

City of Riverside, CA
February 25th, 2021

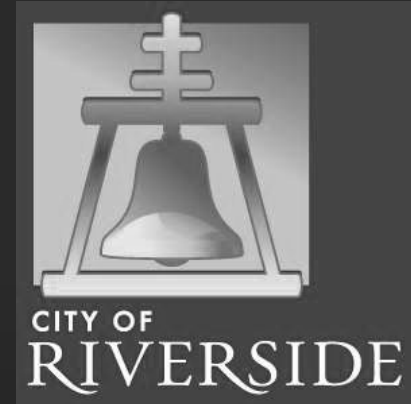
VIRTUAL PUBLIC WORKSHOP #3

**HOUSING AND PUBLIC SAFETY UPDATES
& ENVIRONMENTAL JUSTICE POLICIES**

Tonight's Agenda

1. Project Overview and Team Introduction
2. Housing Element Update – Preferred Alternative for RHNA Sites
3. Environmental Review (CEQA) Process and Next Steps
4. Public Safety Element Update and Environmental Justice Policies
5. Open Discussion
6. Stay Connected!

STAY CONNECTED!

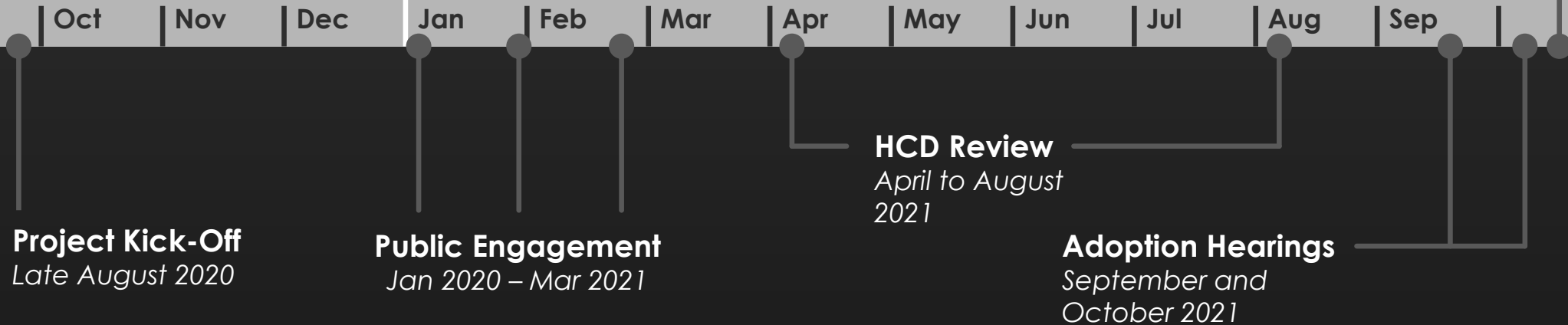


- Visit the Housing Element Update website and join the mailing list: www.riversideca.gov/HousingUpdate
- Ask a question or provide your comments by email: MTaylor@riversideca.gov
- Complete the online survey: <https://www.surveymonkey.com/r/YC97HBC>
- Online 3D Map: hla.fyi/PreferredAlt3D
- Downloadable PDF Map: hla.fyi/PreferredAltPDF
- Watch for future public meetings: **Planning Commission workshop on March 18th, 2021 & Early April for CEQA Environmental Review Kick-Off**

PROJECT OVERVIEW and TIMELINE

2020 | 2021

HCD Deadline
October 15, 2021



Public Review:

Round 1
Jan 7th
Potential Sites

Round 2
Jan 27th
RHNA Scenarios

Round 3
Feb 25th
Preferred Alternative

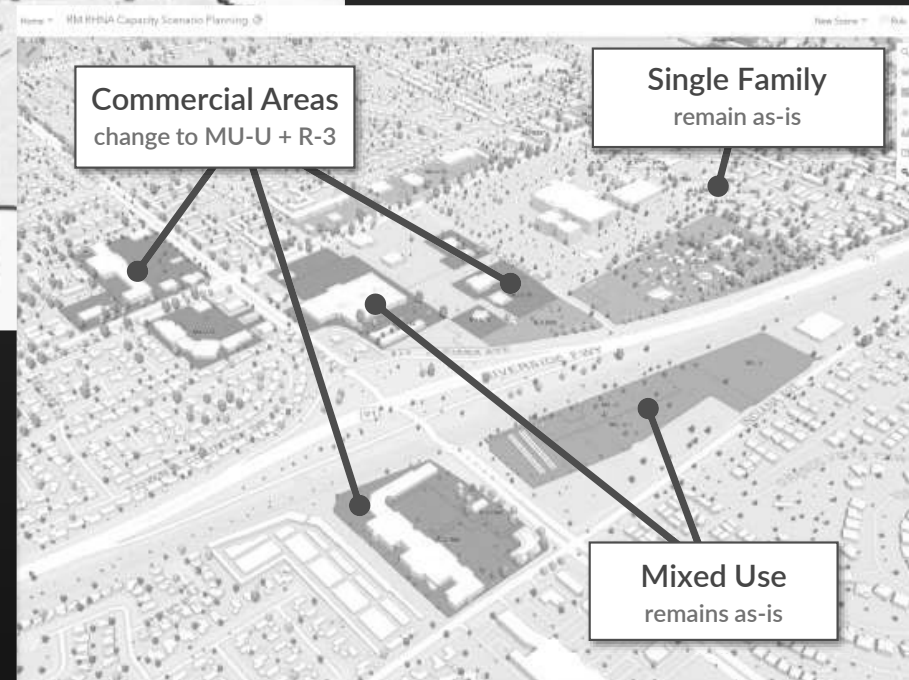
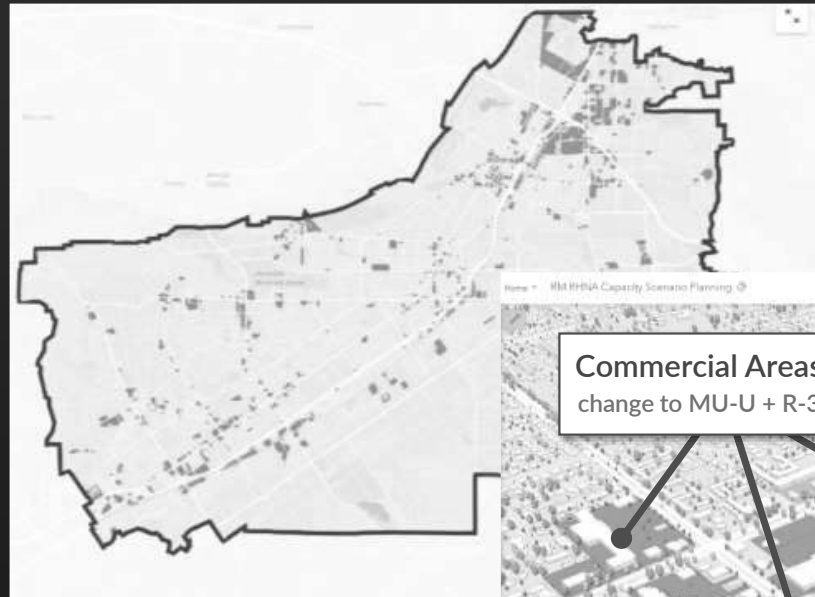
HCD Review Draft

Round 4
Aug
Final Draft of Housing Element

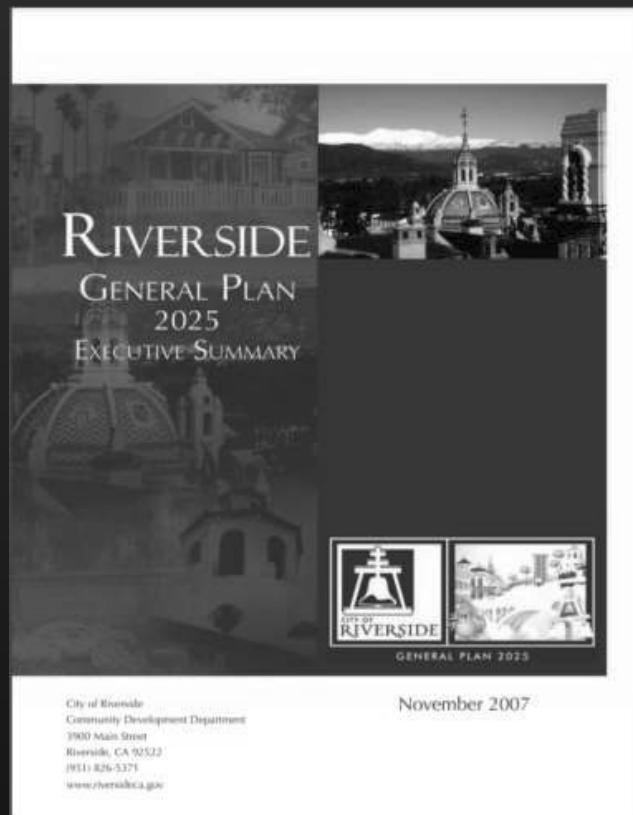
Public Workshops #1 and #2

At previous public workshops on January 7th, 2021 and January 27th, 2021 we discussed potential locations for new housing and how we might accommodate that housing through zoning.

More information on previous meetings available on the City's Housing Element Update project website.



Relationship to General Plan



1. Every city in California must create a General Plan that acts as a roadmap for the future growth of the City.
2. General Plans must address key topic areas, called Elements, that cover things like housing, land use, transportation, services, and infrastructure
3. Each element establishes broad objectives, focused policies and specific actions the City will take to achieve its goals.

