

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 RIVERSIDE, CALIFORNIA TO AMEND THE RIVERSIDE
4 MARKETPLACE SPECIFIC PLAN (1) REMOVING THE PROPERTY
5 LOCATED IN THE WHITE'S ADDITION BLOCK XII BETWEEN
6 UNIVERSITY AVENUE AND NINTH STREET NEAR COMMERCE
7 STREET FROM THE NEIGHBORHOOD MARKETPLACE SUB-AREA
8 AND MARKETPLACE URBAN INDUSTRIAL SUB-AREA AND
9 PLACING IT IN A NEWLY CREATED MIXED-USE MARKETPLACE
10 SUB-AREA; AND (2) CHANGING VARIOUS SECTIONS OF THE TEXT
11 AND FIGURES.

12 WHEREAS, an application was submitted to the City of Riverside, designated as Planning
13 Case No. P14-0046 to amend the Riverside Marketplace Specific Plan to remove the property
14 located in the White's Addition Block XII between University Avenue and Ninth Street near
15 Commerce Street and legally described in Exhibit "A," attached hereto and incorporated herein by
16 reference ("Property") from the Neighborhood Marketplace Sub-Area and Marketplace Urban
17 Industrial Sub-Area and to establish the Mixed-Use Marketplace Sub-Area; and

18 WHEREAS, the Planning Commission of the City of Riverside, advertised and held a public
19 hearing on April 7, 2016 to consider the proposed amendment to the Riverside Marketplace Specific
20 Plan; and thereupon recommended to the City Council that the amendment proposed by Planning
21 Case No. P14-0046 be approved; and

22 WHEREAS, the City Council advertised for and held a public hearing on June 7, 2016, to
23 consider Planning Case No. P14-0046; and

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

27 NOW, THEREFORE, BE IT RESOLVED, FOUND, AND DETERMINED by the City
28 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. P14-0046, the Riverside Marketplace Specific Plan is hereby amended to remove
the Property as described in Exhibit "A," attached hereto and incorporated herein by reference from
the Neighborhood Marketplace Sub-Area.

1 Section 2: The Riverside Marketplace Specific Plan is hereby amended to add Mixed-Use
2 Marketplace Sub-Area and to place the Property into that Sub-Area.

3 Section 3: The text and figures of the Riverside Marketplace Specific Plan are hereby
4 amended as set forth in Exhibit "B."

5 Section 4: The Riverside Marketplace Specific Plan amendment adopted by this resolution
6 shall be noted on the appropriate specific plan and general plan maps previously adopted by the City
7 Council, as appropriate.

8 ADOPTED by the City Council this _____ day of _____, 2016.

10 _____
11 WILLIAM R. BAILEY, III
12 Mayor of the City of Riverside

12 Attest:

13 _____
14 COLLEEN J. NICOL
15 City Clerk of the City of Riverside

16 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
17 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
18 its meeting held on the _____ day of _____, 2016, by the following vote, to wit:

19 Ayes:

20 Noes:

21 Absent:

22 Abstain:

23
24 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
25 City of Riverside, California, this _____ day of _____, 2016.

26 _____
27 COLLEEN J. NICOL
28 City Clerk of the City of Riverside

O:\Cycom\Wpdocs\D013\P025\00281080.Doc
CA: 16-0555

EXHIBIT A

EXHIBIT "A"

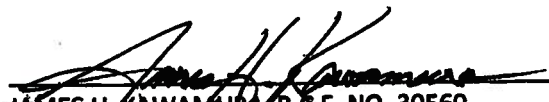
LOTS 1, 2, 3, 4, 5, 19, 20, 25, 26, 27, 28, 29, 30, 31, 32, 33, AND A PORTION OF LOTS 21, 22, 23, 24, 34, 35, AND THE ALLEY IN BLOCK 10 OF WHITE'S ADDITION TO RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 6, PAGE 48 OF MAPS; TOGETHER WITH A PORTION OF COMMERCE STREET (FORMERLY PACHAPPA AVENUE) VACATED BY RESOLUTION NO. 21692, AS INSTRUMENT NO. 08-447410 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 5; THENCE SOUTH 28°50'59" WEST 165.15 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE SOUTH 61°05'51" EAST 180.35 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 19; THENCE SOUTH 28°50'48" WEST 165.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE NORTH 61°06'21" WEST 158.26 FEET; THENCE NORTH 28°53'37" EAST 15.49 FEET; THENCE NORTH 57°22'10" WEST 202.88 FEET; THENCE SOUTH 28°51'04" WEST 28.71 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 35; THENCE NORTH 61°06'21" WEST 65.75 FEET; THENCE NORTH 28°53'39" EAST 33.00 FEET; THENCE NORTH 57°22'10" WEST 106.81 FEET TO THE SOUTHEASTERLY LINE OF COMMERCE STREET; THENCE ALONG SAID LINE NORTH 28°51'04" EAST 264.93 FEET; THENCE NORTH 70°55'46" EAST 34.35 FEET; THENCE SOUTH 61°05'22" EAST 329.59 FEET TO THE POINT OF BEGINNING.

