

City of Arts & Innovation

PLANNING COMMISSION MINUTES

THURSDAY, AUGUST 17, 2023, 9:00 A.M.
PUBLIC COMMENT IN PERSON /TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET

COMMISSIONERS

PRESENT: R. Kirby, L. Mooney, J. Parker, C. Roberts, J. Rush, R. Singh, J. Wilder, L. Wilson

ABSENT: R. Elizalde (UE)

STAFF: M. Tinio, B. Norton, M. Taylor, J. Egüez, V. Hernandez, A. Beaumon, P. Nitollama, C. Scully, F. Andrade

Chair Wilder called the meeting to order at 9:00 a.m.

ORAL COMMUNICATIONS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT CALENDAR

The Consent Calendar was unanimously approved as presented below affirming the actions appropriate to each item.

MINUTES

The minutes of the August 3, 2023, were approved as presented.

A motion was made by Commissioner Rush and Seconded by Commissioner Singh to approve the Consent Calendar as presented.

Motion Carried: 8 Ayes, 0 Noes, 1 Absent, 0 Abstention

AYES: Kirby, Mooney, Parker, Roberts, Rush, Singh, Wilder, Wilson

NOES: None

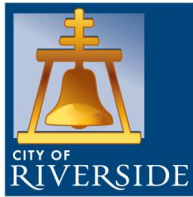
ABSENT: Elizalde

ABSTENTION: None

DISCUSSION CALENDAR

ATTENDANCE

Determine whether the absence of Commissioner Rush from the August 3, 2023 regular meeting be recorded as excused.



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A motion was made by Commissioner Rush and Seconded by Commissioner Singh to determine the absence of Commissioner Rush from the August 3, 2023 regular meeting be recorded as excused.

Motion Carried: 8 Ayes, 0 Noes, 1 Absent, 1 Abstention

AYES: Kirby, Mooney, Parker, Roberts, Singh, Wilder, Wilson

NOES: None

ABSENT: Elizalde

ABSTENTION: Rush

Determine whether the absence of Commissioner Mooney from the August 3, 2023 regular meeting be recorded as unexcused.

A motion was made by Commissioner Rush and Seconded by Commissioner Singh to determine the absence of Commissioner Mooney from the August 3, 2023 regular meeting be recorded as excused.

Motion Carried: 8 Ayes, 0 Noes, 1 Absent, 1 Abstention

AYES: Kirby, Mooney, Parker, Roberts, Rush, Singh, Wilder, Wilson

NOES: None

ABSENT: Elizalde

ABSTENTION:

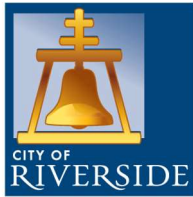
WORKSHOP

Discuss and provide input on potential infill housing development strategies at the recommendation of the City Council Housing and Homelessness Committee

Matthew Taylor, Principal Planner, presented the potential infill housing development strategies. He asked for the Commission's input.

STRATEGY 1: INFILL DEVELOPMENT ORDINANCE

Opportunities: creates a tool to develop vacant or non-conforming parcels. Additional opportunities for "missing middle housing". Increase the market response to changing housing demand.



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Commissioner Mooney inquired if someone has a lot that could qualify under this strategy, will they receive notification of this opportunity?

Mr. Taylor replied that staff has not considered yet how to get the information out.

Commissioner Kirby inquired how this strategy would affect lot sizes and requirements. He hoped that in developing these strategies, staff considered parking issues. The City is underdeveloped now.

Mr. Taylor indicated that staff would probably not change the parking requirements. This has not been fully worked out yet and it is more about how the buildings can fit onto the lot. He pointed out that there is also the potential to leave out multi-family, if the commission feels it is more advisable.

Commissioner Wilson asked if staff had a sense for the distribution of the qualifying lots, is it citywide? Is there a concentration in one area?

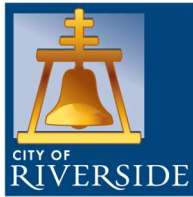
Mr. Taylor stated that there was no pattern, the lots are distributed widely throughout the city.

Commissioner Wilder asked if there would be requirements to meet under this new ordinance to ensure compatibility to match existing surrounding development and any qualifying lots within an existing neighborhood. Details such as architecture, other details so that the new construction does not stick out like a sore thumb.