CONSULTANT TEAM



**Lead
Consultant**



Housing



**Environmental &
Sustainability**

FEHR & PEERS

Transportation



**Community
Outreach**



**Land Use
Law**

CONSULTANT TEAM



Rob Matthews, AICP
Houseal Lavigne



Brian Sims, GISP
Houseal Lavigne



Veronica Tam, AICP
VTA



Debra Leight
ICF



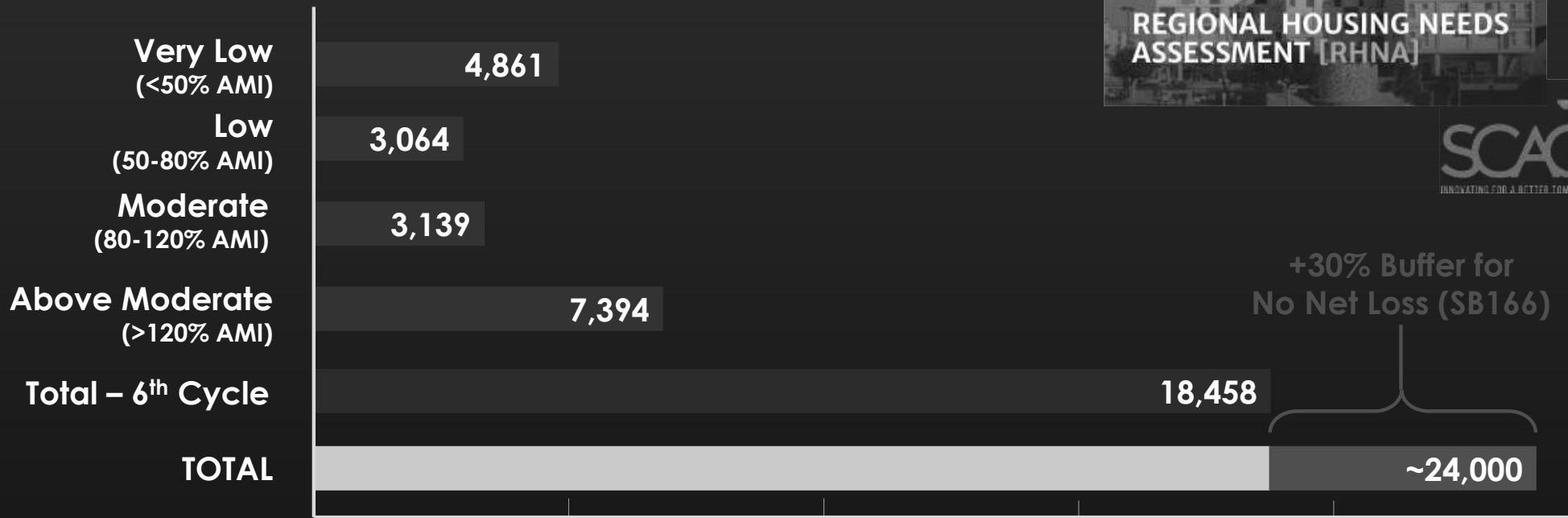
JC Lacey
Arellano Associates

Housing Element Requirements

- Accommodate projected housing demand, as mandated by the State (RHNA)
- Increase housing production to meet this demand
- Preserve existing affordable housing
- Improve the safety, quality and condition of existing housing
- Facilitate the development of housing for all income levels and household types including special needs populations
- Promote fair housing choices for all



6th-Cycle RHNA Allocation



RHNA SCENARIOS

SCENARIO PLANNING
ENVISIONING MULTIPLE FUTURES



Business as Usual

No changes to current zoning; this scenario does not allow us to meet RHNA target.

Dispersed Growth

Meet RHNA target through lower intensity growth over a larger area.

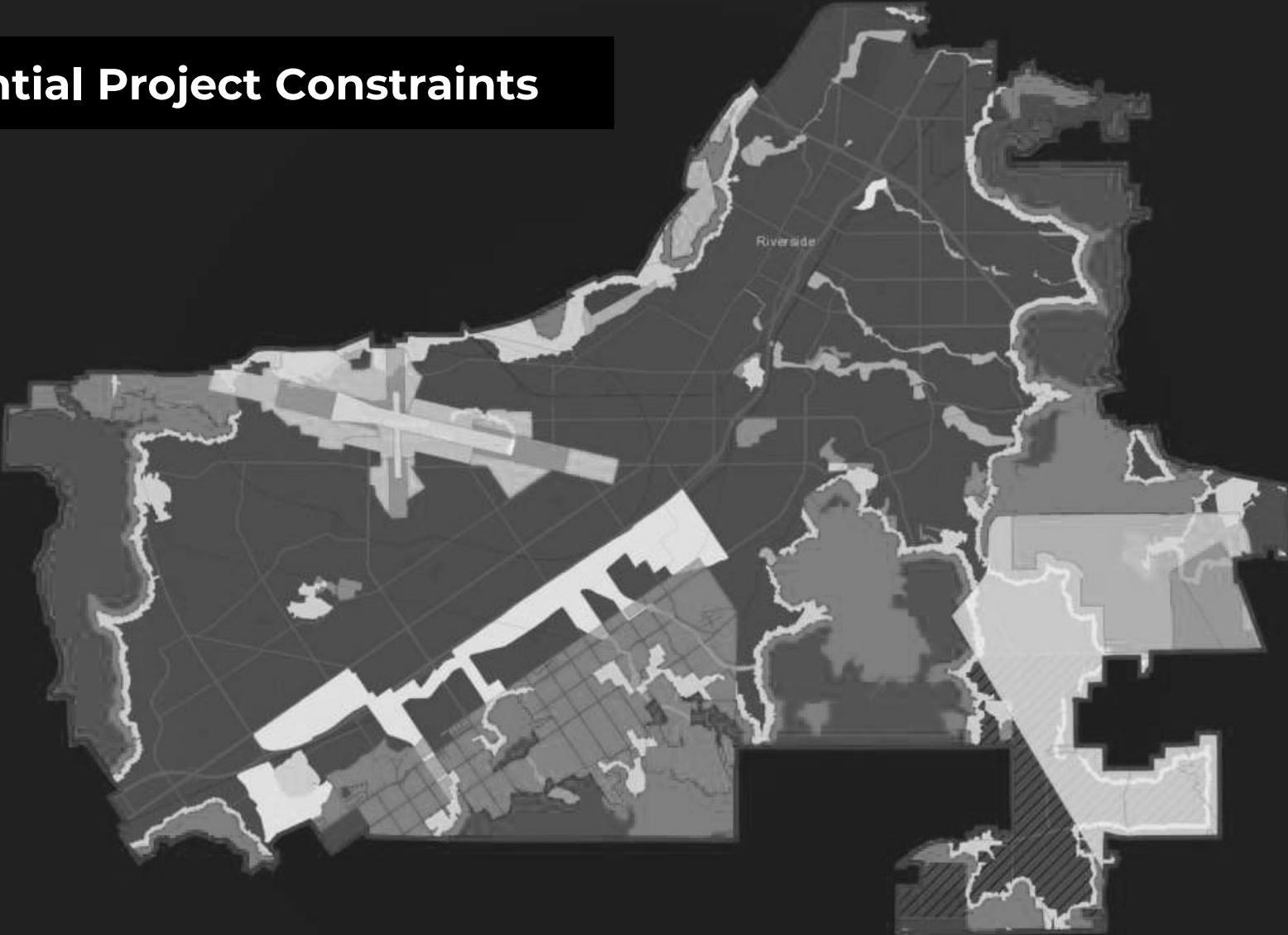
Focused Growth

Meet RHNA target through higher intensity growth in a more focused area.



RHNA PREFERRED ALTERNATIVE

Residential Project Constraints



CALFIRE Fire Risk Areas

Hazard Class

- Very High
- High
- Moderate

Res Agriculture and Conservation

Current Zone Description

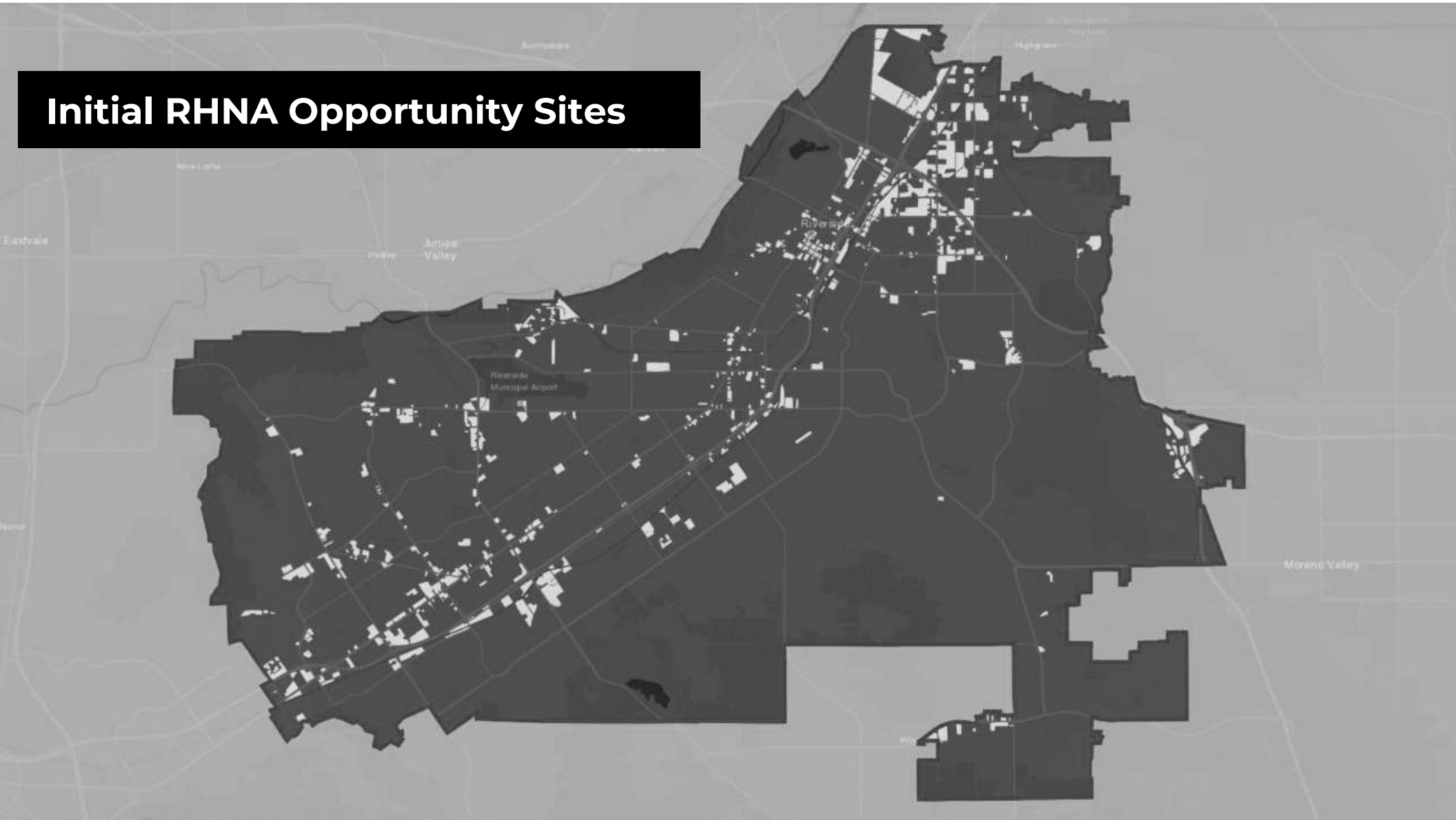
- Residential Agricultural Zone
- Residential Conservation Zone