END OF DESCRIPTION

THE AREA OF THE ABOVE DESCRIBED LEGAL DESCRIPTION CONSISTS OF APPROXIMATELY 137,620 SQUARE FEET (3.159 ACRES).

THIS LEGAL DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF THE FOLLOWING STATE OF CALIFORNIA REGISTERED CIVIL ENGINEER.

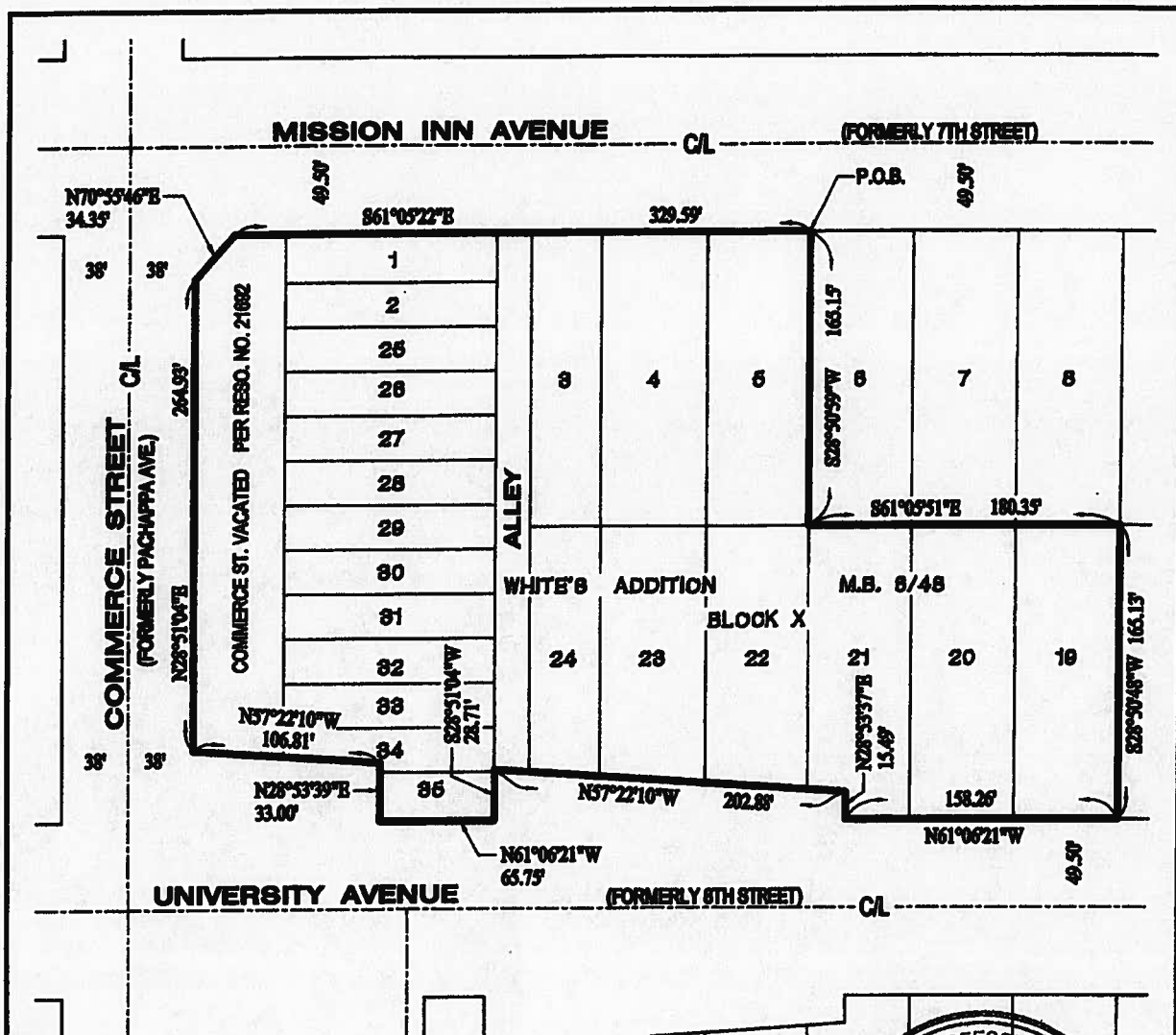

JAMES H. KAWAMURA, R.C.E. NO. 30560
MY REGISTRATION EXPIRES: 3/31/18



DESCRIPTION APPROVAL:

BY:  5/4/16
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR



REGISTERED PROFESSIONAL ENGINEER
 JAMES H. KAWAMURA
 No. 30560
 Exp. 03/31/18
 CIVIL
 STATE OF CALIFORNIA

SCALE: 1"=100'

CITY OF RIVERSIDE		
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.		
EXHIBIT "A"	SHEET 1 OF 1	
SCALE: 1"=100'	DRAWN BY: L.C.	DATE: 3/9/2016
PREPARED BY: K-H ASSOCIATES <small>CONSULTING ENGINEERS/SURVEYORS/PLANNERS 20411 SW Birch Street Newport Beach, California 92660 (949) 755-0440 Fax (949) 755-0444</small>		

