Community & Economic Development Department

**Planning Division** 

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | **RiversideCA.gov** 

### PLANNING COMMISSION HEARING DATE: AUGUST 25, 2016 **AGENDA ITEM NO.: 3**

### **PROPOSED PROJECT**

Case Numbers	P16-0124 – Downtown Specific Plan Amendment		
Request	<ul> <li>P16-0124 - Downtown Specific Plan Amendment</li> <li>Amend the Downtown Specific Plan to:</li> <li>Allow buildings to exceed current maximum building height limits within the Raincross, Justice Center, and Prospect Place Office Districts, subject to the approval of a conditional use permit;</li> <li>Provide greater flexibility in the amenities required to achieve maximum floor area ratios in the Raincross and Justice Center Districts; and</li> <li>Revise the definition of "Floor Area Ratio" to be consistent with the citywide Zoning Code.</li> </ul>		
Applicant	City of Riverside Community & Ec Division	onomic Development Department – Planning	
Project Location	Downtown Specific Plan: Raincross District, Justice Center District, and Prospect Place Office District	Legend Project Area Downtown Specific Plan	
Project area	Approximately 285 acres	The state of the s	
Ward	1		
Neighborhood	Downtown		
Specific Plan	Downtown Specific Plan		
General Plan Designation	DSP – Downtown Specific Plan		
Zoning Designation	DSP-RC – Downtown Specific Plan Raincross District DSP-JC – Downtown Specific Plan Justice Center District DSP-PPO – Downtown Specific Plan Prospect Place Office District	Justice Center District  Prospect Place Office District	
Staff Planner	David Murray, Senior Planner, 951-826-5773; dmurray@riversideca.gov		

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### **RECOMMENDATIONS**

Staff recommends that the City Planning Commission:

- 1. **RECOMMEND that the City Council DETERMINE** that Planning Case P16-0124 (Specific Plan Amendment) will not constitute significant impacts beyond what was analyzed within the Program Environmental Impact Report (PEIR) for the General Plan 2025 Program and ADOPT an Addendum to the PEIR pursuant to the provisions of Section 15164 of the California Environmental Quality Act Guidelines;
- 2. **RECOMMEND APPROVAL** of Planning Case Number P16-0124 (Specific Plan Amendment) based on the findings outlined in the staff report; and
- 3. RECOMMEND ADOPTION of a resolution amending the Downtown Specific Plan as illustrated in Exhibits 4 through 7.

### **BACKGROUND**

At the May 7, 2015 Planning Commission hearing, City staff presented a workshop regarding urban design concepts and trends in downtowns, and identified a number of opportunities to adjust the development standards within the Downtown Specific Plan (DSP). The Planning Commission discussed several topics, including land use trends, transit and urban mobility, parking demands, walkability, and pedestrian amenities. The attached staff report (Exhibit 2) details the information covered during the workshop, and a brief discussion about the goals of the DSP, which was adopted in 2002 (review online at: <a href="http://www.riversideca.gov/planning/cityplans-csp-">http://www.riversideca.gov/planning/cityplans-csp-</a> downtown.asp).

While the Planning Commission workshop discussed the general obstacles that are preventing development in Downtown, the majority of the Commission's discussion focused on two topics: (1) appropriate densities and scale for the Downtown core and (2) parking requirements. Following the workshop, staff explored potential changes, and identified a number of barriers that could be addressed quickly. The proposed amendment focuses on densities and scale within Downtown.

### PROJECT DESCRIPTION

This proposed amendment to the Downtown Specific Plan includes the following changes:

- 1. Allow buildings to exceed current maximum building height limits within the Raincross, Justice Center, and Prospect Place Office Districts, subject to the approval of a conditional use permit;
- 2. Provide greater flexibility in the amenities required to achieve maximum floor area ratios in the Raincross and Justice Center Districts; and
- 3. Revise the definition of "Floor Area Ratio" to be consistent with the citywide Zoning Code.

### **DISCUSSION**

The proposed changes to the Downtown Specific Plan are discussed in the sections that follow. This report has been broken into a description of the changes for each district:

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#### **RAINCROSS DISTRICT**

Exhibit 4 (attached) depicts the proposed changes to Sections 6.5.1 (Maximum Floor Area Ratio) and 6.5.3 (Maximum Height) of Chapter 6 - Raincross District of the Downtown Specific Plan.

**Maximum Floor Area Ratio with Amenities:** Section 6.5.1 regulates the Maximum Floor Area Ratio (FAR), and includes an allowance to increase the maximum FAR when certain specified amenities are provided, including a landscaped at-grade courtyard, arcade or pergola. Table A below shows the existing FAR standards.

Table A - Existing Raincross District Maximum Floor Area Ratio

District	Max. FAR	Max. FAR with Amenities	Max. FAR with Amenities and CUP
Raincross District			
Base Standards	3.5	4.5	-
Within Mission Inn Historic District	3.0	4.0	4.5

This amendment would allow for projects to be developed to the maximum FAR by incorporating amenities that are not specifically listed in the Specific Plan, subject to the approval of a Conditional Use Permit (CUP). For example, rather than an at-grade courtyard, a project may propose a roof-top restaurant with viewing platform. Under the current Specific Plan standards, a roof-top viewing area would not count as an amenity to justify the increase in the maximum FAR. This change will provide greater flexibility in project design, while giving the City discretion to deny proposals that do not reflect a quality project, or the intent of the Specific Plan. This less prescriptive approach allows projects to provide quasi-public amenities using more creative solutions. The proposed amendment would not change the maximum FAR of 4.5 currently allowed in the Raincross District.

**Maximum Building Height:** Section 6.5.3 regulates heights within the Raincross District. The maximum height in the Raincross District is 100 feet, except buildings within 100 feet of a property with a residential zone, or within 100 feet of the Downtown Specific Plan's Residential District, are limited to 50 feet in height. Properties within the Mission Inn Historic District are also limited to 100 feet in height, but require a CUP to exceed 60 feet. These overlay areas are illustrated in Figure 1 below.

Staff is proposing an amendment to the Downtown Specific Plan to allow buildings to exceed the current maximum height limits with the approval of a CUP. This amendment is needed because, the existing maximum height standards, when combined with the maximum FAR, encourage a development pattern that is unimaginative and monolithic. Based on recent Downtown development projects, staff has observed that the buildings which maximize the allowable floor area ratio are limited to the same heights, which has prevented the City from developing a unique skyline or signature buildings. Staff believes this amendment will allow more flexibility in architectural form, which will accommodate better designed buildings and architectural variety, and provide the opportunity for marquee buildings in Downtown Riverside.

Although the proposed amendment does not specify a maximum height that may be achieved with the granting of a CUP, staff does not anticipate many requests due to the economics of building structures higher than 100 feet, site constraints, and limitations on floor area ratios (FAR), which will remain unchanged. Staff is not proposing any changes in maximum FAR because, in short, this proposed amendment is intended to provide greater flexibility and architectural interest, while ensuring there are no significant environmental impacts beyond those analyzed within the Program Environmental Impact Report for the General Plan 2025 Program. It is important to note that the proposed amendment does not allow for the maximum heights to be exceeded for August 25, 2016

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properties within the Mission Inn Historic District overlay, or within 100 feet of residentially zoned properties. Proposed changes are reflected in Figure 1 below.

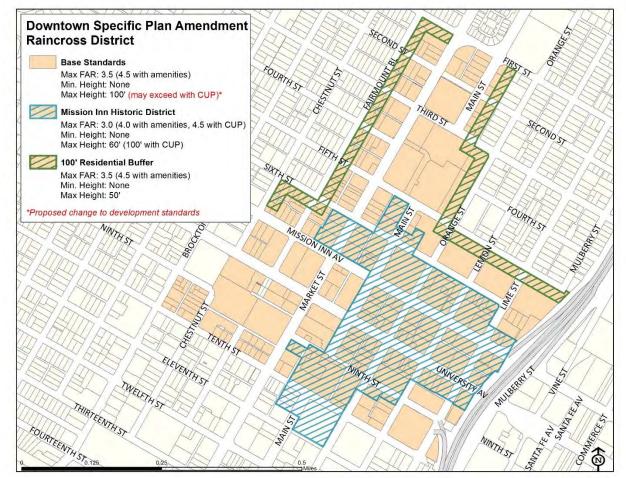


Figure 1 - Raincross District Standards and Proposed Change

#### JUSTICE CENTER DISTRICT

Exhibit 5 identifies the proposed changes to the Sections 7.5.1 (Maximum Floor Area Ratio) and 7.5.3 (Maximum Height) of Chapter 7 - Justice Center District of the Downtown Specific Plan. The changes proposed within the Justice Center District are the same as those in the Raincross District, but are discussed separately for clarity, since the two districts have different underlying standards.

Maximum Floor Area Ratio with Amenities: Section 7.5.1 regulates Maximum Floor Area Ratio and includes an allowance for increased FAR with the provision of either a landscaped courtyard, arcade or pergola. Table B below indicates the maximum FAR for the Justice Center District.

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Table B - Existing Justice Center District Maximum Floor Area Ratio

District	Max. FAR	Max. FAR with Amenities	Max. FAR with Amenities and CUP
Justice Center District			
Base Standards	5.0	6.0	-
Within Mission Inn Historic District	3.0	4.0	4.5

Similar to the Raincross District, this amendment will allow the permitted increase in FAR with the provision of an amenity not specifically listed in the specific plan, subject to the approval of a conditional use permit. No changes are proposed to the maximum FAR.

Maximum Building Height: Section 7.5.3 regulates the maximum heights within the Justice Center District. The maximum height throughout the Justice Center District is 140 feet, with some exceptions. The height exceptions apply to buildings west of Market Street, and buildings within 50 feet of Market Street to the east (i.e., the "Market Street Buffer area"). Buildings within these areas have a maximum height of 60 feet. Additionally, properties within the Mission Inn Historic District are limited to 100 feet in height, and require a CUP to exceed 60 feet.

The proposed amendment will allow for buildings outside the Mission Inn Historic District to exceed the prescribed maximum heights, subject to the granting of a conditional use permit (CUP). However, unlike the Raincross District, which does not apply the height increase to the residential buffer area, the allowance for buildings to exceed the maximum height will apply to the Market Street Buffer area. The intent is to provide greater flexibility along the Market Street corridor, which is a major arterial through the Downtown. The proposed changes are reflected in Figure 2 below.

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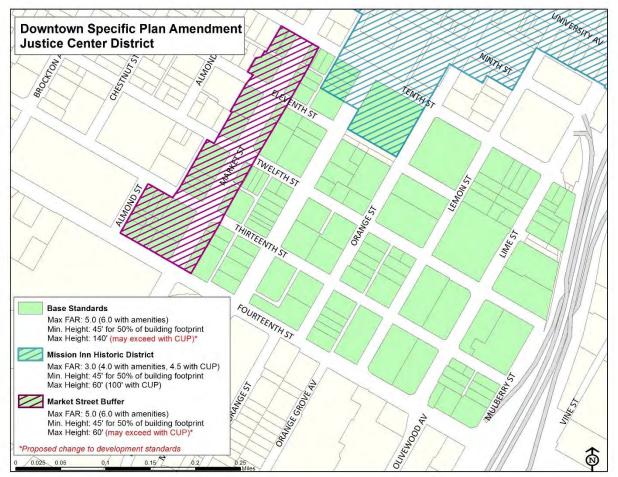


Figure 2 - Justice Center District Standards and Proposed Change

#### PROSPECT PLACE OFFICE DISTRICT

The amendments proposed for the Prospect Place Office District (Exhibit 6) are principally related to the permitted maximum building heights. There are no changes proposed to the allowable FAR.

Maximum Building Height: Section 9.5.2 of the Downtown Specific Plan regulates the maximum heights within the Prospect Place Office District. Although the base standards for this district establish a height of 35 feet, the majority of the District falls under an exception that grant a maximum height of 80 feet. Buildings that have an 80 feet height limit include structures within 300 feet of the 14th Street frontage, and the entire area of properties bounded by 14th Street to the north, State Highway 91 to the east, Prospect Avenue to the south, and Orange Grove Avenue to the west.

The proposed amendment will allow buildings to exceed the established maximum heights, with the approval of a CUP. This opportunity is being applied to the entire district, regardless of whether the maximum height is 35 or 80 feet. These changes are shown in Figure 3. Like the Raincross and Justice Center Districts, the proposed amendment is intended to allow for greater flexibility in architectural form. And, as with these other two districts, staff does not anticipate many CUP

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proposals to exceed the height limit, due to the economics of building structures higher than 80 feet, site constraints, and the existing limitations on floor area ratios (FAR).