FEMA Flood Risk Areas

TYPE

- 100 Year Floodplain
- 100->500 Year Floodplain

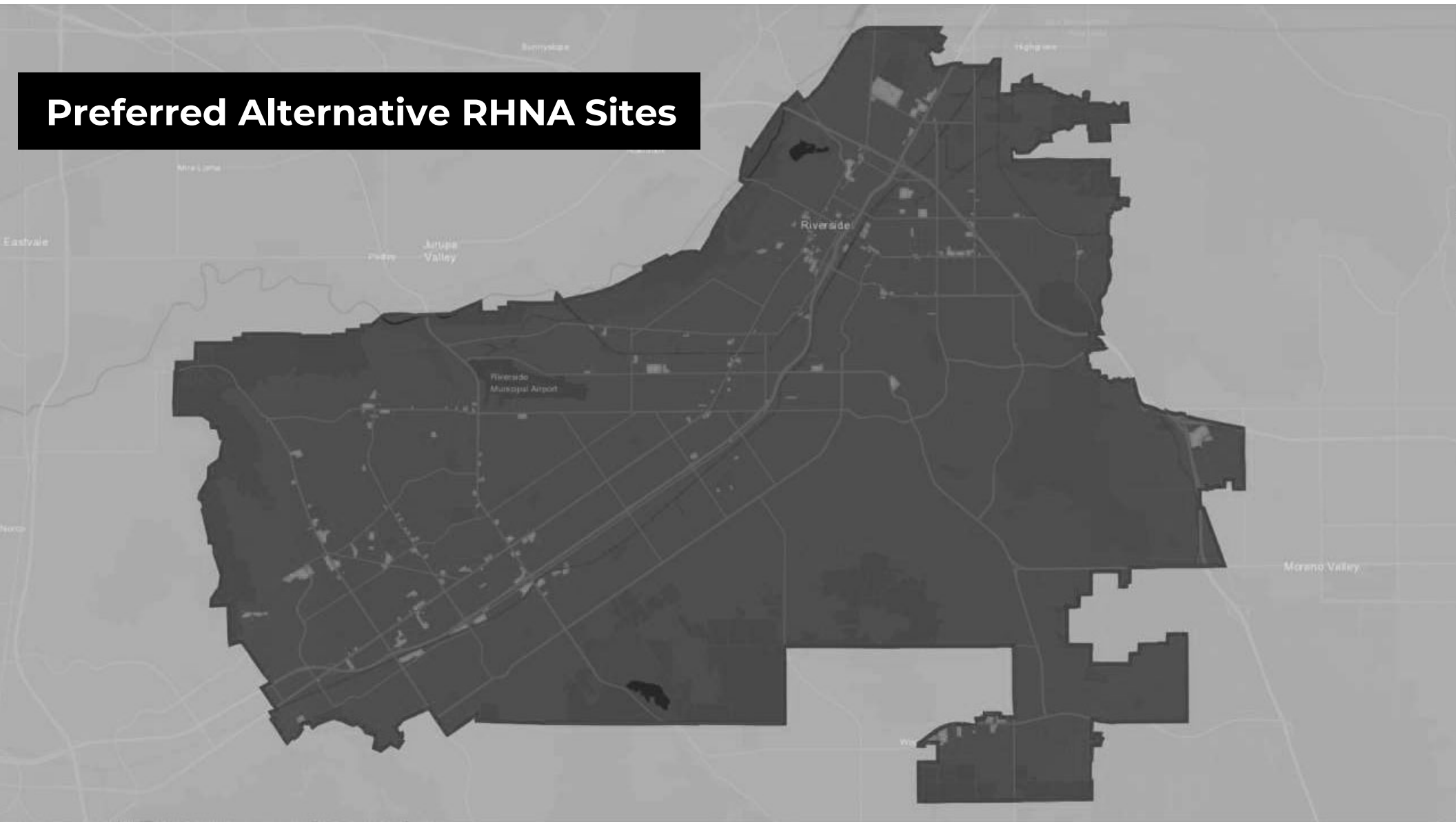
Initial RHNA Opportunity Sites



Refined RHNA Opportunity Sites



Preferred Alternative RHNA Sites



Vacant & Underutilized Land

Pref Alt RHNA Vacant

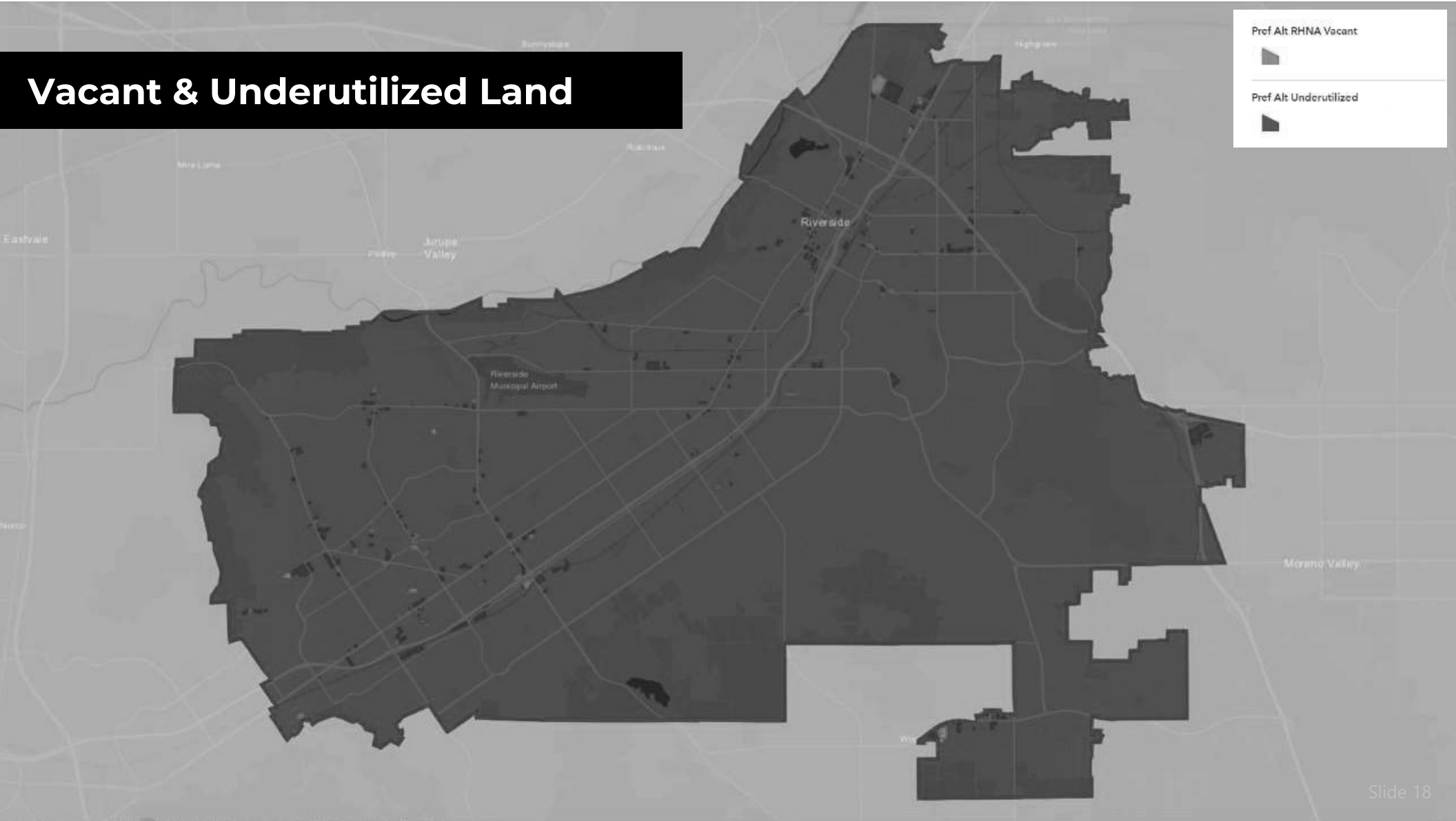


Vacant & Underutilized Land

Pref Alt RHNA Vacant



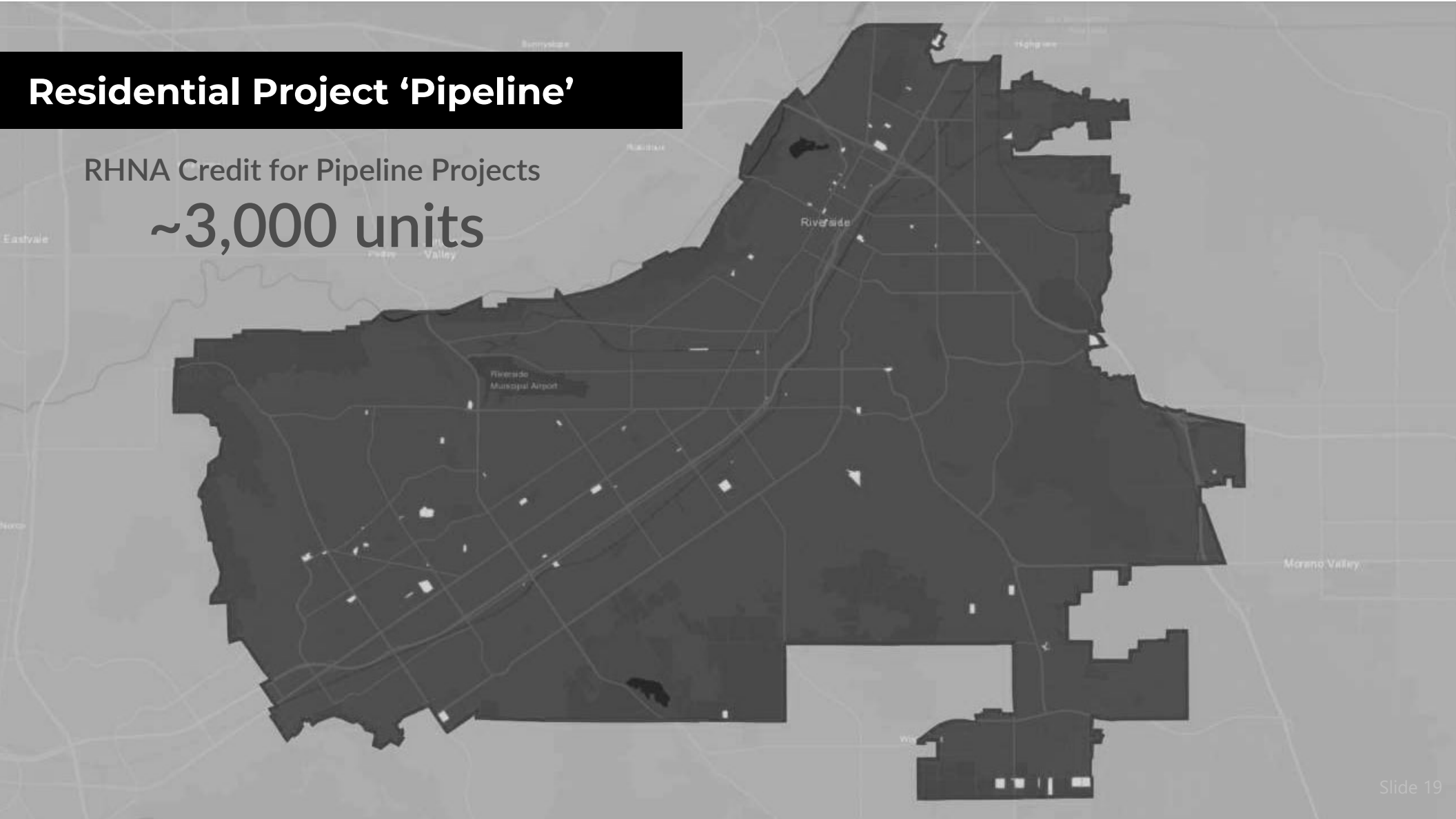
