

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



**ITEM: 21.3
(ID # 14619)**

MEETING DATE:
Tuesday, March 02, 2021

FROM: TLMA-PLANNING:

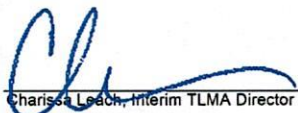
SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON ORDINANCE NO. 348.4950, CHANGE OF ZONE NO. 1900012 – Intent to Adopt a Negative Declaration - REQUEST: Change of Zone (CZ) No. 1900012, Ordinance No. 348.4950, is a text amendment to Ordinance No. 348 (Land Use Ordinance) that (1) adds a new article establishing regulations for single-room occupancy units (“SROs”); (2) adds a new article establishing regulations for tiny homes and container housing; (3) updates existing regulations and definitions related to supportive and transitional housing, employee housing and family day care homes; (4) modifies the existing R-3 Zone (General Residential), R-6 Zone (Residential Incentive), R-7 Zone (Highest Density Residential), and the MU Zone (Mixed Use); (5) adds a new section providing allowances for density bonus and other incentives, and (6) makes clarifying revisions to ensure consistency with Ordinance No. 348. CZ No. 1900012 and the associated text amendment, is designated as Ordinance No. 348.4950 and is hereinafter referred to as the “Project” which affects and applies only to all unincorporated areas of the County of Riverside. All Districts. [\$115,000.00 Total Cost – General Fund / NCC 100%] (Continued from February 9, 2021)

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** the **NEGATIVE DECLARATION** for **CEQA ANALYSIS NO. CEQ 180084**, based on the findings and conclusions provided in the initial study, incorporated herein which concludes that the project will not have a significant effect on the environment;

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ACTION: Policy


Charissa Leach, Interim TLMA Director 2/23/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and that Ordinance 348.4950 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: March 2, 2021
xc: Planning, COB

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

2. **ADOPT** Ordinance No. 348.4950, attached hereto and in association with Change of Zone No. 1900012, amending Ordinance No. 348 to add new regulations related to housing alternatives, density bonuses, single room occupancy units, and to modify existing regulations related to Family Day Care Homes, Employee Housing and the R-3, R-6, R-7 and MU zoning classifications in compliance with state law and the County's 2013-2021 Housing Element and its Eight Year Action Plan; and
3. **Direct** the Assistant TLMA Director or her designee to send the adopted ordinance to the State of California, pursuant to the Government Code, for formal review for compliance.

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 50,000	\$ 0	\$ 115,000	\$ 0
NET COUNTY COST	\$ 50,000	\$ 0	\$ 115,000	\$ 0
SOURCE OF FUNDS: NCC			Budget Adjustment: No	
			For Fiscal Year: 18/19 – 20/21	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

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 by the State Department of Housing and Community Development (HCD) to be compliant with State housing element law (Article 10.6 of the Government Code) on April 27, 2017 and January 11, 2018, respectively. The HCD determination of compliance was based on “the County completing various zoning amendments such as amending zoning for employee housing and transitional and supportive housing and adopting a density bonus ordinance in compliance with Government Code Section 65915.”

In furtherance of providing additional opportunities for affordable housing, included in this amendment to Ordinance No. 348, are provisions for the construction of container housing and tiny homes, as well as technical amendments to certain “R” (residential) zones and the MU Zone (Mixed-Use) to facilitate the construction of both single family and higher density housing.

PROPOSED PROJECT ANALYSIS:

Single Room Occupancy Units (SROs)

To attract more housing for lower income populations, SRO’s would be allowed in the unincorporated areas of Riverside County. The Project proposes to add “Article XIXn Single Room Occupancy Units” to Ordinance No. 348. Article XIXn would allow SRO’s in the C-1/C-P and MU Zones with a Conditional Use Permit which would establish development standards for the use. SROs have been compared to extended stay hotels with minimal amenities which enhances affordability.

Housing Alternatives

To increase the availability and variety of potentially affordable housing in the unincorporated areas, the construction of tiny homes (500 sq./ft. or less) or the placement of new or refurbished single use shipping containers, adapted for residential use, would be allowed on all lots that permit the construction of a conventional single family dwelling and accessory dwelling unit, and in a clustered manner on lots in the R-7 or MU zones. These housing alternatives would be added as new Article XIXo in Ordinance No.348.

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Supportive and Transitional Housing

Two new housing types would be defined and recognized through this amendment as new Section 18.55 of Article XVIII of Ordinance No. 348. Supportive housing are rental units for persons with disabilities, homeless families, or homeless youth, in association with onsite or offsite services with no length of stay limits. Transitional Housing are rental units for persons experiencing a life altering event before moving back into conventional housing. These units are provided to eligible recipients on an interim basis, but for not less than six months.

Density Bonus

The Project would add Section 18.54 to Article XVIII of Ordinance No. 348 to address density bonuses to codify allowances in state law. A density bonus is proposed to be defined as an “increase over the maximum allowable residential density set forth in the Riverside County General Plan land use designation for a Housing Development...,” typically to enable the construction of affordable housing by reducing development costs. Applicants meeting the requirements for the density bonus may also request additional incentives, such as modifications to site development standards.

Employee Housing

This amendment to Ordinance No. 348 would add a definition of “Employee Housing” as including “housing accommodations provided by an employer for five or more employees that are maintained or connected with any work or place where work is performed” and “housing accommodations or property located in a rural area provided by someone other than an agricultural employer for five or more agricultural employees that are not maintained or connected with work or workplace.” The location of employee housing is generally in the more intense agricultural zones where agricultural workers are housed on site where agriculture is typically a larger commercial activity.

General Residential (R-3) and Planned Residential (R-6) Zoning

To provide additional affordable housing opportunities, the Project proposes refinements to the existing R-3 and R-6 Zone classifications. A plot plan approval for a one-family dwelling would no longer be required with the one family dwelling considered a “by-right” use. Development standards for the R-6 Zone regarding minimum lot areas for single family detached developments would be reduced to 3,000 square feet from the existing 5,000 square feet for greater flexibility in subdivision planning in furtherance of affordable housing.

Highest Density Residential (R-7) and Mixed Use (MU) Zoning

The Project proposes refinements to the existing MU and R-7 Zones that clearly define the purpose and intent of the MU and R-7 Zones. The purpose of the MU Zone is to promote a mix of land uses and facilitate development of areas that offer a combination of housing, employment, and commercial opportunities, which encourages “active transportation” such as walking, biking, use of transit, in addition to traditional vehicular modes of transportation in furtherance of creating balanced communities. The intent of the MU Zone is to implement the

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Mixed-Use Area (MUA) land use designation of the General Plan. The purpose of the R-7 Zone is to establish a residential zone that allows the highest residential densities in the unincorporated areas of the County. Additionally, the R-7 Zone allows for a density range to match the Highest Density Residential (HHDR) land use designation of the General Plan. Both zones will also allow one family dwellings by right on existing legal lots.

Family Day Care Homes

Pursuant to recent state law enactments, the Project proposes refinements Section 18.29a (Family Day Care Homes) to allow both small family day care homes and large family day care homes, with the latter allowing up to 14 children, including children under 10 years of age in a lawfully occupied detached single-family dwelling, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling as a use by right without requiring any approval permit. The intent of the state law is to increase allowances for such licensed facilities to make daycare opportunities more available, cost less, and easier to establish.

Airport Land Use Commission

On September 10, 2020, the Airport Land Use Commission unanimously found that Change of Zone No. 1900012 was consistent with the 2004 Riverside County Airport Land Use Compatibility Plan and all other Compatibility Plans applicable to the unincorporated area provided that proposals for employee housing and supportive housing in Airport Influence Areas are referred to ALUC staff for statements as to consistency or inconsistency with applicable Compatibility Plans prior to issuance of building permits. Changes have been made to the building permit application form to ensure that this additional level of review by ALUC staff occurs for use by right applications.

CEQA Compliance and Findings

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this Project, in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgement of Riverside County. A Notice of Intent to Adopt an ND was prepared, and the documents were circulated for public review per the CEQA Statute and Guidelines Section 15105 and Executive Order No. N-54-20. The IS/ND did not identify any potentially significant environmental impacts. Accordingly, the Project as proposed will not result in any potentially significant environmental impacts. No comments were received by staff on the IS/ND by either the public or the Planning Commission during the posting period as described below.

Assembly Bill 52

State law requires that an opportunity for consultation be made available to Native American Tribes in the County when considering a CEQA project compliance document, pursuant to

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Assembly Bill (AB) 52. AB 52 compliant letters were sent to all Tribes in Riverside County. AB 52 consultation was required, since an IS/ND was prepared for the Project. No request for consultation were received by the due date of August 14, 2020.

Posting/Availability of IS/ND and the amendment to Ordinance No. 348

- IS/ND and ordinance amendment was posted on the Planning Department's public website and noticed on the County's Twitter account on November 16, 2020.
- Planning Commission Public Hearing Notice / CEQA Notice of Intent to recommend adoption of the IS/ND as described below.
- Notice of Intent was filed with the County Clerk/Recorder.
- SCH #2020110251 -- IS/ND circulated for public review and comment from November 16, 2020 through December 16, 2020.

Planning Commission Public Hearing

The Project was noticed in the Press Enterprise on November 16, 2020 and the in Desert Sun on December 15, 2020, pursuant to Section 1.6, 1.7, 1.8 of Riverside County Ordinance No. 348 as Planning Commission public hearing scheduled for December 16, 2020. At the conclusion of the public hearing, the Commission approved the Project on a 4-1 vote.

One Commissioner expressed a concern over the bare shipping containers would be placed on single family lots and would not be properly retrofitted for human habitation. Staff assured the Commission that only new or single use containers can be used for housing which would have to be retrofitted with walls, ceilings, windows and doors and would have to be compatible with adjacent development. Additionally, a requirement was added for the Building and Safety Department to evaluate the condition of the shipping container before it is converted to housing.

Public Hearing Notification and Continuances

The Project was advertised in the newspaper on or before January 30, 2021, pursuant to Section 1.6, 1.7, 1.8, of Riverside County Ordinance No. 348 for the February 9, 2021 Board of Supervisors public hearing.

At the February 9, 2021 public hearing (Agenda Item No. 21.5 / MT Item No. 14316), the Board of Supervisors continued the Project to March 2, 2021 to provide additional time to review the proposed amendments.

Impact on Residents and Businesses

The proposed ordinance will allow for a larger number, more affordable, and smaller homes to be built. The proposed regulations will enable and expedite the creation of additional housing

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throughout Riverside County. This is in direct response to the housing shortage and affordability issues that the county and state are facing.

Additional Fiscal Information

The total cost to complete this ordinance amendment is approximately \$115,000 – funded through NCC budget allocation; however, staff is pursuing to obtain grant funding to cover the cost of the ordinance on a reimbursement basis. The above costs include funds spent on public outreach, drafting the ordinance amendment, environmental considerations, and public hearings.

ATTACHMENTS:

- A. PC Minutes and Staff Report
- B. Ordinance No. 348.4950
- C. Draft Notice of Determination



Jason Farin, Principal Management Analyst 2/24/2021



Gregory L. Priantos, Director County Counsel 2/24/2021

1 Safety Code section 17021.8.(c).”

2 Section 4. A new subsection C.2. is added to Section 6.50 of Ordinance No. 348 to
3 read as follows:

4 “2. Employee housing not meeting the requirements set forth in Health and Safety
5 Code section 17021.8, as may be amended, or consisting of more than 36 beds in a group
6 quarters or 12 units or spaces designed for use by a single family or household.”

