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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
CALIFORNIA, ESTABLISHING THE UNIVERSITY AVENUE
RESIDENTIAL DENSITY TRANSFER PILOT PROGRAM.

WHEREAS, the City of Riverside’s (“City’s”) University Avenue Specific Plan (“UASP”),
established in 1993, includes quality, affordable housing as a key revitalization strategy; and

WHEREAS, 96% of the UASP parcels permit housing, but only 10% of the 6,819 residential
units, the maximum residential capacity analyzed and contemplated in the UASP, have been built,
demonstrating constraints to providing residential units in the area; and

WHEREAS, density transfer programs establish a framework for the transfer of residential
development rights from one property to another property; and

WHEREAS, this pilot density transfer program is intended to make housing development more
feasible for constrained sites by making additional development capacity available without requiring
changes to the Specific Plan or General Plan; and

WHEREAS, this pilot density transfer program will provide a temporary process to approve
requests for increases in residential density, within UASP boundaries, ensuring the current maximum
residential capacity of the UASP remains unchanged at 6,819 units with no significant change in
environmental impact relative to the UASP as it currently exists; and

WHEREAS, the City desires to establish the University Avenue Housing Density Transfer
Pilot Program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
California, as follows:

Section 1: The City Council hereby establishes the University Avenue Housing Density
Transfer Pilot Program as shown in Exhibit “A” attached hereto and incorporated herein.

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ADOPTED by the City Council this _____ day of _____, 2026.

PATRICIA LOCK DAWSON
Mayor of the City of Riverside

Attest:

DONESIA GAUSE
City Clerk of the City of Riverside

I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly adopted at a meeting of the City Council on the _____ day of _____, 2026, 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 _____, 2026.

DONESIA GAUSE
City Clerk of the City of Riverside

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