



**PLANNING COMMISSION HEARING DATE: MAY 21, 2026**  
**AGENDA ITEM NO: #**

**SUMMARY**

<b>Case Number</b>	PC-2026-00408 (Zoning Text Amendment)
<b>Request</b>	<p>Proposal by the City of Riverside to consider an omnibus zoning cleanup to amend Title 18 (Subdivision), Title 19 (Zoning), and Title 20 (Cultural Resources) of the Riverside Municipal Code (RMC), including, but not limited to, Title 18 Articles I (Subdivision Code Enactment and Applicability), II (Subdivision Code Administration, Interpretation, and Enforcement), III (Maps and Permits), IV (Requirements for Filing and Approval Process), V (Permit Provisions), and VI (Definitions); Title 19 Articles I (Zoning Code Enactment and Applicability), II (Zoning Code Administration, Interpretation, and Enforcement), III (Nonconforming Provisions), IV (General Zoning Provisions), V (Base Zones and Related Use and Development Provisions), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), IX (Land Use Development Permit Requirements/Procedures), and X (Definitions); and Title 20. The proposed amendments are intended to:</p> <ol style="list-style-type: none"> <li>1. Implement changes to Titles 18-20 to update references and naming conventions of RMC titles, update references to state legal codes, and remove duplicate text;</li> <li>2. Replace all references to the Development Review Committee (DRC) in Titles 18-20 with references to the Staff Application Review Team (START), as part of the City of Riverside's One Stop Shop refresh effort; and</li> <li>3. Make other minor, non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies as necessary.</li> </ol>
<b>Applicant</b>	City of Riverside, Community and Economic Development Department
<b>Project Location</b>	Citywide
<b>Ward</b>	Citywide
<b>Staff Planner</b>	Clarissa Manges, Assistant Planner 951-826-5264 <a href="mailto:cmanges@riversideca.gov">cmanges@riversideca.gov</a>

**RECOMMENDATIONS**

That the Planning Commission:

1. **Recommend** that the City Council determine that Planning Case PC-2026-00408 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 PC-2026-00408 (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 that 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 Amendments can be made. This builds on the “Streamline Riverside” initiative that continually identifies and implements strategic changes to City processes.

The proposed amendments occur throughout Titles 18-20 and fall into two main categories. The first category includes changes that CivicPlus, the third-party vendor that maintains the RMC, recommended in their 2024-2025 comprehensive legal review of the RMC (Attachment 2). Among the changes that CivicPlus recommended for the RMC, this code cleanup focuses on updates to references and naming conventions of RMC titles, updates to references of state legal codes, and removals of duplicate text.

The second category of amendments replaces all references to the Development Review Committee (DRC), the body of City staff that meets with applicants at the start of development projects, with references to the Staff Application Review Team (START), as part of the ongoing refresh of the City of Riverside’s One Stop Shop.

Outside these two categories of changes, this code amendment also includes several minor, non-substantive changes to correct and clarify language across the three titles.

## PROPOSAL

The proposed amendments to Titles 18-20, with footnotes about the amendments from the legal reviewer, are included as Exhibit 1. For awareness, the changes to Title 20 are presented here for informational purposes only. The Cultural Heritage Board (CHB) will review the changes to Title 20 and make a recommendation on those to City Council. The following describes the proposed changes for each amendment category in greater detail.

## CATEGORY 1 – LEGAL REVIEW CHANGES

### ***Changes to References/Naming Conventions of RMC Titles***

#### **Existing Condition:**

Currently, each *title* that makes up the RMC is often known and referred to as the *code* of the title’s name; for instance, Title 18 (Subdivisions) is often referred to as the *Subdivision Code* and Title 19 (Zoning) is often referred to as the *Zoning Code*. Titles are sometimes referred to with just the word *code*, such as the phrase “pursuant to this Code” or section name “Adoption of Code”. Since only the RMC is formally a code, using the word “code”

to refer to titles can confuse the reader into thinking that titles are separate from the RMC rather than part of it, or that a title reference is a reference to the broader RMC and vice versa.

