

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
3.3
(ID # 6828)

MEETING DATE:

Tuesday, April 24, 2018

FROM : SUPERVISOR KEVIN JEFFRIES:

SUBJECT: SUPERVISOR KEVIN JEFFRIES: Initiation of an amendment to Ordinance No. 348 to establish a neighborhood preservation overlay for a portion of land within the Highgrove Area Plan. District 1. [\$6,000 total cost allocated budgeted General Funds 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt an order initiating an amendment to Ordinance No. 348 to establish a neighborhood preservation overlay that will implement development standards specific to a portion of land within the Highgrove Area Plan known as University Heights;
2. Direct the TLMA - Planning Department and County Counsel to prepare and process the amendment.

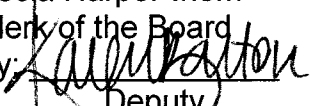
ACTION: Policy


Supervisor Kevin Jeffries, Vice Chairman 4/10/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: April 24, 2018
xc: Supvr. Jeffries, Planning, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 6,000	\$ n/a	\$6,000	\$ n/a
NET COUNTY COST	\$ 6,000	\$ 0	\$6,000	\$
SOURCE OF FUNDS: Department allocation of general fund 100%			Budget Adjustment: None	
			For Fiscal Year: 17/18	

C.E.O. RECOMMENDATION: [CEO use]

BACKGROUND:

Summary

The homeowners in the unincorporated County area of the University Heights Community, herein described as a portion of the Highgrove Area Plan boundary located south, east and north of the City of Riverside City Limits and west of Interstate 215 are forced to deal with several Environmental Health, Code Enforcement and Public Safety issues as it relates to local Fraternity and Sorority homes which are owned by out of city, county and even out of state property owners who rent their homes via AIR BNB, private websites, and local media outlets to the public.

These homeowners either construct or allow additional construction of non-permitted bedrooms, bathrooms and garages to accommodate more renters to reside in these homes, allowing more than the intended or the reasonable number of residents in a single family home. This increase of residents negatively impacts prior approvals of building permits and approvals from Environmental Health. These affects come in the way of possible faulty construction of walls and electrical as well as increased fire loading hazards. Additional residents in the homes also can affect current septic systems which could fail due to increased usage which poses a health hazard to surrounding homeowners and the environment. Extra residents also create an impact on parking in these neighborhoods.

Impact on Citizens and Businesses

Homeowners in University Heights area (unincorporated county) will be able to address the concerns of these residences, several of which are converted to fraternity/sorority homes and Air BNB rentals without proper approval processes, by creating specific standards to preserve the residential character of the neighborhood.

SUPPLEMENTAL:

Additional Fiscal Information

County initiated Zoning Ordinance amendments are funded by the department's General Fund allocation. The funding for this amendment is included in the department's approved budget for FY 17/18. No new General Fund is requested for this project.

Contract History and Price Reasonableness

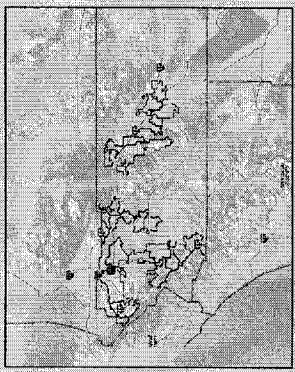
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Not applicable, this work is being done by Planning and County Counsel staff.

ATTACHMENT: Area Map

University Heights - General Plan Land Use Map

Proposed Overlay Area



Legend

- Airports
- Historic Preservation Districts I
- Landuse
 - Rural Community - Estate Density f
 - Rural Community - Very Low Densi
 - Rural Community - Low Density Re
 - Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Very High Density Residential
 - Highest Density Residential
 - Commercial Retail
 - Commercial Tourist
 - Commercial Office
 - Community Center
 - Light Industrial
 - Heavy Industrial
 - Business Park
 - Public Facilities
 - Mixed Use Area
 - Rural Residential
 - Rural Mountainous
 - Rural Desert
 - Agriculture

Notes
 Approximately 202 parcels

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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