

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE DOWNTOWN SPECIFIC PLAN TO REMOVE TWO PARCELS LOCATED AT 4440 AND 4468 BROCKTON AVENUE, FROM THE DOWNTOWN SPECIFIC PLAN BOUNDARIES.

WHEREAS, an application was submitted to the City of Riverside designated as Planning Case PR-2024-001701, to amend the Downtown Specific Plan by removing two (2) parcels consisting of approximately 0.81 acres of land located at 4440 and 4468 Brockton Avenue, generally situated on the southeast corner of Brockton Avenue and 14th Street, identified as Assessor Parcel Nos. 217-060-009 and 217-060-020 (“Property”), as described and depicted in Exhibit “A” and Exhibit “B” attached hereto and incorporated herein by reference, from the Downtown Specific Plan, as set forth in Exhibit “C” attached hereto and incorporated herein by reference; and

WHEREAS, on April 10, 2025, the Planning Commission of the City of Riverside held a public hearing to consider the proposed amendment to the Downtown Specific Plan and recommended to the City Council that the amendment be approved to remove the Property from the Downtown Specific Plan; and

WHEREAS, the City Council of the City of Riverside advertised for and held a public hearing on May 20, 2025, to consider Planning Case No. PR-2024-001701; and

WHEREAS, the City Council received and considered the reports and recommendation from the Planning Commission and all other testimony, whether written or oral, presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Riverside, California, as follows:

Section 1: The above recitals are hereby incorporated as if set forth herein in full.

Section 2: The Downtown Specific Plan is hereby amended by removing two (2) parcels consisting of approximately 0.81 acres of land located at 4440 and 4468 Brockton Avenue, generally situated on the southeast corner of Brockton Avenue and 14th Street, identified as Assessor Parcel Nos. 217-060-009 and 217-060-020, as described and depicted in Exhibit “A” and Exhibit “B” attached

1 hereto and incorporated herein by this reference, from the Downtown Specific Plan, as shown in
2 Exhibit "C" attached hereto and incorporated herein.

3 ADOPTED by the City Council this _____ day of _____, 2025.

4
5 PATRICIA LOCK DAWSON
6 Mayor of the City of Riverside

7
8 Attest:

9
10 DONESIA GAUSE
City Clerk of the City of Riverside

11 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
12 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
13 its meeting held on the _____ day of _____, 2025, by the following vote, to wit:
14 Ayes:

15 Noes:

16 Absent:

17 Abstain:

18
19 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
20 City of Riverside, California, this _____ day of _____, 2025.

21
22 DONESIA GAUSE
City Clerk of the City of Riverside

23
24
25
26
27
28 25-0435 04/17/25

EXHIBIT "A"
"SPECIFIC PLAN AMENDMENT"
LEGAL DESCRIPTION
FROM: DOWNTOWN SPECIFIC PLAN
TO: RCHSP – RIVERSIDE COMMUNITY HOSPITAL SPECIFIC PLAN

THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING LOTS 6 THROUGH 10 AND THAT PORTION OF THE NORTHWESTERLY HALF OF THAT CERTAIN 10 FOOT ALLEY ADJACENT TO SAID LOTS ON THE SOUTHEAST, AS VACATED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, A CERTIFIED COPY OF SAID RESOLUTION RECORDED ON JUNE 23, 1966 AS INSTRUMENT NO. 65087, OFFICIAL RECORDS, ALL IN B. S. FINCH SUBDIVISION AS SHOWN AS MAP ON FILE IN BOOK 4, PAGE 87 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM THE NORTHWESTERLY 4 FEET OF SAID LOTS 6 THROUGH 9, INCLUSIVE, LYING WITHIN BROCKTON AVENUE.

CONTAINING AN AREA OF 0.825 ACRES, MORE OR LESS.

THIS DESCRIPTION AND PLAT WERE CREATED FOR THE PURPOSE OF A "SPECIFIC PLAN" ONLY. THIS DESCRIPTION AND PLAT IS NOT INTENDED TO CREATE A SEPARATE PARCEL OF REAL PROPERTY AND FOR THE PURPOSE OF SALE, LEASE OR FINANCING WOULD BE IN VIOLATION OF THE CALIFORNIA SUBDIVISION MAP ACT AND LOCAL ORDINANCE REGULATING THE DIVISION OF REAL PROPERTY.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

Jeffrey J. Lenherr

JEFFREY J. LENHERR
P.L.S. 9305

4/8/2025

DATE



DESCRIPTION APPROVAL:

BY: *[Signature]* 4/16/25

DATE

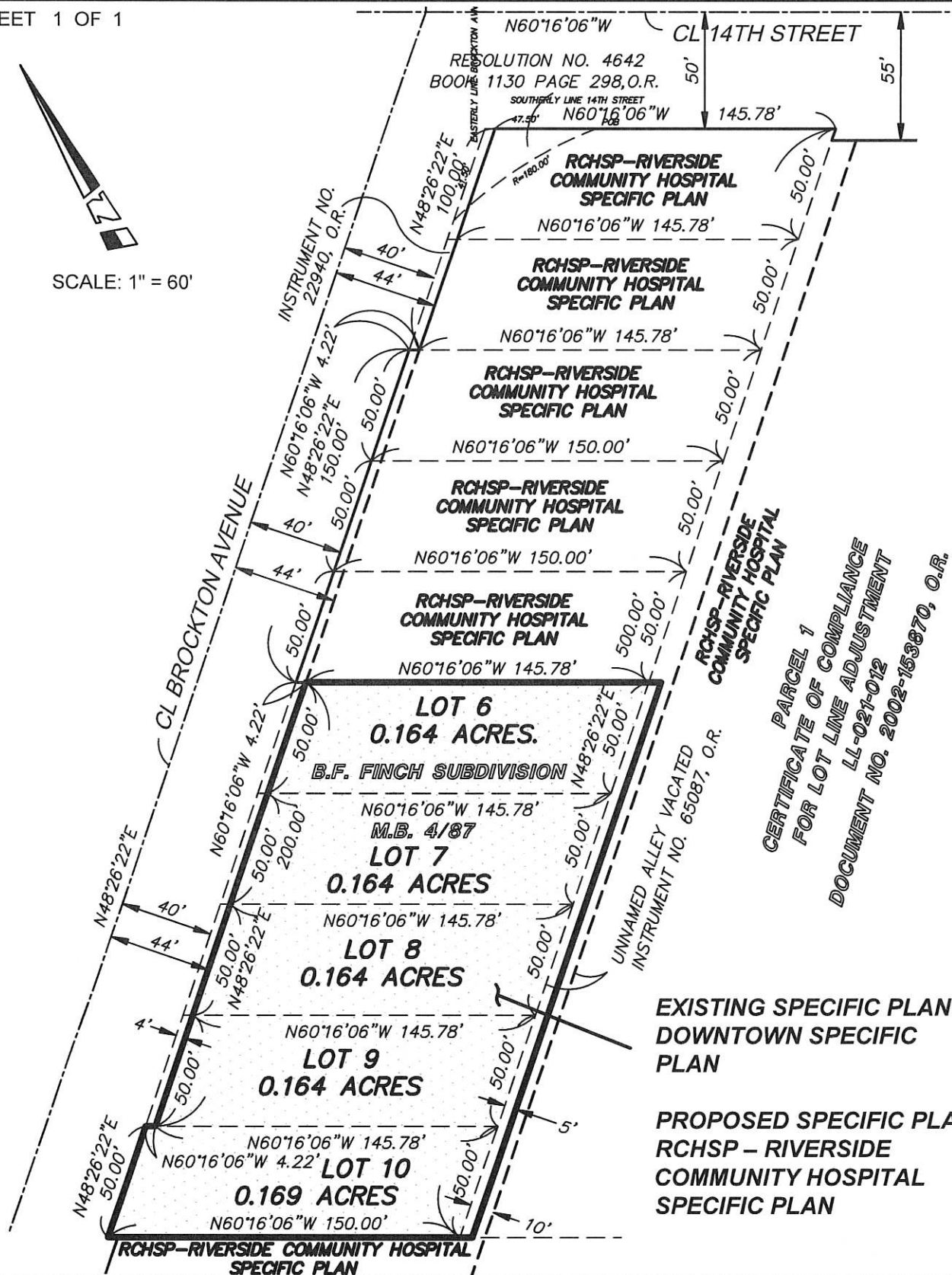
FOR: DOUGLAS B. WEBBER, L.S. 9477
CITY SURVEYOR

EXHIBIT "B"

SHEET 1 OF 1



SCALE: 1" = 60'



Kimley»Horn

1100 TOWN AND COUNTRY ROAD, SUITE 700
ORANGE, CA 92868
PHONE: 714-939-1031
WWW.KIMLEY-HORN.COM

SPECIFIC PLAN AMENDMENT
FROM: DOWNTOWN SPECIFIC PLAN
TO: RCHSP - RIVERSIDE COMMUNITY HOSPITAL
SPECIFIC PLAN

JOB NO: 099670012 | DATE: 4-8-2025

APPROVED BY:

Jeffrey J. Lenherr

JEFFREY J. LENHERR P.L.S. 9305

Downtown SPECIFIC PLAN

Adopted December 10, 2002

Resolution	Date	Description
<u>xxxxx*</u>	<u>May 2025</u>	<u>Removal of land</u>
<u>23773*</u>	October 5, 2021	Amendment for the 2021-2029 Housing Element
<u>23649*</u>	November 17, 2020	Removal of North Main Street Specialty Services District from Specific Plan
<u>23339*</u>	July 24, 2018	Amendment to permitted land uses in the Neighborhood Commercial District
23175	May 16, 2017	Amendment to permitted land uses
23090	September 27, 2016	Amendment to development standards
22930	December 1, 2015	Amendment to development standards
22692	May 20, 2014	Removal of land
21945	December 4, 2009	Amendment to permitted land uses
21146	March 28, 2006	Amendment to permitted land uses
21145	March 28, 2006	Amendment to permitted land uses
21034	September 6, 2005	Amendment to permitted land uses
20323	December 10, 2002	Adoption of the specific plan

*=Not reflected in this document, please refer to resolutions/ordinance for amended text/changes.

City of Riverside, California **DOWNTOWN SPECIFIC PLAN**

Adopted November 2002
Last Amended October 2021
Amended May 2025



DOWNTOWN SPECIFIC PLAN

City of Riverside, California



November, 2002

GP-004-012

Adopted by Ordinance No. 6638 11-12-02

Ordinance No. 6641 11-19-02

Resolution No. 20323 12-10-02

Revised to Include Amendments

1st Amendment P05-0123 Resolution 21034 Adopted 9-6-05

Off-Sales at Gas Stations in DSP-JC

2nd Amendment P05-0973 Resolution 21145 Adopted 3-28-06

Multi-Family Residences Above Ground Floor in DSP-RC

3rd Amendment P05-1050 Resolution 21146 Adopted 3-28-06

Restaurant Size in DSP-MSD

4th Amendment P13-0211 Resolution 22692 Adopted 5-20-14 Remove

*22.5 acres from Health Care District concurrent with Adoption of
Riverside Community Hospital Specific Plan*

5th Amendment P16-0124 Resolution 23090 Adopted 9-27-16

*Revised definition of Floor Area Ratio, maximum heights in DSP-RC, DSP-JC, and DSP-PPO,
and additional amenities with CUP in DSP-RC and DSP-JC*

6th Amendment P16-0854 Resolution 23175 Adopted 5-16-17

*Revised uses in DSP-RC and DSP-JC which included Assemblies of People-Entertainment
and Non-Entertainment, Brewery Uses, Mixed Use, and Retail Sales*

7th Amendment P17-0761 Resolution 23339 Adopted 7-24-18

Revised permitted land uses in Neighborhood Commercial District

8th Amendment Resolution 23773 Adopted 10-5-21

Revised Downtown Specific Plan concurrent with implementation of 2021-2029 Housing Element

9th Amendment ###-#### Resolution ##### Adopted 00-00-00

Add 0.8 acres to Healthcare District concurrent with Adoption of Riverside Community Hospital Specific Plan

Original Draft Prepared by: The-Arroyo Group

In consultation with:

Cotton/Bridges/Associates Keyser

Marston Associates, Inc.

The Mobility Group

EPT Design

Myra L. Frank & Associates, Inc.

Isenberg & Associates, Inc.

ALL FIGURES WILL BE UPDATED TO REFLECT REMOVAL PARCELS APN #: 217-060-020 and 217-060-009

LIST OF FIGURES

Figure 1A Specific Plan Area

Figure 2A Historic Districts

Figure 4A Urban Design Framework

Figure 4B Cultural and Public Art Resources

Figure 5A Land Use Districts

Figure 5B Development Intensities

Raincross District Plan

Justice Center District Plan

Almond Street District Plan

Prospect Place Office District Plan

Healthcare District Plan

North Main Street Specialty Services District Plan (omitted)