Pref Alt Underutilized



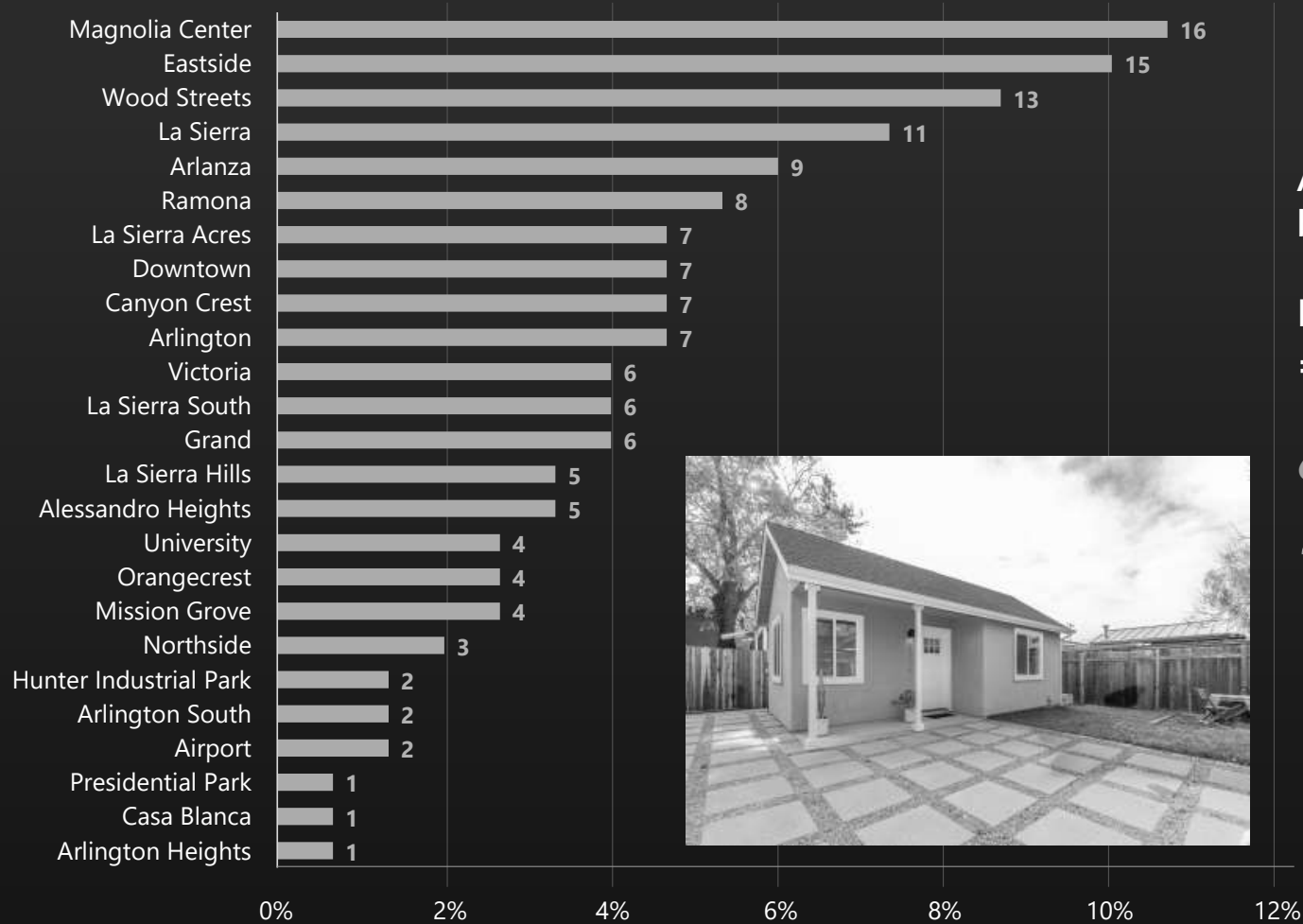
Residential Project 'Pipeline'

RHNA Credit for Pipeline Projects

~3,000 units



Accessory Dwelling Units (ADUs)



Accessory Dwelling Units Built
by Neighborhood 2018-2020

Recent 3-Year Trend Total
= **152 ADUs**

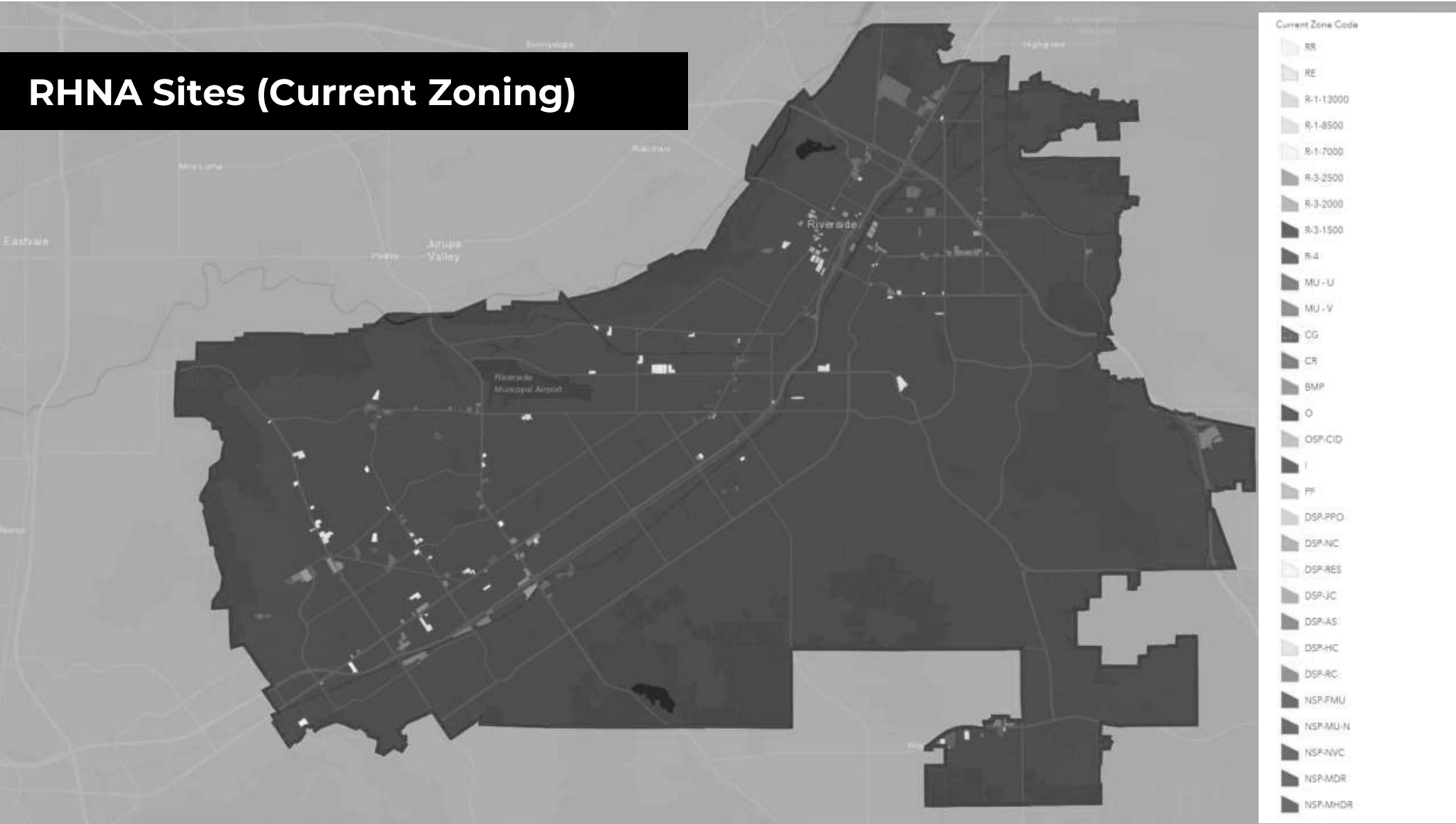
6th Cycle RHNA ADU Credit
~800 to 1,000
depending upon policies and programs