7 Section 5. Subsection A. of Section 8.1 of Ordinance No. 348 is amended to read as
8 follows:

9 “A. The following use shall be permitted in the R-3 Zone: One-family dwellings.”

10 Section 6. The existing Subsection 1. of Section 8.1.A. of Ordinance No. 348 is
11 deleted in its entirety.

12 Section 7. The existing Subsections A., B., and C. of Section 8.1 of Ordinance No. 348
13 are relettered B., C., and D. respectively.

14 Section 8. The existing Subsections 2. through 28 of Section 8.1.A of Ordinance No.
15 348 are renumbered 1. through 27 respectively.

16 Section 9. Section 8.202 of Article VIII of Ordinance No. 348 is amended in its
17 entirety to read as follows:

18 “SECTION 8.202 USES PERMITTED.

19 A. The following use shall be permitted in the R-6 zone: One family dwellings,
20 including mobilehomes on permanent foundations.

21 B. The following uses are permitted provided a plot plan has been approved in
22 accordance with the provisions of this article:

- 23 1. Two-family dwellings and multiple family dwellings.
- 24 2. Planned residential development.
- 25 3. Apartment houses.
- 26 4. Accessory buildings, provided there is a main building on the lot.
- 27 5. Home occupations.
- 28 6. Temporary real estate offices located within a subdivision, to be used only

1 for and during the original sale of the subdivision.

2 7. Community recreation facilities as a part of a development.

3 8. Child day care center.

4 C. The following uses are permitted provided a public use permit has been approved
5 pursuant to Section 18.29 of this ordinance: churches, temples and other places of
6 religious worship.

7 D. The following use is permitted provided a conditional use permit has been
8 approved pursuant to Section 18.28 of this ordinance: mobilehome parks developed
9 pursuant to Section 19.92 of this ordinance.”

10 Section 10. Article VIIIg of Ordinance No. 348 is amended in its entirety to read as
11 follows:

12 “ARTICLE VIIIg R-7 ZONE (HIGHEST DENSITY RESIDENTIAL)

13 SECTION 8.301. PURPOSE AND INTENT.

14 The purpose of this article is to establish the Highest Density Residential (R-7) Zone. The
15 intent of the R-7 Zone is to implement the Highest Density Residential land use
16 designation of the General Plan in an effort to accommodate the County’s Regional
17 Housing Needs Assessment (RHNA) allocation.

18 SECTION 8.302. PERMITTED USES.

19 A. The following uses shall be permitted in the R-7 Zone:

20 1. One family dwelling on an existing legal lot

21 2. Home occupations

22 3. Multiple family dwellings

23 4. Community gardens

24 B. The following uses shall be permitted provided a plot plan has been approved
25 pursuant to the provisions of Section 18.30 of this ordinance:

26 1. Boarding, rooming and lodging houses

27 2. Child day care centers

28 3. Churches, temples and other places of religious worship

1 4. Libraries, museums and art galleries

2 5. Public and private parks and playgrounds

3 C. The following uses shall be permitted provided a conditional use permit has been
4 approved pursuant to the provisions of Section 18.28 of this ordinance:

5 1. Mobile home parks

6 D. Any use not specifically listed in subsections B. or C. may be considered a
7 permitted or conditionally permitted use provided that the Planning Director finds
8 that the proposed use is substantially the same in character and intensity as those
9 listed in the designated subsections. Such a use is subject to the permit process
10 which governs the category in which it falls.

11 SECTION 8.303. DEVELOPMENT STANDARDS IN THE R-7 ZONE.

12 A. LOT SIZE. There is no minimum lot size.

13 B. LOT WIDTH. There is no minimum lot width.

14 C. LOT DEPTH. There is no minimum lot depth.

15 D. FRONTAGE. There is no minimum frontage.

16 E. HEIGHT. The maximum height of any buildings or structures shall be no greater
17 than seventy-five (75) feet.

18 F. SCREENING. All roof-mounted equipment, excluding solar panels, shall be
19 screened from the ground elevation view to a minimum sight distance of six
20 hundred sixty (660) feet for residential buildings and one thousand three hundred
21 twenty (1,320) feet for non-residential buildings.

22 G. LOT COVERAGE. There is no maximum lot coverage.

23 H. FRONT SETBACK. There is no front setback requirement, except for one family
24 dwellings or associated structure(s), which shall have a minimum front setback of
25 no less than twenty-five (25) feet.

26 I. SIDE SETBACK. There is no side setback requirement, except for the following:

27 1. One family dwellings or associated structure(s) shall have a minimum side
28 setback of no less than five (5) feet.

1 more units or floor area. This area must be fully enclosed and have
2 adequate separation from any habitable areas. This area shall be screened
3 using landscape or architectural features.

4 2. ENCROACHMENTS. No setback or yard encroachments are permitted,
5 except as provided in Section 18.19 of this ordinance.

6 3. LIGHTING. All onsite lighting shall be focused, directed, or arranged to
7 prevent glare or direct illumination on adjacent residential uses.

8 4. PARKING. Off-street parking shall be provided pursuant to Section 18.12
9 of this ordinance.

10 5. LANDSCAPE. There is no minimum landscape area requirement.

11 SECTION 8.304. DEVELOPMENT DESIGN AND PHASING.

12 A. PHASING PLAN. For phased developments, a site development phasing plan
13 shall be submitted with the land use application or design review application and
14 include maps, exhibits and a description of the following: phasing for development
15 and infrastructure, and the development of multi-modal transportation connectivity
16 with the neighborhood and adjoining community areas.

17 B. DESIGN REVIEW. For multiple family dwellings, a site design plan shall be
18 submitted to the Planning Director for review and shall include the following:

- 19 1. Site plan with building footprint
- 20 2. Floor plans
- 21 3. Landscape plan, as necessary
- 22 4. Wall and fencing plan
- 23 5. Elevation plan
- 24 6. Architectural design
- 25 7. Photometric plan, as necessary
- 26 8. Traffic analysis

27 C. PUBLIC REVIEW PERIOD. A thirty (30) day public review period shall be
28 provided prior to the Planning Director considering the site design plan submitted

1 for multiple family dwellings. Notice of the public review period shall be given in
2 the same manner as provided in Section 18.26.c. subsections (2),(4), (5),(6) and (7)
3 of this ordinance. The notice shall include the mailing address to send comments
4 to, the dates for the public review period, location where the site design plan may
5 be reviewed, and explain that the public may comment on the site design plan for
6 the multiple family dwellings.

7 D. DESIGN APPROVAL. The above referenced site design plan shall be approved
8 by the Planning Director if the site design plan is consistent with all of the
9 following:

- 10 1. The Riverside County General Plan;
- 11 2. This ordinance;
- 12 3. The Countywide Design Guidelines;
- 13 4. There is no specific, adverse impact upon the public health or safety. A
14 specific adverse impact means a significant, quantifiable, direct, and
15 unavoidable impact, based on objective, identified written public health or
16 safety standards, policies or conditions as they existed on the date the
17 application was deemed complete; or
- 18 5. If there is a specific adverse impact upon the public health or safety, the
19 development has been conditioned to develop at a lower density which
20 removes the specific adverse impact.

21 E. APPROVAL PERIOD. An applicant of a site design plan shall obtain building
22 permits within two (2) years of the site design approval for any multiple family
23 dwellings, pursuant to this section. The Planning Director may grant a request for a
24 one-year extension of time of this requirement, if the request is submitted by the
25 applicant at least six (6) months prior to the expiration of the original time limit
26 with the appropriate fee. If an extension is granted, the total time allowed for a site
27 design plan approval shall not exceed three (3) years.”
28

- 1 4. Artisan or novelty stores
- 2 5. Bakery shops, including baking only when incidental to retail sales on the
- 3 premises
- 4 6. Banks and financial institutions
- 5 7. Barber and beauty shops
- 6 8. Book stores
- 7 9. Business and Professional Schools
- 8 10. Cellular telephone sales and service
- 9 11. Check Cashing Business
- 10 12. Churches, temples, and other places of religious worship
- 11 13. Clothing Dry Cleaners
- 12 14. Clothing stores
- 13 15. Community and Civic Centers
- 14 16. Computer sales and service
- 15 17. Day care centers
- 16 18. Delicatessens
- 17 19. Drug stores
- 18 20. Florist shops
- 19 21. Gift shops
- 20 22. Grocery stores
- 21 23. Hardware stores
- 22 24. Health and fitness facility, indoor
- 23 25. Household furniture and appliance stores
- 24 26. Internet cafes and internet gaming facilities
- 25 27. Jewelry store with incidental repairs
- 26 28. Laundries and laundromats
- 27 29. Medical offices
- 28

- 1 30. Multiple family dwellings combined with non-residential uses listed in this
- 2 subsection B
- 3 31. Museums and libraries
- 4 32. Nurseries and garden supply stores
- 5 33. Paint and wall paper stores
- 6 34. Pet shops ad pet supply shops
- 7 35. Photography shops and studios and photo engraving
- 8 36. Plumbing shops, not including plumbing contractors
- 9 37. Post services
- 10 38. Restaurant and other eating establishments
- 11 39. Shoe stores and repair shops
- 12 40. Sporting goods stores
- 13 41. Tailor shops
- 14 42. Tobacco or Hookah shops; but not lounges
- 15 43. Tourist information centers
- 16 44. Toy stores

17 C. The following uses shall be permitted provided a conditional use permit has been
18 approved pursuant to the provisions of Section 18.28 of this ordinance:

- 19 1. Animal hospitals and veterinary office, with outdoor facilities
- 20 2. Bars and cocktail lounges
- 21 3. Billiard and pool halls
- 22 4. Catering services
- 23 5. Convenience stores
- 24 6. Film, dental medical, research, and testing laboratories
- 25 7. Hotels, resort hotels and motels
- 26 8. Indoor entertainment and recreation facility
- 27 9. Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic
28 Beverage Sales) of this Ordinance.

- 1 10. Mobilehome parks pursuant to Section 19.91 of this ordinance.
- 2 11. Multiple family dwellings combined with non-residential uses listed in this
- 3 subsubsection C.
- 4 12. Private Academic Facility
- 5 13. Theaters and Auditoriums
- 6 D. SAME CHARACTER AND INTENSITY. Any use that is not specifically listed in
- 7 subsections B. or C. may be considered a permitted or conditionally permitted use
- 8 provided that the Planning Director finds that the proposed use is substantially the
- 9 same in character and intensity as those listed in the designated subsections. Such a
- 10 use is subject to the permit process which governs the category in which it falls.

11 SECTION 9.87. DEVELOPMENT STANDARDS IN THE MU ZONE.

- 12 A. LOT SIZE. There is no minimum lot size.
- 13 B. LOT WIDTH. There is no minimum lot width.
- 14 C. LOT DEPTH. There is no minimum lot depth.
- 15 D. FRONTAGE. There is no minimum lot frontage.
- 16 E. HEIGHT. The maximum height of any buildings or structures shall be no greater
- 17 than seventy-five (75) feet. Ground floor commercial retail shall have a minimum
- 18 ceiling height of eleven (11) feet, measured from foundation to finished ceiling.
- 19 F. SCREENING. All roof-mounted equipment, excluding solar panels, shall be
- 20 screened from the ground elevation view to a minimum sight distance of six
- 21 hundred sixty (660) feet for residential buildings and one thousand three hundred
- 22 twenty (1,320) feet for non-residential buildings, including mixed-use buildings.
- 23 G. LOT COVERAGE. There is no minimum lot coverage.
- 24 H. FRONT SETBACKS. There is no front setback requirement, except for one family
- 25 dwellings or associated structure(s), which shall have a minimum front setback of
- 26 no less than twenty-five (25) feet.
- 27 I. SIDE SETBACKS. There is no side setback requirement, except for the following:
- 28 1. One family dwellings or associated structure(s) shall have a minimum side

1 setback of no less than five (5) feet.