EXHIBIT "A"

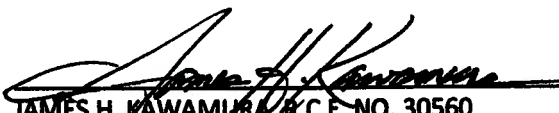
LOTS 26, 27, 28, AND A PORTION OF LOTS 3, 4, 5, 6, AND 7, IN BLOCK 12 OF WHITE'S ADDITION TO RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 6, PAGE 48 OF MAPS, RECORDS OF RIVERSIDE COUNTY, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 26; THENCE NORTH 61°07'08" WEST 150.28 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 28; THENCE NORTH 28°53'22" EAST 330.70 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE SOUTH 61°06'21" EAST 34.24 FEET; THENCE SOUTH 28°52'17" WEST 29.11 FEET; THENCE SOUTH 64°50'43" EAST 208.72 FEET; THENCE NORTH 28°53'36" EAST 15.50 FEET; THENCE SOUTH 61°06'21" EAST 38.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 7; THENCE SOUTH 28°53'36" WEST 165.32 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE NORTH 61°06'44" WEST 130.24 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 26; THENCE SOUTH 28°53'26" WEST 165.33 FEET TO THE POINT OF BEGINNING.

END OF DESCRIPTION

THE AREA OF THE ABOVE DESCRIBED LEGAL DESCRIPTION CONSISTS OF APPROXIMATELY 66,582 SQUARE FEET (1.528 ACRES).

THIS LEGAL DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF THE FOLLOWING STATE OF CALIFORNIA REGISTERED CIVIL ENGINEER.

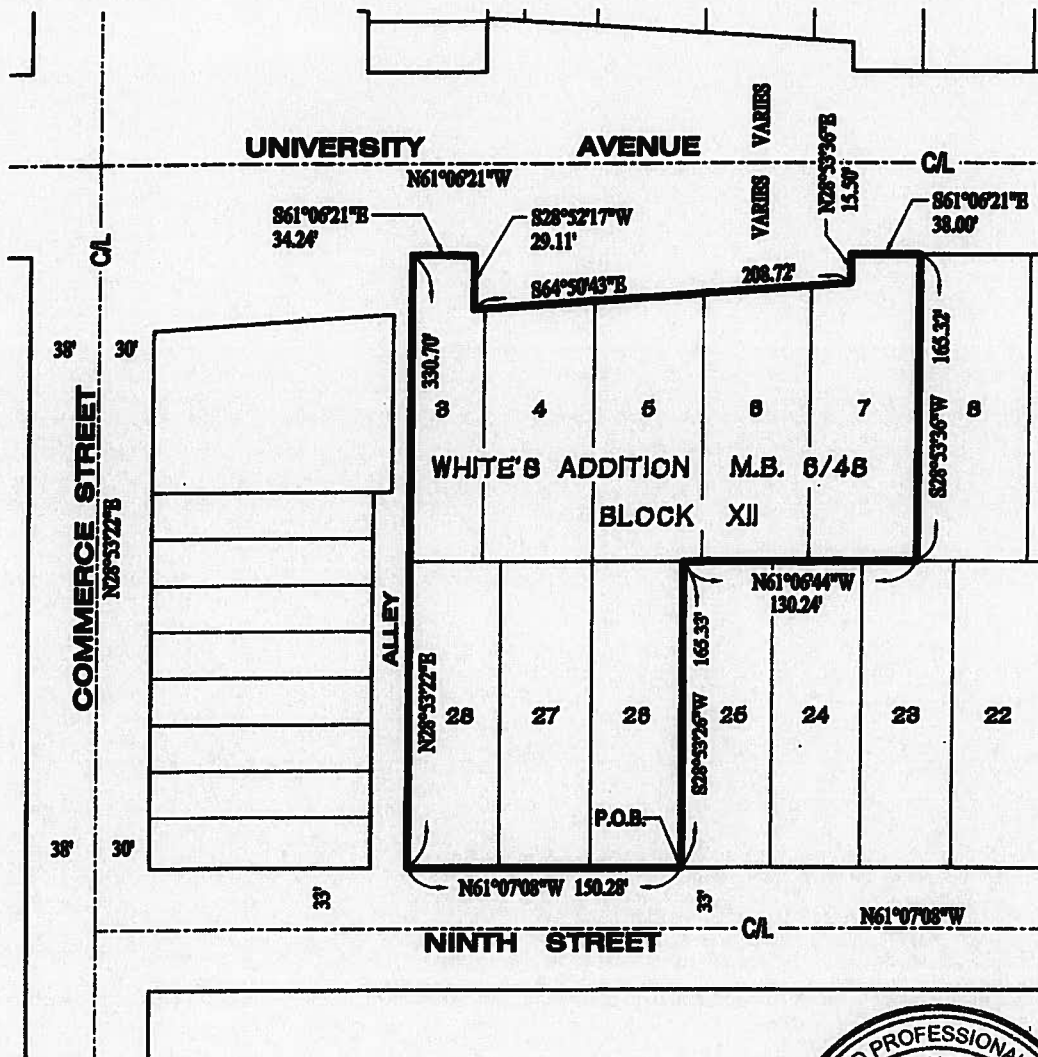

JAMES H. KAWAMURA, R.C.E. NO. 30560
MY REGISTRATION EXPIRES: 3/31/18



DESCRIPTION APPROVAL:

BY:  5/4/18
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR



SCALE: 1"=100'

CITY OF RIVERSIDE

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

EXHIBIT "A"

SHEET 1 OF 1

SCALE: 1"=100'

DRAWN BY: L.C.