Figure 3 - Prospect Place Office District Standards and Proposed Change

#### FLOOR-AREA RATIO DEFINITION

The definition of "Floor Area Ratio" within the Downtown Specific Plan is not consistent with the definition found within the citywide Zoning Code. The definition in the Downtown Specific Plan includes "garages and accessory structures" in the calculation of building square footage; whereas the citywide Zoning Code specifically states that "parking structures are not included in the floor area calculation." This inconsistency has resulted in confusion for developers, staff and the public. As such, the proposed amendment revises the definition of "Floor Area Ratio" in the Downtown Specific Plan, Chapter 18 - Definitions (Exhibit 7) to be consistent with the citywide Zoning Code.

### **ENVIRONMENTAL REVIEW**

An Addendum to the Certified Final Program Environmental Impact Report for the General Plan 2025 Program has been prepared by the City of Riverside in conformance with the California Environmental Quality Act (Public Resources Code, § 21000 et seq.) ("CEQA"), the State CEQA

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Guidelines (Cal. Code Regulations, Title 14, Chapter 3 § 15000 et seg.) and the City of Riverside Resolution No. 21106 (Local CEQA Guidelines). The Addendum has been prepared to address minor changes to the General Plan 2025 Program ("Program") that will result from the implementation of the proposed Downtown Specific Plan ("Downtown SP") amendment. The Addendum is attached as Exhibit 10.

CEQA Requirements for the Use of an Addendum: When a lead agency has already prepared an EIR, CEQA mandates that a subsequent or supplemental environmental impact report is not required, unless substantial changes occur to a project or the circumstances surrounding a project, or new information regarding new significant environmental effects becomes available, or the severity of previously significant effects that occur are substantial increased.

When only some changes or additions to a previously certified EIR are necessary, and none of the conditions summarized above occur, CEQA allows the lead agency to prepare and adopt an addendum. (State CEQA Guidelines, § 15164(a)).

Summary of Analysis and Findings for an Addendum: Based upon the environmental checklist prepared for the Amendments to the Raincross, Justice Center and Prospect Place Office Districts of the Downtown SP, no further clarification or additional explanation of impacts is warranted, beyond the analysis contained in the Final PEIR.

Pursuant to Section 15164 of the State CEQA Guidelines, the City of Riverside finds that only minor modifications are required to the Circulated Final PEIR and that none of the conditions described in Public Resources Code Section 21166 or Section 15162 of the CEQA Guidelines requiring preparation of a subsequent or supplemental EIR have occurred. More specifically, the City of Riverside has determined that:

- Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines § 15164(b) allow an Addendum to a Program EIR to be prepared when minor technical changes or additions to approved projects are necessary;
- The City of Riverside is considering the Addendum together with the previously certified Program, and with the comments received and considered during the public hearing process;
- The determination reflects the independent judgment of the City Council and has been completed in compliance with CEQA, and is adequate for this proposal;
- There are no substantial changes to the Program that would require major revisions of the Final PEIR for the Program, due to new significant environmental effects or a substantial increase in the severity of impacts identified in the Final PEIR; and
- There is no new information of substantial importance, which was not known at the time that the previous Final PEIR for the General Plan 2025 was circulated. Therefore:
  - The implementation of the amendments to the Raincross, Justice Center and Prospect Place Office Districts of the Downtown Specific Plan will not have one or more significant effects not previously discussed in the Final PEIR. The proposed amendments merely removes building height restrictions within the Raincross, Justice Center and Prospect Place Office Districts of the Downtown SP, subject to the approval of a CUP;

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- There are no additional mitigation measures or alternatives related to the proposed amendment that would substantially reduce one or more of the significant effects identified in the previous Final PEIR; and
- There are no additional mitigation measures or alternatives which were rejected by the project proponent that are considerably different from those analyzed in the previous Final PEIR, which would substantially reduce any significant impact identified in the Final PEIR.

### APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

### **EXHIBITS LIST**

- 1. Staff Recommended Findings
- 2. Planning Commission Workshop Staff Report May 7, 2015
- 3. Downtown Specific Plan Districts
- 4. Proposed Changes to DSP Chapter 6 Raincross District
- 5. Proposed Changes to DSP Chapter 7 Justice Center District
- 6. Proposed Changes to DSP Chapter 9 Prospect Place Office District
- 7. Proposed Changes to DSP Chapter 18 Definitions
- 8. Map DSP Existing Standards
- 9. Map DSP Proposed Revisions
- 10. Seventh Addendum to the General Plan 2025 Program Environmental Impact Report

Report and Recommendations Prepared by: David Murray, Senior Planner Jay Eastman, Principal Planner Report and Recommendations Reviewed by:

Report and Recommendations Approved by: Ted White, City Planner

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COMMUNITY & ECONOMIC DEVELOPMENTDEPARTMENT

PLANNING DIVISION

### EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: P16-0124 (Downtown Specific Plan Amendment)

Specific Plan Amendment Findings consistent with Chapter 19.820 and pursuant to 19.810.

- The proposed Specific Plan Amendment is consistent with the General Plan 2025 and the a. intent and purpose of the Downtown Specific Plan (DSP) land use designation, as the changes to the specific plan facilitate the promotion of new high-density residential, office and commercial/entertainment uses, and the development of quality buildings that support a unique and vibrant environment of constant energy that is active and lively day and night;
- b. The Specific Plan Amendment does not result in any changes to the Downtown Specific Plan that result in nonconformance with California Government Code Section 65451;
- The proposed Specific Plan Amendment to allow higher buildings with the issuance of a C. conditional use permit, and to make changes related to floor area ratios that provide clarity and eliminate development barriers, will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area;
- d. The proposed Specific Plan Amendment to allow higher buildings with the issuance of a conditional use permit, and to make changes related to floor area ratios that provide clarity and eliminate development barriers, is substantially compatible with existing and proposed uses in the area, including factors relating to location, operation, building design, site design, traffic characteristics and environmental impacts;
- e. The proposed Specific Plan Amendment will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area; and
- f. The proposed Specific Plan Amendment has been considered in relationship to the Program Environmental Impact Report (PEIR) certified for the City's General Plan 2025, and the amendment will not affect or otherwise be detrimental beyond the impacts already considered, evaluated and mitigated in the certified PEIR, as is detailed in the draft PEIR Addendum prepared for the proposed amendment.

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## Planning Commission Memorandum

**Community Development Department** 

**Planning Division** 

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

PLANNING COMMISSION WORKSHOP DATE: MAY 7, 2015

**AGENDA ITEM NO.: #6** 

### PROPOSED PROJECT

Case Numbers	N/A		
Request	Downtown Specific Plan Workshop and Discussion Regarding Urban Design Concepts and Trends		
Applicant	City of Riverside, Community & Econom Planning Division	nic Development Department -	
Project Location	Downtown Specific Plan Area, Raincross District and Justice Center District	Downtown Specific Plan  Justice Center District & Raincross District	
Project area	Approximately 250 acres	Raincross	
Ward	1		
Neighborhood	Downtown		
Specific Plan	Downtown Specific Plan	District	
General Plan Designation(s)	DSP-RC – Downtown Specific Plan Raincross District DSP-JC – Downtown Specific Plan Justice Center District	Center District	
Zoning Designation(s)	DSP-RC – Downtown Specific Plan Raincross District DSP-JC – Downtown Specific Plan Justice Center District		
Staff Planner	David Murray, Senior Planner; 951-826-5773; dmurray@riversideca.gov		

### **WORKSHOP PURPOSE**

The purpose of this workshop is to provide the Planning Commission with an update regarding the Downtown Specific Plan, and to engage the Commission in a discussion about urban design and land development. This workshop is intended to explore topics such as land use trends, transit and urban mobility, parking demands, walkability, and pedestrian amenities.

### **BACKGROUND**

#### **Downtown Specific Plan**

Adopted in 2002, the existing Downtown Specific Plan (available for review at <a href="http://www.riversideca.gov/planning/cityplans-csp-downtown.asp">http://www.riversideca.gov/planning/cityplans-csp-downtown.asp</a>) was created to facilitate development and improvements that realize the community's vision for Downtown, and reinforce Downtown Riverside as the cultural, arts, retail, and entertainment center of the Inland Empire. The Specific Plan also seeks to strengthen the Downtown as a distinctive center for citizens and visitors by encouraging attractive design, enhanced public spaces, mixed-use developments, historic preservation and a variety of housing options. Based on a community-developed vision, the Specific Plan strives to meet these goals with detailed development regulations, design standards, design guidelines, and land use regulations, intended to create a tool for public improvement projects, promote development, evaluate development proposals and facilitate historic preservation.

The Downtown Specific Plan (DSP) area consists of approximately 640 acres. It is divided into eleven primary Land Use Districts, each with their own unique development patterns and character (see Exhibit 1). The Raincross District and Justice Center District are the heart of Downtown, and are historically the social, cultural and civic core of the City. These two districts are the focus of this staff report, as they will be the focus of a future (anticipated) update to the Downtown Specific Plan.

The Raincross District encourages a concentration of retail, office, cultural, residential, and visitor serving uses that generate activity during both daytime and evening hours. These uses may be within a single-use or mixed-use building. The center of the District is occupied by the Mission Inn Historic District, which is an "overlay" zone that contains Riverside's most important historic buildings. This overlay (sub-district) has been created to maintain a scale of development that is compatible with the established historic fabric of the area. The Mission Inn Historic District contains additional development standards that have been carefully crafted to achieve this goal.

The Raincross District is further characterized by the numerous local and national historic landmarks that define the areas character, including the Mission Inn, Fox Theater, Stalder Building, Municipal Auditorium, Municipal Museum, Unitarian Church, Congregational Church, Post Office, Loring Building, and Riverside Art Museum. Preservation of these structures, along with careful and compatible design of new development, is important in maintaining the areas character and unique identity.

The Justice Center District is anchored by the historic Riverside County Courthouse. This District provides a center for the existing and future expansion of major judicial uses, including Federal, Appellate, State and County courts. This District allows for a concentration of office uses and business supply retail uses to maintain Downtown as the City's employment center. Under the existing Specific Plan, the Justice Center is intended to encourage medium to high density office

uses to support and complement the retail, cultural, entertainment and residential uses of the nearby Raincross District.

#### **Development Trends Downtown**

Consistent with the City's "Seizing Our Destiny" effort to make Riverside a city of choice, Downtown Riverside has experienced a series of improvements in the past few years. This includes the openings of the renovated Fox Performing Arts Center, the Fox Entertainment Plaza, the Municipal Auditorium, the expansion and renovation of the Riverside Convention Center, the Culver Center for the Arts, the Citrus Tower office building, and the Hyatt Place Hotel. As a result, Downtown has also seen a recent influx of exciting new dining and entertainment venues and more people to the area. This investment in the Downtown core is expected to continue, as demonstrated by the residential and mixed-use developments currently under review by Planning staff, the construction of Riverside Community College District's Culinary School (located at the corner of Market Street and University Avenue), countless informal discussions with developers and investors who see value in the urban center, and the trends of Millennials to live in vibrant urban lifestyle.

#### <u>Downtown Retail & Entertainment Strategy</u>

In 2012 the City Council approved a Downtown Retail & Entertainment Strategy, which included an analysis of Downtown's strengths and opportunities for growth. This strategy laid out the following recommendations, which are intended to be included in a future Downtown Specific Plan update:

- a. Encourage expansion of eating, drinking and entertainment establishments; concentrate entertainment venues in a compact area
- b. Encourage the expansion of existing business and recruit local and regional retailers
- c. Increase linkages within and to the Downtown
- d. Improve linkages to public transportation and the Downtown
- e. Discourage additional social services from locating or expanding in the Downtown
- f. Integrate multi-family housing into the Downtown land use mix
- g. Streamline and make user-friendly the process for opening a business in Downtown
- h. Conduct an annual contest to attract unique and experiential concepts to the Downtown
- i. Increase events and programming to activate the street scene
- j. Improve signage and wayfaring systems, reduce perceived hassle of parking in the Downtown, and improve appearance of arrival gateways to Downtown
- k. Implement a more visible and cohesive branding program

Furthermore, the City Council has given the following direction:

- Update the Downtown Specific Plan and consider:
  - o Clustering of "like" uses
  - o Improve downtown linkages
  - o Focus future development around centerpieces such as Main Street Riverside (pedestrian mall) and the Convention Center; and
  - o Improve Downtown circulation
- Develop a plan to bring more rooftop gardens to the Downtown; and
- Monitor impacts of improvements on Downtown parking and new garages

#### <u>Downtown Specific Plan Visioning Workshops</u>

In 2012 Planning Division Staff also organized a series of visioning sessions intended to define the types of dining, entertainment and public amenities desired by residents, business owners, and visitors of Downtown. The results of these sessions revealed a strong desire for a wide variety of businesses and amenities. Generally speaking, participants expressed interest in creating a vibrant and active Downtown that appeals to a wide variety of patrons, by maintaining a balance of family-oriented activities and nighttime entertainment activities, and by clustering like uses. Additionally, it was recognized that there are a number of sensitive receptors within and adjacent to the Downtown core, such as residential and hospitality uses. This was identified as an important consideration when establishing location and development standards for nighttime entertainment venues.