- 2 2. For lots zoned MU that abut lots zoned R-R, R-A, R-1, R-1-A, the
3 minimum side setback shall be no less than five (5) feet.

4 J. REAR SETBACKS. There is no rear setback requirement, except for the
5 following:

- 6 1. One family dwellings or associated structure(s) shall have a minimum side
7 setback of no less than fifteen (15) feet.
8 2. For lots zoned MU that abut lots zoned R-R, R-A, R-1, R-1-A, the
9 minimum rear setback shall be no less than fifteen (15) feet.

10 K. OPEN SPACE.

- 11 1. Any development with one or more non-residential building(s) with thirty
12 thousand (30,000) square feet or greater of floor area each shall provide at
13 least one (1) public use area (PUA) that is adjacent to public streets or
14 ground floor retail or ground floor commercial uses. A PUA is an urban and
15 public open space area, such as a plaza, square or court, located on the same
16 lot(s) as the primary use and used as a gathering place or a pedestrian
17 linkage between buildings.

- 18 2. Any development with more than ten (10) multiple family dwelling units
19 shall provide at least one hundred (100) square feet of common use area
20 (CUA) for each unit above ten (10) units. A CUA is a recreational open
21 space area, such as a park, sport field, pool, gym, or passive recreational
22 area, associated with and located on the same lot or lots as the primary use.
23 A PUA may be used to fulfill the CUA.

24 requirement. A reduction in this requirement may be applied pursuant to
25 the following:

- 26 a. A ten percent (10%) reduction for developments that provide more
27 than two hundred (200) dwelling units.
28 b. A twenty-five percent (25%) reduction for developments that

1 provide housing for very low, low or moderate income households
2 as defined in the Riverside County Housing Element with applicable
3 affordability restrictions.

- 4 3. PRIVATE OPEN AREA. A private open area (POA) is a private usable
5 open area, such as a patio or balcony, which is not encumbered with
6 structures and is attached to the primary dwelling unit. A development with
7 multiple family units shall provide at least fifty (50) square feet of POA per
8 unit.

9 L. SITE REQUIREMENTS.

- 10 1. Any mixed-use buildings shall provide ground floor retail or commercial
11 uses for at least fifty percent (50%) of ground floor units that front a public
12 street, sidewalk, or public use area at the time of development.
- 13 2. Any ground floor retail or commercial units shall have transparent walls on
14 at least fifty percent (50%) of the wall area that fronts a public street,
15 sidewalk, or public use area.
- 16 3. REFUSE AND RECYCLABLE STORAGE AREA. A refuse and
17 recyclable material storage area shall be provided for any new multiple
18 family, mixed-use, or commercial development, or existing multiple family
19 mixed-use, or commercial development that will add thirty percent (30%) or
20 more units or floor area. This area must be fully enclosed and have
21 adequate separation from any habitable areas. This area shall be screened
22 using landscape or architectural features.
- 23 4. ENCROACHMENTS. No setbacks or yard encroachments are permitted,
24 except as provided in Section 18.19 of this ordinance.
- 25 5. LIGHTING. All onsite lighting shall be focused, directed or arranged to
26 prevent glare or direct illumination on adjacent residential uses.
- 27 6. PARKING. Off-street parking shall be provided pursuant to Section 18.12
28 of this Ordinance.

1 7. LANDSCAPE. There is no required minimum landscape area.

2 SECTION 9.88. DEVELOPMENT DESIGN AND PHASING.

3 A. PHASING PLAN. For phased developments, a site development phasing plan
4 shall be submitted with the land use application or design review application and
5 include maps, exhibits and a description of the following: phasing for development
6 and infrastructure, and the development of multi-modal or active transportation
7 connectivity with the neighborhood and adjoining community areas.

8 B. DESIGN REVIEW. For multiple family dwelling developments that only include
9 a residential use, a site design plan shall be submitted to the Planning Director for
10 review and shall include the following:

- 11 1. Site plan with building footprint
- 12 2. Floor plans
- 13 3. Landscape plan, as necessary
- 14 4. Wall and fencing plan
- 15 5. Elevation plan
- 16 6. Architectural design
- 17 7. Photometric plan, as necessary
- 18 8. Traffic analysis

19 C. PUBLIC REVIEW PERIOD. A thirty (30) day public review period shall be
20 provided prior to the Planning Director considering the site design plan submitted
21 for multiple family dwelling developments that only include residential use. Notice
22 of the public review period shall be given in the same manner as provided in
23 Section 18.26.c. subsections (2),(4), (5),(6) and (7) of this ordinance. The notice
24 shall include the mailing address to send comments to, the dates for the public
25 review period, location where the site design plan may be reviewed, and explain
26 that the public may comment on the site design plan for the multiple family
27 dwelling development.

28 D. DESIGN APPROVAL. The site design plan referenced above shall be approved if

1 the Planning Director finds the site design plan conforms to or is consistent with all
2 of the following:

- 3 1. The Riverside County General Plan;
- 4 2. This ordinance;
- 5 3. The Countywide Design Guidelines;
- 6 4. There is no specific, adverse impact upon the public health or safety. A
7 specific adverse impact means a significant, quantifiable, direct, and
8 unavoidable impact, based on objective, identified written public health or
9 safety standards, policies or conditions as they existed on the date the
10 application was deemed complete; or
- 11 5. If there is a specific adverse impact upon the public health or safety, the
12 development has been conditioned to develop at a lower density which
13 removes the specific adverse impact.

14 E. APPROVAL PERIOD. An applicant of a site design plan approval shall obtain
15 building permits within two (2) years of the approval of any multiple family
16 dwellings, pursuant to this section. The Planning Director may grant a request for a
17 one-year extension of time of this requirement, if the request is submitted by the
18 applicant at least six (6) months prior to the expiration of the original time limit
19 with the appropriate fee. If the extension is granted, the total time allowed for a site
20 design plan approval shall not exceed three (3) years.”

21 Section 12. A new Subsection A.18. is added to Section 13.1 of Ordinance No. 348 to
22 read as follows:

23 “18. Employee housing meeting the requirements, as determined by the Planning
24 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
25 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
26 use by single family or household. Review of determinations that employee housing meets
27 the requirements set forth in Health and Safety Code section 17021.8 shall be processed
28 and considered by the Planning Commission in accordance with Health and Safety Code

1 section 17021.8.(c).”

2 Section 13. Subsection C.3. of Section 13.1 of Ordinance No. 348 is amended to read as
3 follows:

4 “3. Employee housing not meeting the requirements set forth in Health and Safety
5 Code section 17021.8, as may be amended, or consisting of more than 36 beds in a group
6 quarters or 12 units or spaces for use by a single family or household.”

7 Section 14. A new subsection K. is added to Section 13.51 of Ordinance No. 348 to
8 read as follows:

9 “K. Employee housing meeting the requirements, as determined by the Planning
10 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
11 consisting of no more than 36 beds in a group quarters or 12 units or spaces for use by a
12 single family or household. Review of determinations that employee housing meets the
13 requirements set forth in Health and Safety Code section 17021.8 shall be processed and
14 considered by the Planning Commission in accordance with Health and Safety Code
15 section 17021.8.(c).”

16 Section 15. A new subsection L. is added to Section 13.51 of Ordinance No. 348 to read
17 as follows:

18 “L. Employee housing not meeting the requirements set forth in Health and Safety
19 Code section 17021.8, as may be amended, or consisting of more than 36 beds in group
20 quarters or 12 units or spaces designed for use by a single family or household.”

21 Section 16. A new subsection A.23. is added to Section 14.1 of Ordinance No. 348 to
22 read as follows:

23 “23. Employee housing meeting the requirements, as determined by the Planning
24 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
25 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
26 use by a single family or household. Review of determinations that employee housing
27 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
28 processed and considered by the Planning Commission in accordance with Health and

1 Safety Code section 17021.8.(c).”

2 Section 17. Subsection C.3. of Section 14.1 of Ordinance No. 348 is amended to read as
3 follows:

4 “3. Employee housing not meeting the requirements set forth in Health and Safety
5 Code section 17021.8, as may be amended, or consisting of more than 36 beds in a groups
6 quarters or 12 units or spaces designed for use by a single family or household.”

7 Section 18. A new subsection A.12. is added to Section 14.52 of Ordinance No. 348 to
8 read as follows:

9 “12. Employee housing meeting the requirements, as determined by the Planning
10 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
11 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
12 use by a single family or household. Review of determinations that employee housing
13 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
14 processed and considered by the Planning Commission in accordance with Health and
15 Safety Code section 17021.8.(c).”

16 Section 19. A new subsection C.3. is added to Section 14.52 of Ordinance No. 348 to
17 read as follows:

18 “3. Employee housing not meeting the requirements set forth in Health and Safety
19 Code section 17021.8, as may be amended, or consisting of more than 36 beds in a group
20 quarters or 12 units or spaces designed for use by a single family or household.”

21 Section 20. A new subsection A.6. is added to Section 14.73 of Ordinance No. 348 to
22 read as follows:

23 “6. Employee housing meeting the requirements, as determined by the Planning
24 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
25 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
26 use by a single family or household. Review of determinations that employee housing
27 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
28 processed and considered by the Planning Commission in accordance with Health and

1 Safety Code section 17021.8.(c) ”

2 Section 21. Subsection C.3. of Section 14.73 of Ordinance No. 348 is amended to read
3 as follows:

4 “3. Employee housing not meeting the requirements set forth in Health and Safety
5 Code section 17021.8, as may be amended, or consisting of more than 36 beds in a group
6 quarters or 12 units or spaces designed for use by a single family or household.”

7 Section 22. A new subsection A.8. is added to Section 14.92 of Ordinance No. 348 to
8 read as follows:

9 “8. Employee housing meeting the requirements, as determined by the Planning
10 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
11 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
12 use by a single family or household. Review of determinations that employee housing
13 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
14 processed and considered by the Planning Commission in accordance with Health and
15 Safety Code section 17021.8.(c).”

16 Section 23. Subsection C.1. of Section 14.92 of Ordinance No. 348 is amended to read
17 as follows:

18 “1. Employee housing not meeting the requirements set forth in Health and Safety
19 Code section 17021.8, as may be amended, or consisting of more than 36 beds in group
20 quarters or 12 units or spaces designed for use by a single family or household.”

21 Section 24. A new subsection A.8. is added to Section 14.94 of Ordinance No. 348 to
22 read as follows:

23 “8. Employee housing meeting the requirements, as determined by the Planning
24 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
25 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
26 use by a single family or household. Review of determinations that employee housing
27 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
28 processed and considered by the Planning Commission in accordance with Health and

1 Safety Code section 17021.8.(c).”

2 Section 25. Subsection C.1. of Section 14.94 of Ordinance No. 348 is amended to read
3 as follows:

4 “1. Employee housing meeting the requirements, as determined by the Planning
5 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
6 consisting of more than 36 beds in a group quarters or 12 units or spaces designed for use
7 by a single family or household. Review of determinations that employee housing meets
8 the requirements set forth in Health and Safety Code section 17021.8 shall be processed
9 and considered by the Planning Commission in accordance with Health and Safety Code
10 section 17021.8.(c).”

