

# TITLE 20 AMENDMENT – SENATE BILL 9 (SB 9) AND CULTURAL RESOURCES DEFINITION

**Community & Economic Development Department** 

Agenda Item: 4
September 17, 2025

# BACKGROUND ON SENATE BILL 9 (SB 9)

#### **January 2022:**

SB 9 takes effect, allows two-unit developments & lot splits on SF lots



#### July 2022:

City Council implements SB 9 in RMC



#### January 2024:

AB 434 takes effect, SB 9 enforcement authority granted to HCD



#### **January 2025:**

SB 450 takes effect, updates SB 9



#### March 2025:

**HCD** presents Staff w/letter outlining needed revisions to the RMC



## REQUESTED RMC REVISIONS

Remove certain privacy and landscape standards

Remove certain owner-occupancy requirements

Revise fire access standards

Revise review timelines

Align fire severity zone exemptions with the Government Code

Align # of units with the Government Code

Remove height-based setbacks

Remove noticing for urban lot splits

Align habitat exemptions with the Government Code

Amendments
to SB 9
eligibility
criteria

Align side yard setbacks with the Government Code

Remove noticing for two-unit developments

Revise waivers of standards

Align historic resource exemptions with the Government Code



## ALIGNMENT OF HISTORIC RESOURCE EXEMPTIONS

#### TYPES OF HISTORIC RESOURCES EXEMPT FROM SB 9

Riverside Municipal Code (Chapter 18.085 - Urban Lot Splits and Chapter 19.443 - Two Unit Developments)	California Government Code (Section 65852.21 and Section 66411.7)
Historic districts	Historic districts
Neighborhood conservation areas (NCAs)	Landmarks
Landmarks	Historic properties
Structures of merit	
State Historic Resources Inventory-listed property	
Other historic properties pursuant to Title 20	

Neighborhood conservation areas (NCAs) and structures of merit ≠ historic resources?



### NCAS AND STRUCTURES OF MERIT ARE CULTURAL RESOURCES

Designated cultural resources

Designated city, county, state, and/or national landmarks

Designated
city and/or
county historic
district

Designated city structure of merit

Designated city neighborhood conservation area

California
Point of
Historical
Interest

Listed resource in the California and/or National Register of Historic Places

Structures of merit and neighborhood conservation areas receive the same protections as other cultural resources



## CULTURAL RESOURCES ARE HISTORIC RESOURCES

Designated cultural resources

Designated city, county, state, and/or national landmarks

Designated city and/or county historic district

Designated city structure of merit

Designated city neighborhood conservation area

California Point of Historical Interest Listed resource in the California and/or National Register of Historic Places

Classification of historic resources as cultural resources in the RMC

No distinction between cultural and historic resources in the RMC

Cultural and historic resources have the same meaning in the RMC



## TITLE 20 – AMENDMENT

Proposal: Clarify in Title 20's definition of <u>cultural resources</u> that all cultural resources, including <u>neighborhood conservation areas</u> and <u>structures of merit</u>, are historic resources which affirms they are ineligible for SB 9 urban lot splits and two-unit developments.



Cultural resource means improvements, natural features, sites, cultural landscapes, or other objects, which may reasonably be of scientific, aesthetic, educational, cultural, architectural, social, political, military, historical or archaeological significance. This includes designated cultural resources, eligible cultural resources, and contributing features to Historic Districts and Neighborhood Conservation Areas. A "Point of Cultural Interest" as recognized under Title 20 is expressly not under this definition. <a href="Cultural resource has the same meaning as historic resource pursuant to the California Government Code">Cultural resource has the same meaning as historic resource pursuant to the California Government Code</a>.



## RECOMMENDATION

That the Cultural Heritage Board recommend that City Council:

- 1. **Determine** that Planning Case PR-2025-001800 is exempt from further California Environmental Quality Act (CEQA) review pursuant to Sections 15308 (Actions to Protect Environment), 15060(c)(2) (No Physical Change), 15060(c)(3) (Not A Project), and 15061(b)(3) (General Rule), as the proposed amendment will cause no direct or indirect change to the environment and does not meet the definition of a Project under CEQA, and is pursuant to Section 65852.21(k) and Section 66411.7(n);
- **2. Approve** Planning Case PR-2025-001800 (Title 20 Zoning Code Text Amendment) as outlined in the staff report and summarized in the Findings Section of this report; and
- 3. Introduce, and subsequently adopt, an Ordinance amending Title 20 (Cultural Resources) of the Riverside Municipal Code.