**Proposed Changes:**

The proposed change will remove the word *code* from references to titles. Only the RMC will be known as a *code*, with exceptions where state legal codes are mentioned. Some examples of this change are demonstrated in the table below:

Current Text	Proposed Text
Section 18.030.010: “The provisions of this <b>Subdivision Code</b> , as it existed prior to the effective date of Ordinance No. 6968, are repealed and superseded as provided in the ordinance enacting this <b>Code</b> . No provision of this <b>Code</b> shall validate or legalize any subdivision established or maintained in violation of this <b>Code</b> as it existed prior to repeal by the ordinance enacting this <b>Code</b> .”	Section 18.030.010: “The provisions of this <b>Title</b> , as it existed prior to the effective date of Ordinance No. 6968, are repealed and superseded as provided in the ordinance enacting this <b>Title</b> . No provision of this <b>Title</b> shall validate or legalize any subdivision established or maintained in violation of this <b>Title</b> as it existed prior to repeal by the ordinance enacting this <b>Title</b> .”
Section 19.455.030.C.5: “The keeping of birds/aviaries is permitted, provided that all other conditions of this <b>Zoning Code</b> and this <b>Municipal Code</b> are met.”	Section 19.455.030.C.5: “The keeping of birds/aviaries is permitted, provided that all other conditions of this <b>Title</b> and this <b>Code</b> are met.”
Section 20.05.L: One of the purposes of Title 20 (Cultural Resources) is “to work in concert with the City’s <b>Zoning Code</b> .”	Section 20.05.L: One of the purposes of Title 20 (Cultural Resources) is “to work in concert with the City’s <b>zoning regulations</b> .”

**Updates to References of State Legal Codes**

**Existing Condition:**

Several references to state legal codes (i.e., Government Code, Public Resources Code, etc.) throughout the RMC are either incorrect, obsolete (have been repealed), or are incomplete (lacking the full citation). This can make it difficult for readers to locate the appropriate text when the RMC references state legal codes.

**Proposed Changes:**

The proposed change will update references to state legal codes where needed. These are some examples:

- Replacing an incorrect citation to the Government Code section dealing with urban lot splits (Section 66441.7) with the correct one (Section 66411.7).
- Updating a reference to the obsolete Civil Code Section 1351, which was repealed in 2014, with a reference to the current relevant Civil Code Section 4190.
- Including Government Code Section 66410 et seq. in references to the Subdivision Map Act to specify the Act’s location within California Government Code.

## Removals of Duplicate Text

### Existing Condition:

Titles 18-20 contain several sections that duplicate provisions of Title 1 (General Provisions) defining the conventions and functions of the RMC and of the City. Repeating these provisions outside of Title 1 is redundant and introduces risk of internal inconsistency within the RMC.

### Proposed Changes:

The proposed change will delete those sections of Titles 18-20 that duplicate provisions of Title 1 (General Provisions). Some examples include the following:

- Removing Subsection A of Sections 18.060.030 and 19.060.030, which repeat Title 1 provisions regarding RMC terminology conventions such as differences in the meanings of the words *shall*, *should*, and *may*.
- Removing Section 20.45.030, which duplicates provisions of Title 1 regarding *severability* (if any part of any title in the RMC is declared invalid, it will not affect the validity of the rest of the title).

## CATEGORY 2 – REPLACE “DRC” WITH “START”

### Existing Condition:

The *Development Review Committee* (DRC), which was created in 2016 as part of the original Streamline Riverside initiative, is composed of city staff from multiple departments and divisions (i.e., Planning, Building & Safety, Fire, Riverside Public Utilities, Public Works, etc.) who collaboratively review, and in some cases approve, proposed or formally submitted development projects. References to the DRC exist throughout Title 19.

As part of the ongoing refresh of the One Stop Shop, the DRC is proposed to be renamed the Staff Application Review Team (START), which will more accurately reflect the team's composition as an ad hoc group of staff formed unique to each applicant's case, and will more clearly reflect its role as the starting point of the applicant's development process with the City. As such, all references to the DRC are replaced with references to START.

### Proposed Changes:

The proposed change will replace all references to the DRC with references to START. Some examples include the following:

- Renaming 19.150.045, “Responsibilities of the Development Review Committee”, to “Responsibilities of the Staff Application Review Team” and replacing references to the “Development Review Committee” with references to the “Staff Application Review Team.”
- Replacing DRC with START as a development approving authority in Table 19.650.020.
- Moving the definition of the body from Section 19.910.050 (“D” Definitions) as DRC, to Section 19.910.200 (“S” Definitions) as START.

## 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 Amendment Findings pursuant to Chapter 19.810.040:

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

## **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 Title 18-20 Amendments
2. Legal Review Changes Executive Summary
3. Presentation

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