Overall RHNA Target and Credits

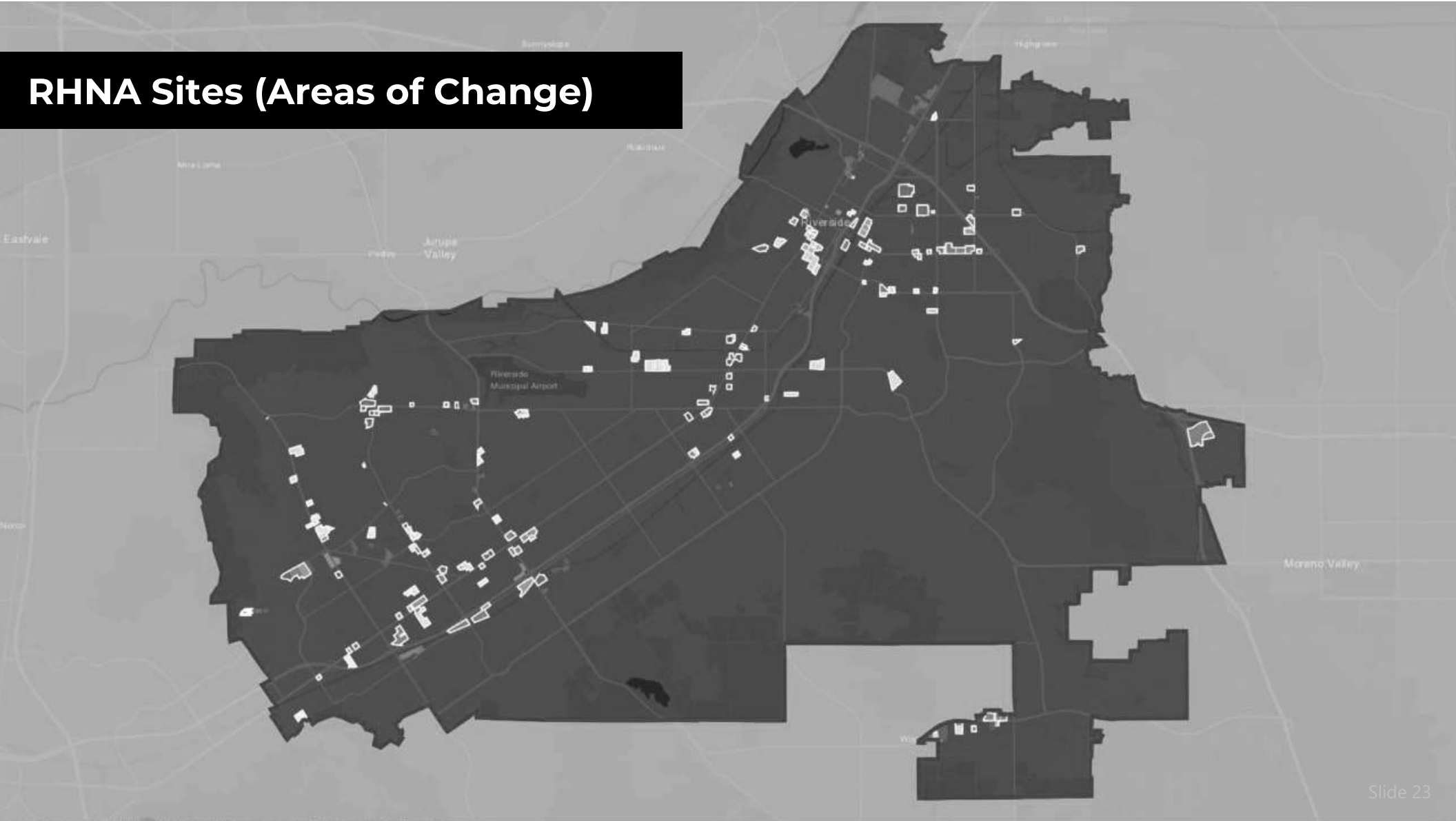
| | |
|--|----------------------|
| RHNA Credit for Pipeline Projects | ~3,000 units |
| RHNA Credit for ADU's | ~800 to 1,000 units |
| Remaining RHNA Obligation from the Preferred Alternative Sites | ~20,000 units |
| Total RHNA Target | ~24,000 units |

18,458 minimum + approx. 30% 'no net loss' buffer

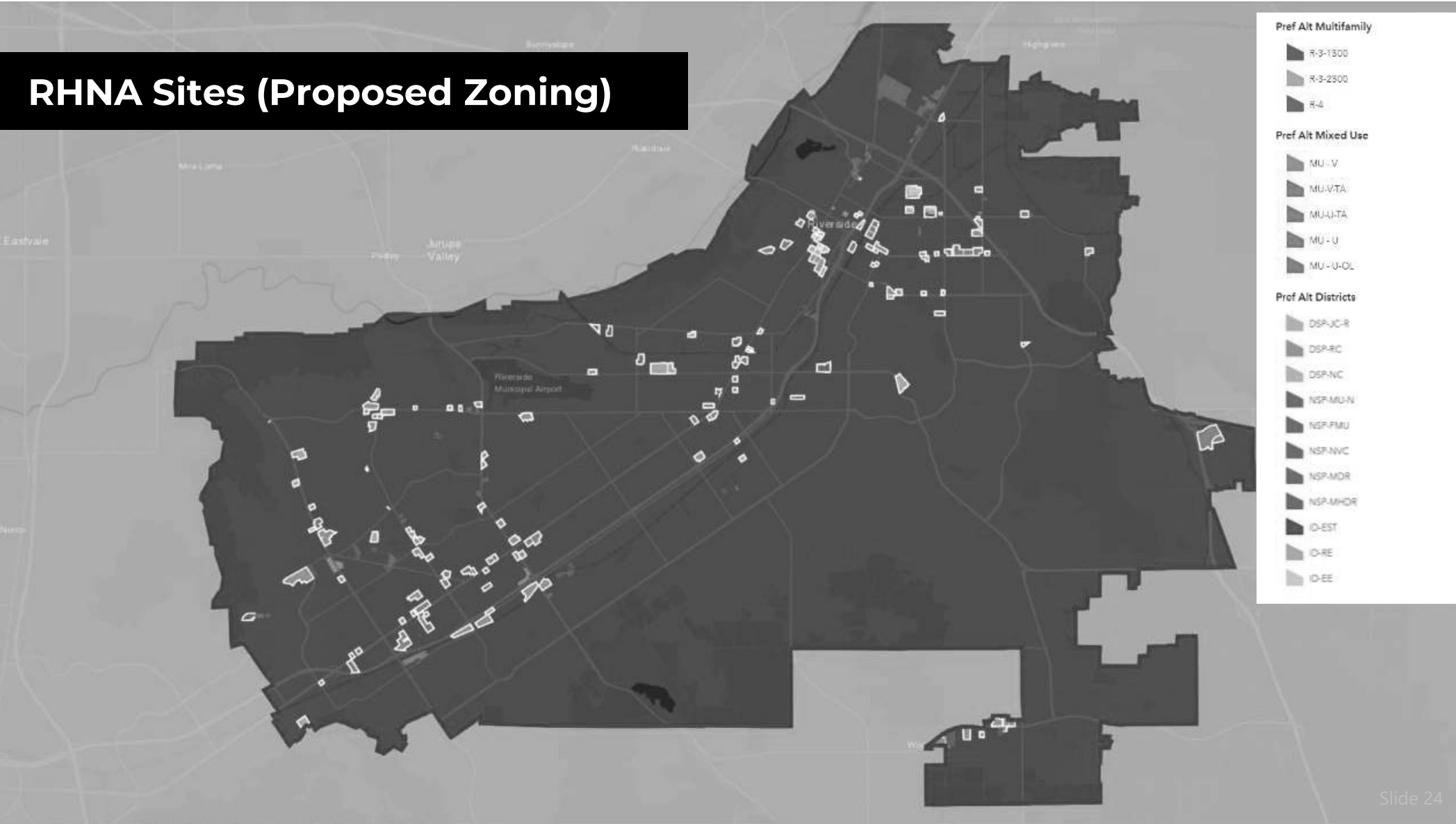
RHNA Sites (Current Zoning)



RHNA Sites (Areas of Change)



RHNA Sites (Proposed Zoning)



