground after completion of final grading". Since the mounting height of a luminaire would start at the final grade and not the pre-construction grade, the term *finished grade* is more appropriate.

Proposed Change:

Proposed changes would involve correcting mentions of *adjacent grade* to *finished grade* to align with industry terminology.

AMENDMENT 6 – ADMINISTRATIVE ADJUSTMENT

Chapters:

- Chapter 19.080 – Nonconformities (Modification or Expansion of Nonconforming Structures)
- Chapter 19.130 – Industrial Zones (BMP, I, AI, and AIR)
- Chapter 19.180 – Building Setback Overlay Zone (X) (Setback Variances Permitted)
- Chapter 19.200 – Building Stories Overlay Zone (S) (Stories Variance Prohibited)
- Chapter 19.450 – Alcohol Sales (Variance)
- Chapter 19.550 – Fences, Walls, and Landscape Materials
- Chapter 19.580 – Parking and Loading (Variances)
- Chapter 19.620 – General Sign Provisions (Procedures for Sign Review and Approval)
- Chapter 19.625 – Private Party Signs on City-Owned Property and the Public Right of Way (Pedestrian Mall Sidewalk Signs)
- Chapter 19.660 – General Application Processing Procedures (Submittal Requirements)
- Chapter 19.720 – Variance (Applicability)
- Chapter 19.780 – Planned Residential Development Permits (Development Standards)

Existing Condition:

Currently, the Zoning Code does not have an administrative adjustment procedure to permit minor deviations from development standards without a variance, an entitlement that requires specific findings and may be an overly burdensome and ill-suited process for minor, non-substantive requests.

Proposed Changes:

The primary proposed change involves creating an administrative adjustment procedure in Section 19.660.040, allowing limited deviations from sign area and height, setbacks, distance between structures, parcel dimensions, parking spaces, landscape dimensions, and other physical development standards based on research of California cities with existing administrative adjustment procedures (Exhibit 6). For sign area and height, this would also involve removing language from the Sign Provisions Chapter, which allows a 10% deviation from sign area and height through an application process and fee that has never been established, in favor of the administrative adjustment process. Any application that requires an administrative adjustment would include a written request to the Community and Economic Development Department Director, who could approve, conditionally approve, or deny the request.

Other proposed changes, to clarify the variance process, include:

- Clarifying in the Variance Chapter that the adjustment procedure can be used for minor deviations; and
- Removing redundant language referencing variances as a development tool.

Variances would continue to be an option for larger deviations from standards for properties that have unique characteristics that make compliance with development standards impractical or impossible.

AMENDMENT 7 – HOME OCCUPATIONS

Chapter:

- Chapter 19.150 – Base Zones Permitted Land Uses (Permitted Land Uses)
- Chapter 19.485 – Home Occupations (Permitted Home Occupations)
- Chapter 19.910 – Definitions ("P" Definitions)

Existing Condition:

Historically, pet grooming and related uses have been allowed as personal services and home occupations; however, our Code does not formally include *pet grooming* and related uses in its definition of personal services. Additionally, the Code is unclear about which personal services are permitted as home occupations. And furthermore, there is no distinction between personal services that are home occupations and those that are not, which is problematic because personal services are currently prohibited in all residential zones.

Proposed Change:

Proposed changes to clarify pet grooming and certain personal services as permitted home occupations involve:

- Amending the *personal services* definition to include pet grooming and similar uses;
- Clarifying which personal services are permitted as home occupations in the Home Occupations Chapter (dressmakers, seamstresses, and tailors; hair stylists; estheticians; pet groomers; and similar uses); and
- Specifying in the Permitted Uses Table that personal services that are operated as home occupations are subject to the Home Occupations Chapter and the Home Occupations item under Table 19.150.020.B (Incidental Uses Table).