DATE: 3/9/2016

PREPARED BY

KHR ASSOCIATES

CONSULTING ENGINEERS/SURVEYORS/PLANNERS
20411 SW Birch Street Newport Beach, California 92660
(949) 752-0440 Fax (949) 752-0444

EXHIBIT B

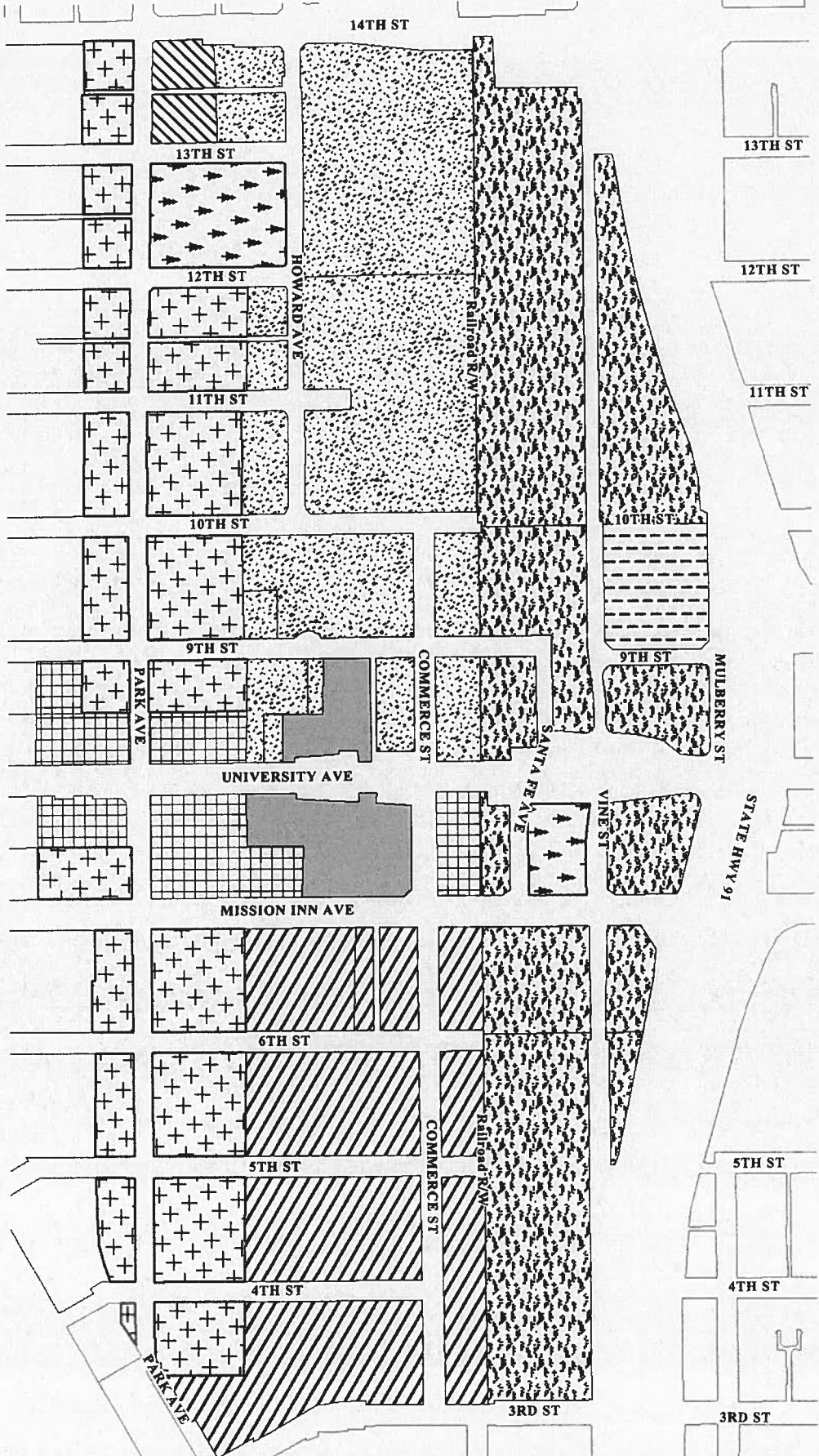
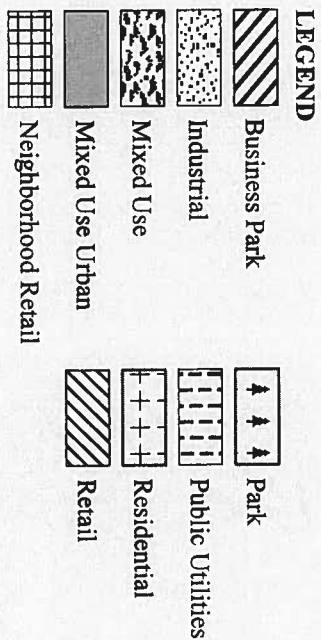
Riverside Marketplace Specific Plan – Proposed Section 3.1.1

