

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



ITEM
3.38
(ID # 6730)

MEETING DATE:

Tuesday, April 24, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Initiation of an amendment to Ordinance No. 348 to modify the Highest Density Residential (R-7) and Mixed Use (MU) Zones, to establish regulations related to alternative mobility options, and to revise regulations related to housing, accessory dwellings and reasonable accommodations to comply with state law. [\$30,000 - 100% NCC/General Fund]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt an order initiating an amendment to Ordinance No. 348 that would modify the regulations for the Highest Density Residential (R-7) and Mixed Use (MU) Zones, establish regulations related to alternative mobility options, and modify regulations related to housing, accessory dwellings, and reasonable accommodations to ensure consistency with State law; and,
2. Direct the Planning Department and County Counsel to prepare and process the amendment to Ordinance No. 348.

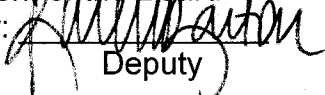
ACTION:

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: Planning

Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 25,000	\$ 5,000	\$ 30,000	N/A
NET COUNTY COST	\$ 25,000	\$ 5,000	\$ 30,000	N/A
SOURCE OF FUNDS: NCC/General Fund – 100%			Budget Adjustment:	None
			For Fiscal Year: 17/18 & 18/19	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Housing Element Amendments

The Board of Supervisors approved the 2013-2021 Housing Element of the General Plan in December 2016 and a mid-cycle update of the Housing Element in October 2017. Both approvals were deemed to be in compliance with State housing element law (Article 10.6 of Government Code) on April 27, 2017 and January 11, 2018, respectively, by the State Department of Housing and Community Development (HCD). The latter determination of compliance was based on “the County completing various zoning amendments in 2018 such as amending provisions for employee housing as well as transitional and supportive housing and adopting a density bonus ordinance in compliance with [Government Code] Section 65915.”

In furtherance of this direction by HCD, staff is requesting the initiation of this amendment to Ordinance No. 348 to promote the County’s affordable housing policies and comply with State housing element law.

MU and R-7 Zones

In conjunction with the approval of the Housing Element, the Board of Supervisors approved Ordinance No. 348.4840 to add two (2) new zones, the Highest Density Residential (R-7) and Mixed Use (MU) Zones, to Ordinance No. 348 in order to accommodate the County’s 5th-Cycle Regional Housing Needs Allocation (RHNA).

Since the adoption of the zones, the Planning Department has received feedback on potential limitations on development and ambiguity of the existing regulation. In order to best achieve the intent of the unique zones and encourage high density residential and mixed use development, the Planning Department has identified targeted modifications to development standards and other potential permitted uses. Therefore, staff is requesting the initiation of this amendment to Ordinance No. 348 to ensure development under these zones are more responsive to the community needs.

Alternative Mobility Options

In September 2017, the County entered into a Partial Settlement Agreement with the Sierra Club, Center for Biological Diversity, and the San Bernardino Valley Audubon Society to settle a

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

portion of ongoing litigation challenging the County's approval of General Plan Amendment No. 960, the County's Climate Action Plan (CAP), and Environmental Impact Report No. 521. The settlement agreement requires, in part, that the County process an amendment to Ordinance No. 348 by September 2018, to promote alternative mobility options by requiring bike and Electric Vehicle (EV) parking for certain types of development projects. Staff is also requesting the initiation of this amendment to Ordinance No. 348 to address this requirement of the settlement agreement.

Initiation Process

Board of Supervisors Policy No. A-67, requires initiation of an ordinance amendment by the Board of Supervisors with the adoption of an order by an affirmative majority vote at the request of a Department Head. If initiated, the proposed amendment to Ordinance No. 348 will begin the land use review process which includes the applicable environmental analysis, public review and input, and public hearings before the Planning Commission and the Board of Supervisors.

Impact on Residents and Businesses

The proposed amendments to the MU and R-7 zones will progress the implementation of the zones to accommodate various housing types adjacent to supporting mixed use development. The additional Ordinance No. 348 amendments will ensure compliance with the CAP settlement agreement and State law, respectively.

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 allocation is requested for this project.


Scott Bruckner 4/16/2018