

CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

City of Arts & Innovation

YOU ARE INVITED TO ATTEND a Public Hearing before the City Council of the City of Riverside regarding the following item:

CASE NUMBER: P15-0326

APPLICANT: CITY OF RIVERSIDE

LOCATION: 14TH STREET, OLIVEWOOD AND PROSPECT AVENUES, AND STATE HIGHWAY 91

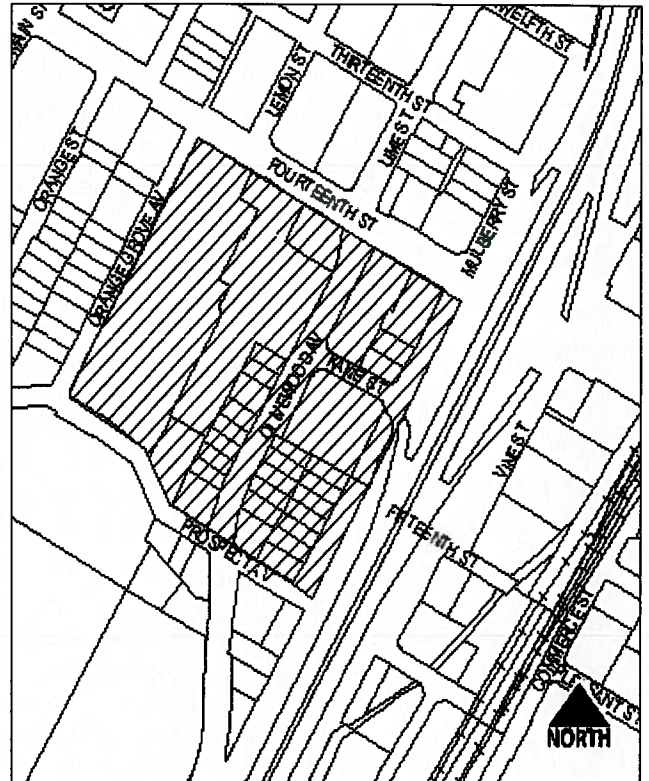
PROPOSAL: The Planning Commission recommends to amend Section 9.5.2 of the Downtown Specific Plan (DSP) to allow a maximum building height of 80 feet for the portion of the Prospect Place Office District bounded by 14th Street, Olivewood and Prospect Avenues, and State Highway 91. The DSP currently permits a maximum building height of 35 feet for parcels easterly of Olivewood Avenue, and a maximum building height of 80 feet for parcels westerly of Olivewood Avenue in the Prospect Place Office District.

ENVIRONMENTAL DETERMINATION: The Planning Commission recommends finding that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), as the proposed development standard is a height limit that currently exists in the Prospect Place Office District and is only being expanded to be consistent over the entire District, and that no specific physical development is included in this request; therefore the General Rule of CEQA applies since it can be seen with certainty that there is no possibility that the amendment would have the potential to significantly effect the environment.

Mail written statements to City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522.

If you challenge the above proposed action 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 delivered to the City Clerk of the City of Riverside at, or prior to, the public hearing.

Dated: November 17, 2015
Published and mailed: November 17, 2015

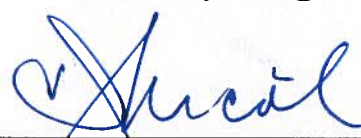


CITY COUNCIL HEARING

Art Pick Council Chamber, City Hall
3900 Main Street
Riverside, CA 92522

MEETING DATE: December 1, 2015
MEETING TIME: 3 p.m.

CONTACT PLANNER: Kyle Smith
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E-MAIL: Kjsmith@riversideca.gov


COLLEEN J. NICOL, MMC
City Clerk of the City of Riverside