



CITY OF
RIVERSIDE

Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

**AMENDED NOTICE OF AVAILABILITY OF A DRAFT
ENVIRONMENTAL IMPACT REPORT
(TO EXTEND THE PUBLIC REVIEW PERIOD)
AND NOTICE OF PUBLIC HEARING**

**2014–2021 Housing Element Update Housing Implementation Plan
State Clearinghouse No. 2017041039**

Pursuant to California Code of Regulations Title 14, Chapter 3, Section 15087, this notice is to advise that the City of Riverside, as lead agency, has completed and is issuing notification of the availability of a Draft Environmental Impact Report (Draft EIR), State Clearinghouse No. 2017041039, for the Project as described below.

DATE: August 31, 2017

PROJECT TITLE: City of Riverside 2014 – 2021 Housing Element Update Housing Implementation Plan

PROJECT APPLICANT: City of Riverside, Community & Economic Development Dept., Planning Division

PROJECT LOCATION: The City of Riverside is located in western Riverside County and is bounded on the north by the unincorporated Riverside County communities of Rubidoux and the cities of Jurupa Valley, Colton, and Rialto (San Bernardino County), on the south by the unincorporated Riverside County communities of Woodcrest and Mockingbird Canyon, on the east by the unincorporated Riverside County community of Highgrove and the City of Moreno Valley, and on the west by the unincorporated Riverside County community of Home Gardens and the cities of Norco and Corona. The incorporated City limits encompass approximately 81 square miles. The EIR considers 69 candidate sites for rezoning within the City's boundaries. The candidate sites are comprised of 303 parcels and total approximately 395 acres. Various candidate sites are also within Magnolia Avenue Specific Plan (MASP) and University Avenue Specific Plan (UASP) areas.

PROJECT DESCRIPTION: The *City of Riverside 2014-2021 General Plan Housing Element* identifies and analyzes the existing and projected housing needs, and articulates the City's official policies for the preservation, conservation, improvement, and production of housing within the City. Housing Element Objectives and Policies are implemented through various actions (tools) included in the Housing Element's Housing Implementation Plan,

which describes the housing programs intended to accommodate the City's remaining Regional Housing Needs Assessment (RHNA) of 4,767 dwelling units (DU). The Housing Implementation Plan specifies the following key actions, among others:

Tool H-21 – Rezoning Program. To accommodate the housing need for 4,767 DU affordable to lower-income households, the City has identified at least 191 acres of vacant or underutilized land that is currently zoned or would be rezoned for residential or mixed-use achieving at least an average density of 25 DU/AC, sufficient to exceed the City's remaining housing need of 4,767 DU. This City proposes to accomplish this through the following rezoning and planning efforts:

- **General Plan/Zoning Consistency Program** – To facilitate quality planning and deliberate policies, and create consistency for selected candidate sites that are vacant/underutilized and considered viable for development/redevelopment, the City proposes a rezoning effort.
 - *Group 1 – Magnolia Avenue Specific Plan:* Within the Magnolia Avenue Specific Plan (MASP), approximately 14 sites (locations) totaling approximately 90 acres are identified as candidates for rezoning to the MU-V and MU-U Zones.
 - *Group 2 – University Avenue Specific Plan:* Within the University Avenue Specific Plan (UASP), approximately six (6) sites (locations) totaling approximately 13 acres are identified as candidates for rezoning to the MU-V and MU-U Zones.
 - *Group 3 – Candidate Sites not within a Specific Plan Proposed for Rezoning to Mixed Use:* For areas not within the MASP or UASP, approximately eight (8) sites (locations) totaling approximately 94 acres are identified as candidates for rezoning to the MU-V and MU-U Zones.
 - *Group 4 – Candidate Sites Proposed for Rezoning to Multi-Family Residential:* Approximately 41 sites (locations) totaling approximately 198 acres are identified as candidates for rezoning to the R-3-1500 Multiple-Family Residential or R-4 Multiple-Family Residential Zones.

Further, the Rezoning Program would provide a minimum of 16 DU/site. The Rezoning Program identifies candidate sites, which would permit owner-occupied and rental multi-family residential uses “by-right” pursuant to California Government Code Section 65583.2(h) (e.g., without a Conditional Use Permit, Planned Unit Development Permit, or other discretionary action). At least 50 percent of the remaining 4,767 DU (2,384 DU) would be accommodated on sites zoned exclusively for residential uses.