Given the recent interest in developing residential, dining and nighttime entertainment uses in the Downtown, and the City's desire to encourage such uses, the City Council and staff have identified a need to take a proactive look at the Downtown Specific Plan and develop a vision that accounts for development trends and housing needs, while remaining sensitive to the Downtown's historic fabric. Additionally, there are opportunities to revise the development standards, design guidelines, and permitted uses within the Raincross District and Justice Center District to facilitate growth while achieving the stated community vision.

#### **Housing Element**

As required by state law, a Housing Element was prepared as part of General Plan 2025. The Housing Element establishes goals, objectives, policies, and programs to facilitate the development, improvement, and preservation of housing. It is intended to create livable neighborhoods that offer a high quality of life; facilitate a diversity of housing choices for different lifestyles; increase housing opportunities for very low, low and moderate income households; and support the provision of adequate housing and supportive services for those with special needs.

California law requires Housing Elements to address the housing needs of projected population and employment growth. The Southern California Association of Governments (SCAG) prepares growth forecasts for the region, and identifies the amount of housing Southern California will need to accommodate as it grows. Per the California Government Code, SCAG is the agency responsible for implementing the Regional Housing Needs Assessment (RHNA), a State mandated program that requires each City to accommodate a fair share of housing opportunity. The way the RHNA works is that SCAG forecasts the amount of housing needed to accommodate region growth, and then assigns portions of the forecasted housing to each of the local jurisdiction based on their anticipated growth forecasts. Cities (and Counties) then must verify that they have zoned enough land to accommodate the number of housing units required. Furthermore, it is important to note that the RHNA allocations included different economic levels of homeownership, including housing for families of low and very low income. If a local jurisdiction does not have enough residentially zoned properties to accommodate the forecasted growth, then they are required to develop proactive policies and programs to accommodate new housing construction that achieves the State's housing goals. At a State level, the primary objective is to ensure that there is enough land available to accommodate the housing needs of lower income families.

For the City of Riverside's 2014-2021 Housing Element, the City's total allocated housing need for lower-income households is 6,077 dwelling units. After accounting for projects that are "in the pipeline", and the underutilized sites currently zoned for residential development, the City has a

remaining RHNA obligation of 4,767 lower-income household units. This means that the City's current zoning is inadequate to meet the minimum level of State mandated housing, and therefore the City is obligated to amend its Zoning regulations and maps to allow for higher density housing. To accommodate the 4,767 units of lower-income households, the City must identify at least 191 acres of vacant or underutilized land at an average density of at least 25 units per acre that was either, (1) currently zoned for residential development and not previously identified in the 2012-2021 Housing Element, or (2) can be rezoned to a residential zone that achieves this density.

An important distinction, and often a misconception, is that the RHNA obligation for 4,767 units is a requirement to "accommodate" lower-income housing. The City is obligated to zone for, encourage, and remove barriers that prevent the construction of these units; the City is not obligated to have 4,767 units physically constructed.

Because of the densities associated with the RHNA allocation, and the number of units that need to be accommodated, the Downtown and the adjacent Marketplace Specific Plan area will be crucial in meeting the City's obligation, since these areas can accommodate the greatest densities in the City, and will likely have the least impacts to established lower density neighborhoods. Assuming an average density of 40 units per acre within these areas, staff seeks to identify roughly 60 acres of vacant or underutilized property within the Downtown and Marketplace areas that will accommodate as many as 2,400 additional units. While the City can encourage additional residential units in the downtown areas, it is important to understand the RHNA criteria only allows 50% of the required units to be within mixed-use zones. The other 50%+ units must be located on property that is zoned exclusively for multi-family residential use.

It should be noted that adding 2,400 dwelling units in Downtown is not a new prospect, as the City Council has previously established policy that the Downtown is to accommodate "thousands" of additional housing units. To achieve the Council directive and comply with State Housing Element law, city staff has initiated an effort to identify vacant and underutilized commercial, office and industrial properties in the Downtown that could be adaptively reused or demolished. While the City's current zoning allows residential units in downtown, either as multifamily housing or mixed-use developments, it is clear that the existing Zoning Code or Downtown Specific Plan needs to be amended to eliminate barriers that hinder residential investments.

#### **Development Standards**

New residential, retail, office and mixed-use development prescribed by the Specific Plan can bring increased populations into the area. This additional population drives a demand for support services, which spurs further economic investments. Furthermore, new development that is done well, and furthers a sense of place, can draw new visitors, occupants and investors to an area that otherwise would not have seen the Downtown as a desirable location.

Although the current Downtown Specific Plan lays a foundation for a 10 to 20 year growth in Downtown, there are opportunities to refine Specific Plan development standards to simplify and incentivize economic development. Specifically, staff recognizes the need to evaluate the permitted uses, conditionally permitted uses, residential densities, building heights, and parking requirements, as well as public improvements such as pedestrian enhancements, bicycle amenities, and inviting public gathering spaces.

#### Land Uses

A vibrant Downtown provides for a multitude of uses that cater to diverse users. Residential, retail, and office uses are vital components of a dynamic downtown, but must be logically integrated to create a healthy and successful environment. With this in mind, staff continues to look at ways to retain cultural facilities and established businesses, while encouraging restaurant, entertainment, and residential investment that generate a higher saturation of evening and weekend activities, increase revenues and act as a catalyst for future investment.

While the Downtown Specific Plan currently allows for a variety of uses, and the City has seen Downtown investment in recent years, the current levels of investment are far below the Downtown's potential.

To reach its potential, staff believes there is a need to streamline the approval and permitting process to accommodate desirable activities in key locations, and to consider revisions to the uses allowed within the Raincross and Justice Center Districts. Over the coming months staff will begin to explore an update to the DSP to consider issues such as...

- Identify the potential boundary for an Entertainment District. This area would potentially
  encourage dining and entertainment uses through reduced permit requirements or
  streamlined approval process;
- Identify and remove existing barriers to dining and entertainment uses;
- Evaluate the permitting requirements for entertainment uses, particularly within the Justice Center District:
- Identify necessary restrictions to entertainment businesses to ensure they remain compatible with residential and office uses, and don't generate a negative perception of Downtown or burdens on downtown investment;
- Explore opportunities for residential projects within the Justice Center District;
- Identify appropriate locations to encourage residential uses as part of mixed-use developments, in order to meet the needs of the Housing Element;
- Explore and identify adaptive re-use opportunities of historic and underutilized properties;
- Ensure visitor safety through urban design and programmatic community watch programs;
- Identify opportunities for place-making in public and quasi-public spaces through land use development; and
- Investigate opportunities to complement and enhance public parking programs, including the "right-sizing" of private parking requirements, shared parking concepts and parking management principals.

#### **Densities and Scale**

In anticipation of the continuing growth of Downtown and the desired mix of uses, staff must carefully consider appropriate densities along with the massing and scale of new buildings, while remaining sensitive to the historic fabric. With continued mandates from the State, such as the Regional Housing Needs Assessment (RHNA) allocations, the City is consistently under pressure to identify sites for high density residential uses that could accommodate low- to moderate-income housing needs. It is apparent that the most logical place for dense residential is within Downtown, and as such, staff is actively exploring opportunities for rezoning and intensifying residential densities to satisfy the mandated requirements.

Currently the maximum density for residential units within the Raincross District is 60 units per acre (residential is not permitted within the Justice Center District). Although there are also density

bonuses available, there may be other opportunities to increase this density limit to accommodate more units.

For office and commercial uses, density is measured using Floor Area Ratio (FAR), which is calculated by dividing all the building square footage on a site by the property's square footage. Within the Raincross District, the maximum FAR is anywhere from 3.0 to 4.5, depending on location; and within the Justice Center District the maximum FAR is between 4.0 and 6.0. Staff will evaluate the current standards and look for ways to encourage growth to these limits, and possibly increase the maximum FARs within these districts.

In conjunction with increased densities and FAR, staff will need to explore the appropriate scale or height for the Downtown to adequately accommodate increases in existing limits. Currently, depending on the location, and possibly with the granting of a Conditional Use Permit, the maximum height within the Raincross District is between 50 and 100 feet, and between 60 and 140 feet within the Justice Center District. Additionally, the Justice Center District includes a minimum height of 45 feet for at least 50% of the building footprint for properties outside the Mission Inn Historic District. This standard is based on a strategy to more specifically guide development and density, and achieve the desired "form" where it is most appropriate. Where appropriate, staff may explore additional opportunities to establish "minimum" heights or densities throughout the Downtown Specific Plan update.

#### **Parking**

One of the most significant challenges to economic development within Downtown is parking. Although parking requirements are exempted for uses in an existing structure designated a historic resource, or contributor to an historic district, new development and expansions to a historic structure must provide on-site parking per the ratios outlined within the Downtown Specific Plan. In some cases, as is the case with residential uses, the parking requirement in the Downtown Specific Plan defers back to the City's Zoning Code. This means that the City requires parking in Downtown at the same rate as that required in the suburban areas, without consideration of the unique factors of downtown urban living.

As the City moves toward a more mixed-use urban core, and strives to reduce the reliance on the automobile, air pollution, and greenhouse gas emissions, accommodations for reduced parking standards need to be considered in those areas that have a walkable environment and are served by public transit, such as the Downtown Specific Plan. What is normal in a traditional multiple-family residential project in the suburbs of the City is not the same fit for what is needed in Downtown.

Unlike most areas of the City, Downtown Riverside is a composition of uses that are within easy walking distance of each other. Downtown is also well served by RTA's bus service, which has connections to shopping, dining, education and employment centers throughout the City. Additionally, the City is currently studying the feasibility of a streetcar system that could provide linkages to other areas of the City; and the Downtown Metrolink Station is within walking proximity to the Downtown core, providing direct connections to the La Sierra and Hunter Park areas of the City, as well as Los Angeles, Orange and San Bernardino Counties.

Taking these facts into consideration, along with an emerging trend for Millennials to embrace urban living and alternative modes of transportation, staff intends to explore opportunities to "right-size" the parking requirements during the Downtown Specific Plan update. This is consistent with the Downtown Specific Plan itself, which recognizes the need to periodically review the parking requirements with an emphasis on the "park once" concept.

Additionally, if it is the City's intention to facilitate and encourage private investment in downtown, the City will need to adopt parking regulations that meet the needs of the public while addressing the realities of the real estate market. Because of the nature of downtowns, which achieve higher densities through compact development, excessive parking requirements have significant implication on whether a project is economically viable. As an example, the cost of one parking space generally ranges from \$10,000 to \$40,000, depending on whether it is a surface lot or in a subterranean garage (and costs can range significantly depending on soil conditions, figurations in material and labor costs, etc.). If the City requires a developer to build one parking space per unit than is needed to achieve the public's parking demand, and the project has a density of 40 unit per acre, then the developer could easily be spending millions of dollars on infrastructure that is not needed and may not be used.

As the City moves forward with "right-sizing" parking in Downtown, staff intends to evaluate the actual parking demands for downtown developments (resident needs, construction loan requirements, sell-ability, etc.), and identify methodologies to improve parking efficiencies and provide personal transit options. Some of these potential methodologies include shared parking arrangements (i.e., office use during day and residential parking at night), parking management programs, unbundling, automated facilities, and car and NEV sharing.