AMENDMENT 8 – GROUND-MOUNTED UTILITY EQUIPMENT

Chapter:

- Chapter 19.555 – Outdoor Equipment Screening (Design and Development Standards)

Existing Condition:

Currently, the Outdoor Screening Chapter of the RMC requires ground-mounted utility equipment (such as cable television boxes, electric power transformers and distribution facilities, water pumps, and telecommunications facilities) to be screened with solid masonry walls or similar structures. It also prohibits screening with wood, chain-link materials, and other similar materials. Inflexible requirements for structural screening may conflict with the ability to maintain and service the equipment throughout the life of the project and can result in subpar screening techniques or equipment location.

Proposed Change:

The primary proposed change involves expanding allowable screening options based research of local jurisdictions (Exhibit 7), to include solid masonry walls, landscaping, color blending, and artwork. Screening options would be organized into two “tiers”, where equipment placement at the rear of the structure and away from public view would be the preferred screening method. Additional changes include removing wood from the list of prohibited screening materials.

AMENDMENT 9 – FENCE AND WALL HEIGHTS

Chapters:

- Chapter 19.550 – Fences, Walls, and Landscape Materials (Height and Location Provisions)

Existing Condition:

Currently, the maximum height for fences and walls in any side or rear yard is six feet; however, there is demand from the public to increase the maximum height for properties in single-family residential zones.

Proposed Change:

Proposed changes involve increasing the maximum fence and wall height in side and rear yards to seven feet for single-family residential properties abutting another single-family residential property, and to eight feet for single-family residential properties abutting property in any other zone. The proposed height limits are within the typical range of allowed fence heights based on a survey of neighboring jurisdictions (Corona, Eastvale, Jurupa Valley, Moreno Valley and Norco).

AMENDMENT 10 – RETAINING WALL HEIGHTS

Chapters:

- Chapter 19.550 – Fences, Walls, and Landscape Materials (Height and Location Provisions)

Existing Condition:

The maximum retaining wall height prescribed in Chapter 19.550 of the Zoning Code is inconsistent with those prescribed in Chapter 17.28 of the Grading Code. According to Chapter 19.550, the maximum retaining wall height is four feet, while in Chapter 17.28, the maximum retaining wall height varies between three feet (if the wall is within public view) and six feet (if the wall is not within public view).

Proposed Changes:

Proposed changes involve:

- Removing mentions of the four-foot maximum retaining wall height from Chapter 19.550 and replacing them with three- and six-foot heights of Chapter 17.28 where applicable;
- Clarifying that the maximum combined freestanding and retaining wall height is ten feet; and

- Removing Figure 19.550.030.B.2 (Height of Retaining Walls) as it depicts the existing four-foot height.

AMENDMENT 11 – PROHIBITED FENCE MATERIALS

Chapter:

- Chapter 19.550 – Fences, Walls, and Landscape Materials (Modifications)

Existing Condition:

Due to a clerical error in Ordinance 7652, which was adopted on November 7th, 2023, the title of Section 19.550.020 is incorrectly named “Modifications” when it should be “Prohibited Materials”.

Proposed Change:

Proposed changes involve correcting the title of Section 19.550.020 from “Modifications” to “Prohibited Materials”.

AMENDMENT 12 – ANIMAL KEEPING AND AGRICULTURAL FIELD OFFICES

Chapters:

- Chapter 19.445 – Agricultural Field Office (Site Location, Operation, and Development Standards)
- Chapter 19.455 – Animal Keeping (Site Location, Operation and Development Standards)

Existing Condition:

Due to a clerical error from the latest update to the Animal Keeping Chapter (Ordinance 7660, passed on April 9, 2024), there are two versions of the chapter's language in the Zoning Code. This error added the new version to the Agricultural Field Office Chapter (19.445) and resulted in the deletion of Agricultural Field Office development standards in Section 19.445.030. Meanwhile, the old version remains in Section 19.455.030 of the Animal Keeping chapter.

Proposed Change:

Proposed changes would correct this clerical error.

