

## CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

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

**CASE NUMBER:** P16-0124

**APPLICANT:** City of Riverside

**LOCATION:** Downtown Specific Plan Districts

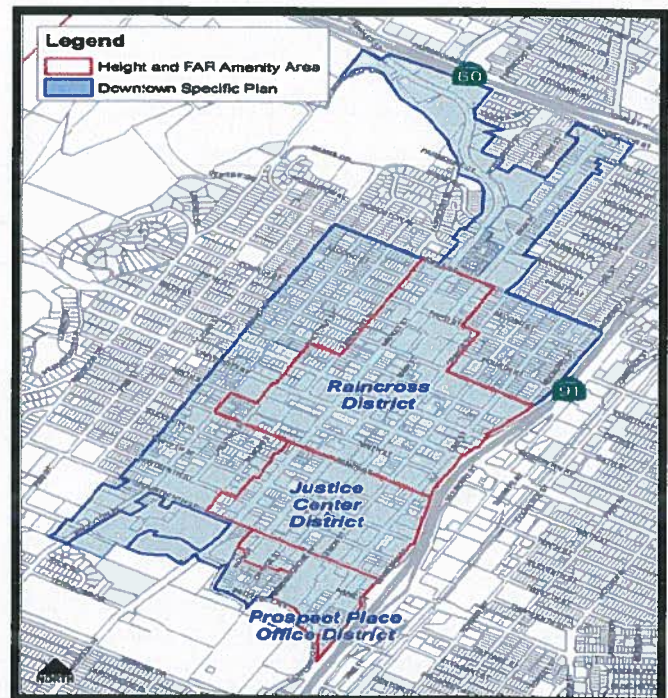
**PROPOSAL:** The Planning Commission recommends amending the Downtown Specific Plan to (1) except for properties located inside the Mission Inn Historic District or within the Raincross District buffer area, allow buildings within the Raincross, Justice Center, and Prospect Place Office Districts to exceed established height limits with an approved conditional use permit; (2) provide more flexibility and clarity in criteria used to grant an increase in floor area ratio; and (3) amend the definition of Floor Area Ratio to match existing definition in Chapter 19.910 of the Zoning Code.

**ENVIRONMENTAL DETERMINATION:** The Planning Commission recommends finding that the proposed project will not constitute significant impacts beyond what was analyzed within the Program Environmental Impact Report (PEIR) for the General Plan 2025 Program and adopting an addendum to the PEIR pursuant to the provisions of Section 15164 of the California Environmental Quality Act Guidelines.

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: September 13, 2016  
Published: September 13, 2016



### CITY COUNCIL HEARING

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

**MEETING DATE:** September 27, 2016

**MEETING TIME:** 3 p.m.

**CONTACT PLANNER:** Dave Murray

**PHONE:** (951) 826-5773

**E-MAIL:** DMurray@riversideca.gov

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