The proposed Housing Element Update would involve General Plan Amendments/Zone Changes/Specific Plan Amendments to as many as 395 acres (303 parcels). As many as 69 sites would be developed, with a development potential of as many as 11,715 DU and as much as 7.2 million square feet (SF) of non-residential uses. The residential (approximately 66 DU) and non-residential (approximately 1.3 million SF) uses located on the candidate sites would be replaced by the proposed residential and mixed uses. Overall, Project implementation is anticipated to result in a net increase of as many as 11,649 DU and as much as 5.9 million SF of non-residential uses over existing conditions.

- **Elimination of Downtown Zoning Barriers** – Underutilized Downtown commercial, office, and industrial properties that could be adaptively reused or demolished have been and continue to be identified. No Rezoning Program Tool H-21 candidate sites proposed for rezoning are located in the Downtown Specific Plan. The Downtown Specific Plan currently allows for high density residential and mixed-use in the Downtown Specific Plan Raincross District.

Tool H-26 – Zoning Code Incentives. Implementation Plan Tool H-26 includes Zoning Code incentives that would promote diversity in housing types, sustainability, and affordability such as amendments to second dwelling units (accessory dwelling units), nonconformities, and land use provisions as they relate to multiple-family residential

and other residential uses. Tool H-26 proposed amendments to Riverside Municipal Code (RMC) Title 19, *Zoning* would include, but not be limited to:

- Chapter 19.080, *Nonconformities*. Proposed amendments include but are not limited to: 1) removing a provision that prohibits the development of multi-family residential units on non-conforming parcels in multiple-family residential zones (i.e., parcels less than 1-acre in size); 2) Change the provision that prohibits the re-establishment of a non-conforming use if discontinued longer than 180 days to 1 year, allow uses discontinued longer than 1 year to request approval by conditional use permit; and 3) other minor amendments that would simplify and clarify non-conforming provisions.
- Article V, *Base Zones and Related Use and Development Provisions* Chapter 19.100, *Residential Zones*. Proposed amendments would reduce the minimum lot size for Multiple-Family Residential Zones from the current 1 acre minimum size to 30,000 square feet. The Chapter would also be amended to eliminate the Site Plan Review requirement for multiple-family residential uses, as state law limits the ability of the city to require discretionary approval in multi-family residential zones.
- Chapter 19.150, *Permitted Uses Tables*. Change the table to indicate that multiple-family residential uses are permitted by right (i.e., labeled with a “P” designation).
- Amending Chapter 19.710, *Design Review*, and Chapter 19.770, *Site Plan Review Permit*. Amendments are necessary to be consistent with the changes to Chapters 19.100 and 19.150, which would permit multi-family residential uses in multi-family residential zones by right.
- Chapter 19.525, *Accessory Dwelling Units*. The City proposes amending Zoning Code Chapter 19.525, *Second Dwelling Units*, to comply with AB 2299 and SB 1069, which went into effect January 1, 2017. The new laws limit how local jurisdictions can regulate Accessory Dwelling Units (formerly called Second Dwelling Units). The purpose of the new legislation is to address the State’s housing needs, and decrease the construction costs and approval timeframes for accessory dwelling units.
- Tiny Homes – The City proposes amending the Zoning Code including, but not limited to, Article X – *Definitions*, Chapter 19.150, *Permitted Uses Table*, and other applicable Chapters to define, regulate, and allow for tiny homes as follows:
 - By right as an accessory dwelling unit in Single-Family Residential (R-1) Zones
 - A tiny home community (a group of tiny homes) subject to approval of a Conditional Use Permit
 - Allow for affordable residential dwelling units (units could include tiny homes) incidental to an “Assemblies of People - Non-Entertainment (e.g., Places of Worship, Fraternal, and Service Organizations)” use subject to approval of Conditional Use Permit.

Tool H-47- Supportive and Transitional Housing (SB-2). The City proposes a Zoning Code Amendment to allow for, and treat supportive and transitional housing To accomplish this, the following Zoning Code Chapters would be changed:

- Chapter 19.150, *Permitted Use Table*. Supportive and transitional housing would be permitted by right in residential zones. This is necessary to comply with State Senate Bill 2 (SB2).
- Article X, *Definitions*. Definition titles are proposed to be changed to separate “Supportive and Transitional Housing from Emergency Shelter’s so that Emergency Shelters can be regulated separately, and continue to require a conditional use permit. These titles are also being amended where they occur in the following Chapters:
 - Chapter 19.205, *Emergency Shelter Overlay*.
 - Chapter 19.400, *Shelters – Drop-In, Permanent Emergency, Homeless or Transitional*, and other Chapters in Article VII where applicable.
 - Chapter 19.580, *Parking and Loading*.

An amendment to make transitional and supportive housing “by right” uses would not affect the Rezoning Program sites identified as part of Tool H-21, *Rezoning Program*.