Prospect Place Neighborhood District Plan

Neighborhood Commercial District Plan

Figure 16A Potential Parking Locations

Figure 19A Traffic Circulation Network

Figure 19B Non-Auto Circulation Network

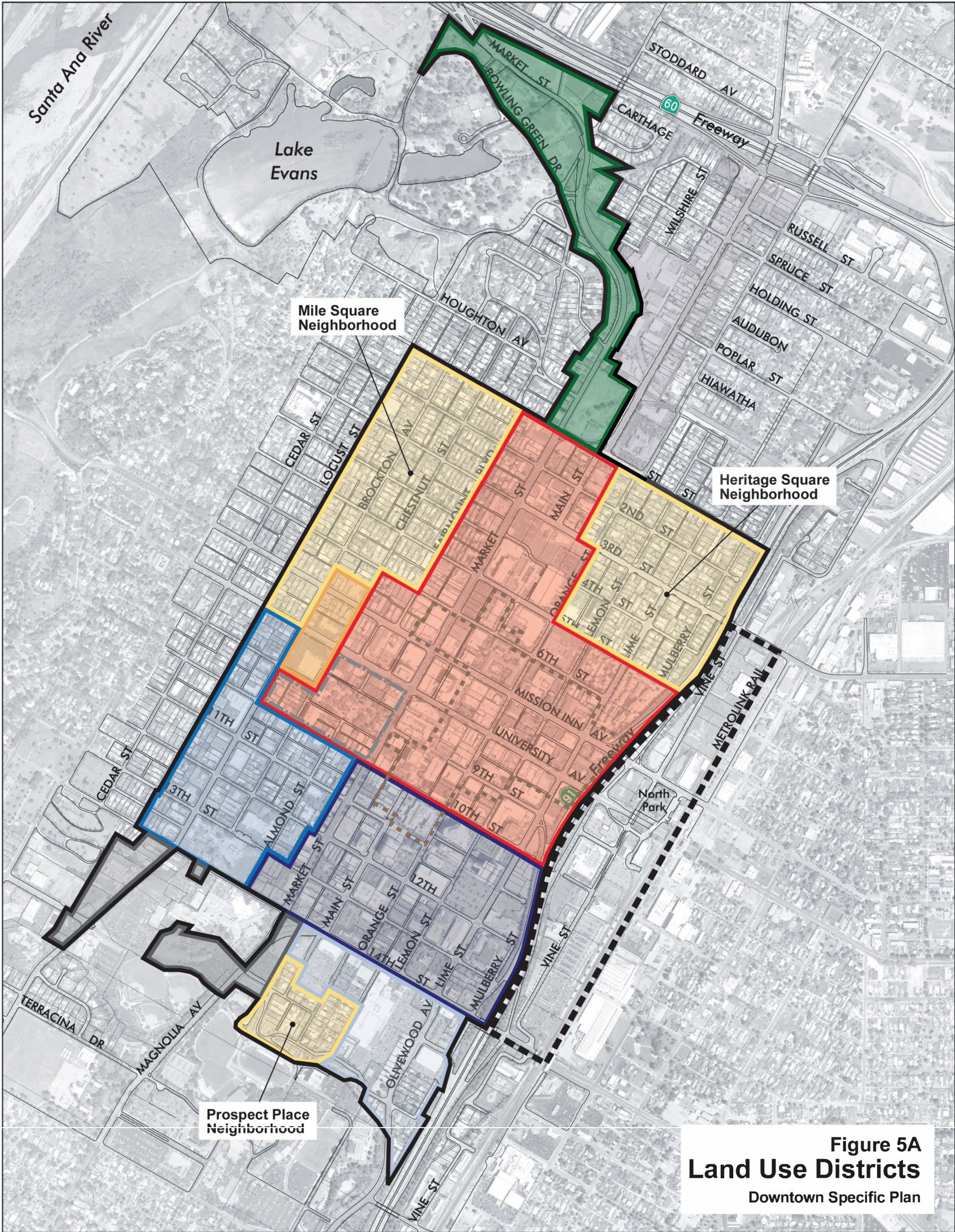
Figure 20A Key Pedestrian Streetscapes

Figure 21A Key Opportunity Sites for Revitalization

Figure 22A Key Cultural and Art Facilities and Programs

Figure 22B Arts Culture and Entertainment District

Figure 22C Network of Performance Venues



LEGEND

LAND USE DISTRICTS

- Raincross
- Justice Center
- Almond Street
- Prospect Place Office
- Health Care
- Market Street Gateway
- Residential
- Neighborhood Commercial

- Downtown Specific Plan Boundary (Revised May 2025)
- Mission Inn Historic District (area of special development standards)
- Master Plan Area for the Riverside School for the Arts
- Riverside Marketplace