3.1.1 Relationship to the General Plan Land Use Element

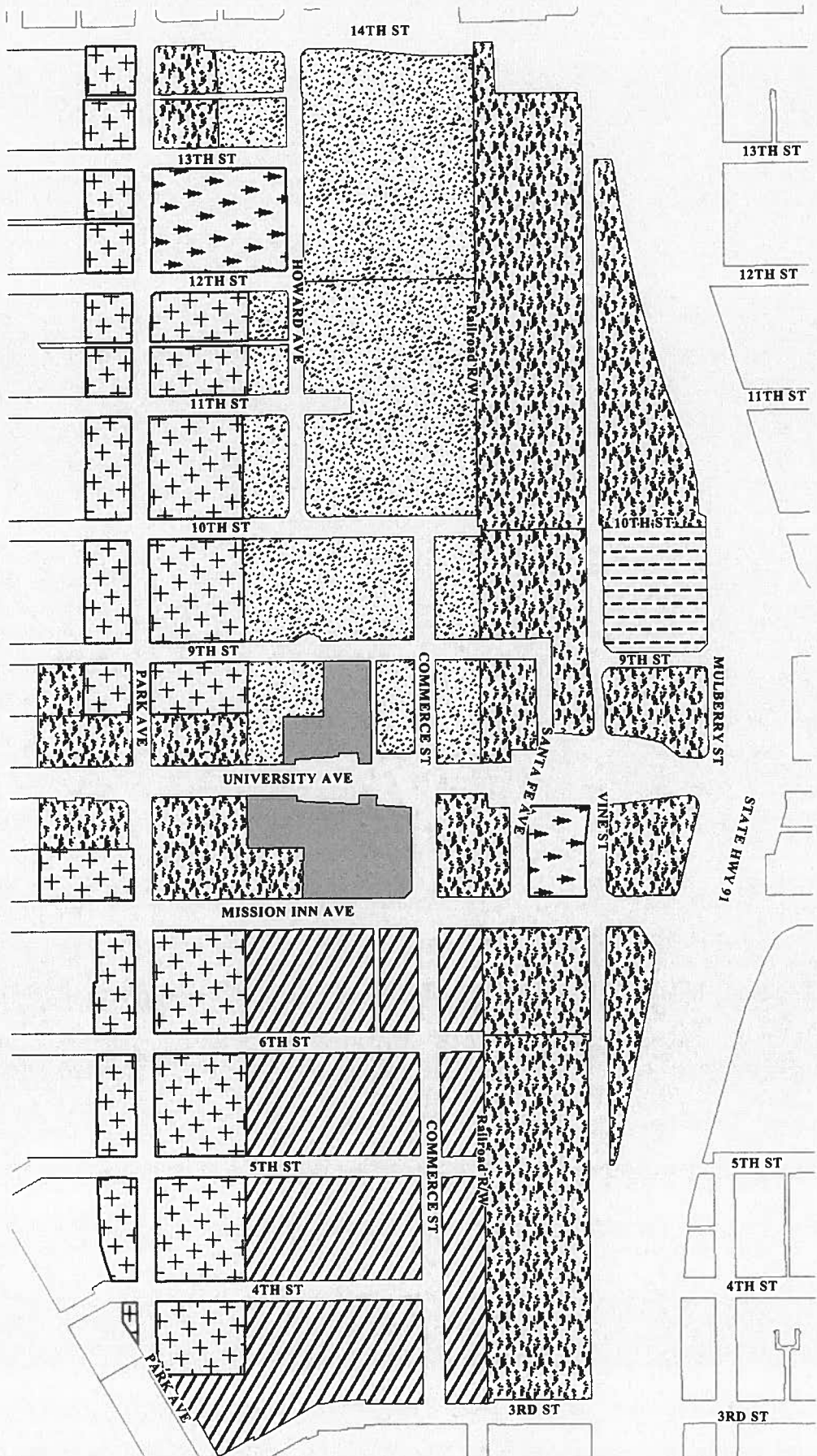
Specific Plan land use designations shown on Figure 4 essentially function as references to the specific sets of standards for each planning area set forth in the Specific Plan. The City's general Plan Land Use Element; however, contains more general land use designations that are applied to all properties Citywide. In order for the Specific Plan to be consistent with the General Plan, Land Use Element designations must be assigned to the Planning Areas of the Specific Plan. Figure 4A translates the Specific Plan land use designations into General Plan Land Use Element designations. Adoption of the Marketplace Specific Plan will amend the General Plan Land Use Element accordingly.