Areas Supporting Multifamily Residential Development

Pref Alt Multifamily

DesignZone_Label

R-3-1300

R-3-2500

R-4

140 Parcels
172 Acres
~7,000 Units (20% of RHNA Sites Inventory)

Areas Supporting Multifamily Residential Development

Pref Alt Multifamily

DesignZone_Label

R-3-1300

R-3-2500

R-4

R-3-2500



Areas Supporting Multifamily Residential Development

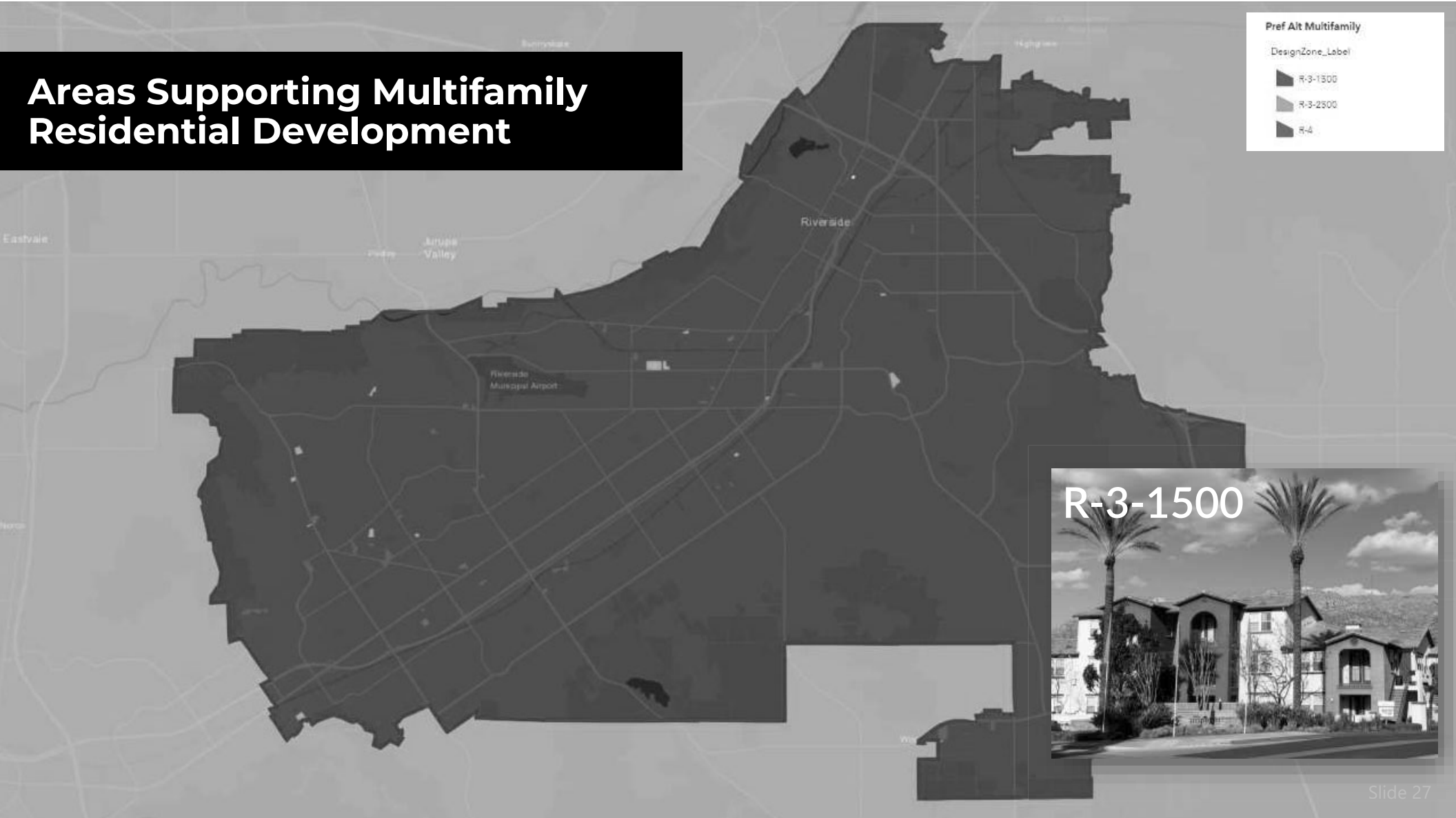
Pref Alt Multifamily

DesignZone_Label

R-3-1500

R-3-2500

R-4



R-3-1500

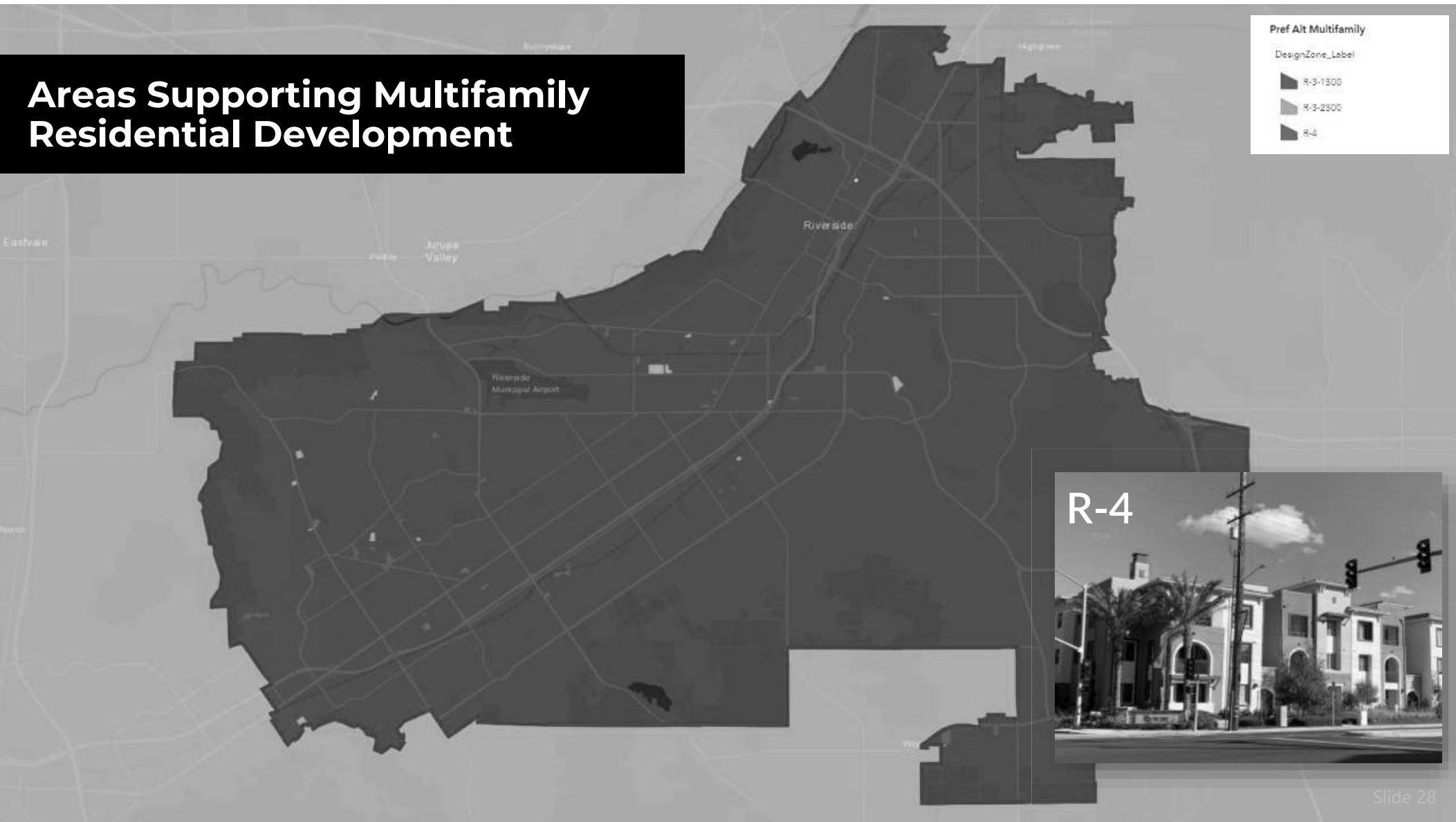


Areas Supporting Multifamily Residential Development

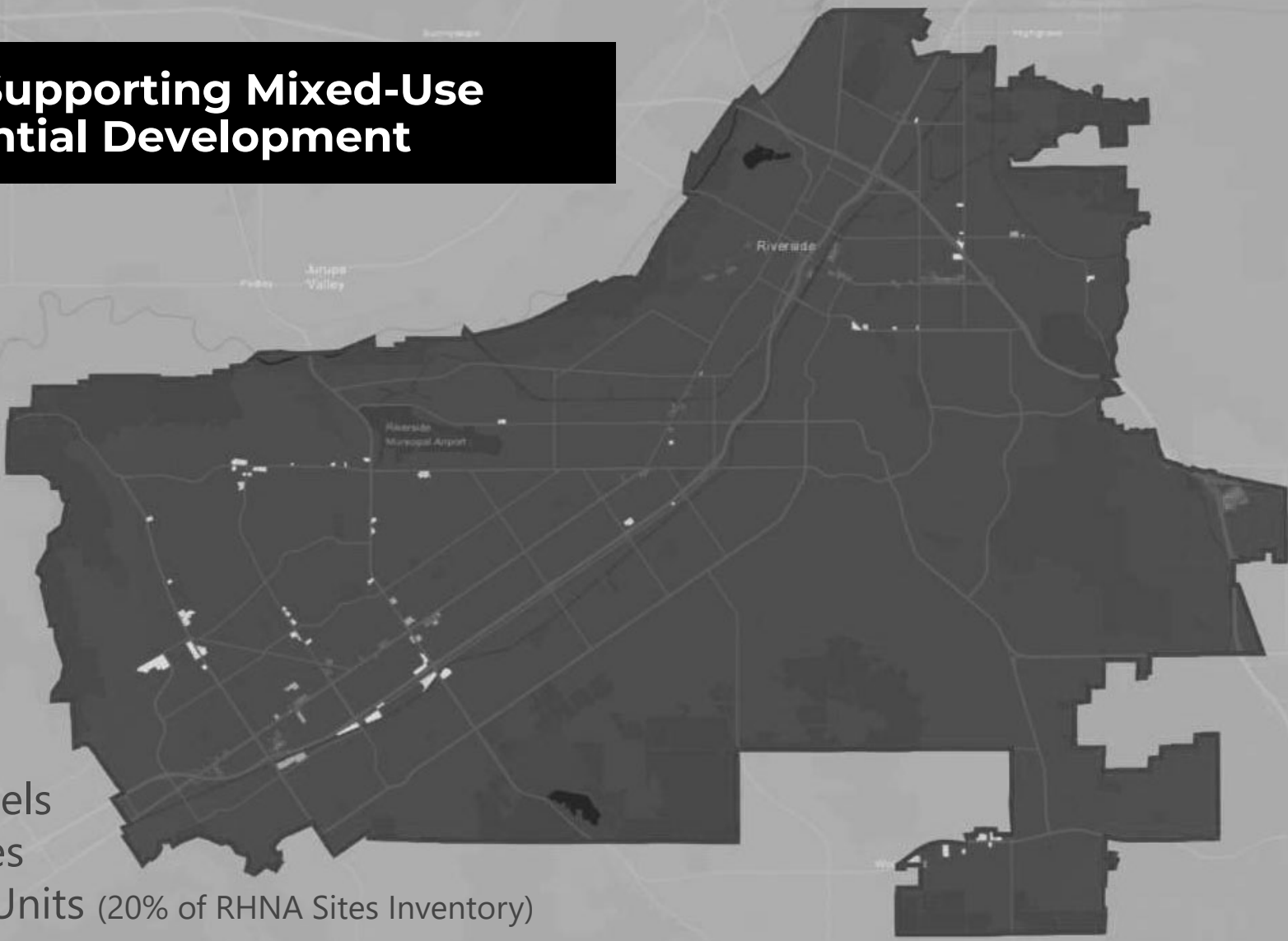
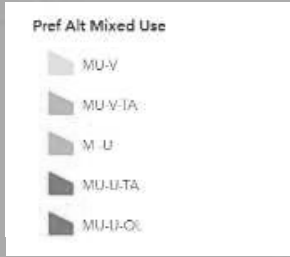
Pref Alt Multifamily