#### **Summary**

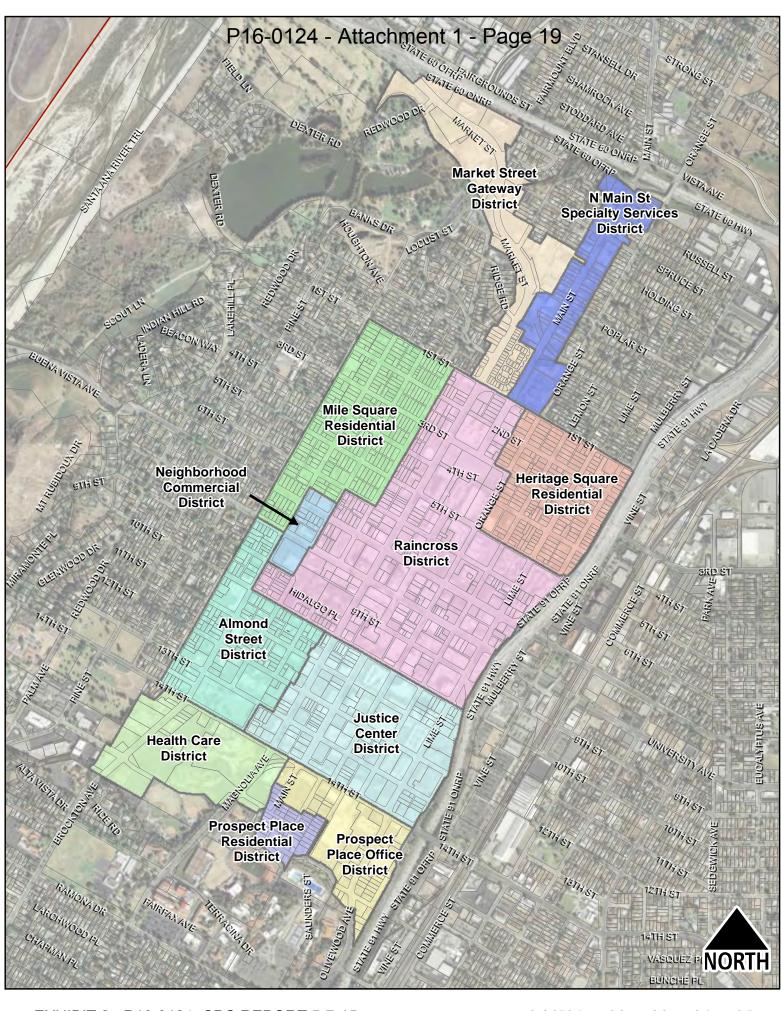
As the City continues to see increasing interest for development Downtown, and attempts to facilitate and encourage development to achieve state and regional requirements, the Planning Division must revisit the standards of the Downtown Specific Plan. To accommodate growth the City must look toward densification and intensification of uses and structures. Additionally, focusing development and growth within the core reduces the demands and impacts on other areas of the City, reduces the need to expand infrastructure and utilities, and results in a more sustainable environment. Providing an environment where there are options to personal automobiles encourages more compact and efficient development, encourages a walk-able and bike-able place, and ultimately reduces the negative products associated with vehicle miles traveled.

Perhaps most importantly, having a focused vision and clear, logical development standards will result in increased economic development within Downtown, which will in turn attract more investment and provide for a quality environment.

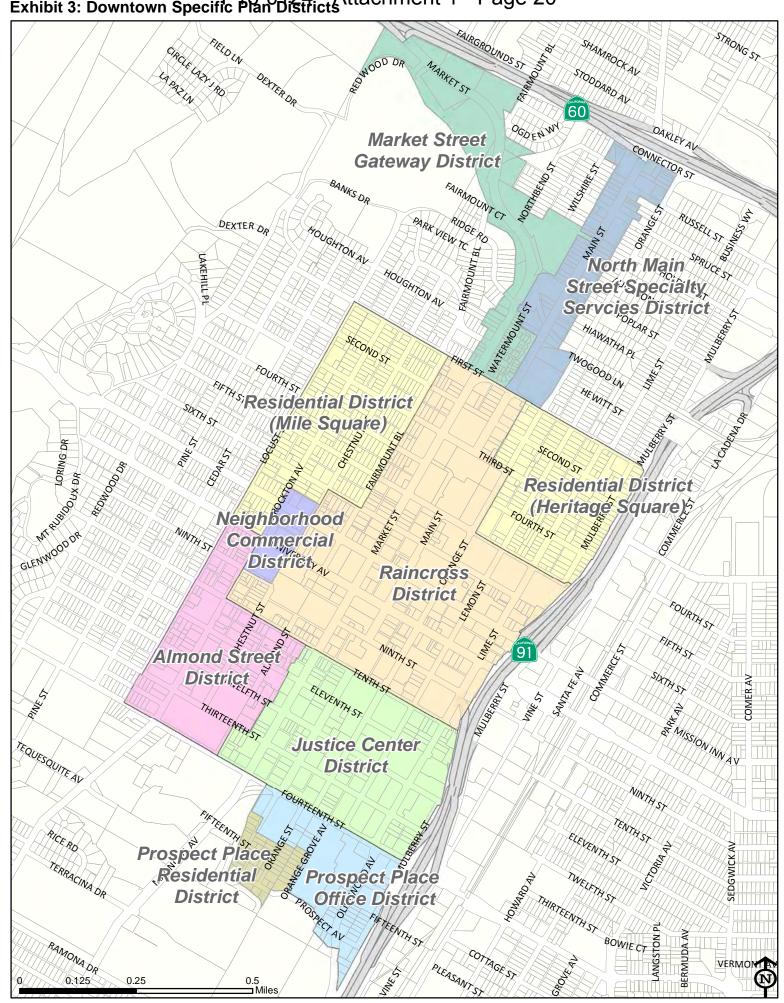
### **EXHIBITS LIST**

Exhibit 1 – Downtown Specific Plan Districts

Report Prepared by: Report Reviewed by: Report Approved by: David Murray, Senior Planner Jay Eastman, Principal Planner Emilio Ramirez, Interim Community Development Director



P16-0124 Downtown Specific Plan Amendment Page 20 Exhibit 3: Downtown Specific Plan Districts

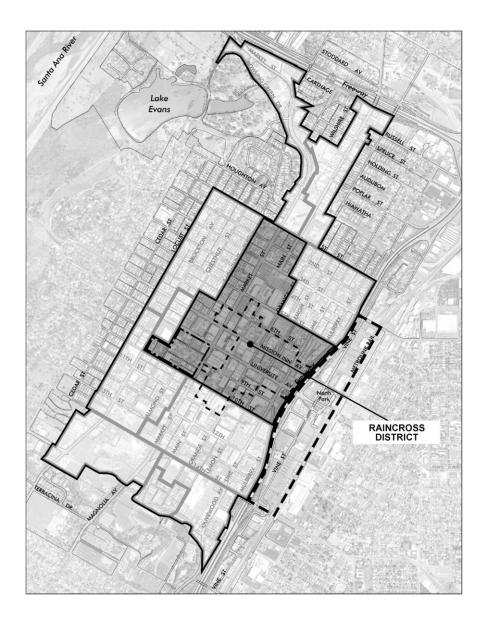


CHAPTER 6

RAINCROSS DISTRICT

This Chapter defines the land uses, development standards and design standards and guidelines for the Raincross District. This Chapter is organized as follows:

- 6.1 Purpose
- 6.2 Permitted Uses
- 6.3 Conditionally Permitted Uses
- 6.4 Prohibited Uses
- 6.5 Development Standards for the Raincross District
- 6.6 Design Standards and Guidelines for the Raincross District
- 6.7 Additional Standards for Live/Work Units in the Raincross District
- 6.8 Additional Standards for Mixed-Use Development in the Raincross District
- 6.9 Additional Standards for Multiple Family Residential Development in the Raincross District



### 6.1 Purpose

The Raincross District is the cultural, historic, and social center of both Riverside and the region beyond. The quality of Downtown Riverside's historic buildings and the relationship between these buildings creates an historic urban fabric unparalleled in the region. The positive image and economic health of Riverside is strongly influenced by this historic character and the protection of that is an essential part of assuring Riverside's economic health and growth into the future. The intent of this specific plan is to create and encourage opportunities for a variety of commercial, residential and entertainment uses, including retail, office, cultural, residential, and visitor serving uses. The Raincross District encourages a concentration of uses that generate activity during both daytime and evening hours. The permitted retail uses in this District are intended to serve the specialty shopping needs of Downtown residents and employees, as well as citywide residents, regional shoppers, and tourists. The Raincross District encourages these uses to occur as both single use buildings and as mixed-use buildings.

The Raincross District is divided into two sub-areas. The center of the District is occupied by the Mission Inn Historic District, which contains Riverside's most important historic buildings. In this sub-area the development standards have been carefully crafted to maintain a scale of development that is compatible with the well-established historic fabric of the district. Outside of the Mission Inn Historic District, the development standards of the District allow greater intensity, while still assuring compatibility of the adjacent historic district and historic residential areas beyond. The development standards for the Raincross District are designed to create a place of daytime, evening and weekend activity by providing a high activity pedestrian environment with a storefront emphasis at the street level. Within the Raincross District, there are numerous local and national historic landmarks that define the district's character, including the Mission Inn, Fox Theater, Stalder Building, Municipal Museum, Unitarian Church, Congregational Church, Municipal Auditorium, Post Office, Loring Building, and Art Museum. Preservation of such structures, along with careful and compatible design of new development is important in maintaining the District's character and unique sense of identity.

The area between Market Street, Fairmount Boulevard, First Street, and Sixth Street is an area of mixed single family, multiple family, vacant property, and commercial uses. Some of the structures in this area have been identified as having historic significance (Downtown Specific Plan/Mile Square West Survey Project). The transition of uses in this area is, therefore, of particular concern. In accordance with Title 20 of the Municipal Code, any development within this area must give careful attention to the preservation of these historic resources, either by retention on site or by relocation to an appropriate area.

### 6.2 PERMITTED USES

The following uses are permitted in the Raincross District within 165 feet of Fairmount Boulevard between First and Sixth Streets:

- a) Home occupations pursuant to the standards established in the Zoning Code.
- b) Live/work units pursuant to the standards set forth in Section 6.7 of this Chapter.

- c) Mixed-use developments consisting of office and residential uses only and pursuant to the standards set forth in 6.8 of this Chapter.
- d) Multiple-family residential projects having frontage on Main Street (between Third and Tenth Streets) Mission Inn Avenue, or University Avenue are permitted above the first floor only.
- e) Offices, including but not limited to administrative, general, government and professional.

The following uses are permitted in the remainder of the Raincross District:

- a) Art galleries.
- b) Banking establishments.
- c) Business supply retail uses such as, but not limited to, office supplies, equipment rental and repair, photocopy shops, etc.
- d) Catering businesses.
- e) Education facilities, including vocational schools, with 30,000 square feet or less of floor area.
- f) Exercise facilities.
- g) Home occupations pursuant to the standards established in the Zoning Code.
- h) Libraries.
- i) Live/work units pursuant to the standards set forth in Section 6.7 of this Chapter.
- i) Medical and dental offices and laboratories.
- k) Mixed-use development pursuant to the standards set forth in 6.8 of this Chapter.
- Multiple-family residential dwellings pursuant to the standards set forth in Section 6.9 of this Chapter. Multiple-family residential projects having frontage on Main Street, Mission Inn Avenue, or University Avenue are permitted above the first floor only.
- m) Museums.
- n) Offices, including but not limited to administrative, general, government and professional, except on Main Street where they may only be located off-street or behind retail or restaurant uses.
- o) Parks and open spaces.
- p) Personal service establishments, such as, but not limited to, barber or beauty shops, tailors, shoe repair, etc.
- q) Pharmacies.
- r) Restaurants, including outdoor dining, pursuant to the standards established in the Zoning Code for outdoor dining.
- s) Specialty retail uses, such as, but not limited to, clothing and jewelry stores, gift shops, novelties, etc.
- t) Temporary uses, pursuant to the standards established in the Zoning Code and consistent with the purposes of this District.
- u) Wireless communication facilities, pursuant to the Zoning Code.
- v) Accessory uses, incidental and subordinate to the principal permitted use.
- w) Other uses, not listed above, which are determined by the Planning Director to be similar to those listed above.

### 6.3 CONDITIONALLY PERMITTED USES

The following uses are permitted with a Minor Conditional Use Permit in the Raincross District within 165 feet of Fairmount Boulevard between First and Sixth Streets:

- a) Bed and breakfast inns.
- b) Minor expansions to nonconforming uses with a previously approved Conditional Use Permit.
- c) Vapor recovery systems, pursuant to the Zoning Code.
- d) Wireless communication facilities, pursuant to the Zoning Code.