11 Section 26. A new subsection A.14. is added to Section 14.96 of Ordinance No. 348 to
12 read as follows:

13 “14. Employee housing meeting the requirements, as determined by the Planning
14 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
15 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
16 use by a single family or household. Review of determinations that employee housing
17 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
18 processed and considered by the Planning Commission in accordance with Health and
19 Safety Code section 17021.8.(c).”

20 Section 27. Subsection C.1. of Section 14.96 of Ordinance No. 348 is amended to read
21 as follows:

22 “1. Employee housing meeting the requirements, as determined by the Planning
23 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
24 consisting of more than 36 beds in a group quarters or 12 units or spaces designed for use
25 by a single family or household. Review of determinations that employee housing meets
26 the requirements set forth in Health and Safety Code section 17021.8 shall be processed
27 and considered by the Planning Commission in accordance with Health and Safety Code
28 section 17021.8.(c).”

1 Section 28. A new subsection A.9. is added to Section 14.98 of Ordinance No. 348 to
2 read as follows:

3 “9. Employee housing meeting the requirements, as determined by the Planning
4 Director, set forth in Health and Safety Code section 17021.8, as may be amended, or
5 consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for
6 use by a single family or household. Review of determinations that employee housing
7 meets the requirements set forth in Health and Safety Code section 17021.8 shall be
8 processed and considered by the Planning Commission in accordance with Health and
9 Safety Code section 17021.8.(c).”

10 Section 29. Subsection B. of Section 18.18 of Ordinance No. 348 is amended in its
11 entirety to read as follows:

12 “B. DETACHED ACCESSORY BUILDINGS AND STRUCTURES.

13 1. ALLOWED USE. Subject to the provisions provided in this Section,
14 detached accessory buildings and structures are allowed on lots where the principal
15 use of the lot is a one family dwelling.

16 2. PLOT PLAN REQUIREMENT.

17 a. Notwithstanding the above Section 18.18.B.1., the Planning Director
18 may, based on a determination of potential environmental concerns,
19 require the submittal of a plot plan including the preparation of an
20 environmental assessment pursuant to Section 18.30 of this
21 ordinance if either:

22 i. A detached accessory building or structure on a lot equals or
23 exceeds five thousand (5,000) square feet in size; or,

24 ii. The total square footage of all detached accessory buildings
25 or structures of a lot equal or exceed five thousand (5,000)
26 square feet. Said determination of potential environmental
27 concerns shall be made by the Planning Director and is
28 within his or her sole discretion.

1 b. If a plot plan is required for a detached accessory building or
2 structure, a public hearing shall be held in accordance with Section
3 18.30 of this ordinance and the plot plan shall only be approved if it
4 complies with the requirements of this Section and the requirements
5 of Section 18.30 of this ordinance.

6 3. DEVELOPMENT STANDARDS. In addition to the development
7 standards of the applicable zone, a detached accessory building or structure
8 shall comply with the following:

9 a. Where a rear yard is required by this ordinance, a detached
10 accessory building or structure may occupy not more than fifty
11 percent (50%) of the required rear yard.

12 b. In areas of altitudes above four thousand (4,000) feet, a detached
13 accessory building or structure may be constructed in accordance
14 with the same building setback line as is required for a one family
15 dwelling on the same lot.

16 c. Detached accessory buildings or structures shall be located in the
17 rear portion of a lot and shall not be nearer to the street line than the
18 principal dwelling on the lot.

19 d. No detached accessory building shall be nearer to the one family
20 dwelling, or other building or structure than that permitted by
21 Ordinance No. 457 and Ordinance No 787.

22 e. Notwithstanding the height limitations of any zone, the height limit
23 shall be thirty (30) feet or the height of the principal dwelling,
24 whichever is less.

25 f. Bare metal buildings and structures without paint or exterior
26 architectural coatings or treatments shall not be located on a lot one
27 (1) acre or smaller.

28 g. No final inspection shall be performed for the detached accessory

1 building or structure until a final inspection has been performed for
2 the one family dwelling on the same lot.

3 h. No detached accessory building or structure shall be rented or
4 leased, or offered for rent or lease, unless the one family dwelling on
5 the lot is also being rented or leased, or offered for rent or lease, to
6 the same renter or lessee.

7 i. No detached accessory building or structure shall be used for
8 overnight accommodations.

9 j. No detached accessory building or structure shall contain a kitchen.

10 k. Any detached accessory building or structure must have the same lot
11 access as the one family dwelling on the lot. No additional curb
12 cuts, rear access or any other type of access is allowed to the
13 detached accessory building or structure except as may be
14 authorized by the Transportation Department through the issuance
15 of an encroachment permit.

16 l. A detached accessory building or structure shall be compatible with
17 the architecture of the one family dwelling and consistent with the
18 character of the surrounding neighborhood.

19 m. Notwithstanding the above, in areas of altitudes below four (4,000)
20 thousand feet and where the slope of the front twenty (20) feet of the
21 lot is greater than one (1) foot rise or fall in a seven (7) foot run
22 from the established street elevation, or where the frontage of the lot
23 is more than four (4) feet above or below such established street
24 elevation, a private garage may be built to the front or side lot lines
25 if the placement of the building or structure or the design of the
26 building or structure prevents vehicles directly exiting or entering
27 onto the adjacent roadway; however, in areas of altitudes above four
28 thousand (4,000) feet and where the slope of the front twenty (20)

1 feet of a lot is greater than one (1) foot rise or fall in a seven (7) foot
2 run from the established street elevation, or where the frontage of
3 the lot is more than four (4) feet above or below such established
4 street elevation, a private garage or carport may be built to the front
5 or side lot lines.”

6 Section 30. Subsection C of Section 18.18 of Ordinance No. 348 is amended in its
7 entirety to read as follows:

8 “C. EXCEPTIONS.

- 9 1. This section shall not apply to agricultural structures in the A-1, A-P, A-2 or
10 A-D zones.”

11 Section 31. Subsection D. of Section 18.18 of Ordinance No. 348 is deleted in its
12 entirety.

13 Section 32. Section 18.29a. of Ordinance No. 348 is amended in its entirety to read as
14 follows:

15 “SECTION 18.29a. FAMILY DAY CARE HOMES.

- 16 A. STATE PREEMPTION. Pursuant to the California Child Day Care Facilities Act,
17 Health and Safety Code sections 1597.30 through 1597.622, the California
18 Legislature has declared that it is the public policy of the State of California to
19 locate family day care homes for children in normal residential surroundings so as
20 to give children a home environment which is conducive to healthy and safe
21 development. It is the declared public policy of the State to provide children the
22 same environment as would be found in a dwelling unit. Pursuant to Health and
23 Safety Code Section 1597.40.(b), the Legislature has further declared that this
24 policy is a matter of statewide concern with the purpose of occupying and shall
25 preempt local laws, regulations and rules governing the use and occupancy of
26 family daycare homes. Additionally, in accordance with Health and Safety Code
27 section 1597.45.(a), the use of a home as a small or large family daycare home shall
28 be considered a residential use of property and a use by right.

1 B. SMALL FAMILY DAY CARE HOMES. In accordance with the above-referenced
2 State policies, the use of a lawfully occupied detached one-family dwelling, a
3 townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered
4 multiple family dwelling as a small family day care home for up to seven (7)
5 children, including children under ten (10) years of age who reside at the home,
6 shall be a permitted use in all zones where such dwelling unit types are permitted,
7 and shall not require any permit pursuant to this ordinance.

8 C. LARGE FAMILY DAY CARE HOMES. In accordance with the above-referenced
9 State policies, the use of a lawfully occupied detached one-family dwelling, a
10 townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered
11 multiple family dwelling as a large family day care home for eight (8) to fourteen
12 (14) children, including children under ten (10) years of age who reside at the home
13 shall be a permitted use in all zones where such dwelling unit types are permitted,
14 and shall not require any permit pursuant to this ordinance.

15 D. SECOND UNITS/GUEST QUARTER. No second unit or guest quarter may be
16 used as a family day care home.

17 E. FAMILY DAY CARE HOME OPERATIONAL REQUIREMENTS. A family
18 day care home operator shall obtain all necessary building permits in accordance
19 with Ordinance No. 457 and comply with the following operational standards:

- 20 1. A family day care home shall obtain a valid state license in accordance with
21 Section 1597.54 of the Health and Safety Code, as may be amended, and
22 upon receipt provide a certified copy of the state license to the Planning
23 Director.
- 24 2. A family day care home shall provide off-street parking as provided in
25 Section 18.12 of this ordinance as required for similar residential uses.
26 These parking spaces may include spaces provided to meet residential
27 requirements.
- 28 3. The unloading and loading of vehicle occupants shall be done in a manner

1 that does not impede the flow of traffic on the adjacent roadways and does
2 not allow for the stacking of vehicles on adjacent roadways.

3 4. To ensure the health and safety of children, family day care homes shall
4 comply with applicable Fire and Building Code regulations pursuant to
5 Section 1597.46 of the Health and Safety Code, as may be amended.

6 5. Family day care homes shall comply with the development standards for
7 one family or multiple family dwellings, as applicable, located within the
8 same zone.

9 6. Family day care homes shall comply with all applicable State Fire Marshall
10 regulations.

11 7. An on-site identification sign may be installed in accordance with this
12 ordinance.

13 F. SUSPENSION OF OPERATION. If the family day care operator fails to comply
14 with any requirement of this section, the family day care home shall suspend
15 operations until corrective action(s) are taken pursuant to Section 1597.58 of the
16 Health and Safety Code, as may be amended.”

17 Section 33. A new Section 18.54 is added to Article XVIII of Ordinance No. 348 to
18 read as follows:

19 “SECTION 18.54. DENSITY BONUUSES.

20 A. PURPOSE AND INTENT. The Board of Supervisors finds that certain incentives
21 are appropriate and necessary to help increase opportunities for affordable housing
22 in the County and to achieve the goals and policies of the General Plan Housing
23 Element. The purpose of this Section is to facilitate the development of affordable
24 rental and for-sale housing, including inclusionary housing, in accordance with
25 California Government Code sections 65915 through 65918, as may be amended
26 from time to time.

27 B. DEFINITIONS. As used in this Section, the following terms shall have the
28 following meanings:

1 1. Density Bonus. An increase over the otherwise maximum allowable
2 residential density set forth in the Riverside County General Plan land use
3 designation for a Housing Development, as defined in this Section.

4 2. Housing Development. As provided in section 65915(i) of the Government
5 Code, a development project for five (5) or more dwelling units that may
6 include mixed-use developments, a subdivision or common interest
7 development consisting of one family or multiple family dwellings or
8 unimproved residential lots. A Housing Development can also include
9 either a project to substantially rehabilitate and convert an existing
10 commercial building to residential use, or the substantial rehabilitation of an
11 existing multiple family dwelling, where the result of the rehabilitation
12 would be a net increase in available dwelling units.