AMENDMENT 13 – PLANNED RESIDENTIAL DEVELOPMENT PERMITS

Chapter:

- Chapter 19.670 – Public Hearings and Notice Requirements (Notice Requirements for Administrative Discretionary Permits with no Public Hearing)
- Chapter 19.690 – Effective Dates, Time Limits, and Extensions (Time Extension)
- Chapter 19.780 – Planned Residential Development Permits (Density and Findings for Single-Family Residential Zones)

Existing Condition:

Three chapters of the Zoning Code require minor corrections to clarify noticing, time extension, and superior design standard provisions of the new Planned Residential Development (PRD) section approved by City Council on August 6, 2024 and added to the code by Ordinance 7683 on August 20, 2024:

- In Section 19.670.020, the Minor PRD Permit is listed as an administrative discretionary permit not requiring a public hearing that is subject to a 300-foot radius noticing requirement. The listing as that permit type is incorrect, as the Minor PRD Permit requires a tract map and Planning Commission hearing.
- In Section 19.690.050, only the PRD, Minor PRD, and Administrative PRD Permits are listed as qualifying for five-year time extensions. This is incorrect, as all four PRD permits (including the Small Lot PRD Permit) qualify for five-year time extensions.
- In Section 19.780.050, there are two errors related to the number of superior design standards that each PRD permit type must demonstrate for a density bonus. This section correctly shows that the Administrative PRD Permit must demonstrate at least three standards and the Minor PRD Permit must demonstrate at least four, but does not specify the standard PRD Permit must demonstrate at least five and that the Small Lot PRD Permit is not subject to the density bonus and design standards provisions.

Proposed Change:

Proposed changes involve the following corrections:

- Section 19.670.020: Removing the Minor PRD Permit from the list of administrative discretionary permits not requiring a public hearing that is subject to 300-foot radius noticing.
- Section 19.690.050: Clarifying that all PRD permits qualify for a five-year time extension.
- Section 19.780.050: Clarifying that the standard PRD Permit must demonstrate five superior design standards and that the Small Lot PRD is not subject to the density bonus and design standards.

AMENDMENT 14 – SITE PLAN REVIEW

Chapters:

- Chapter 19.120 (Mixed-Use Zones [MU-N, MU-V, MU-U])
- Chapter 19.770 (Site Plan Review Permit)

Existing Condition:

Currently, findings for site plan review permits only exist in the Mixed-Use Zones Chapter and only apply to mixed-use development. According to Section 19.770.030 of the RMC, mixed-use, commercial, and other select developments require site plan review permits.

Proposed Change:

Proposed changes involve:

- Deleting the findings in the Mixed-Use Zones Chapter and moving them into a new section of the Site Plan Review Permit Chapter (Section 19.770.050) to broaden their applicability; and
- Renumbering the sections of the Mixed-Use Zones Chapter.

AMENDMENT 15 – GROUP HOUSING

Chapters:

- Chapter 19.315 – Group Housing-Six or More Occupants

Existing Condition:

The current title is incorrect and should be “Group Housing-**Seven** or More Occupants” in compliance with State law and consistency with the Base Zones Permitted Uses Table.

Proposed Change:

Proposed changes involve correcting the title to “Group Housing-**Seven** or More Occupants”.

AMENDMENT 16 – HOTEL/MOTEL LONG-TERM STAY

Chapters:

- Chapter 19.330 – Hotel/Motel, Long-Term Stay

Existing Condition:

Background: Due to clerical error, Section 19.330.**040** was misnumbered as Section 19.330.**030** in Ordinance 7331, which passed on June 7, 2016.

Proposed Change:

Proposed changes would involve correcting the numbering to Section 19.330.**040**.

AMENDMENT 17 – TRACT MAP PREPARATION

Chapter:

- Chapter 18.150 – General Application Processing Procedures (Submittal Requirements)

Existing Condition:

Section 18.150.050.B incorrectly states that engineers that prepare tentative tract maps must be authorized to practice land surveying (this is only required for final tract maps).

Proposed Change:

At the request of the Survey Division of the Public Works Department, proposed changes involve removing the “authorized to practice land surveying” provision for engineers preparing tentative tract maps.

PUBLIC OUTREACH AND COMMENT

Notice was published in the Press Enterprise on November 8, 2024. At the time of writing this report, Staff has not received public comments regarding the Zoning Text Amendments.