The specific designations translate as follows:

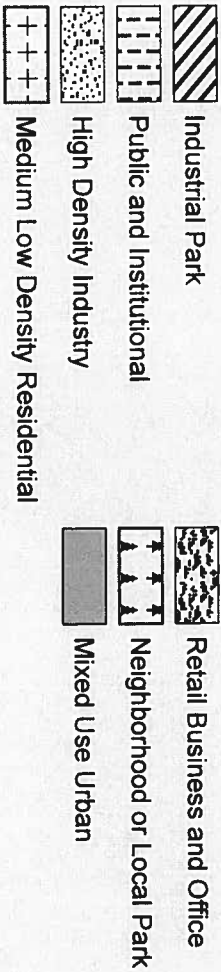
<u>Specific Plan</u>	<u>General Plan</u>
Business Park	Industrial Park
Public Utilities	Public and Institutional
Industrial	High Density Industry
Mixed Use	Retail Business and Offices
Mixed Use-Urban	Mixed Use-Urban
Neighborhood\Retail	Retail Business and Offices
Residential	Medium Low Density Residential (Average 4 dwelling units per acre)
Retail	Retail Business and Offices
Park	Neighborhood or Local Park



LAND USE PLAN
Figure 4



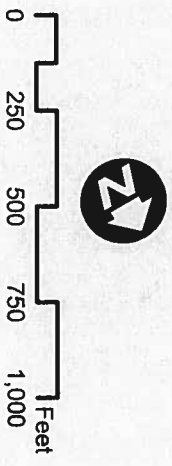
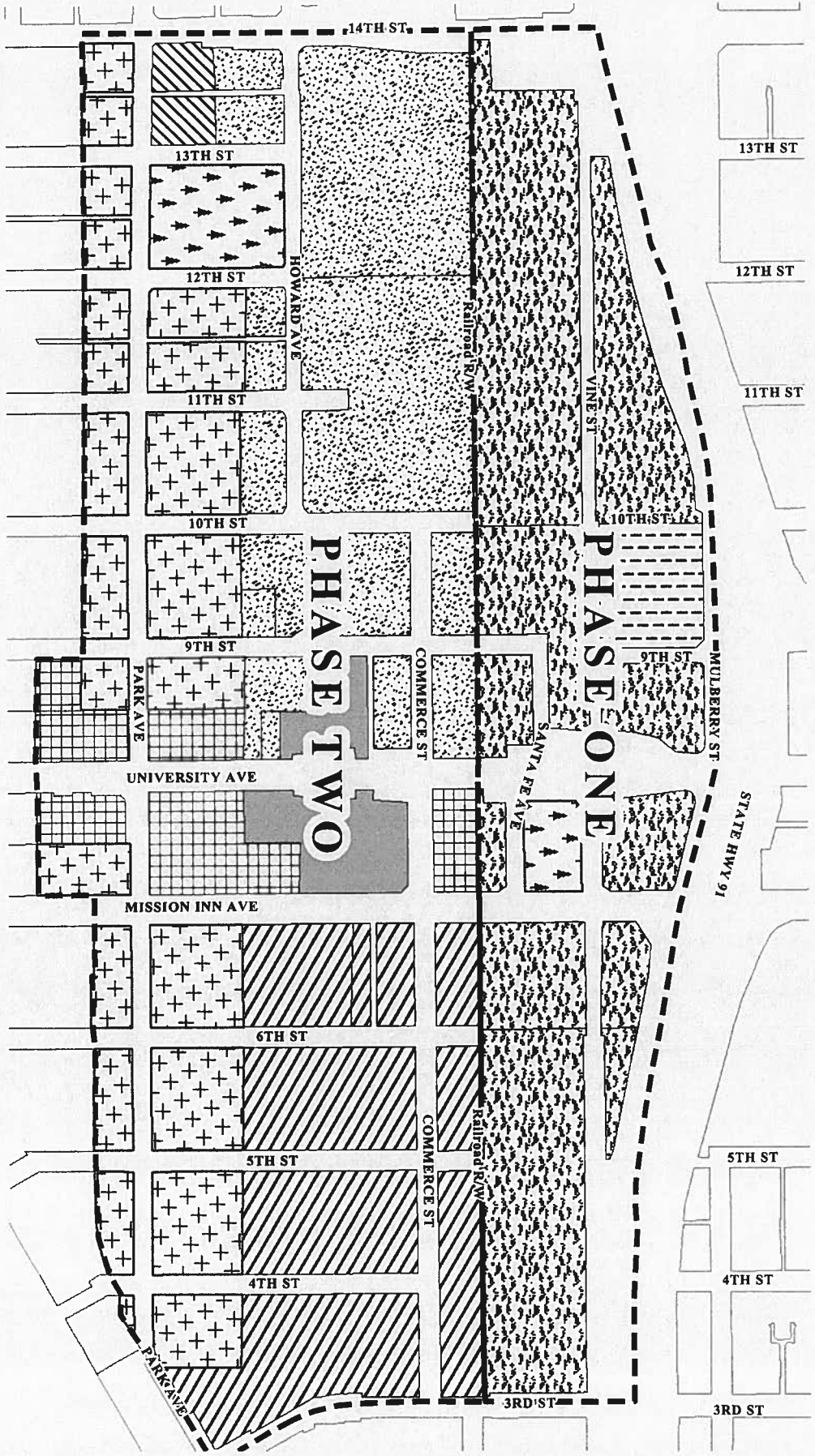
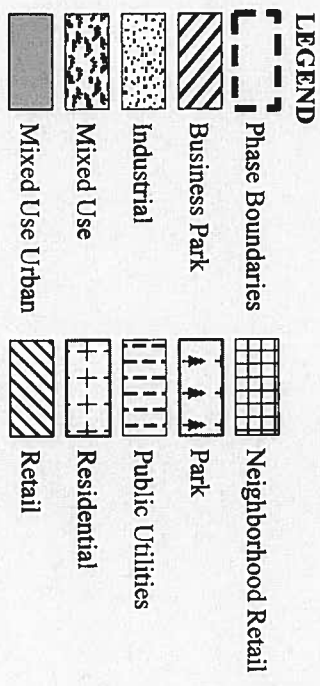
LEGEND