Mr. Taylor stated that staff can look at trying to implement something along those lines.

Commissioner Wilder suggested reaching out to other agencies or organizations such as BIA for their input. He also inquired regarding new projects coming in and what the city will do to avoid creating this situation (lots).

Mr. Taylor agreed that stakeholders will be the important next step. Staff has received direction from the Housing & Homelessness Committee and is seeking the same from the Planning Commission. Once staff has more of an idea of where we are going, staff will reach out to hear from stakeholders. He noted that there will be no changes to the minimum lot sizes. Staff would not be creating new lots eligible for the infill development policy, there is only a finite number of existing lots that qualify.



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STRATEGY 2: SMALL LOT SUBDIVISION ORDINANCE

Opportunities: Creates opportunities for "missing middle" housing. Compatible in building size, character. Lower-cost homeownership opportunity.

Commissioner Wilder inquired if this would create issues with existing surrounding lots. He asked if flag lots were acceptable in the City. Also, with regard to access easements, will the lots be required to have CC&Rs?

Mr. Taylor noted that staff does not intend to rezone any property. Any proposal would need to comply with maximum density. Flag lots are not permitted under a conventional subdivision. He did point out that only under SB9, flag lots have been allowed. Staff has not considered the requirements for CC&Rs yet but they will likely be necessary.

Commissioner Wilson asked if the intent is to prioritize for-sale development. Will it be explicit in language?

Mr. Taylor responded that this strategy is specifically intended to create for-sale housing, but the language is not explicit as such.

STRATEGY 3: SB 10 IMPLEMENTATION

Opportunities: Maintains local control over implementation. Potential to create sizeable increase in housing supply. City has until 12/31/2028 to adopt an ordinance.

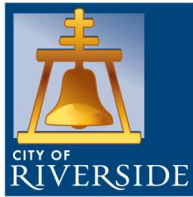
There were no comments from the Commission on this strategy.

STRATEGY 4: DENSITY TRANSFER PROGRAM

Opportunities: Satisfies Housing Element Program HE EJ-7-2. Provides a way to gain back unused density within current limits. Increases ability for market to respond to changes in demand.

Commissioner Wilson asked what the developers have thought of this strategy.

Mr. Taylor replied that staff is excited to engage developers on this question in the near future.



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Commissioner Wilder inquired how the credits could be sold/transferred between properties, and if the compatibility with the existing surrounding neighborhood would be considered. Would there still be some control?

Mr. Taylor explained that the receiver site would still need to meet the development standards. The developer still needs to show that they can comply with the development standards.

City Planner Maribeth Tinio added that a density transfer program could be tailored to set a maximum amount of density that may be transferred to address compatibility concerns.

STRATEGY 5: REQUIRE MINIMUM DENSITIES

Opportunities: Guarantees a certain number of housing units from a project. Promotes transit use and pedestrian oriented development.

There were no recommendations or suggestions for this strategy from the Commission.

STRATEGY 6: INCREASE MAXIMUM DENSITY

Opportunities: Most likely to create largest increase in capacity. Allows market to respond to changing demand. Local control over where higher densities occur.

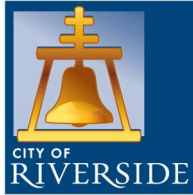
Mr. Taylor stated that this isn't state law that must be followed, we get to choose where and how the higher density happens in the future. The forthcoming Comprehensive General Plan Update presents an opportunity to explore this strategy further.

Mr. Taylor thanked the Commission for their comments.

COMMUNICATIONS

Items for future Planning Commission consideration as requested by members of the Commission. Only items that fall within the powers and duties of the Planning Commission as set forth in the City Charter and/or the Riverside Municipal Code will be agendaized for future discussions.

Ms. Tinio announced that the August 31, 2023 meeting will be cancelled. The next meeting will be September 14, 2023.



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ADJOURNMENT

The meeting was adjourned at 9:54 a.m. to the meeting of September 14, 2023 at 9:00 a.m.

The above actions were taken by the City Planning Commission on August 17, 2023. There is now a 10-day appeal period that ends on August 28, 2023. During this time, any interested person may appeal this action to the City Council by submitting a letter of appeal and paying the appeal fee. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on August 28, 2023.

Minutes approved as presented at the September 14, 2023 meeting.