The following uses are permitted in the remainder of the Raincross District with a Minor Conditional Use Permit:

- a) Arcades.
- b) Bed and breakfast inns.
- c) Entertainment establishments as defined in the Zoning Code.
- d) Farmer's market.
- e) Florist with incidental wine sales.
- f) Indoor multi-tenant sales with 25,000 square feet or less.
- g) Minor expansions to nonconforming uses with a previously approved Conditional Use Permit.
- h) On-sale of alcoholic beverages (drinking establishments such as bars, nightclubs, pubs or taverns, whose primary business is the sale of alcohol), pursuant to the standards established in the Zoning Code.
- i) Outdoor food preparation.
- i) Pool hall.
- k) Vapor recovery systems, pursuant to the Zoning Code.
- 1) Wireless communication facilities, pursuant to the Zoning Code.

The following uses are permitted with a Conditional Use Permit in the Raincross District within 165 feet of Fairmount Boulevard between First and Sixth Streets:

- a) Commercial coach as a temporary office.
- b) Expansion of nonconforming uses.
- c) Parking structures and facilities with ground floor office, residential, or live/work uses.
- d) Wireless communication facilities, pursuant to the Zoning Code.

The following uses are permitted in the remainder of the Raincross District with a Conditional Use Permit:

- a) Auditorium.
- b) Child day care centers.
- c) Cinemas.
- d) Commercial coach as a temporary office.
- e) Clubs and lodges.

- f) Convention and conference facilities.
- g) Department stores.
- h) Educational facilities, including vocational schools, with 30,000 square feet or more of floor area.
- i) Expansion of nonconforming uses.
- i) Hotels.
- k) Indoor multi-tenant sales with more than 25,000 square feet.
- 1) Liquor stores, pursuant to the standards established in the Zoning Code.
- m) Off-sale of alcoholic beverages (liquor stores, markets, etc.), pursuant to the standards established in the Zoning Code.
- n) Parking structures and facilities with ground floor retail and/or office uses.
- o) Performing arts facilities.
- p) Places of worship.
- q) Public uses not permitted as a matter of right.
- r) Public utilities or installations.
- s) Recreational facilities.
- t) Transit center.
- u) Wedding chapels.
- v) Wireless communication facilities, pursuant to the Zoning Code.

### 6.4 PROHIBITED USES

The following uses are prohibited in the Raincross District:

- a) Car wash.
- b) Drive-thru establishments.
- c) Motels.
- d) Service stations (gas stations and minor repairs).
- e) Vehicle repair.
- f) Vehicle sales and vehicle parts sales.
- g) Any use not specifically authorized.

### 6.5 DEVELOPMENT STANDARDS FOR THE RAINCROSS DISTRICT

All property in the Raincross District shall be developed in accordance with the following standards. To ensure compatible development with the historic buildings in the Mission Inn Historic District, the maximum allowable height and maximum allowable density in this area is lower than for development in the remainder of the Raincross District. In addition, to protect the adjacent historic residential neighborhood, no vehicular access from or widening of Fairmount Boulevard between First and Sixth Streets should be permitted.

### 6.5.1 Maximum Floor Area Ratio

### A. Outside the Mission Inn Historic District:

The maximum floor area ratio (FAR) in the Raincross District, outside of the Mission Inn Historic District, shall be 3.5, except for the following increased FAR up to, but not exceeding, 4.5 may be permitted for the site amenity features listed in the following table. Amenities may be combined for increased FAR, except that in no case shall the floor area ratio exceed 4.5.÷

(1) Additional floor area ratio may be permitted for certain site amenity features listed in the following table. All amenities are cumulative, except that in no case shall the floor area ratio exceed 4.5 for parcels outside the Mission Inn Historic District.

Amenity	Bonus
Landscaped Courtyard or Atrium. A continuous area with direct access to a public street or mall, which is open and unobstructed from the ground level to the sky, is accessible to the public, has a minimum area of 600 continuous square feet with a minimum dimension of 20 feet and not more than 3 feet above the level of the street it adjoins. Such courtyard or atrium shall be landscaped with greenery, statuary, water features, seating, or combination of the fourthree.	Floor area increased four times the square footage contained within the courtyard.
Arcade or Pergola. A covered pedestrian passageway that connects: (1) two public streets; or (2) a public street and parking area or mall; or (3) a public street and another arcade or pergola. The arcade or pergola shall be unobstructed, have a minimum width of 15 feet and a minimum vertical clearancedistance of 12 feet and shall be situated at street grade. Arcades and Pergola located within the public right-of-way shall require an encroachment permit from the Public Works Department. Where an arcade or pergola is located within the public right-of-way, the minimum width may be reduced to conform with the width of the right-of-way.	Floor area increased three times the square footage contained within the arcade or pergola.

Other Amenities. Additional floor area ratio may be permitted in conjunction with modified amenities or amenities not listed above with the granting of a Conditional Use Permit, provided the proposed amenities specifically support the purpose and intent of the Raincross District and are compatible with surrounding development and design. Specific floor area bonus shall be negotiated and the amenities must be acceptable to the City.

Floor area bonus negotiated in conjunction with the amenities provided and subject to the granting of a Conditional Use Permit.

### B. Within the Mission Inn Historic District:

The maximum floor area ratio for parcels within the Mission Inn Historic District shall be 3.0, except for the following:

- (1) Additional floor area ratio may be permitted for certain site amenity features set forth in the above table. All amenities are cumulative Amenities may be combined for increased FAR, except that in no case shall the floor area ratio exceed 4.0.
- (2) In addition to the above amenity provision, floor area ratio within the Mission Inn Historic District may be increased up to 4.5 with the approval of a Conditional Use Permit, provided the proposed use specifically supports the purpose and intent of the Raincross District and is compatible with surrounding development and design.

### 6.5.2 Maximum Unit Density

The maximum dwelling unit density shall be 60 units per acre. The maximum unit density may be increased with the approval of a Conditional Use Permit.

### 6.5.3 Maximum Height

### A. Outside the Mission Inn Historic District:

The maximum building height in the Raincross District, outside the Mission Inn Historic District, shall be 100 feet, except for the following:

- (1) The maximum building height shall not exceed 50 feet within 100 feet of the Residential District or a residential zone outside the specific plan boundaries. For purposes of this requirement, where the district boundary line runs down the middle of a street or alley or the residentially zoned property is across a street or alley, the 100 feet shall be completely contained on the property proposed for development, not measured from the middle of the street.
- (2) For parcels outside the above referenced 100 feet distance from the Residential District or residential zone, building heights may exceed 100 feet with the granting of a Conditional Use Permit, provided that the maximum FAR is not exceeded.

#### B. Within the Mission Inn Historic District:

The maximum building height in the Raincross District, within the Mission Inn Historic District, shall be 100 feet, provided that anything over 60 feet requires the approval of a Conditional Use Permit and must specifically support the purpose and intent of the Raincross District and be compatible with surrounding development and design.

#### 6.5.4 Minimum Lot Size

The minimum lot size for new parcels shall be 10,000 square feet.

### 6.5.5 Front Yard Setback

There shall be no front yard setback; buildings shall be contiguous with the front parcel line (0-foot setback). The front yard setback shall also apply to side and rear yards adjacent to a public street. The following exceptions apply to front yard setbacks:

- (1) A portion of the front building elevation, not to exceed fifty percent of the length of the building frontage, may be setback up to 20 feet to allow for outdoor use, such as outdoor dining, display, public art, entry forecourts, or other amenity appropriate to an urban setback.
- (2) For parcels that have frontage on Mission Inn Avenue between the 91 Freeway and Main Street, the minimum setback shall be 15 feet. The front yard setback should incorporate a combination of "soft" features, such as landscaping, water, etc. and "hard" features, such as

pavers, ironwork fencing, etc. No parking is permitted in the front yard setback.

(3) Parcels with frontage on Fairmount Boulevard between First and Sixth Streets, shall have a minimum setback along Fairmount Boulevard of 15 feet. This setback should incorporate a combination of "soft" features, such as landscaping, water, etc. and "hard" features, such as pavers, ironwork fencing, etc. No parking is permitted in this setback.

### 6.5.6 Rear Yard Setback

No minimum rear yard setback is required, except for the following:

- (1) Where the rear parcel line abuts the Residential District or a residential zone outside the specific plan boundaries, the minimum rear yard setback shall be 15 feet if there is a public alley (distance from building to rear property line or alley easement), and 25 feet where there is no public alley.
- (2) When the project contains a residential component (i.e., multiple family residential use, mixed-use or live/work unit), the building shall be setback a minimum of 15 feet from the rear parcel line. This standard shall not apply to adaptive reuse, or conversion of existing buildings into a residential use.
- (3) Where both of the above situations apply, the greater setback standard shall apply.

#### **6.5.7** Interior Side Yard Setback

No minimum interior side yard setback is required, except for the following:

(1) When the project contains a residential component (i.e., multiple family residential use, mixed-use or live/work unit), the portion of the building containing the residential use shall be setback a minimum of 15 feet from the interior side parcel line. This standard shall not apply to adaptive reuse, or conversion of existing buildings into a residential use.

#### 6.5.8 Master Plan for the Riverside School for the Arts

The proposed Riverside School for the Arts shall be developed as part of a Master Plan approved by the City Council and shall be subject to the development standards and requirements therein.

# 6.5.9 Multiple-family Residential Projects fronting Main Street, Mission Inn Avenue and University Avenue

Multiple-family residential projects in the Raincross District that have frontage on Main Street (between Third and Tenth Streets), University Avenue or Mission Inn Avenue must be located above the ground floor or in ground floor rear areas of buildings and shall be combined with a ground floor pedestrian-oriented retail or restaurant use, as permitted in this District, to create an active retail edge on these streets. Such projects are subject to standards set forth in Section 6.8 for mixed-use development.

### 6.5.10 Parking

Refer to Chapter 16 for off-street parking requirements and standards.

# 6.6 DESIGN STANDARDS AND GUIDELINES FOR THE RAINCROSS DISTRICT

### **6.6.1** District Character Defining Statement

The Raincross District is the cultural, entertainment, and retail center of Riverside and the region beyond. Its significant, signature buildings include the Fox Theater, Stalder Building, Mission Inn, Municipal Museum, Unitarian Church, Congregational Church, Municipal Auditorium, Post Office, Loring Building, and Art Museum. Historic and cultural resource sensitivity are the key concepts in this district. Buildings that contribute to the historic character of this district should be preserved or restored to an authentic historic design. New construction should be in scale and architecturally harmonious with nearby historic buildings. The above listed signature buildings should be used for inspiration regarding design, form, detailing and site layout.

The design standards and guidelines for the Raincross District are intended to enhance both these signature buildings and their setting which together contribute to the character of a cohesive downtown. In addition, the design standards and guidelines for the Raincross District are intended to create a vibrant, pedestrian friendly downtown by encouraging pedestrian orientation to the storefronts, human scaled spaces, and pedestrian amenities.



Fox Theater, 3801 Mission Inn Avenue



Loring Building, 3673 Main Street



Municipal Museum, 3720 Orange Street





Mission Inn, 3645 Mission Inn Avenue

A good example of a preservation sensitive approach to fulfilling the needs for office and commercial lease space in the District's Mission Inn Historic District can be found in the Stalder Building and Imperial Hardware Building Historic Resources Survey, by architect Wayne Donaldson, completed in January 2001. Mr. Donaldson was hired by the City to investigate development opportunities on the sites currently occupied by the Stalder Building (situated on the east corner of Mission Inn Avenue and Market Street) and the Imperial Hardware Building (situated on the east side of the Downtown Mall, between Mission Inn and University Avenues). A developer interested in creating a "Lifestyle Center" in this area suggested these buildings be removed and replaced with new structures.