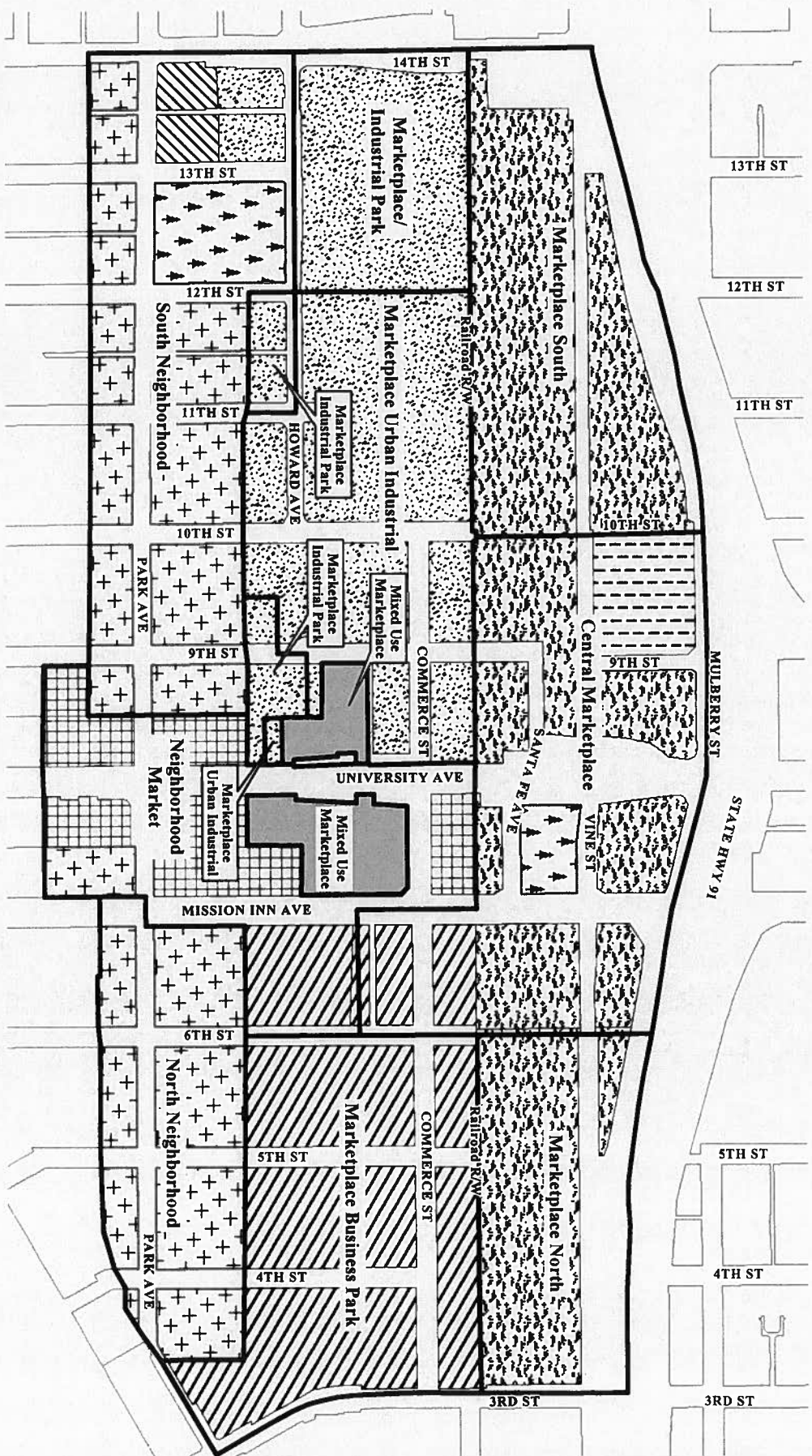
GENERAL PLAN DESIGNATIONS

Figure 4a





PHASING PLAN
Figure 5



LEGEND

Name

Sub Areas



Business Park



Industrial



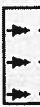
Mixed Use



Mixed Use Urban



Neighborhood Retail



Park



Public Utilities



Residential



Retail

SUB AREAS PLAN

Figure 8



Mixed Use Marketplace Sub-Area

4.2.10 Mixed Use Marketplace Sub-Area

The Mixed Use Marketplace portion of the Riverside Marketplace Specific Plan generally utilizes the development standards established within the City of Riverside's Municipal Code section pertaining to Mixed Use Zones (Title 19, § 19.120).

All development within this area designated as Mixed Use Marketplace shall conform to the Mixed Use – Urban (MU-U) provisions establishing development standards, unless noted otherwise within this Specific Plan document.

4.2.10.1 Land Uses

All proposed uses within this area designated as the Mixed Use Marketplace shall conform to the established land use regulations within the City of Riverside's Municipal Code section pertaining to Mixed Use – Urban uses (Title 19, §19.150).

4.2.10.2 Development Standards

The following section identifies development standards which are applicable to development within the Mixed Use Marketplace Sub-Area. Development Standards for the Mixed Use Marketplace Sub-Area correspond with those listed within the Mixed Use – Urban (MU-U) Zone found within the City of Riverside Municipal Code (Title 19, §19.120.060, Table 19.120.050), unless otherwise noted within this Specific Plan.

Floor Area Ratio

FAR 4.0

The maximum floor-area ratio (FAR) applies to all development on site, excluding parking structures.

Density

40 dwelling units/acre

Residential densities may be increased in the MU-U Zones for those developments that serve as transit-oriented developments. Proposed projects within one-half of a mile from; 1) a transit stop along Magnolia or University Avenues; or 2) any transit station; may have a residential density of up to 60 dwelling units/acre.

Lot Standards

Minimum Parcel Size: 20,000 square feet

Lot Depth – Minimum: 100 feet

Lot Width – Minimum: 80 feet

Building Height

60 feet

Uninhabited architectural design features such as towers, spires, steeples, domes, and cupolas may exceed the specified height limit by a maximum of 10%, subject to approval by the appropriate Approving or Appeal Authority.

Building Setbacks

Minimum Front Yard: 0 feet

Where a lot or parcel of land at the junction of two streets has a frontage on each street over 130 feet in length, front yard setbacks of the depth required in the appropriate zone shall be required on those frontages.

Minimum Interior Side Yard: 0 feet

