



Arts & Innovation

Community Development Department

University Neighborhood Livability Workshop

City Planning Commission
July 18, 2013

RiversideCa.gov





Neighborhood Livability Program

- Program created in fall of 2003 by City Attorney's Office in cooperation with the Community Development, Fire, Police and Public Works Departments
- Purpose is to improve and maintain the quality of life and preserving and improving the safety and livability in Riverside's neighborhoods



Neighborhood Livability Program

The major initiatives of the Program include:

- Transitional Housing Task Force
- Receiverships/Judicial Foreclosures
- Nuisance/Drug Abatement Actions
- Vacant Problem Properties
- Graffiti Abatement
- Loud Parties and Extraordinary Police Services or Responses



Task Force

- A Task Force was formed to identify problem properties
- The Task Force identifies and prioritizes specific problems, targeting the “worst of the worst” for appropriate, proactive and remedial (enforcement) action
- Overwhelming majority of the problem properties are brought to the City’s attention by negatively affected neighbors and business owners



Implementing the Program

- Current statutes and codes in place:
 - California Building Code/California Residential Code
 - Riverside Municipal Code
 - Zoning Code
 - Noise Ordinance
 - Extraordinary Police Response Reimbursement Ordinance



Housing Code

- California Building Code – every dwelling unit shall have at least one habitable room not less than 120 square feet of gross floor area
- All other habitable rooms shall have at least 70 square feet of gross floor area
- There is no requirement for a common or communal area (living room)
- As long as proposed plans for any interior remodel comply with the requirements of the Code, the issuance of a permit is a ministerial act



Housing Code

- In connection with newly issued building permits for internal bedroom additions, the Building and Safety Division will be working with the City Attorney's Office
- The City Attorney's office will have its Special Investigator communicate with the property owners regarding the provisions of the RMC pertaining to neighborhood livability and range of consequences for noncompliance



RIVERSIDE MUNICIPAL CODE

Boarding Houses

- Definition: The rental of a residence/dwelling, other than a hotel/motel/long-term stay, wherein a room or rooms, with or without individual or group cooking facilities, are rented to five or more individuals under separate rental agreements or leases, either written or oral, or implied, with an owner; an owner's agent, representative or manager; a tenant, resident; or occupant; whether or not an owner, an owner's agent, representative or manager, or family thereof is in residence. RMC § 19.910.030



RIVERSIDE MUNICIPAL CODE

Boarding Houses

- California Attorney General issued an opinion in March 2003 concluding:

“A city may prohibit, limit or regulate the operation of a boarding house or rooming house business in a single family home located in a low density residential (R-1) zone, where boarding house or rooming house is defined as a residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent, or rental agent is in residence, in order to preserve the residential character of the neighborhood.”



RIVERSIDE MUNICIPAL CODE

Boarding Houses

- RMC § 19.150.020(A) Permit Boarding Houses but only in the R-3 (Multifamily) zone with a Conditional Use Permit
- Boarding Houses are not permitted in the R-1, single family residential zones



Rental Of Rooms

- Rental of Rooms Definition: The rental of a room or rooms in a single family residence/dwelling for occupancy of not more than four individuals per single family residence/dwelling. RMC § 19.910.190
- Also controlled by RMC § 19.520
- RMC §19.150.020(B) permits rental of rooms as an incidental use to an existing use and are permitted in the RC, RA-5, RR, RE and R-1 residential zones and the MU-N (mixed use) zone



RIVERSIDE MUNICIPAL CODE

Noise Ordinance

- Title 7 is commonly referred to as the Noise Ordinance
- Sets acceptable noise levels and the regulation of noise
- Chapter 7.35 is the General Noise Regulations.
- Amended in 2007, the Noise Ordinance:
 - Expanded the enforcement to include Code Enforcement and the Police Department
 - Set a plainly audible standard to help with enforcement



RIVERSIDE MUNICIPAL CODE

Noise Ordinance

- In connection with the adoption of the amendments, RPD committed to do the following:
 - Cite for a violation on first police response
 - Use “Party/Warning Flyer” as an alternative to citation on first response at the officer’s discretion
 - Officer can cite as either an infraction or misdemeanor
 - Officers will issue citations for a violation without requiring a private person’s arrest form signed by the reporting party



RIVERSIDE MUNICIPAL CODE

Noise Ordinance

- In connection with the adoption of the amendments, RPD committed to do the following:
 - RPD will revise CAD system procedures to capture the fact that a “Party/Warning Flyer” was issued to a responsible party, thereby allowing the second responding officer to be aware that a “Party/Warning Flyer” was issued
 - The appropriate documentation will be forwarded to the City Attorney’s Office to follow up on the recovery of police expenses
 - RPD will develop and implement a training program for officers to enhance its enforcement of the noise control and loud party response ordinance



RIVERSIDE MUNICIPAL CODE

Loud Parties & Extraordinary Police Response

- Chapter 9.60 allows the City to hold owners and occupants of certain properties responsible for the extraordinary police services or responses associated with the criminal and/or nuisance activities associated with those properties to deter or prevent future extraordinary police responses to those properties

RIVERSIDE MUNICIPAL CODE

Loud Parties & Extraordinary Police Response

- The ordinance is triggered when:
 - Three or more officers and a supervisor respond to a single emergency response; or
 - A second response to the same property within a 30 day period; or
 - A third emergency response to the same property within a 90 day period



City Attorney's Office

- Staffing: One full time Deputy City Attorney to handle the Neighborhood Livability Program issues
- Deputy City Attorney Rosemary Koo is assigned to handle all of the loud or large party violations and the extraordinary calls for service.
- City Attorney Priamos will be presenting to City Council at the July 23 meeting, a Social Host Ordinance designed to hold property owners responsible and focusing on alcohol, marijuana and other controlled substances consumption by minors.