13 3. Target Units. Dwelling units with affordability restrictions for the
14 following:

- 15 a. Very low, low and moderate income households as defined in
16 sections 50105, 50079.5, and 50093, respectively, of the Health and
17 Safety Code;
- 18 b. Transitional foster youth, as defined in section 66025.9 of the
19 Education Code;
- 20 c. Disabled veterans, as defined in section 18541 of the Government
21 Code;
- 22 d. Senior citizens as defined in sections 51.3 and 51.12 of the Civil
23 Code; or
- 24 e. Homeless persons as defined in section 11302 of title 42 of the
25 United States Code, also known as the McKinney-Vento Homeless
26 Assistance Act.

27 C. ELIGIBILITY. A Housing Development is eligible for a Density Bonus when the
28 Housing Development meets at least one of the following requirements:

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1. Ten (10%) percent of the total dwelling units of a Housing Development are for lower income households, as defined in section 50079.5 of the Health and Safety Code;
2. Five (5%) percent of the total dwelling units of a Housing Development are for very low income households, as defined in section 50105 of the Health and Safety Code;
3. The Housing Development includes a senior citizen housing development, as defined in sections 51.3 and 51.12 of the Civil Code, or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to section 798.76 and 799.5 of the Civil Code;
4. Ten (10%) percent of the total dwelling units in a common interest development, as defined in section 4100 of the Civil Code, are for persons and families of moderate income, as defined in section 50093 of the Health and Safety Code, provided that all dwelling units are offered to the public for purchase; or
5. Ten (10%) percent of the total dwelling units of a Housing Development are for transitional foster youth, as defined in section 66025.9 of the Education Code, disabled veterans, as defined in section 18541 of the Government Code, or homeless persons, as defined in section 11302 of title 42 of the United States Code, also known as the McKinney-Vento Homeless Assistance Act. The dwelling units described in this subparagraph shall be subject to a recorded affordability period of 55 years and shall be provided at the same affordability level as very low income dwelling units, as defined in section 50105 of the Health and Safety Code.
6. Twenty (20%) percent of the total units for lower income students in a student housing development that meets the requirements as provided in section 65915(b)(1)(F) of the Government Code.

1 7. One hundred percent (100%) of the total units, exclusive of a manager's
2 unit or units, are for lower income households, as defined by Section
3 50079.5 of the Health and Safety Code, except that up to 20 percent of the
4 total units in the development may be for moderate-income households, as
5 defined in Section 50053 of the Health and Safety Code.

6 D. APPLICATION PROCEDURE.

7 1. An applicant proposing a Housing Development pursuant to this Section
8 that also requires an approved land use permit may submit a Density Bonus
9 request to the Planning Director or designee in conjunction with the
10 application for the Housing Development project. The request shall be
11 processed concurrently with the Housing Development project application,
12 and heard by the appropriate hearing body for the Housing Development.

13 2. An applicant proposing a Housing Development pursuant to this Section
14 that does not require an approved land use permit may submit a Density
15 Bonus request to the Planning Director. The request shall be considered by
16 the Planning Director in accordance with subsection F. below and in
17 compliance with the California Environmental Quality Act. The Planning
18 Director shall provide the determination in writing to the applicant.

19 E. DENSITY BONUS CALCULATIONS. The Density Bonus shall be calculated in
20 accordance with Government Code Sections 65915(f) and 65915(i), as may be
21 amended, or in accordance with Government Code Section 65917.2 as may be
22 amended.

23 F. DENSITY BONUS APPROVAL. The County shall grant the Density Bonus
24 request for an eligible Housing Development unless the County makes a written
25 finding, based upon substantial evidence, of any of the following:

26 1. The Density Bonus would have a specific, adverse impact upon public
27 health and safety, or the physical environment or on any historical property
28 as provided in Government Code section 65915(d)(1)(B) as may be

1 amended from time to time.

2 2. The Density Bonus would be contrary to state or federal law.

3 G. DENSITY BONUS AGREEMENT. The applicant shall enter into a Density Bonus
4 agreement with the County in a form consistent with Government Code Section
5 65915, as may be amended from time to time, and approved by the Office of
6 County Counsel. The Density Bonus agreement shall include the applicable
7 affordability period and be recorded on the lot or lots designated for the
8 construction of the Target Units prior to final map approval, or, where a map is not
9 being processed, prior to the issuance of the first building permit.

10 H. INCENTIVES. In addition to the Density Bonus, an applicant who meets the
11 requirements of this Section may request incentives that result in identifiable and
12 actual cost reductions to provide affordable housing, as provided in section
13 65915(d)(2) and section 65915(k) of the Government Code, as may be amended
14 from time to time. Incentive examples include, but are not limited to,
15 modifications to site development standards and architectural design requirements.

16 I. INCENTIVE APPROVAL. The County shall grant incentives pursuant to the
17 provisions of this Section unless the County makes a written finding, based upon
18 substantial evidence, of any of the following:

19 1. The incentive does not result in identifiable and actual cost reductions to
20 provide for affordable housing or for the setting of rents for Target Units a
21 as provided in section 65915(d)(1)(A) of the Government Code, as may be
22 amended from time to time.

23 2. The incentive would have a specific, adverse impact upon public health and
24 safety, or the physical environment or on any historical property as provided
25 in section 65915(d)(1)(B) of the Government Code, as may be amended
26 from time to time.

27 3. The incentive would be contrary to state or federal law.
28

1 J. PROJECT DESIGN. Target Units shall be constructed concurrently with market-
2 rate dwelling units, integrated into the Housing Development and include
3 comparable infrastructure, construction quality and exterior and interior design to
4 the market-rate dwelling units.

5 K. DEVELOPMENT STANDARDS. The Housing Development shall comply with
6 the development standards of its zoning classification. If a development standard
7 has the effect of physically precluding the construction of a Housing Development
8 meeting the criteria for a Density Bonus or incentive, an applicant may request a
9 development standard modification as provided in section 65915(e) of the
10 Government Code, as may be amended from time to time.

11 L. PARKING RATIOS. In addition to the Density Bonus, an applicant who meets
12 the requirements of this Section may request parking ratios as provided in section
13 65915(p) of the Government Code, as may be amended from time to time.

14 M. ADDITIONAL DENSITY BONUS CREDITS.

15 1. An applicant who meets the requirements of this Section and includes a
16 child care facility that will be located on the premises of, as part of, or
17 adjacent to the Housing Development may be eligible for an additional
18 Density Bonus or incentive as provided in Government Code section
19 65915(h) as may be amended from time to time. The County shall not
20 be required to provide a Density Bonus or incentive for a child care facility
21 if it finds, based upon substantial evidence, that the community has
22 adequate child care facilities. No additional Density Bonus or incentive
23 shall be granted unless the following requirements are met:

24 a. The child care facility shall remain in operation for a period of time
25 that is as long as or longer than the period of time during which the
26 Target Units are required to remain affordable pursuant to
27 Government Code section 65915(c) as may be amended from time
28 to time; and

1 b. Of the children who attend the child care facility, the children of
2 very low income households, lower income households, or families
3 of moderate income shall equal a percentage that is equal to or
4 greater than the percentage of dwelling units that are required for
5 very low income households, lower income households, or families
6 of moderate income pursuant to Government Code section 65915(h)
7 as may be amended from time to time.

8 2. An applicant for approval to convert apartments to a condominium project
9 in accordance with Government Code section 65915.5, as may be amended
10 from time to time, may be eligible for a Density Bonus or other incentive as
11 provided in Government Code section 65915.5(a), as may be amended
12 from time to time.

13 3. An applicant for approval of a commercial development that has entered
14 into an agreement for partnered housing as provided in Government Code
15 section 65915.7, as may be amended from time to time, may be eligible for
16 a development incentive as provided in Government Code section 65915.7,
17 as may amended from time to time.”

18 Section 34. A new Section 18.55 is added to Article XVIII of Ordinance No. 348 to
19 read as follows:

20 “SECTION 18.55. SUPPORTIVE AND TRANSITIONAL HOUSING.

21 A. Supportive housing as defined in this ordinance that does not meet the
22 requirements provided in Subsection B. below is allowed in all zone classifications
23 where one family dwellings or multiple family dwellings are allowed, and shall be
24 subject to General Plan density requirements, the development standards provided
25 in the zone classification and the permit approval process for the permit category
26 in which the supportive housing falls.

27 B. Supportive housing as defined in this ordinance meeting the requirements set forth
28 in Government Code Section 65651, as may be amended, is allowed by right in all

1 zone classifications where multiple family and mixed uses are allowed, and shall
2 be subject to General Plan density requirements.

3 C. Transitional housing as defined in this ordinance is allowed in all zone
4 classifications where one family or multiple family dwellings are allowed, and
5 shall be subject to General Plan density requirements, development standards
6 provided in the zone classification, and the permit approval process which governs
7 the permit category in which the transitional housing falls.”

8 Section 35. A new Article XIXn is added to Ordinance No. 348 to read as follows:

9 “ARTICLE XIXn SINGLE ROOM OCCUPANCY UNITS

10 SECTION 19.1200. PURPOSE AND INTENT.

11 The purpose of this Article is to allow for Single Room Occupancy Units (SROs) to assist
12 in providing affordable housing to extremely low, very low, lower, and low income
13 households consistent with Government Code Section 65583(c)(2) and to appropriately
14 regulate SRO’s to ensure compatibility with surrounding uses and properties, and as well
15 as to minimize impacts associated with such uses.

16 SECTION 19.1201. APPLICABILITY AND PERMIT REQUIREMENTS.

- 17 A. SROs are a form of housing in which one or two individuals are housed in
18 individual permanent resident rooms within a multiple tenant building.
- 19 B. SROs are allowed in the following zone classifications with an approved
20 conditional use permit subject to the requirements of this Article and in accordance
21 with Section 18.28 of this ordinance: C-1/C-P and MU.

22 SECTION 19.1202. SITE LOCATION, OPERATION AND DEVELOPMENT
23 STANDARDS.

24 The standards set forth below and the standards in Article IX and Article IXf of this
25 ordinance shall apply to the development of SROs. In the event of a conflict between
26 standards, the standards set forth below shall apply.

- 27 A. SEPARATION. To avoid over-concentration of SROs, there shall be a 300-foot
28

1 separation requirement as measured from the nearest outside building walls
2 between a proposed SRO and any other SRO.

3 B. COMPATIBILITY. The design of the SRO shall be compatible with the character
4 of the surrounding neighborhood and consistent with any applicable County design
5 guidelines.

6 C. PARKING AND BICYCLE STALLS. On-site parking shall be provided as
7 required for studio dwelling units pursuant to Section 18.12. of this ordinance.
8 Bicycle stalls shall be provided at a minimum of one (1) Class I bicycle parking
9 facility, as provided in Section 18.12 of this ordinance, for every 5 SRO units.

10 D. COMMON SPACE. A minimum of ten (10) square feet per unit, or 250 square
11 feet total, whichever is greater, shall be provided for interior common space.
12 Dining rooms, meeting rooms, recreational rooms and other similar areas may be
13 considered common areas. Shared bathrooms kitchens, storage, laundry facilities
14 and common hallways shall not be considered common areas.

15 E. FLOOR AREA. An SRO unit shall be a minimum of one hundred fifty (150)
16 square feet in floor area and up to a maximum of four hundred (400) square feet in
17 floor area, including bathroom and kitchen facilities.

18 F. LAUNDRY FACILITIES. Laundry facilities shall be provided in a separate area
19 within the SRO project at the ratio of one (1) washer and one (1) dryer for every
20 twenty (20) SRO units or fractional number thereof.

