



Planning Case

P15-0326 (Specific Plan Amendment)

Community Development Department

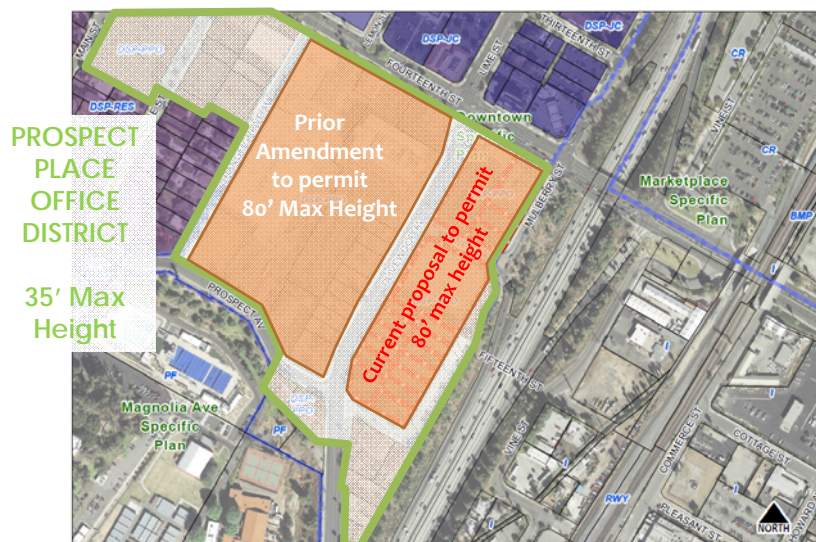
City Planning Commission

Item # 6

October 8, 2015

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DOWNTOWN SPECIFIC PLAN LAND USE



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PROPOSED SPECIFIC PLAN AMENDMENT

9 *PROSPECT PLACE OFFICE DISTRICT*

9.5 DEVELOPMENT STANDARDS FOR THE PROSPECT PLACE OFFICE DISTRICT

All property in the Prospect Place Office District shall be developed in accordance with the following standards:

9.5.1 Maximum Floor Area Ratio

The maximum floor area ratio shall be 1.5, except for the following:

- (1) For parcels that have frontage on 14th Street, the maximum floor area ratio shall be 4.0.

9.5.2 Maximum Height

The maximum building height shall be 35 feet, except for the following:

- (1) For parcels that have frontage on 14th Street, the maximum building height shall be 80 feet to a depth of 300 feet from the front property line, except that development within the entire block bounded by 14th Street, **Olivewood Avenue State Highway 91**, Prospect Avenue and Orange Grove Avenue may have a maximum building height of 80 feet, subject to approval of a site plan to ensure compatibility with surrounding historic residential structures.



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RECOMMENDATION

That the City Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that Planning Case **P15-0326** (Specific Plan Amendment) constitutes modification to development standards, with no specific development proposed, therefore this project will not have a significant effect on the environment and is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15061 (potential for causing a significant effect on the environment)
2. **RECOMMEND APPROVAL** of Planning Case P15-0326 (Specific Plan Amendment), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions;
3. **RECOMMEND ADOPTION** of attached exhibit 6, subject to recommended conditions of approval.



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2012 AERIAL PHOTO



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GENERAL PLAN



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ZONING



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