When adjacent to a residential zone or the project contains a residential component, the minimum side yard setback shall be 15 feet.

Minimum Street Side Yard: 0 feet

Minimum Rear Yard: 15 feet

When adjacent to a residential zone or the project contains a residential component, the minimum rear yard setback shall be 25 feet.

Open Space Requirements

Private Open Space: 50 square feet per dwelling unit for at least 50% of the units.

Common Open Space: 50 square feet per dwelling unit.

Minimum Landscape Coverage

All areas on-site which are not occupied by a structure, accessory use, sidewalk or parking area shall be landscaped.

Screen Wall

A six foot decorative masonry wall shall be constructed along all property lines abutting a residential zone.

Vehicle Parking

Proposed parking within the area designated as the Mixed Use Marketplace shall conform to the established land use regulations within the City of Riverside's Municipal Code section pertaining to Parking and Loading (Title 19, §19.580), unless otherwise noted within this specific plan.

Required Number of Parking Spaces: See Table 19.580.060 (Required Spaces) for parking in mixed-use zones. A reduction in the number of required parking spaces may be permitted for mixed-use development and/or standalone uses in mixed-use zones subject to the approval of a shared parking arrangement.

Covered Parking: Multi-family and Mixed Use developments with surface parking lots, shall provide at least one covered or enclosed parking space per unit.

Distribution of Covered Parking: Mixed Use developments with freestanding garages and carports are to be distributed evenly throughout the project in groupings of no greater than 6 covered spaces, with a minimum of one uncovered space between groupings.

Security: Vehicle entrances are not required to provide security fences or vehicle gates.

Lighting: Lighting shall conform to the established standards within the City of Riverside's Municipal Code section pertaining to Lighting (Title 19, §19.556).

Parking Lot Landscape Setback:

1. Surface Parking Lots;
 - a. For 20 or fewer parking spaces: A minimum 10-foot-wide landscaped setback is required along all street frontages for parking, loading and outdoor vehicle sales areas.
 - b. For 21 or greater parking spaces: A minimum 15-foot-wide landscaped setback is required along all street frontages for parking, loading, and outdoor vehicle sales areas.
 - c. For surface parking lots, adjacent to residentially zoned property, a minimum 5 foot landscape setback is required.
2. Parking Structures;
 - a. Parking structures shall have a minimum landscaped setback of 15 feet along all street frontages and interior side yards when adjacent to residentially zoned property.