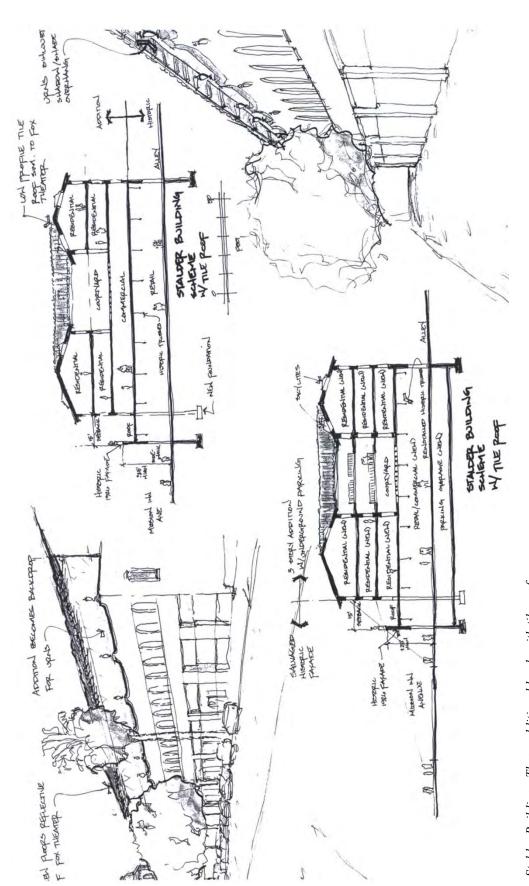
The Donaldson report investigates the historic significance of the buildings, their structural integrity, and the potential for a variety of development options. The report demonstrates the pros and cons of everything from full preservation to adaptive reuse options that would preserve various significant historic aspects of the buildings. It also documents the presence of historic structural members hidden inside the Stalder Building and an intact Art Deco façade covered by a 1960's era metal false front on the Imperial Hardware Building. The report shows how both the Stalder and the Imperial Hardware Buildings could be put to greater economic use with additions that would allow the original historic fabric of the buildings to be preserved and restored. These ideas allow both sites to be developed to the maximum floor area ration (FAR) permitted by the Specific Plan, while preserving the essence of the historic buildings. As development opportunities are explored that affect older buildings in the Raincross District, consideration of various preservation alternatives should be undertaken in the fashion of the Donaldson report.



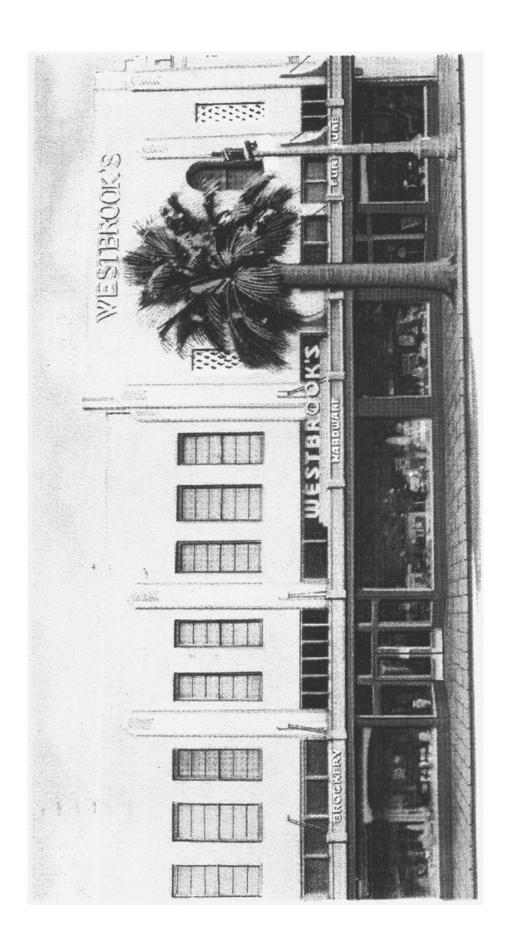




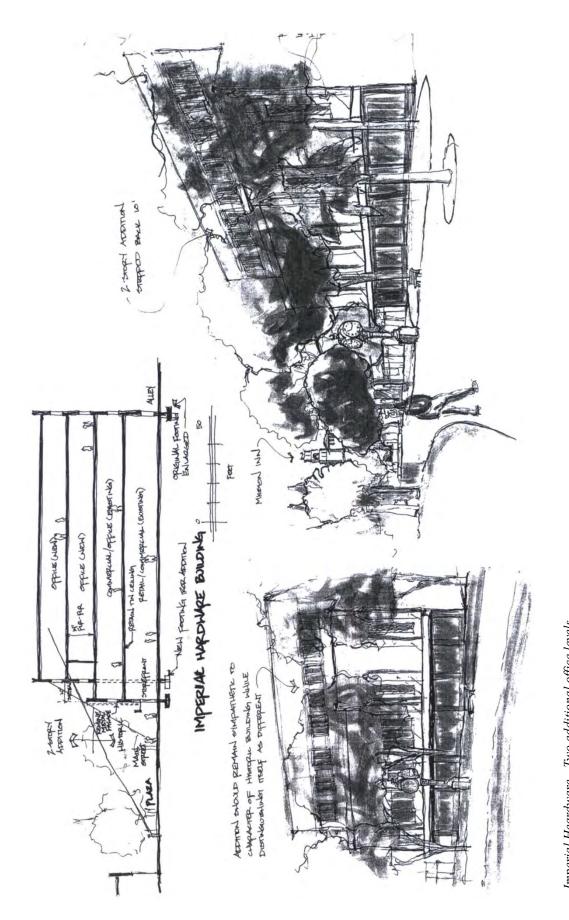
Stalder Building



Stalder Building - Three additional levels with tile roofs Source: Stalder Building and Imperial Hardware Building, Historic Resources Survey, Wayne Donaldson, January 25, 2001



Imperial Hardware - Westbrook's Hardware Store, ca. 1935. Postcard Courtesy of Riverside Municipal Museum Source: Stalder Building and Imperial Hardware Building, Historic Resources Survey, Wayne Donaldson, January 25, 2001



Imperial Heardware - Two additional office levels Source: Stalder Building and Imperial Hardware Building, Historic Resources Survey, Wayne Donaldson, January 25, 2001

## 6.6.2 Site Planning

## **Building Orientation**

- (1) Buildings should have a strong street presence, with public entrances and activity areas oriented toward the street.
- (2) There is a pattern of first floors elevated above sidewalk grade along Mission Inn Avenue between the 91 Freeway and Orange Street. This pattern should be maintained. Building entries should be raised up to three feet from the adjoining street level.

#### Setbacks

- (1) Commercial buildings should generally have a direct interface with public sidewalks with no intervening setback.
- (2) Buildings along Mission Inn Avenue between the 91 Freeway and Orange Street and between Fairmount Boulevard and Chestnut Street should be setback a distance that is compatible with other nearby buildings.
- (3) These setback areas should generally include a combination of "soft" features (landscaping, water, etc.) and "hard" features (pavers, steps, patios, arcades, porches, etc.). For parcels with frontage on Mission Inn Avenue; architectural elements such as stairs or steps, and urban amenities such as benches, water fountains, and public art are encouraged.

## **Vehicular Access and Parking**

- (1) Parking spaces should not have direct frontage on a street. Access points should be limited to existing alleys wherever possible.
- (2) When on-site parking is provided, parking should be consolidated on the site. In no case, should the building be surrounded on all sides with parking.
- (3) No vehicular access to or from Fairmount Boulevard should be permitted between First and Sixth Streets within this District.

#### **Pedestrian Access**

- (1) Primary access to buildings should be from the street or pedestrian walkways, not parking areas
- (2) Walkways should be provided to link parking areas with the street wherever feasible.

#### **Interface between Non-residential and Residential Uses**

In several portions of the Specific Plan area, non-residential uses abut residential uses. This condition can specially be observed in the Raincross District, along Fairmount Boulevard between First and Sixth Streets. Issues of privacy, safety, and noise are addressed in these following standards:

(1) To provide privacy for adjacent residential properties, taller elements of the building should be set away from those properties. In addition, at residential edges, commercial buildings should maintain low profiles and building heights should be stepped down to the height of adjacent residential zones, utilizing architectural elements such as gables or hip roofs to reduce building mass.

- (2) When there is no intervening alley or street, appropriate landscape screening shall be provided at the shared property line. Excepting trees, this screening shall not be less than six feet or exceed eight feet in height.
- (3) Eighty percent of the vertical plane at the property line to a height of six feet shall be opaque.
- (4) Screening may consist of one (or more) of the following:
  - "Vertical" trees closely spaced
  - "Green" (vine-covered) solid or fenced walls
  - Hedges (minimum height of six feet)
- (5) The criteria for selecting plant materials, as established in section 15.3.6 shall be followed.
- (6) Noise or odor generating activities in general, and loading areas, trash and storage areas, and rooftop equipment in particular, should be located as far as possible from adjacent residential uses and shall not be located next to residential properties without fully mitigating their negative effects.
- (7) Non-residential buildings should be sited so as to avoid significant shading of adjacent residences and compromising residents' privacy.
- (8) Windows in non-residential buildings should be oriented to avoid a direct line of sight into adjacent residential buildings or property.
- (9) Whenever adjacent residential and commercial uses can mutually benefit from connection rather than separation, appropriate connective elements such as walkways, common landscaped areas, building orientation, gates, and/or unfenced property lines should be employed.

#### **Site Furniture**

(1) Pedestrian amenities are encouraged, including benches, landscaped gathering areas, trash receptacles, etc. Design of improvements should be traditional and related to the signature buildings. Particular attention should be paid to creating shade in the Raincross District as well as all the other districts.

## **Courtyards and Passages**

- (1) When placed in an appropriate location, between two elements of a building or buildings, a courtyard can provide a visually relaxing pedestrian environment, or a secluded retreat from noise and traffic. Courtyards play an important role in providing spaces for solace and respite in Downtown. Courtyards and pedestrian passages are encouraged to facilitate pedestrian circulation and to provide resting and gathering places. Courtyards should be prominently placed on the site to be seen from the street and to enhance the public environment. They should be placed to terminate vistas, to anchor street corners and along street edges.
- (2) All courtyards should be provided with amenities such as shade trees, seating areas, water fountains, accent planting, and public art. If space permits, elements such as gazebos, areades, or pergolas should be incorporated in the courtyard design.
- (3) Design of improvements should be traditional and related to the signature buildings.

#### 6.6.3 Architecture

## **Style**

- (1) Existing buildings should be restored/maintained in a historic style that reflects the actual, historic appearance of the building at its period of historic significance.
- (2) The historic fabric in Downtown Riverside is interspersed with "contextual" buildings buildings that are not historic but contribute to the district character as one traverses the district. Similarly, new buildings should not necessarily be stylistically "historic", but should be compatible with their historic neighbors in terms of massing, modulation, height, and setbacks. New buildings should be contemporary interpretations using the signature buildings as a source of design inspiration.

#### Scale

- (1) Buildings and improvements should be at a pedestrian scale. To maintain a sense of pedestrian scale, larger buildings should be broken into storefront bays about 25 feet wide
- (2) The size and mass of a new building should blend with the surrounding district.

## **Detailing**

(1) Detailing of existing buildings should be a restoration or replication of historic detailing during the building's period of historic significance.

## **Roof Design**

(1) Roof design should reflect/complement significant buildings in the area.

#### **Colors and Materials**

(1) Muted earthtones and traditional materials should prevail, with brighter colors limited to trim areas. The Mission Inn is a good example of this type of treatment.

## 6.6.4 Landscaping

### **Plant Types**

(1) Landscaping should be compatible with historic plantings and consist of types suitable for the climate and the exposure in which they are to be planted.

#### **Scale**

(1) Pedestrian scale plantings should prevail, with larger plantings used as accents.

## **Relationship to Development**

(1) Plantings should be used to complement and accent the architecture. They should not be of such a scale and density as to obscure or overwhelm the architecture.

## Hardscape

(1) Paved areas should make significant use of traditional concrete scoring and pavers.

## **6.6.5** Signs

#### **Style**

(1) Signs should be low-key and complementary to the architecture. Eating and entertainment uses may make greater use of color and innovative design. Historic forms and types should predominate.

#### Scale

(1) Signing should be an accent; the overall effect should be low key and proportional to the building.

## **Type**

(1) A variety of forms is acceptable, including painted wood, painted metal, signs painted directly on the building, and traditional neon. Interior illuminated signs, plastic, canister signs, channel letter signs, and other more modern forms of signs are generally not appropriate.

## 6.6.6 Additional Design Standards and Guidelines

Refer to Chapter 15 for general design standards and guidelines that apply to the entire Downtown Specific Plan area.

## 6.7 ADDITIONAL STANDARDS FOR LIVE/WORK UNITS IN THE RAINCROSS DISTRICT

## 6.7.1 Applicability

The provisions of this section apply to live/work units, as defined in Chapter 18: Definitions. These standards are in addition to the development standards set forth in Section 6.5 and the applicable design guidelines. Refer to Chapter 16 for parking standards and Chapter 17 for sign standards. The type of work permitted in a live/work unit shall be consistent with, or similar in nature to, the permitted uses in the Raincross District, as defined in Section 6.2, and home occupations as listed in the Zoning Code.