Crime Free Multi-Housing

Crime Free Multi-Housing Program





Crime Free Multi-Housing

Arts & Innovation

What is Crime Free Multi-Housing?

A three phase community policing program that empowers community leaders by teaching management skills not police skills to property managers and owners at the same time providing them with support



Crime Free Multi-Housing

**First Phase is an eight hour class
that teaches CPTED concepts**

Applicant Screening

Crime Prevention

Gang and Drug activity recognition

Fair Housing issues

State and Federally Protected classes



Crime Free Multi-Housing

**Second Phase is a CPTED Survey
making sure that the community
has implemented all the safety issues
and are using all the legal documents
they were given through the program
Crime Free Lease Addendum**



Crime Free Multi-Housing

**Third Phase is a safety social
with the residents
in single family homes**

**This would be handled with a letter
letting the residents know
what their responsibilities are**



Crime Free Multi-Housing

Crime Free Multi-Housing Program

Handles the training

Certification

De-Certification

Provides documentation

Supporting the actions



Background

- **May 23, 2013** - CPC considered rental of rooms Code Amendment.
- **June 18th, June 25th and July 9th 2013** – City Council received Public Comment from University and Canyon Crest Neighborhood residents.
- **July 9, 2013** - City staff met with three individuals from the neighborhood & a Riverside Neighborhood Partnership Representative
- **July 11, 2013** University Neighborhood Association Meeting



Background

- Quality of Life Issues Include:
 - “Cut-ups” of existing single-family dwellings
 - Absentee Landlords
 - Loud & Large Parties
 - External Impacts including: public urination, intoxication, vomit, indecent exposure fighting, vandalism, speeding, obscene language, verbal & physical threats



Background

- Quality of Life Issues (continued):
 - Underage Drinking
 - Drunk Driving
 - Excessive Use of On-Street Parking
 - Property Maintenance



Issue – Cut-Ups

- Existing Requirements
 - California Building Code
 - Business Tax Certificate



Issue – Cut-Ups

- Existing Remedies
 - Neighborhood Livability Form
 - Provide Information on City Codes re: property maintenance, noise, etc.
 - Include range of consequences for non-compliance
 - CAO’s Special Investigator Notification



Issue – Cut-Ups

- Other Possible Remedies
 - Require Tax Free Business Tax Certificate for all room rentals.
 - City of Berkeley report for an ordinance to Regulate the addition of bedrooms in certain residential districts
 - Santa Barbara County Single-Family Restricted Overlay Zone



Issue – Absentee Landlords

- Existing Requirements
 - Same as for Cut-Ups described above
- Existing Remedies
 - Nuisance Abatement and Civil Injunctive action



Issue – Absentee Landlords

- Other Possible Remedies
 - Proactive Code Enforcement in the University & Canyon Crest Neighborhoods
 - Occupancy Inspection Program (City of Pasadena Example)
 - Registration of Non-Owner Occupied Properties (Oakland Example)
 - Rental Inspection Program



Issue – Overcrowding of SFR Homes

- Existing Requirements
 - The California Building Code (CBC) and California Residential Code (CRC)
 - March 2003 California Attorney General Opinion regarding regulation of Boardinghouses
 - Title 19 Zoning of the RMC – Boardinghouse and Rental of Rooms requirements



Issue – Overcrowding of SFR Homes

- Other Possible Remedies
 - Increase on-site parking requirements
 - Limit number of adult occupants in a dwelling based on size of rooms (County of Loudon Virginia)
 - Residential High Occupancy Permit (City of San Diego)
 - Rooming House Ordinance (City of San Diego)



Issue – Loud & Large Parties

- Existing Requirements/Remedies
 - City of Riverside Noise Ordinance
 - City of Riverside Nuisance Abatement Ordinance
 - Extraordinary Police Response Reimbursement Ordinance
 - Crime Free Multi-Housing & Neighborhood Watch
 - UC Riverside Good Neighbor Guidelines



Issue – Loud & Large Parties

- Other Possible Remedies
 - Social Host Ordinance
 - City of Merced’s Municipal Code Regulations for Disruptive Parties
 - City of Tucson Arizona Regulations to Address Unruly Gatherings
 - City of Pasadena Safe Streets Now! Program
 - Patrols By Non-Police



Issue – Drunk Driving & Speeding

- Existing Requirements/Remedies
 - California Vehicle Code & City Codes
 - City Neighborhood Traffic Management Program
- Other Possible Remedies
 - UCR’s Welcoming Event for Students
 - Party Patrols



Issue – Shortage of on Street Parking

- Existing Remedies
 - City of Riverside’s Preferential Parking Zones (PPZ’s)
- Other Remedies
 - City of Claremont Residential Permit Parking Zones



Issue – Property Maintenance

- Existing Remedies
 - RMC Chapter 16.14 – Property Maintenance
 - RMC Chapter 6.15 – Nuisance Abatement
 - RMC Chapter 1.17 – Administrative Code Enforcement Remedies



Summary

- University Neighborhood Immediate Action Steps
 - Enforce Existing Laws
 - Educate Property Owners on resources at City Hall for help
 - Educate Students
- Other Remedies and Strategies



Recommendation

That the City Planning Commission:

1. **REVIEW** the information presented on various approaches for a Code amendment and other strategies and programs for improving neighborhood livability in the University Neighborhood, including, but not limited to, the rental of rooms to multiple individuals in single-family and multiple-family residential properties.
2. **RECOMMEND** a preferred approach for a Code amendment or other means to best address the impacts to neighborhoods associated with neighborhood livability, including, but not limited to, the rental of rooms.