21 G. KITCHEN FACILITIES. Each unit shall include a kitchen sink serviced with hot
22 and cold water, a garbage disposal, and a counter top measuring a minimum of 18
23 inches wide by 24 inches deep. A complete kitchen facility available for all
24 residents shall be provided on each floor of the structure, if all individual SRO
25 units are not provided with a minimum of a refrigerator and a microwave oven.

26 H. BATHROOM FACILITIES. For each SRO unit, a private toilet shall be provided
27 in an enclosed room with a door having a minimum of fifteen (15) square feet in
28 floor area. If private bathing facilities are not provided for each SRO unit, shared

1 shower or bathtub facilities shall be provided at a ratio of one (1) such facility for
2 every seven (7) SRO units or fraction thereof. The shared shower or bathtub
3 facility shall be on the same floor as the SRO units it is intended to serve and shall
4 be accessible from a common area or hallway. Each shared shower or bathtub
5 facility shall be provided with an interior lockable door.

6 I. MANAGEMENT PLAN. An SRO project shall submit a management plan, along
7 with the appropriate review fee as set forth in Ordinance No. 671, for review and
8 approval by the County prior to issuance of the first building permit. The
9 management plan shall contain management policies, operations, emergency
10 procedures, number of residents per SRO unit permitted, overnight guest policy,
11 security program including video cameras monitoring building access points at
12 every floor, rental procedures that allow for monthly tenancies and proposed rates,
13 maintenance plans, staffing needs, tenant mix, selection and regulations. Income
14 levels shall be verified in writing and provided to the County by a third party.

15 J. SRO MANAGER. An on-site 24-hour manager is required for a SRO project.
16 The manager's unit shall be at least 300 square feet with its own kitchen and bath
17 facilities.

18 K. INCOME RESTRICTED UNITS. All units in an SRO project shall be deed
19 restricted to extremely low, very low, lower and low income households as such
20 income restrictions are defined in the Riverside County's General Plan Housing
21 Element and Health and Safety Code Sections 50079.5, 50093, 50105 and 50106,
22 as may be amended, with the only exception being the 24-hour on-site manager.
23 When accompanied by the appropriate review fee as set forth in Ordinance No.
24 671, such deed restriction shall be reviewed and approved by the Office of County
25 Counsel and recorded prior to issuance of a building permit for the construction of
26 the SRO project.

27 L. ANNUAL REVIEW OF MANAGEMENT PLAN. Each SRO project shall
28 annually provide a report of compliance with its management plan to be prepared

1 by a qualified third party who is approved by the County. Such report shall be
2 accompanied by the appropriate review fee as set forth in Ordinance No. 671.

3 M. DISABILITY ACCESS. Disability access facilities shall be provided as may be
4 required pursuant to federal, state and county laws and regulations. At a
5 minimum, one (1) disabled accessible SRO unit shall be required for every twenty
6 (20) SRO units.

7 N. RESTRICTION ON NUMBER OF RESIDENTS. No more than two (2) residents
8 shall be permitted to reside in each SRO unit.”

9 Section 36. A new Article XIXo is added to Ordinance No. 348 to read as follows:

10 “ARTICLE XIXo HOUSING ALTERNATIVES

11 SECTION 19.1300. PURPOSE AND INTENT.

12 In adopting this article it is the intent of the Board of Supervisors to enact provisions that
13 allow for the construction and installation of tiny homes or the placement of shipping
14 containers adapted for residential use in order to increase the variety and supply of housing
15 products permitted in the unincorporated area and thereby potentially increase housing
16 affordability by allowing for a smaller housing product while at the same time considering
17 an enhancement or maintenance of community aesthetics, preserving property values, and
18 protecting the public health, safety and welfare.

19 SECTION 19. 1301. DEFINITIONS.

20 For purposes of this Article, the following terms shall have the following meanings:

21 A. Tiny Home: A tiny home is a detached structure built and designed to resemble a
22 single family home for permanent year round occupancy by one household with
23 functional areas that support normal daily routines including cooking, sleeping and
24 sanitation.

25 B. Residential Shipping Container: A residential shipping container is a dwelling
26 made from a steel shipping container. The residential shipping container is adapted
27 from either a 20 foot by 8 foot or 40 foot by 8 foot container with a height of either
28 8.5 feet or 9.5 feet for permanent year round occupancy by one household with

1 functional areas that support normal daily routines including cooking, sleeping and
2 sanitation.

3 SECTION 19.1302. LOCATION AND PERMIT PROCESSING.

- 4 A. Except as otherwise provided in this Article, tiny homes and residential shipping
5 containers are allowed as a use by right in the R-7 and MU zone classifications as
6 well as in all zoning classifications that permit one family dwellings or accessory
7 dwelling units.
- 8 B. Tiny homes or residential shipping containers located on lots adjacent to a lot
9 containing a place, building, structure, or other object listed on the National
10 Register of Historic Places, shall be allowed with an approved plot plan in
11 accordance with Section 18.30. of this ordinance.
- 12 C. Tiny homes and residential shipping containers are prohibited in areas that are
13 constrained by water availability, water quality, sewage disposal or other health and
14 safety concerns.
- 15 D. Tiny homes and residential shipping containers are prohibited in areas where a
16 development moratorium is imposed by the County or another public agency with
17 authority to impose such a development moratorium due to a deficient water
18 supply, inadequate sewer or septic capacity.
- 19 E. Applications for a tiny home or residential shipping container shall include a site
20 design plan demonstrating compliance with the development standards provided in
21 this Article, and processed in accordance with this ordinance, Ordinance No. 671
22 and Ordinance No. 457, as applicable.

23 SECTION 19.1303. APPROVAL REQUIREMENTS.

24 An application for a tiny home or residential shipping container shall be approved if it
25 complies with all of the following, as applicable:

- 26 A. The requirements and development standards set forth in this Article.
- 27 B. Certification is provided demonstrating that the residential shipping container is
28 constructed pursuant to ISO standards and is a new or single use shipping

1 container.

- 2 C. All required approvals are obtained from the Department of Environmental Health
3 and the Fire Department including that the residential shipping container is not
4 compromised in any way including, but not limited to, physical or structural
5 integrity, use of hazardous material for coating or fumigating, or having been used
6 to transport hazardous material.
- 7 D. All applicable laws and regulations related to flood control, seismic safety, and
8 health and safety including, but not limited to, Fire and Building Code regulations.
- 9 E. Written confirmation has been provided from the Department of Environmental
10 Health for the use of an existing or new septic system.
- 11 F. A percolation test is completed and certified within the last year or recertified by
12 the Department of Environmental Health.
- 13 G. All required approvals are obtained from the applicable water and sewer
14 purveyor(s).
- 15 H. If applicable because of geographic location and constraints, all required approvals
16 are obtained from the Fire Department, Riverside County Flood Control and Water
17 Conservation District, Coachella Valley Water District, or the Environmental
18 Programs Division of the Planning Department.
- 19 I. Tiny homes that are factory-built off-site and transported to a residential site shall
20 comply with Health and Safety Code sections 19960, et seq, and Title 25, CCR
21 sections 3000, et seq. as may be amended.
- 22 J. Tiny homes and residential shipping containers shall not be subject to Section
23 18.11 of this ordinance related to size of dwellings.

24 SECTION 19.1304. FOUNDATIONS.

- 25 A. A tiny home shall be installed on a concrete slab foundation.
- 26 B. Residential shipping container shall be installed on a pier foundation, concrete slab
27 foundation, piling foundation or platform foundation.
- 28

1 SECTION 19.1305. CLUSTERING.

2 A. Tiny homes or residential shipping containers located in the R-7 or MU zoning
3 classifications and meeting the requirements below may be clustered with an
4 approved plot plan in accordance with section 18.30 of this ordinance.

5 1. In a residential subdivision where the underlying lot and tiny home or
6 residential shipping container are purchased in fee;

7 2. As a condominium product where the tiny home or residential shipping
8 container is owned and the underlying lot is owned as an undivided interest
9 derived from the number of tiny homes or residential shipping containers
10 provided;

11 3. Where the tiny home or residential shipping container is owned, but the
12 underlying space or site is leased; or

13 4. Where the underlying lot and the tiny home or residential shipping
14 container are both in the possession of an owner or entity and the tiny home
15 or residential shipping container on the designated space or site are rented.

16 B. Clustered tiny homes and residential shipping containers shall be compatible with
17 the surrounding area's characteristics including, but not limited to, density.

18 C. Open space or recreation facilities are not required for clustered tiny homes or
19 residential shipping containers.

20 SECTION 19.1306. DEVELOPMENT STANDARDS.

21 Tiny homes and residential shipping containers shall comply with the development
22 standards for the applicable zoning classification and the development standards listed
23 below. If there is an inconsistency between the development standards of the zone
24 classification and these standards, the more restrictive standard applies.

25 A. LOT SIZE.

26 The minimum lot size shall be 1500 square feet.

27 B. HEIGHT

28 The maximum height for a building or structure shall be twenty five (25) feet.

1
2 C. SETBACK.

3 Side and rear setbacks shall not be less than five (5) feet. No front setback is
4 required except as may be needed to accommodate off-street parking pursuant to
5 Subsection E. below.

6 D. WALL.

7 When clustering, a masonry wall six feet in height shall be erected along the
8 perimeter of the lot.

9 E. VEHICLE PARKING.

10 Off-street automobile parking space shall be provided as required by Section 18.12.
11 of this ordinance. When clustering, parking spaces shall be delineated on the plot
12 plan or as a separate attachment to the plot plan.

13 F. BUILDING SIZE.

- 14 1. A tiny home shall not exceed 500 square feet, excluding patios, porches,
15 garages, and similar structures. A split level tiny home shall include a first
16 floor living space of at least 150 square feet.
- 17 2. A residential shipping container may consist of multiple shipping
18 containers, but shall not exceed 1200 square feet, excluding patios, porches,
19 garages, and similar structures.”

20 Section 37. A new Section 21.32c. is added to Article XXI of Ordinance No. 348 to
21 read as follows:

22 “SECTION 21.32c. EMPLOYEE HOUSING

23 As defined in Health and Safety Code section 17008, housing accommodations provided
24 by an employer for five or more employees that are maintained or connected with any
25 work or place where work is performed. Employee housing also includes housing
26 accommodations or property located in a rural area, as defined by Health and Safety Code
27 section 50101, provided by someone other than agricultural employer for five or more
28 agricultural employees that are not maintained or connected with work or workplace.

1 Housing accommodations may consist of any living quarters, dwelling, boardinghouse,
2 tent, bunkhouse, maintenance of way car, mobilehome, manufactured home, recreational
3 vehicle, travel trailer, or other accommodations maintained in one or more buildings or
4 one or more sites.”

5 Section 38. A new Section 21.70b. is added to Article XXI of Ordinance No. 348 to
6 read as follows:

7 “SECTION 21.70b. SUPPORTIVE HOUSING.

8 As defined by Health and Safety Code Section 50675.14, as may be amended from time to
9 time, housing with no limit on length of stay that is occupied by persons with disabilities,
10 families who are homeless as defined by Title 42 of the United States Code or homeless
11 youth as defined by Section 11139.3 of the California Government Code that is connected
12 to onsite or offsite services related to obtaining housing, improving health, or obtaining
13 work consistent with Government Code Section 65582(g) and Section 65582(h), as may
14 be amended from time to time. Supportive housing is not a Community Care Facility as
15 defined by this ordinance.”