## 6.7.2 Purpose

The intent of this section is to provide for and make feasible the reuse of existing commercial or residential structures to accommodate live/work opportunities, as well as provide opportunities for the new development of buildings specifically designed and constructed to provide live/work units. Live/work units may also occupy a portion of a building designed for mixed-use development.

## 6.7.3 Floor Area Requirements

The minimum floor area of a live/work unit shall be 750 square feet. For live/work units that have frontage on Mission Inn Avenue, Main Street or University Avenue, the first 25 feet of floor area depth at the street-level frontage shall be devoted to pedestrian-oriented commercial retail activity. Live/work units with frontage on public streets in all other areas of the Raincross District, or on the upper levels of a structure shall not be subject to this requirement.

### 6.7.4 Access to Units

Access to individual units shall be from common access areas, corridors, or hallways.

## 6.7.5 Internal Layout

All living space within the live/work unit shall be contiguous with and an integral part of the working space, with direct internal access between the two areas.

## **6.7.6** Street Frontage Treatment

Each live/work quarters fronting Mission Inn Avenue, Main Street or University Avenue shall have a pedestrian-oriented frontage that publicly displays the interior of the nonresidential areas of the structure. Live/work units with frontage on public streets in all other areas of the Raincross District, and on the upper levels of a structure shall not be subject to this requirement.

## **6.7.7** Occupancy and Employees

At least one of the full-time workers of the live/work unit shall reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may utilize employees in addition to residents as necessary.

#### 6.7.8 Retail Sales

Retail space may be integrated with working space.

## 6.7.9 Business License

A business license shall be obtained in compliance with the Municipal Code for business activities conducted within the live/work unit.

# 6.8 ADDITIONAL STANDARDS FOR MIXED-USE DEVELOPMENT IN THE RAINCROSS DISTRICT

## **6.8.1** Applicability

The provisions of this section apply to mixed-use development, as defined in Chapter 18: Definitions, in the Raincross District. These standards are in addition to the development standards set forth in Section 6.5 and the applicable design guidelines. Refer to Chapter 16 for parking standards and Chapter 17 for sign standards.

## 6.8.2 Purpose

The intent of this section is to strengthen the interaction between residential, commercial and employment uses so as to facilitate a more efficient use of transportation systems, to encourage the conservation of land resources and create a vital urban area that is a place of daytime, evening and weekend activity.

## **6.8.3** Land Use Requirements for Mixed-use Development

Mixed-use development integrates compatible office or commercial uses with residential uses within the same building or structure. Mixed-use development in the Raincross District should generally promote retail uses at the street level, and shall have the following use requirements:

## 1. Ground Floor or Street Level

- (a) Retail uses The ground floor or street level shall be devoted to pedestrian-oriented specialty retail, restaurant, or similar type of use, except within 165 feet of Fairmount Boulevard between First and Sixth Street where retail uses are prohibited.
- (b) Office uses General and professional office uses shall be allowed on the ground floor, except on Main Street where they may only be located off-street or behind retail or restaurant uses to create an active retail edge.
- (c) Residential or lodging uses Mixed-use projects that have frontage on Main Street, Mission Inn Avenue, or University Avenue may have residential or lodging uses on the ground floor only when located off-street or behind retail uses. Residential or lodging uses shall be permitted on the ground floor for all other areas of the Raincross District. A common entrance to the residential portion of the mixed-use project may be located adjacent to the non-residential front, ground floor use.
- (d) Live/work uses Live/work units shall be permitted on the ground floor, subject to the standards for live/work units set forth in Section 6.7. For mixed-use projects that have frontage on Main Street, Mission Inn Avenue or University Avenue, the first 25 feet of floor area depth at the street level frontage shall be devoted to pedestrian-oriented commercial retail activity. Live/ work unit on the ground floor of all other mixed-use projects shall not be subject to this requirement.

## 2. Upper Levels

(a) The upper levels may contain retail (except within 165 feet of Fairmount Boulevard between First and Sixth Streets where commercial uses are prohibited), office or lodging uses, however, at least one floor of the upper levels must be dedicated to residential or live/work uses.

#### 6.8.4 Lot Area and Width

- 1. The minimum lot area for any new mixed-use development shall be 10,000 square feet.
- 2. There shall be no minimum lot area or width requirements for the conversion of existing buildings to mixed-use developments.

## **6.8.5** Development Density

Pursuant to Section 6.5 of this Chapter, the maximum FAR and maximum unit density may be increased with the approval of a Conditional Use Permit, provided the mixed-use project specifically supports the purpose and intent of the Raincross District and is compatible with surrounding uses. The request for increased development intensity shall be reviewed as part of the Conditional Use Permit application for the mixed-use development project.

## 6.8.6 Maximum Height

Pursuant to Section 6.5 of this Chapter, the maximum building height may be increased with the approval of a Conditional Use Permit, provided the mixed-use project specifically supports the purpose and intent of the Raincross District and is compatible with surrounding uses. The request for increased building height shall be reviewed as part of the Conditional Use Permit application for the mixed-use development project.

#### 6.8.7 Yard Setbacks

1. The setback requirements set forth in Section 6.5 of this Chapter shall apply to mixed-use development.

## 6.8.8 Open Space

The following regulations shall determine the amount of required private and common open space:

## 1. New Projects:

(a) Private Usable Open Space: At least 50% of the dwelling units in a project shall provide private usable open space, as defined in the Zoning Code, of a minimum of 50 square feet. All dwelling units in a project are encouraged to include private usable open space. A rectangle inscribed within each private usable open space shall have no dimension less than five feet. At least one exterior side shall be open above the level of railing or fencing. Balcony/railing enclosures shall not be see-through.

(b) Common Usable Open Space: At least 50 square feet of common usable open space, as defined in the Zoning Code, shall be provided per dwelling unit. Common usable open space may be divided into more than one area, however, each area shall be a minimum of 450 square feet and a rectangle inscribed within each shall have no dimension less than 20 feet. All required common open space shall be suitably improved for its intended purposes and all lawn and landscaped areas shall be provided with a permanent irrigation system to maintain such areas. The common open space may include courtyards, terraces and rooftops.

## 2. Conversions of existing buildings:

(a) There shall be no minimum open space standards for conversions of existing buildings, however, every effort shall be made to achieve open space in all of the above categories to the extent feasible for the building being converted.

## **6.8.9** Conditional Use Permit

A Conditional Use Permit shall be required for any mixed-use development project. Application and fee information may be obtained at the Planning Department.

# 6.9 ADDITIONAL STANDARDS FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT IN THE RAINCROSS DISTRICT

## **6.9.1** Applicability

The provisions of this section apply to multifamily residential development in the Raincross District.

## 6.9.2 Purpose

Historically, town centers included a mix of shops, offices, and restaurants at the street level and residences above. This pattern created a rich mix of uses and allowed urban activity to carry on well into the nighttime. In the 20th century, downtowns were increasingly zoned for one activity only, namely business, and were shutdown after six in the evening. In recent years, cities have once again begun to encourage residential uses within their downtowns and thus tap into the potential of increased economic activity by extending the usability of downtown resources into the nighttime. Residential uses are encouraged in the Raincross District both as a part of mixed use and multifamily residential developments.

Any multifamily structure shall conform to the standards and guidelines contained in section 6.5 and 6.6. Additional standards and guidelines are included in this section.





Examples of urban multi-family residential projects

## 6.9.3 Site Planning

## **Building Orientation**

- (1) Buildings should have a strong street presence, with public entrances oriented towards the street.
- (2) Privacy between units should be maintained by locating balconies, porches, windows, etc., away from similar existing spaces in the adjacent units.

#### **Setbacks**

- (1) While no setback is required in all of Raincross District, except on parts of Mission Inn Avenue, the lowermost floor may be recessed to create space for landscape screening in multifamily residential developments.
- (2) On Mission Inn Avenue, the setback area should be used for planting landscape screens to protect the privacy of the ground floor units.

## **Vehicular Access and Parking**

- (1) Parking should be provided on site, located to the rear of the parcel wherever possible, in on-grade or underground structures or landscaped lots. Such parking areas should be fully screened from the street and security controls are permitted. Access should be limited to the minimum number of drives required to serve the required parking spaces. Except for town home projects with attached garages, all multi-family parking should be in efficient, multiple stall configurations.
- (2) If tuck-under parking is provided, the first floor of the residential units shall not occur more than four feet above the finished grade level. Parking may need to be depressed and occur behind the living spaces. Finished grades of the front entrances may be raised by up to four feet to accommodate this arrangement. These parking areas shall not be visible from the street.

## **Pedestrian Access**

(1) Pedestrian access to the first floor units should be via traditional residential front doors.

## **Open Space**

The following is required for private and common open space for multifamily development:

- (1) Private Usable Open Space: Each dwelling unit shall have a minimum private usable open space as defined in the Zoning Code of 50 square feet. A rectangle inscribed within each private usable open space shall have no dimension less than five feet. At least one exterior side shall be open above the level of railing or fencing. Private open space features include: fenced yard/patio areas, balconies and roof gardens.
- (2) Common Usable Open Space: Inclusive of required setback yards, a minimum of 20 percent of the site area shall be designated and permanently reserved as usable common open space in multiple family developments with greater than 10 dwelling units. All required common open space shall be suitably improved for its intended purposes and all lawn and landscaped areas shall be provided with a permanent irrigation system to maintain such areas. Common open space areas include courtyards, terraces, rooftops, landscaping, picnic/barbecue areas, pools/spas, tennis/sport courts, clubhouse, totlots/playgrounds. Parking areas are not to be included in the calculation of open space.

#### **Site Furniture**

(1) Outdoor pedestrian amenities should be provided in the 'Usable Open Space' areas required as noted in the section above.

## **Courtyards and Passages**

(1) 'Common Usable Open Space' areas should be provided as noted in the section on Open Space above.

#### 6.9.4 Architecture

#### **Style**

(1) Multiple family housing is unique in the sense that while an individual, private use, it is also a part of the urban fabric. Residents affect, and are affected by, street activity and provide "eyes on the street". The residential character of the individual units should be protected while conforming to the urban feel of the Raincross District.

#### Scale

- (1) Individual units should be articulated to diminish the massing of large structures and be compatible with the scale of surrounding development.
- (2) The mass and roof forms of buildings should be varied. In addition to porches, stoops and other entry elements such as bay windows, balconies and trellises are encouraged.
- (3) The street floor building level should be raised between two and four feet to protect the privacy of ground floor units.
- (4) Facades of multifamily buildings should be divided into shorter modules a maximum of 30 feet in width, to reflect the volumes of individual units within the building. This objective can be achieved with varied setbacks, vertical modulation, texture changes on the facade, porches and balconies.

## 6.9.5 Landscaping

## **Plant Types**

- (1) Plantings of shrubs and flowering plants to add variety to the setback areas are encouraged.
- (2) Pathways and pergolas and trellises that are in character with the architectural style of development to add shade and interest are encouraged.

## **Relationship to Development**

(1) Common areas provided for the residents should be landscaped with planted areas, potted plants, seating, outdoor barbecue areas, pools and spas, etc.

## 6.9.6 Signage

## **Style**

- (1) Traditional designs that reflect the building architecture are encouraged.
- (2) The signage for multifamily uses in this district should be discreet and subdued.

