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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,  
CALIFORNIA AMENDING THE DOWNTOWN SPECIFIC PLAN, CHAPTER  
9, PARAGRAPH 9.5 DEVELOPMENT STANDARDS FOR THE PROSPECT  
PLACE OFFICE DISTRICT, SUBPARAGRAPH 9.5.2 MAXIMUM HEIGHT.

WHEREAS, an application was submitted to the City of Riverside, designated as Case No. P15-0326 to amend the Downtown Specific Plan to allow a maximum building height of 80-feet for the portion of the Prospect Place Office District bounded by Fourteenth Street, Olivewood Avenue, Prospect Avenue and State Highway 91; and

WHEREAS, the Planning Commission of the City of Riverside, advertised and held a public hearing on October 8, 2015, to consider the proposed amendment to the Specific Plan and thereupon recommended to the City Council that the amendment proposed by P15-0326 would not have a significant effect on the environment and that the amendment be approved; and

WHEREAS, the City Council advertised for and held a public hearing on December 1 2015, to consider Case No. P15-0326; and

WHEREAS, the City Council received and considered the staff report and recommendation of the Planning Commission and all other testimony, both written and oral, presented at the public hearing;

NOW, THEREFORE, BE IT RESOLVED, FOUND AND DETERMINED by the City Council of the City of Riverside as follows:

Section 1. Incorporating the findings set forth above and in the documents and reports for Planning Case No. P15-0326, it is in the public interest to amend the Downtown Specific Plan Prospect Place Office District to allow a maximum building height of 80-feet for the portion of the Prospect Office District bound by Fourteenth Street, Olivewood Avenue, Prospect Avenue and State Highway 91.

Section 2. It is the independent judgment of the City Council of the City of Riverside that this amendment to the Downtown Specific Plan would not have a significant effect on the

1 environment and therefore finds this amendment is exempt from the California Environmental  
2 Quality Act (CEQA) review pursuant to section 15061(b)(3).

3 Section 3. Paragraph 9.5, Development Standards For the Prospect Place Office District,  
4 Subparagraph 9.5.2 Maximum Height of the Development Standards for the Prospect Place  
5 Office District is amended as follows:

6 “9.5 Development Standards for the Prospect Place Office District

7 . . .

8 9.5.2. Maximum Height

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

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

15 Section 4. The amendment adopted by this resolution shall be integrated into the adopted  
16 Downtown Specific Plan document and shall be noted on the appropriate specific plan and  
17 general plan maps previously adopted by the City Council, as appropriate.

1 ADOPTED by the City Council and signed by the Mayor and attested by the City Clerk this  
2 \_\_\_\_\_ day of \_\_\_\_\_

3  
4  
5 \_\_\_\_\_  
6 WILLIAM R. BAILEY, III  
Mayor of the City of Riverside

7 Attest:

8  
9 \_\_\_\_\_  
10 COLLEEN J. NICOL  
City Clerk of the City of Riverside

11 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the  
12 foregoing resolution was duly and regularly introduced and adopted at a meeting of the City  
13 Council of said City at its meeting held on the \_\_\_\_ day of \_\_\_\_\_, by the  
14 following vote, to wit:

15 Ayes:

16  
17 Noe:

18 Abstain:

19 Absent:

20  
21 IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of  
22 the City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_

23  
24  
25 \_\_\_\_\_  
26 COLLEEN J. NICOL  
City Clerk of the City of Riverside

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28 15-1987