ENVIRONMENTAL REVIEW

The proposed amendments are exempt from additional California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) of the CEQA guidelines, as it can be seen with certainty that the proposed text amendments will not have an effect on the environment.

FINDINGS

Zoning Code Amendment Findings pursuant to Chapter 19.810.040:

- 1) The proposed Zoning Code Text Amendments are generally consistent with the goals, policies, and objectives of the General Plan;
- 2) The proposed Zoning Code Text Amendments will not adversely affect surrounding properties; and
- 3) The proposed Zoning Code Text Amendments will promote public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.

ENVISION RIVERSIDE 2025 STRATEGIC PLAN ALIGNMENT

The proposed amendments align with Strategic Priority No. 5 – High Performing Government by demonstrating adaptivity as an organization, and more specifically with Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, building public trust, and encourage shared decision making. In addition, the project aligns with the five Cross-Cutting Threads as follows:

1. **Community Trust** – The proposed amendments are a proactive measure to respond to the changing needs of the community through a transparent public process.
2. **Equity** – The proposed amendments promote reasonable and equitable regulation of land use throughout the City.
3. **Fiscal Responsibility** – The proposed amendments do not incur costs to the City.
4. **Innovation** – The proposed amendments incorporate latest best practices for streamlining and promoting equitable development communities.
5. **Sustainability & Resiliency** – The proposed amendments promote pedestrian and transit-oriented development that will help reduce greenhouse gas emissions by reducing vehicle miles traveled, as well as providing an alternative to greenfield sprawl development.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing

and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Proposed Amendments
 - a. Chapter 18.150 – General Application Processing Procedures
 - b. Chapter 19.080 – Nonconformities
 - c. Chapter 19.120 – Mixed Use Zones (MU-N, MU-V, MU-U)
 - d. Chapter 19.130 – Industrial Zones (BMP, I, AI, and AIR)
 - e. Chapter 19.150 – Base Zones Permitted Land Uses
 - f. Chapter 19.180 – Building Setback Overlay Zone (X)
 - g. Chapter 19.200 – Building Stories Overlay Zone (S)
 - h. Chapter 19.265 – Bail Bonds Establishments
 - i. Chapter 19.280 – Check Cashing Establishments
 - j. Chapter 19.315 – Group Housing-Six or More Occupants
 - k. Chapter 19.330 – Hotel/Motel Long-Term Stay
 - l. Chapter 19.350 – Parolee/Probationer Home
 - m. Chapter 19.442 – Accessory Dwelling Units
 - n. Chapter 19.445 – Agricultural Field Office
 - o. Chapter 19.450 – Alcohol Sales
 - p. Chapter 19.455 – Animal Keeping
 - q. Chapter 19.485 – Home Occupations
 - r. Chapter 19.545 – Density Bonus
 - s. Chapter 19.550 – Fences, Walls, and Landscape Materials
 - t. Chapter 19.555 – Outdoor Equipment Screening
 - u. Chapter 19.556 – Outdoor Lighting
 - v. Chapter 19.580 – Parking and Loading
 - w. Chapter 19.620 – General Sign Provisions
 - x. Chapter 19.625 – Private Party Signs on City-Owned Property and the Public Right of Way
 - y. Chapter 19.660 – General Application Processing Procedures
 - z. Chapter 19.670 – Public Hearings and Notice Requirements
 - aa. Chapter 19.690 – Effective Dates, Time Limits, and Extensions
 - bb. Chapter 19.720 – Variance
 - cc. Chapter 19.770 – Site Plan Review Permit
 - dd. Chapter 19.780 – Planned Residential Development Permits
 - ee. Chapter 19.910 – Definitions
2. Accessory Dwelling Unit changes:
 - a. Sample HCD Guidance Letter
 - b. SB 1211 Bill Text
3. AB 3116 Bill Text
4. AB 2694 Bill Text
5. AB 2371 Bill Text
6. Administrative Adjustment Research Summary Table

7. Ground-Mounted Utility Equipment Summary Table
8. Presentation

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