16 Section 39. A new Section 21.71a. is added to Article XXI of Ordinance No. 348 to
17 read as follows:

18 “SECTION 21.71a. TRANSITIONAL HOUSING.

19 As defined by Health and Safety Code Section 50675.2, as may be amended from time to
20 time, rental housing provided to eligible recipients on an interim basis not less than six
21 months.”

22 Section 40. If any provision, clause, sentence or paragraph of this ordinance or the
23 application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect
24 the other provisions of this ordinance which can be given effect without the invalid provision or
25 application, and to this end, the provisions of this ordinance are hereby declared to be severable.

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Section 41. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: Karen S. Spiegel

Chair
KAREN SPIEGEL

By: Priscilla Passo

Deputy

(SEAL)

APPROVED AS TO FORM

February 2, 2021

By: Michelle Clack

MICHELLE CLACK
Chief Deputy County Counsel

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on March 2, 2021, the foregoing ordinance consisting of 41 Sections was adopted by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

DATE: March 2, 2021

KECIA R. HARPER
Clerk of the Board

BY: Priscilla Raso
Deputy

SEAL

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



21.5
(MT 14316)

On motion of Supervisor Hewitt, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the recommendation from the Planning Department to hold a PUBLIC HEARING ON ORDINANCE NO. 348.4950, CHANGE OF ZONE NO. 1900012 – Intent to Adopt a Negative Declaration - REQUEST: Change of Zone (CZ) No. 1900012, Ordinance No. 348.4950, is a text amendment to Ordinance No. 348 (Land Use Ordinance) that (1) adds a new article establishing regulations for single-room occupancy units (“SROs”); (2) adds a new article establishing regulations for tiny homes and container housing; (3) updates existing regulations and definitions related to supportive and transitional housing, employee housing and family day care homes; (4) modifies the existing R-3 Zone (General Residential), R-6 Zone (Residential Incentive), R-7 Zone (Highest Density Residential), and the MU Zone (Mixed Use); (5) adds a new section providing allowances for density bonus and other incentives, and (6) makes clarifying revisions to ensure consistency with Ordinance No. 348. CZ No. 1900012 and the associated text amendment, is designated as Ordinance No. 348.4950 and is hereinafter referred to as the “Project” which affects and applies only to all unincorporated areas of the County of Riverside, all Districts, is continued to Tuesday, March 2, 2021, at 9:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Perez, and Hewitt
Nays: None
Abstain: Washington

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on February 9, 2021 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: February 9, 2021
Kecia R. Harper, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *Y. Prasad Raso* Deputy

AGENDA NO.
21.5

xc: Planning, COB

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



ITEM: 21.5
(ID # 14316)

MEETING DATE:
Tuesday, February 09, 2021

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON ORDINANCE NO. 348.4950, CHANGE OF ZONE NO. 1900012 – Intent to Adopt a Negative Declaration - REQUEST: Change of Zone (CZ) No. 1900012, Ordinance No. 348.4950, is a text amendment to Ordinance No. 348 (Land Use Ordinance) that (1) adds a new article establishing regulations for single-room occupancy units (“SROs”); (2) adds a new article establishing regulations for tiny homes and container housing; (3) updates existing regulations and definitions related to supportive and transitional housing, employee housing and family day care homes; (4) modifies the existing R-3 Zone (General Residential), R-6 Zone (Residential Incentive), R-7 Zone (Highest Density Residential), and the MU Zone (Mixed Use); (5) adds a new section providing allowances for density bonus and other incentives, and (6) makes clarifying revisions to ensure consistency with Ordinance No. 348. CZ No. 1900012 and the associated text amendment, is designated as Ordinance No. 348.4950 and is hereinafter referred to as the “Project” which affects and applies only to all unincorporated areas of the County of Riverside. All Districts. [\$115,000.00 Total Cost – General Fund / NCC 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** the **NEGATIVE DECLARATION** for **CEQA ANALYSIS NO. CEQ 180084**, based on the findings and conclusions provided in the initial study, incorporated herein which concludes that the project will not have a significant effect on the environment; and
2. **ADOPT** Ordinance No. 348.4950, attached hereto and in association with Change of Zone No. 1900012, amending Ordinance No. 348 to add new regulations related to housing alternatives, density bonuses, single room occupancy units, and to modify existing regulations related to Family Day Care Homes, Employee Housing and the R-3, R-6, R-7 and MU zoning classifications in compliance with state law and the County’s 2013-2021 Housing Element and its Eight Year Action Plan.

ACTION:Policy

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



Charissa Leach, Interim TLMA Director

2/2/2021

MINUTES OF THE BOARD OF SUPERVISORS

**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	\$ 50,000	\$ 0	\$ 115,000	\$ 0
NET COUNTY COST	\$ 50,000	\$ 0	\$ 115,000	\$ 0
SOURCE OF FUNDS: NCC			Budget Adjustment: No	
			For Fiscal Year: 18/19 – 20/21	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

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 by the State Department of Housing and Community Development (HCD) to be compliant with State housing element law (Article 10.6 of the Government Code) on April 27, 2017 and January 11, 2018, respectively. The HCD determination of compliance was based on “the County completing various zoning amendments such as amending zoning for employee housing and transitional and supportive housing and adopting a density bonus ordinance in compliance with Government Code Section 65915.”

In furtherance of providing additional opportunities for affordable housing, included in this amendment to Ordinance No. 348, are provisions for the construction of container housing and tiny homes, as well as technical amendments to certain “R” (residential) zones and the MU Zone (Mixed-Use) to facilitate the construction of both single family and higher density housing.

PROPOSED PROJECT ANALYSIS:

Single Room Occupancy Units (SROs)

To attract more housing for lower income populations, SRO’s would be allowed in the unincorporated areas of Riverside County. The Project proposes to add “Article XIXn Single Room Occupancy Units” to Ordinance No. 348. Article XIXn would allow SRO’s in the C-1/C-P and MU Zones with a Conditional Use Permit which would establish development standards for the use. SROs have been compared to extended stay hotels with minimal amenities which enhances affordability.

Housing Alternatives

To increase the availability and variety of potentially affordable housing in the unincorporated areas, the construction of tiny homes (500 sq./ft. or less) or the placement of new or refurbished single use shipping containers, adapted for residential use, would be allowed on all lots that permit the construction of a conventional single family dwelling and accessory dwelling unit, and in a clustered manner on lots in the R-7 or MU zones. These housing alternatives would be added as new Article XIXo in Ordinance No.348.

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

Supportive and Transitional Housing

Two new housing types would be defined and recognized through this amendment as new Section 18.55 of Article XVIII of Ordinance No. 348. Supportive housing are rental units for persons with disabilities, homeless families, or homeless youth, in association with onsite or offsite services with no length of stay limits. Transitional Housing are rental units for persons experiencing a life altering event before moving back into conventional housing. These units are provided to eligible recipients on an interim basis, but for not less than six months.

Density Bonus

The Project would add Section 18.54 to Article XVIII of Ordinance No. 348 to address density bonuses to codify allowances in state law. A density bonus is proposed to be defined as an “increase over the maximum allowable residential density set forth in the Riverside County General Plan land use designation for a Housing Development...,” typically to enable the construction of affordable housing by reducing development costs. Applicants meeting the requirements for the density bonus may also request additional incentives, such as modifications to site development standards.

Employee Housing

This amendment to Ordinance No. 348 would add a definition of “Employee Housing” as including “housing accommodations provided by an employer for five or more employees that are maintained or connected with any work or place where work is performed” and “housing accommodations or property located in a rural area provided by someone other than an agricultural employer for five or more agricultural employees that are not maintained or connected with work or workplace.” The location of employee housing is generally in the more intense agricultural zones where agricultural workers are housed on site where agriculture is typically a larger commercial activity.

General Residential (R-3) and Planned Residential (R-6) Zoning

To provide additional affordable housing opportunities, the Project proposes refinements to the existing R-3 and R-6 Zone classifications. A plot plan approval for a one-family dwelling would no longer be required with the one family dwelling considered a “by-right” use. Development standards for the R-6 Zone regarding minimum lot areas for single family detached developments would be reduced to 3,000 square feet from the existing 5,000 square feet for greater flexibility in subdivision planning in furtherance of affordable housing.

Highest Density Residential (R-7) and Mixed Use (MU) Zoning

The Project proposes refinements to the existing MU and R-7 Zones that clearly define the purpose and intent of the MU and R-7 Zones. The purpose of the MU Zone is to promote a mix of land uses and facilitate development of areas that offer a combination of housing, employment, and commercial opportunities, which encourages “active transportation” such as walking, biking, use of transit, in addition to traditional vehicular modes of transportation in furtherance of creating balanced communities. The intent of the MU Zone is to implement the

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

Mixed-Use Area (MUA) land use designation of the General Plan. The purpose of the R-7 Zone is to establish a residential zone that allows the highest residential densities in the unincorporated areas of the County. Additionally, the R-7 Zone allows for a density range to match the Highest Density Residential (HHDR) land use designation of the General Plan. Both zones will also allow one family dwellings by right on existing legal lots.

Family Day Care Homes

Pursuant to recent state law enactments, the Project proposes refinements Section 18.29a (Family Day Care Homes) to allow both small family day care homes and large family day care homes, with the latter allowing up to 14 children, including children under 10 years of age in a lawfully occupied detached single-family dwelling, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling as a use by right without requiring any approval permit. The intent of the state law is to increase allowances for such licensed facilities to make daycare opportunities more available, cost less, and easier to establish.

Airport Land Use Commission

On September 10, 2020, the Airport Land Use Commission unanimously found that Change of Zone No. 1900012 was consistent with the 2004 Riverside County Airport Land Use Compatibility Plan and all other Compatibility Plans applicable to the unincorporated area provided that proposals for employee housing and supportive housing in Airport Influence Areas are referred to ALUC staff for statements as to consistency or inconsistency with applicable Compatibility Plans prior to issuance of building permits. Changes have been made to the building permit application form to ensure that this additional level of review by ALUC staff occurs for use by right applications.

CEQA Compliance and Findings

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this Project, in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgement of Riverside County. A Notice of Intent to Adopt an ND was prepared, and the documents were circulated for public review per the CEQA Statute and Guidelines Section 15105 and Executive Order No. N-54-20. The IS/ND did not identify any potentially significant environmental impacts. Accordingly, the Project as proposed will not result in any potentially significant environmental impacts. No comments were received by staff on the IS/ND by either the public or the Planning Commission during the posting period as described below.

Assembly Bill 52

State law requires that an opportunity for consultation be made available to Native American Tribes in the County when considering a CEQA project compliance document, pursuant to

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

Assembly Bill (AB) 52. AB 52 compliant letters were sent to all Tribes in Riverside County. AB 52 consultation was required, since an IS/ND was prepared for the Project. No request for consultation were received by the due date of August 14, 2020.

Posting/Availability of IS/ND and the amendment to Ordinance No. 348

- IS/ND and ordinance amendment was posted on the Planning Department's public website and noticed on the County's Twitter account on November 16, 2020.
- Planning Commission Public Hearing Notice / CEQA Notice of Intent to recommend adoption of the IS/ND as described below.
- Notice of Intent was filed with the County Clerk/Recorder.
- SCH #2020110251 -- IS/ND circulated for public review and comment from November 16, 2020 through December 16, 2020.