DesignZone_Label

- R-3-1300
- R-3-2500
- R-4



Areas Supporting Mixed-Use Residential Development



386 Parcels
368 Acres
~**9,000** Units (20% of RHNA Sites Inventory)

Areas Supporting Mixed-Use Residential Development

Pref Alt Mixed Use

- MU-V
- MU-V-TA
- M-U
- MU-U-TA
- MU-U-OI



MU-V



Areas Supporting Mixed-Use Residential Development

Pref Alt Mixed Use

- MU-V
- MU-V-TA
- M-U
- MU-U-TA
- MU-U-OI



MU-U and
MU-V-TA

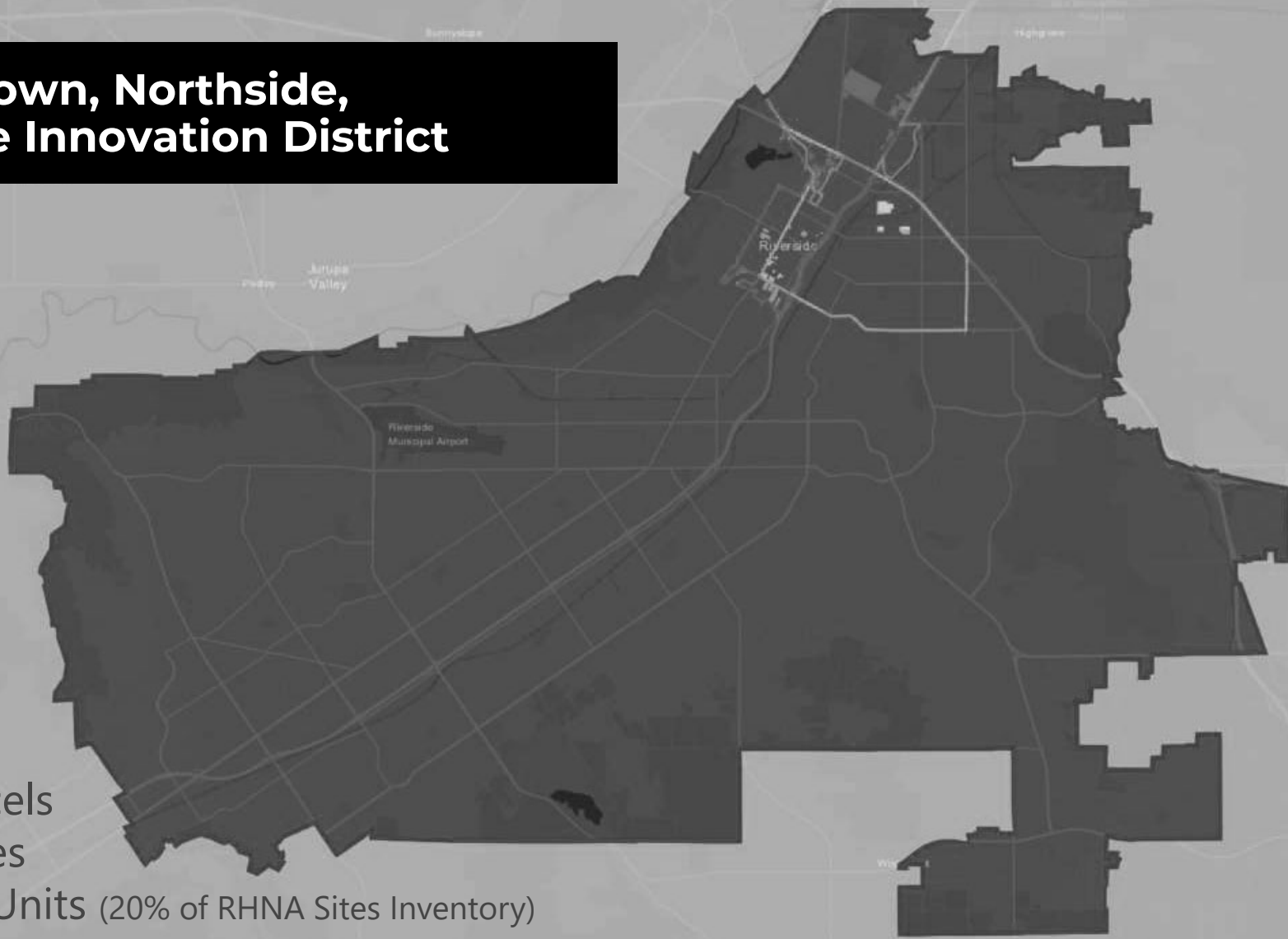
Areas Supporting Mixed-Use Residential Development

Pref Alt Mixed Use

- MU-V
- MU-V-TA
- M-U
- MU-U-TA
- MU-U-OI

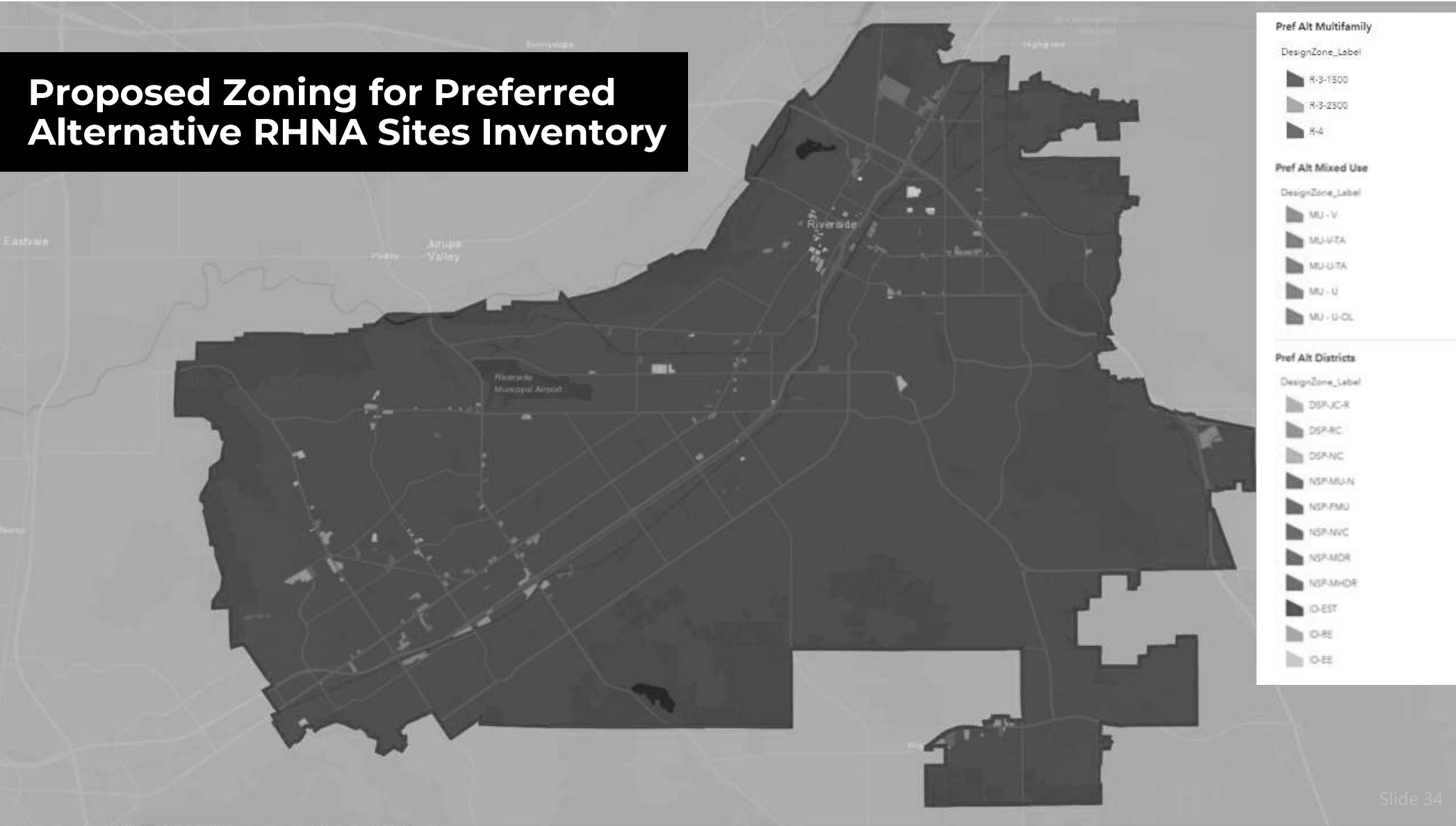


Downtown, Northside, and the Innovation District



174 Parcels
188 Acres
~**4,000** Units (20% of RHNA Sites Inventory)

Proposed Zoning for Preferred Alternative RHNA Sites Inventory



MAP YOUR FEEDBACK

Share your ideas using our Map.Social app. You can access it online here:

hla.fyi/RiversidePrefAltFeedback

You can create your own sign-in or use the information below to sign in anonymously:

Email: Riverside@map.social

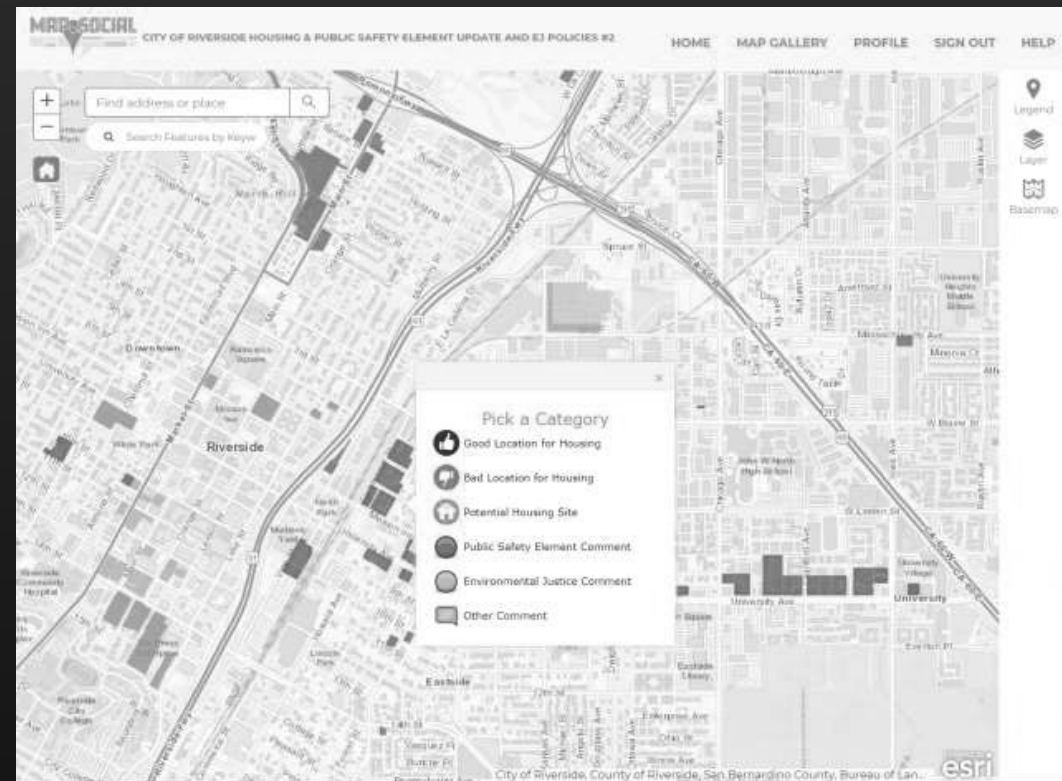
Password: Riverside2020#



MAP YOUR FEEDBACK

Tips for using Map.Social

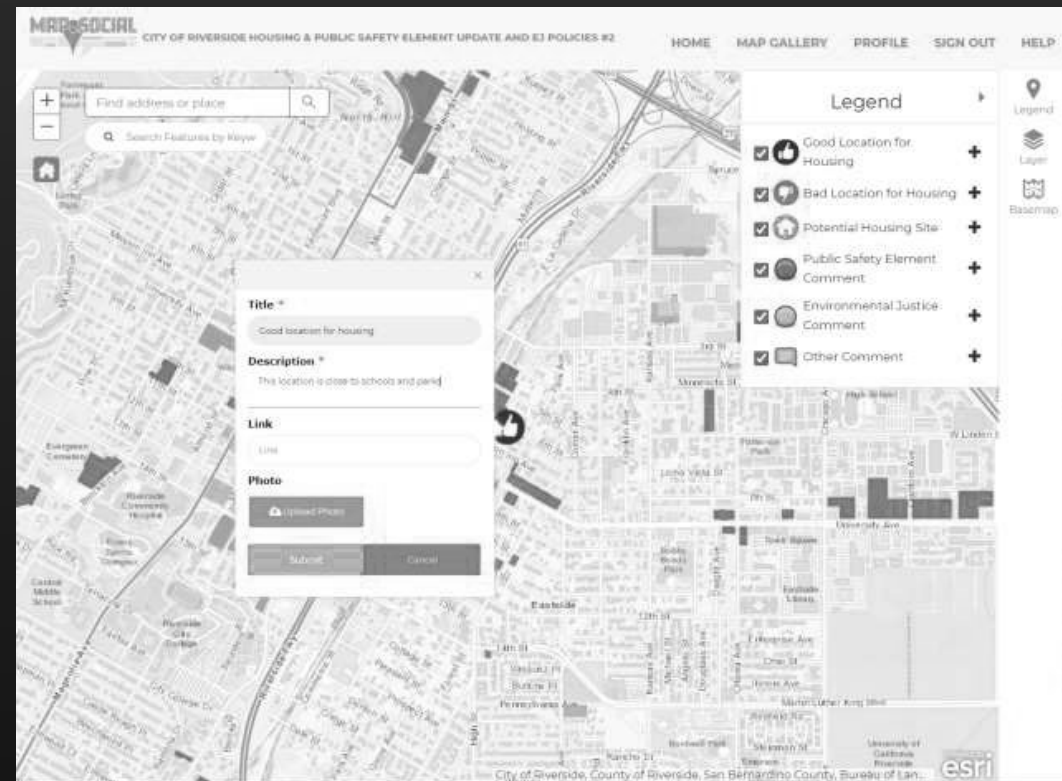
- Pan and zoom the map to see more detail
- Click on an area of interest then pick a category for your comment