Tool H-53 – Single Room Occupancies. The City proposes a Zoning Code amendment to allow for Single Room Occupancies (SROs) in compliance with Assembly Bill 2634 (AB 2634). The Zoning Code currently does not have a definition SROs. Article X, *Definitions* would be amended to add a definition of SROs consistent with the following HCD approved definition:

Single Room Occupancy (SRO) Unit – A multi-unit housing development for very low income persons that typically consists of a single room and shared bath and also may include a shared common kitchen and common activity area.

Chapter 19.150, *Permitted Uses* (Table), would be amended to add SROs to the list of uses and allow SROs subject to approval of a conditional use permit within the Mixed-Use Urban Zone only. Chapter 19.401, *Single Room Occupancies (SROs)*, would be proposed to establish development standards for SROs.

University Avenue Specific Plan Amendment. Text amendments are proposed to UASP Chapter 6, Land Use Regulations (Land Use Table), and other applicable University Avenue Specific Plan sections, to allow multiple-family residential by right for properties Zoned as MU-V and MU-U as proposed under the rezoning program.

In addition, the Project involves approval of the following City of Riverside entitlements for the 2014-2021 Housing Element - Housing Implementation Plan: General Plan Land Use Map Amendment (Planning Case No. P17-0096) to change the candidate sites' General Plan land use designations to accommodate DUs assigned to the RHNA; Zoning Code Map Amendment (Planning Case No. P17-0180) to change candidate sites' zoning to accommodate DUs assigned to the RHNA; Zoning Code Text Amendment (Planning Case No. P17-0182) to include various amendments related to Tool H-26, *Zoning Code Incentives*, Tool H-47, *Supportive and Transitional Housing*, and Tool H-53, *Single Room Occupancies*; and Specific Plan Amendment (Planning Case No. P17-0521) to amend the University Avenue Specific Plan to allow multiple-family residential by right for properties Zoned as Mixed-Use-Village and Mixed-Use-Urban as proposed under the rezoning program.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR determined that the following issue areas would result in significant and unavoidable impacts, despite implementation of GP FPEIR mitigation measures and proposed mitigation measures: Air Quality; Cultural and Tribal Cultural Resources; Greenhouse Gas Emissions; Land Use and Planning; Noise; and Transportation and Traffic.

TOXIC SITES: The candidate sites do not contain a listed toxic site.

AVAILABILITY FOR PUBLIC REVIEW: The City encourages public agencies, service providers, and the public to review and comment on the Draft EIR. Copies of the Draft EIR and supporting documents are available for public review and inspection at the following locations:

City of Riverside
3900 Main Street, Third Floor
Riverside, California 92522

City of Riverside Public Library
3581 Mission Inn Avenue
Riverside, California 92501

The Draft EIR can also be accessed online at: <http://www.riversideca.gov/planning/>

AMENDED PUBLIC REVIEW PERIOD: To further public participation, the City is extending the Draft EIR public review and comment period. The Draft EIR public review period has been extended as follows:

Starting Date: September 1, 2017

NEW Ending Date: October 23, 2017, 5:00 PM

The City will accept comments on the Draft EIR during this comment period. Please submit your written comments via e-mail (ddarnell@riversideca.gov) or mail them to:

Mr. Doug Darnell, AICP
Senior Planner
City of Riverside
3900 Main Street, Third Floor
Riverside, California 92522
Tel. 951.826-5219; Fax 951.826.5981

DISCUSSION ITEM: A Discussion Item with the Planning Commission is scheduled as follows:

Thursday, September 14, 2017 at 6:00 PM
Riverside City Hall (Art Pick Council Chamber)
3900 Main Street
Riverside, CA 92522

PUBLIC HEARING: A Public Hearing before the Planning Commission has been tentatively scheduled as follows:

Thursday, October 19, 2017 at 9:00 AM
Riverside City Hall (Art Pick Council Chamber)
3900 Main Street
Riverside, CA 92522

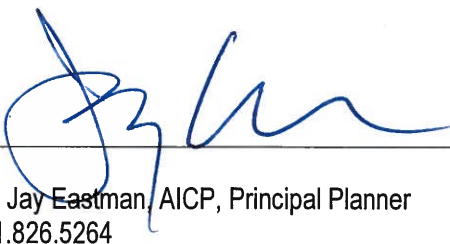
Any changes to this tentative meeting date would be formally noticed by the City. Similarly, a meeting to consider adopting the Final EIR would be formally noticed by the City.

Testimony at future public hearings may be limited to those issues raised during the noticed comment period either orally or submitted in writing by 5:00 PM the day the comment period closes (October 23, 2017).

Date: September 5, 2017

Signature: _____

Title:
Telephone:


Mr. Jay Eastman, AICP, Principal Planner
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