Planning Commission Public Hearing

The Project was noticed in the Press Enterprise on November 16, 2020 and the in Desert Sun on December 15, 2020, pursuant to Section 1.6, 1.7, 1.8 of Riverside County Ordinance No. 348 as Planning Commission public hearing scheduled for December 16, 2020. At the conclusion of the public hearing, the Commission approved the Project on a 4-1 vote.

One Commissioner expressed a concern over the bare shipping containers would be placed on single family lots and would not be properly retrofitted for human habitation. Staff assured the Commission that only new or single use containers can be used for housing which would have to be retrofitted with walls, ceilings, windows and doors and would have to be compatible with adjacent development. Additionally, a requirement was added for the Building and Safety Department to evaluate the condition of the shipping container before it is converted to housing.

Impact on Residents and Businesses

The proposed ordinance will allow for a larger number, more affordable, and smaller homes to be built. The proposed regulations will enable and expedite the creation of additional housing throughout Riverside County. This is in direct response to the housing shortage and affordability issues that the county and state are facing.

Additional Fiscal Information

The total cost to complete this ordinance amendment is approximately \$115,000 – funded through NCC budget allocation; however, staff is pursuing to obtain grant funding to cover the cost of the ordinance on a reimbursement basis. The above costs include funds spent on public outreach, drafting the ordinance amendment, environmental considerations, and public hearings.

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

ATTACHMENTS:

- A. PC Minutes and Staff Report
- B. Ordinance No. 348.4950
- C. Draft Notice of Determination



Jason Farin, Principal Management Analyst

2/3/2021



Gregory V. Priamos, Director County Counsel

2/2/2021



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

January 19, 2021

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

E-MAIL: legals@thedesertsun.com
TEL: (760)778-4578

RE: NOTICE OF PUBLIC HEARING: CZ1900012 amendment to Ord. No. 348.4950, CEQ
180084

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, January 30, 2021.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO 1/8th OF A PAGE FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

Board Assistant to:
KECIA HARPER, CLERK OF THE BOARD



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

January 19, 2021

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: CZ1900012 amendment to Ord. No. 348.4950, CEQ
180084

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Sincerely,

Hannah Lumanauw

Board Assistant to:
KECIA HARPER, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 09, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval of **Change of Zone (CZ) No. 1900012**, which is a text amendment to **Ordinance No. 348** (Land Use Ordinance) that (1) adds a new article establishing regulations for Single-Room Occupancy units ("SROs"); (2) adds a new article establishing regulations for Tiny Homes and Container Housing; (3) updates existing regulations and definitions related to Supportive and Transitional Housing, Employee Housing and Family Day Care Homes; (4) modifies the existing R-3 Zone (General Residential), R-6 Zone (Residential Incentive), R-7 Zone (Highest Density Residential), and the MU Zone (Mixed Use); (5) adds a new section providing allowances for density bonus and other incentives, and (6) makes clarifying revisions to ensure consistency with Ordinance No. 348. CZ No. 1900012 and the associated text amendment is designated as Ordinance No. 348.4950 and is hereinafter referred to as the "Project" which affects and applies only to all unincorporated areas of the County of Riverside.

The Planning Department recommends that the Board of Supervisors adopt the **Negative Declaration** for **CEQA Analysis No. CEQ 180084**, approve **Change of Zone No. 1900012** and the associated text amendment to Ordinance No. 348 as designated as **Ordinance No. 348.4950**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KYLE FECIK, URBAN & REGIONAL PLANNER II, AT (951) 955-6184 OR EMAIL KFECIK@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact the Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: January 19, 2021

Kecia Harper, Clerk of the Board

By: Hannah Lumanauw, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Hannah Lumanauw, Board Assistant to Kecia Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on January 26, 2021, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ1900012 amendment to Ord. No. 348.4950, CEQ 180084

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507.
Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: February 09, 2021 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: January 26, 2021
Hannah Lumanauw



PROOF OF PUBLICATION

STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST

RIVERSIDE CA 92501

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

01/30/2021

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 1st of February 2021 in Green Bay, WI, County of Brown.


DECLARANT

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE

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The Planning Department recommends that the Board of Supervisors adopt the Negative Declaration for CEQA Analysis No. CEQ 180084, approve Change of Zone No. 1900012 and the associated text amendment to Ordinance No. 348 as designated as Ordinance No. 348.4950.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KYLE FECIK, URBAN & REGIONAL PLANNER II, AT (951) 955-6184 OR EMAIL KFEKIK@RIVCO.ORG.

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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact the Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: January 19, 2021 Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

Published: Jan. 30, 2021

TUMA/Planning
Item 21.5 of
02/09/2021

2021 FEB - 9 AM 11:23

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: NOH - CZ1900012 amendment to Ord. No. 348.4950, CEQ

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01/30/2021

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: January 30, 2021
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011438379-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 09, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval of **Change of Zone (CZ) No. 1900012**, which is a text amendment to **Ordinance No. 348 (Land Use Ordinance)** that (1) adds a new article establishing regulations for Single-Room Occupancy units ("SROs"); (2) adds a new article establishing regulations for Tiny Homes and Container Housing; (3) updates existing regulations and definitions related to Supportive and Transitional Housing, Employee Housing and Family Day Care Homes; (4) modifies the existing R-3 Zone (General Residential), R-6 Zone (Residential Incentive), R-7 Zone (Highest Density Residential), and the MU Zone (Mixed Use); (5) adds a new section providing allowances for density bonus and other incentives, and (6) makes clarifying revisions to ensure consistency with Ordinance No. 348. CZ No. 1900012 and the associated text amendment is designated as Ordinance No. 348.4950 and is herein-after referred to as the "Project" which affects and applies only to all unincorporated areas of the County of Riverside.

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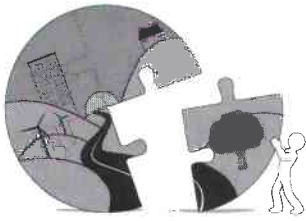
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: January 19, 2021 Kecia Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Press-Enterprise: 1/30

TLMA / Planning

Item 21.5 of

02/09/2021



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DATE: January 15, 2021

TO: Clerk of the Board of Supervisors, attn. Hannah Lumanauw

FROM: Planning Department – Riverside

SUBJECT: CZ No. 1900012 amendment to Ordinance No. 348; (348.4950); CEQ 180084

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required, CZ, GPA, SP, SPA)
February 9, 2021 |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | COUNTY WIDE - Press Enterprise and Desert Sun |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> CEQA Exempt |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions, Ordinances, PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Designate Newspaper used by Planning Department for Notice of Hearing:

COUNTY WIDE - Press Enterprise and Desert Sun (the ad must be 1/8th of a page, since there are no property notification labels.)

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



PROOF OF PUBLICATION

STATE OF CALIFORNIA SS. COUNTY OF RIVERSIDE

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST
RIVERSIDE CA 92501

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

02/04/2021

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 4th of February 2021 in Green Bay, WI. County of Brown.

[Signature of Jana Kanitz]
DECLARANT

Ad#: 0004584425
P O : 348.4950

This is not an invoice

of Affidavits: 1

TLMA/Planning
Item No. 21.5
at 02/09/2021

RIVERSIDE COUNTY BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN that a public meeting at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, February 09, 2021 at 9:30 a.m., or as soon as possible thereafter, to consider adoption of the following Ordinance:

SUMMARY OF ORDINANCE NO. 348.4950 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 348.4950 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

Ordinance No. 348.4950 is a countywide ordinance amending various sections of Riverside County Ordinance No. 348 related to housing. Specifically, Ordinance No. 348.4950 would do the following: 1) modify the R-3 and R-6 zoning classifications to allow one-family dwellings as a use by right; 2) modify the R-7 and Mixed Use zoning classifications to clarify the intent of the zoning classifications and to allow one-family dwellings as a use by right; 3) add Article XIXn related to single room occupancy units to allow them in the C-1/C-P and Mixed Use zone classifications with an approved conditional use permit; 4) add permitting and approval provisions related to tiny homes and shipping containers to be used as housing alternatives; 5) update provisions related to supportive and transitional housing to be consistent with State law; 6) add provisions related to Density Bonuses to be consistent with State law; 7) add a definition of Employee Housing and allow or conditionally allow Employee Housing in various zoning classifications to be consistent with State law; 8) update permitting and operational provisions related to Family Day Care Homes to increase the availability of Family Day Care Homes throughout Riverside County and to be consistent with State law; and, 9) make clarifying revisions to ensure consistency throughout Ordinance No. 348. Ordinance No. 348.4950 will take effect 30 days after its adoption.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to the meeting.

Dated: February 01, 2021

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Published: 2/4/2021

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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Dated: February 01, 2021

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Published: 2/4/2021

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: NOH - Ordinance No. 348.4950 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

02/04/2021

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: February 04, 2021
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011440274-01

P.O. Number:

Ad Copy:

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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Dated: February 01, 2021
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

Press-Enterprise: 2/04

TLMA / Planning
Item No. 21.5
at 02/09/2021



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 01, 2021

PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: 951-368-9018

RE: NOTICE OF PUBLIC HEARING: Introduction of Ordinance No. 348.4950

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Thursday, February 04, 2021**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

Deputy Clerk of the Board to
KECIA R. HARPER, CLERK OF THE BOARD

RIVERSIDE COUNTY BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN that a public meeting at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 09, 2021 at 9:30 a.m.**, or as soon as possible thereafter, to consider adoption of the following Ordinance:

**SUMMARY OF ORDINANCE NO. 348.4950
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 348.4950 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

Ordinance No. 348.4950 is a countywide ordinance amending various sections of Riverside County Ordinance No. 348 related to housing. Specifically, Ordinance No. 348.4950 would do the following: 1) modify the R-3 and R-6 zoning classifications to allow one-family dwellings as a use by right; 2) modify the R-7 and Mixed Use zoning classifications to clarify the intent of the zoning classifications and to allow one-family dwellings as a use by right; 3) add Article XIXn related to single room occupancy units to allow them in the C-1/C-P and Mixed Use zone classifications with an approved conditional use permit; 4) add permitting and approval provisions related to tiny homes and shipping containers to be used as housing alternatives; 5) update provisions related to supportive and transitional housing to be consistent with State law; 6) add provisions related to Density Bonuses to be consistent with State law; 7) add a definition of Employee Housing and allow or conditionally allow Employee Housing in various zoning classifications to be consistent with State law; 8) update permitting and operational provisions related to Family Day Care Homes to increase the availability of Family Day Care Homes throughout Riverside County and to be consistent with State law; and, 9) make clarifying revisions to ensure consistency throughout Ordinance No. 348. Ordinance No. 348.4950 will take effect 30 days after its adoption.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to the meeting.

Dated: February 01, 2021
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1ST FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 01, 2021

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

E-MAIL: legals@thedesertsun.com
TEL: (760)778-4578

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By: Hannah Lumanauw, Board Assistant

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Notice of Adoption - Ordinance No. 348.4950 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

03/12/2021

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: March 12, 2021
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011447883-01

P.O. Number:

Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

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K. Spiegel, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 02, 2021** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

Press-Enterprise: 3/12

*TRMA / Planning
Item 21.3 of
03/02/21*



PROOF OF PUBLICATION

STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST
RIVERSIDE CA 92501

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

03/12/2021

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 12th of March 2021 in Green Bay, WI, County of Brown.

[Handwritten signature of Anna Kanitz]
DECLARANT

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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By: Hannah Lumanauw, Board Assistant
Published: 3/12/2021

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Published: 3/12/2021

TCMA/Planning
Item 21.3 of 03/02/21



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RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

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Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
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