MAP YOUR FEEDBACK

Tips for using Map.Social

- Give your comment a Title and a Description
- Click 'Submit' and you're done!
- You may leave more than one comment





CEQA, PUBLIC SAFETY ELEMENT, AND ENVIRONMENTAL JUSTICE POLICIES

Environmental Planning

- As a part of the Housing Element Update, the following will be prepared and released for public review and input:
 - Housing Element
 - Public Safety Element
 - Environmental Justice Policies
 - Zoning Code Update
- All these items will be evaluated in a Program Environmental Impact Report (EIR)



Next Steps: California Environmental Quality Act (CEQA)



The primary purposes of CEQA are to:

- Inform the public and decision makers about the Project and about the potential environmental impacts.
- Identify how to avoid or reduce impacts.
- Prevent environmental damage through mitigation or alternatives.
- Foster interagency coordination in review of projects.
- Provide an opportunity for the public and local/state agencies to comment on the environmental issues.

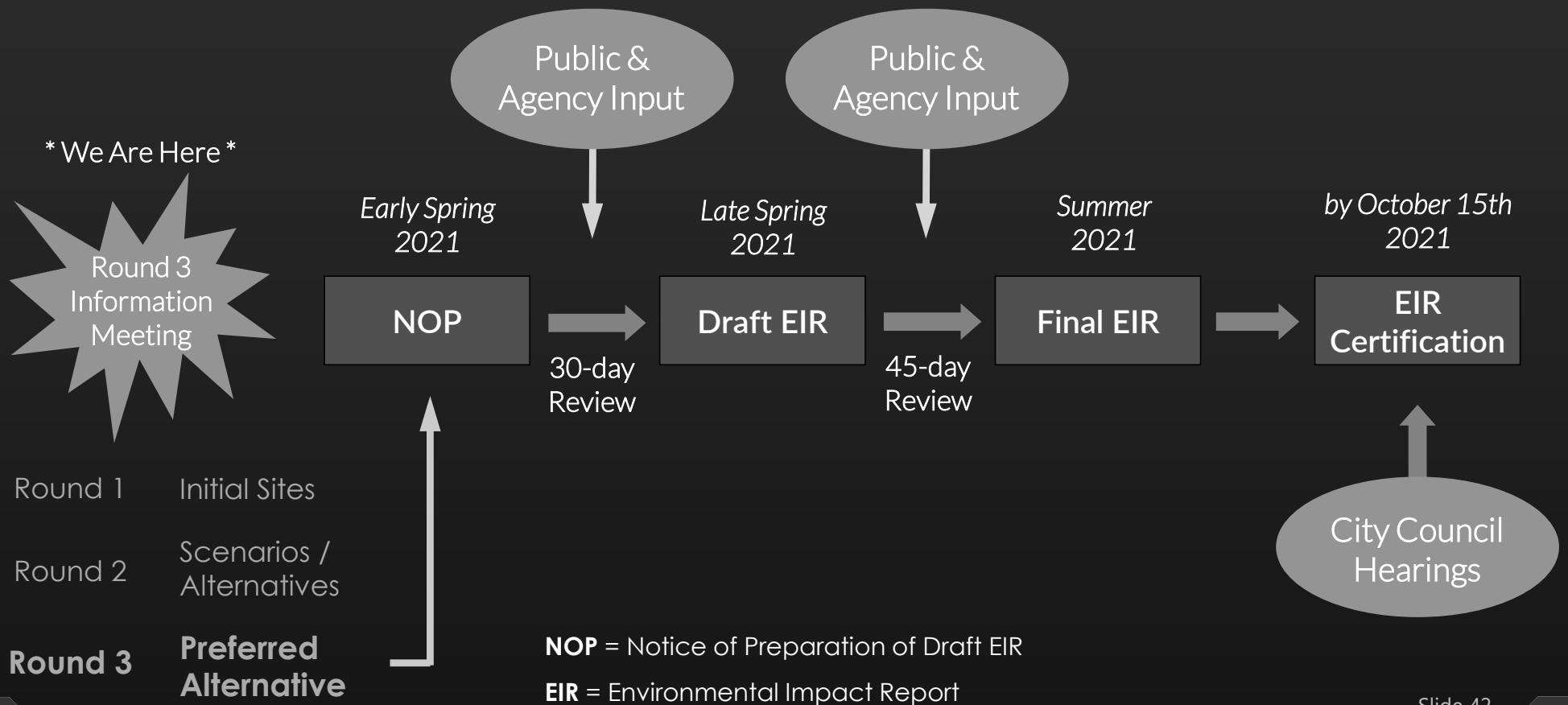


CEQA Environmental Topics Considered

The Initial Study (IS) and Environment Impact Report (EIR) will evaluate these environmental topics:

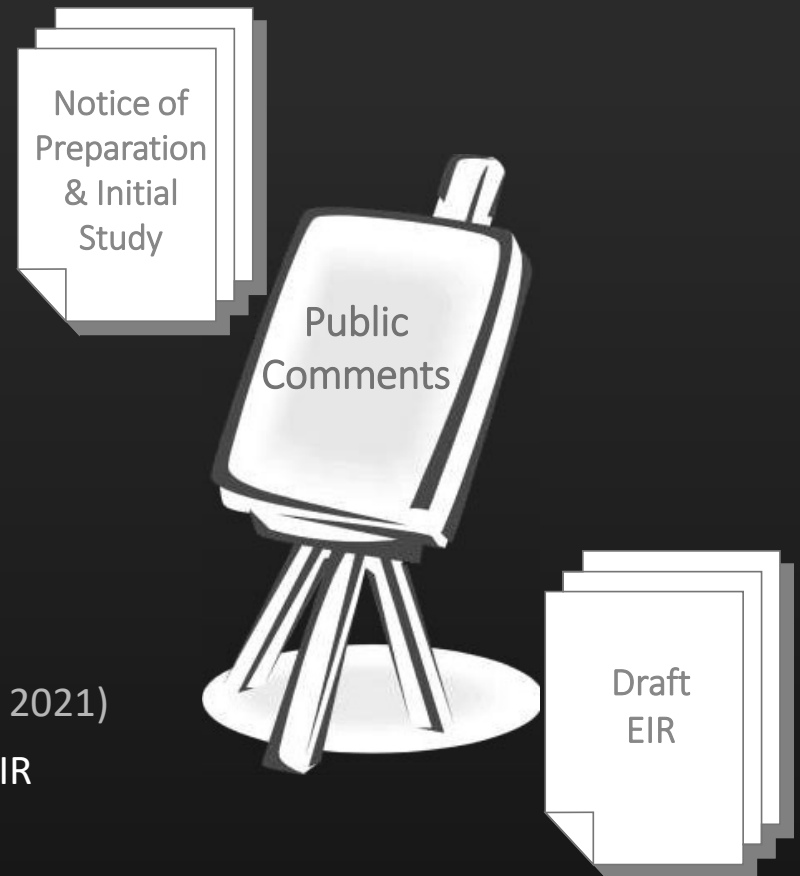
- Aesthetics & Visual Quality
- Agriculture & Forestry Resources
- Air Quality Emissions
- Biological Resources
- Cultural / Tribal Resources
- Energy
- Geology, Soils, & Seismicity
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Mineral Resources
- Land Use
- Noise
- Paleontological Resources
- Population/Housing
- Public Services
- Recreation
- Transportation & Circulation
- Utilities & Service Systems
- Wildfire
- Alternatives
- Cumulative Impacts

CEQA Environmental Review Process



CEQA Next Steps and Opportunities for Input

- Release Notice of Preparation/Initial Study
 - 30-day public review period (Mar-Apr 2021)
- Hear public comments during Scoping Meeting (Apr 2021) and evaluate scoping comments
- Prepare Draft EIR to address scoping comments
- Distribute Draft EIR for public review
 - 45-day public review period (Late Spring-Summer 2021)
- Hear public comments during Draft EIR Public Meeting (Jul 2021)
- Respond to comments and distribute Final EIR
 - 10-day public review period (Late Summer 2021)
- Hear public comments during Planning Commission Hearing (Sep 2021)
- Consideration of Project approvals and certification of the Final EIR during City Council Hearing (Oct 2021)

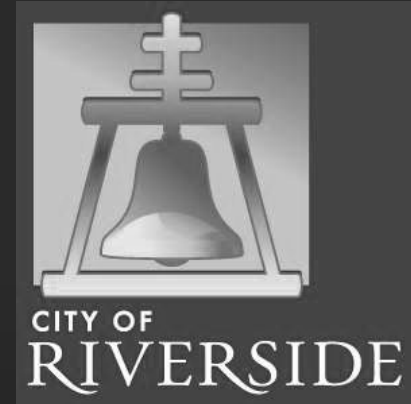




Planning Next Steps

- Complete the first drafts of the Housing Element, Public Safety Element, Zone Code Update and Environmental Justice Policies for the Preferred Alternative.
 - Public Safety Element identifies public safety issues and needs anticipated to be of ongoing concern to people in Riverside to ensure that the City takes action to reduce and respond quickly to natural and man-made hazards and safety threats.
 - City's new Environmental Justice policies will identify disadvantaged communities to better understand the unique and disproportionate challenges faced by these communities and will address issues related to public health, social equity and environmental justice.
- Evaluate implementation of these plans and policies in the Program EIR.

STAY CONNECTED!



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THANK YOU!



CITY OF
RIVERSIDE