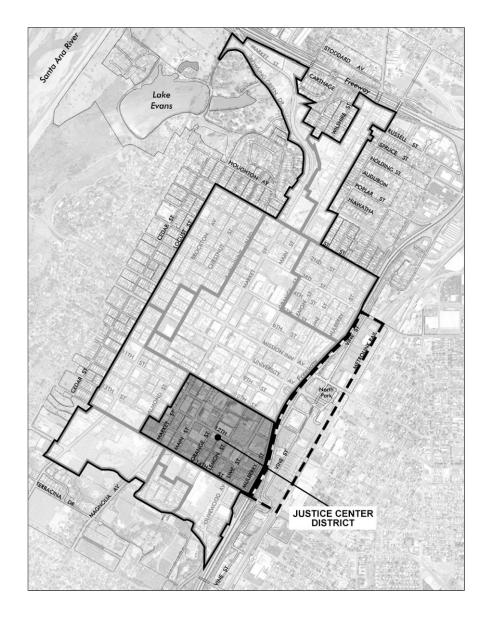
# CHAPTER 7

# JUSTICE CENTER DISTRICT

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This Chapter defines the land uses, development standards and design standards and guidelines for the Justice Center District. This Chapter is organized as follows:

- 7.1 Purpose
- 7.2 Permitted Uses
- 7.3 Conditionally Permitted Uses
- 7.4 Prohibited Uses
- 7.5 Development Standards for the Justice Center District
- 7.6 Design Standards and Guidelines for the Justice Center District



## 7.1 Purpose

The intent of the Justice Center District is to provide a center for the existing and future expansion of major judicial uses, including federal, appellate, state and county courts. This District allows for a concentration of office uses and business supply retail uses to maintain Downtown as the employment center for the City of Riverside. Development intensity in the Justice Center is the highest in the Downtown and is intended to encourage medium to high density office uses to support and complement the retail, cultural, entertainment and residential uses of the nearby Raincross District. The scale and grandeur of the Beaux-Arts style Riverside County Courthouse, located on Main Street, provides the opportunity to emphasize the judicial nature of this District by opening and reinforcing the view to this important architectural and historical structure from Market Street.

## 7.2 Permitted Uses

The following uses are permitted in the Justice Center District:

- a) Banking establishments.
- b) Business supply retail uses such as, but not limited to, office supplies, equipment rental and repair, photocopy shops, etc.
- c) Courts.
- d) Offices, including but not limited to administrative, general, government and professional.
- e) Parks and open spaces.
- f) Personal service establishments, such as, but not limited to, barber or beauty shops, tailors, shoe repair, etc.
- g) Restaurants, including outdoor dining, that are 1,500 square feet or less in size, or within lease space 1,500 square feet or less in size. Outdoor dining is subject to the standards established in the Zoning Code for outdoor dining.
- h) Temporary uses, pursuant to the standards established in the Zoning Code and consistent with the purposes of this District.
- i) Wireless communication facilities, pursuant to the Zoning Code.
- j) Accessory uses, incidental and subordinate to the principal permitted use.
- k) Other uses, not listed above, which are determined by the Planning Director to be similar to those listed above.

## 7.3 CONDITIONALLY PERMITTED USES

The following uses are permitted in the Justice Center District with a Minor Conditional Use Permit:

- a) Farmer's market.
- b) Minor expansions to nonconforming uses with a previously approved Conditional Use Permit.
- c) On-sale of alcoholic beverages, pursuant to the standards established in the Zoning Code.
- d) Outdoor food preparation.

- e) Restaurants, including outdoor dining, that are more than 1,500 square feet in size, or within lease space greater than 1,500 square feet in size. Outdoor dining is subject to the standards established in the Zoning Code for outdoor dining.
- f) Vapor recovery systems, pursuant to the Zoning Code.
- g) Wireless communication facilities, pursuant to the Zoning Code.

The following uses are permitted in the Justice Center District with a Conditional Use Permit:

- a) Catering businesses.
- b) Child day care centers.
- c) Educational facilities, including vocational schools.
- d) Exercise facilities.
- e) Expansion of nonconforming uses.
- f) Parking structures and facilities with ground floor commercial uses.
- g) Public uses not permitted as a matter of right.
- h) Public utilities or installations.
- i) Service stations (gas stations with minor repairs and/or food marts with or without the off-sale of beer and wine) on parcels adjacent to a freeway on or off ramp.
- j) Wireless communication facilities, pursuant to the Zoning Code.

## 7.4 Prohibited Uses

The following uses are prohibited in the Justice Center District:

- a) Car wash.
- b) Drive-thru establishments.
- c) Motels.
- d) Hotels.
- e) Vehicle repair.
- f) Vehicle sales and vehicle parts sales.
- g) Any use not specifically authorized.

## 7.5 Development Standards for the Justice Center District

All property in the Justice Center District shall be developed in accordance with the following standards. To ensure compatible development with the historic buildings in the Mission Inn Historic District, the maximum allowable height and maximum allowable density in this area is lower than for development in the remainder of the Justice Center

#### 7.5.1 Maximum Floor Area Ratio

## A. Outside the Mission Inn Historic District:

The maximum floor area ratio (FAR) in the Justice Center District, outside of the Mission Inn Historic District shall be 5.0, except for the following increased FAR up to, but not exceeding, 6.0 may be permitted for the site amenity features listed in the following table. Amenities may be combined for increased FAR, except that in no case shall the floor area ratio exceed 6.0.:

(1) Additional floor area ratio may be permitted for certain site amenity features set forth in the following table. All amenities are cumulative, except that in no case shall the floor area ratio exceed 6.0.

Amenity	Bonus
Landscaped Courtyard or Atrium. A continuous area with direct access to a public street or mall, which is open and unobstructed—from the ground level to the sky, is accessible to the public, has a minimum area of 600 continuous square feet with a minimum dimension of 20 feet and not more than 3 feet above the level of the street it adjoins. Such courtyard or atrium shall be landscaped with greenery, statuary, water features, seating, or combination of the fourthree.	contained within the courtyard.
Arcade or Pergola. A covered pedestrian passageway that connects: (1) two public streets; or (2)—a public street and parking area or mall; or—(3) a public street and another arcade or pergola. The arcade or pergola shall be unobstructed, have a minimum width of 15 feet and a minimum vertical clearancedistance of 12 feet and shall be situated at street grade. Arcades and Pergola located within the public right-of-way shall require an encroachment permit from the Public Works Department. Where an arcade or pergola is located within the public right-of-way, the minimum width may be reduced to conform with the width of the right-of-way.	contained within the arcade or pergola.

Other Amenities. Additional floor area ratio may be permitted in conjunction with modified amenities or amenities not listed above with the granting of a Conditional Use Permit, provided the proposed amenities specifically support the purpose and intent of the Justice Center District and are compatible with surrounding development and design. Specific floor area bonus shall be negotiated and the amenities must be acceptable to the City.

Floor area bonus negotiated in conjunction with the amenities provided and subject to the granting of a Conditional Use Permit.

#### B. Within the Mission Inn Historic District:

The maximum floor area ratio for parcels within the Mission Inn Historic District shall be 3.0, except for the following:

- (1) Additional floor area ratio may be permitted for certain site amenity features set forth in the above table. All amenities are cumulativeAmenities may be combined for increased FAR, except that in no case shall the floor area ratio exceed 4.0.
- (2) In addition to the above amenity provision. floor area ratio may be increased up to 4.5 with the approval of a Conditional Use Permit, provided the proposed use specifically supports the purpose and intent of the Raineross-Justice Center District and is compatible with surrounding development and design.

## 7.5.2 Minimum Height

The minimum building height shall be 45 feet for at least 50% of the building footprint. Parcels in the Mission Inn Historic District are not subject to this requirement.

## 7.5.3 Maximum Height

#### A. Outside the Mission Inn Historic District:

The maximum building height in the Justice Center, outside the Mission Inn Historic District, shall be 140 feet, except for the following:

- (1) For parcels west of Market Street, the maximum building height shall be 60 feet.
- (2) For parcels that have frontage on the east side of Market Street, the maximum building height shall be 60 feet to a depth of 50 feet from the front property line. The building height may step up to the maximum allowable building height at a point 50 feet from the front property line.
- (2)(3) For parcels outside the 50 foot setback east of Market Street defined above, building heights may exceed 140 feet with the granting of a Conditional Use Permit, provided that the maximum FAR is not exceeded.

## B. Within the Mission Inn Historic District:

The maximum building height in the Justice Center, within the Mission Inn Historic District, shall be 60 feet, except for the following:

(1) The maximum building height may be increased to a maximum height of 100 feet with the approval of a Conditional Use Permit, provided the proposed use specifically supports the purpose and intent of the Raineross-Justice Center District and is compatible with surrounding development and design.

#### 7.5.4 Minimum Lot Size

The minimum lot size for new development or for the creation of new parcels shall be 20,000 square feet.

#### 7.5.5 Front Yard Setback

The minimum front yard setback shall be 10 feet; the maximum front yard setback shall be 30 feet. No parking is permitted in the front yard setback area. The front yard setback shall also apply to side and rear yards adjacent to a public street. The following exception applies to front yard setbacks:

(1) For parcels that have frontage on Market Street, the minimum front yard setback shall be 15 feet; the maximum front yard setback shall be 30 feet.

## 7.5.6 Rear Yard Setback

No minimum rear yard setback is required, except for the following:

(1) Where the rear parcel line abuts the Almond Street District, the minimum rear yard setback shall be 15 feet if there is a public alley (distance from building to rear property line or alley easement), and 25 feet where there is no public alley.

## 7.5.7 Interior Side Yard Setback

No minimum interior side yard setback is required, except where the side parcel line abuts the Almond Street District, the minimum interior side yard setback shall be 15 feet.

## 7.5.8 Parking

Refer to Chapter 16 for off-street parking requirements and standards.

## 7.6 Design Standards and Guidelines for the Justice Center District

## 7.6.1 District Character Defining Statement

The Justice Center is the legal and office center of Riverside and the surrounding region. Restaurant and retail uses are intended to be limited to those that are incidental to, and for the convenience of, the office and legal uses. The significant, signature buildings in this district include the Superior Court Building, Hall of Justice, Family Law Court, Bankruptcy Court, U.S. District Court, and the Catholic Church. This is primarily a district for contemporary buildings with historic references in detailing, massing, fenestration, and shapes. The district's historic buildings should be respected and complemented in any adjacent architecture. While taller buildings are anticipated in this district, respecting pedestrian scale is important. One example of how this can be accomplished is by the stepping of building heights from lower at the street to higher beyond. The above listed signature buildings should be used for inspiration regarding design, form, detailing, and site layout.



U.S. District Court of Appeals (12th and Lime Streets)



Bankruptcy Court (12th and Lime Streets)



Riverside County Courthouse (Main and 10th Streets)



Family Law Court (Main and 11th Streets)

## 7.6.2 Site Planning

## **Building Orientation**

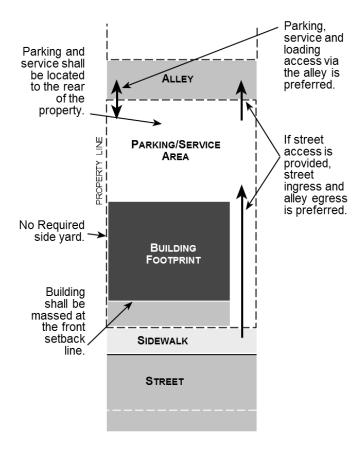
(1) Building orientation should provide for at least one significant street entrance elevation. Other frontages should have a pedestrian scale and be softened by landscaping.

#### **Setbacks**

(1) This district is characterized by varying depths of landscape setbacks around its signature buildings. Setbacks shall be relatively shallow, with breaks to provide public access.

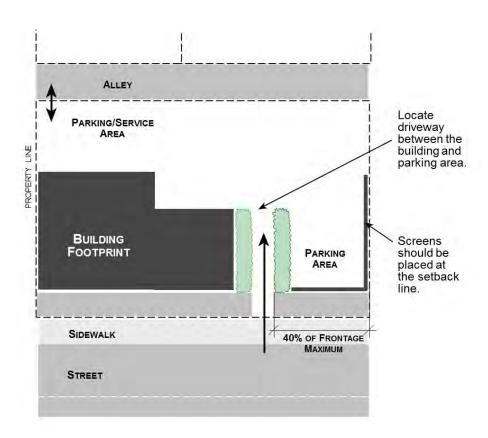
## Vehicular Access and Parking

- (1) Parking shall typically be provided in parking garages with limited numbers of common access points.
- (2) On site parking (lots and structures) shall be located to the rear of the building for parcel widths less than 200 feet and accessed by alleyways wherever they exist.



Site Layout including driveway locations for parcels less than 200 feet in width.

(3) For parcel widths in excess of 200 feet, parking lots and structures may occupy up to 40% of the parcel's street frontage.



Site Layout including driveway locations for parcels more than 200 feet in width.

#### **Pedestrian Access**

- (1) Pedestrian access may be directly from the street or via a courtyard having a significant frontage on a street.
- (2) Pedestrian access through or beneath buildings is appropriate in this district and is encouraged.

#### **Site Furniture**

(1) Pedestrian amenities are encouraged, including benches, landscaped gathering areas, trash receptacles, etc. Design of improvements should be contemporary with traditional references.

## **Courtyards and Passages**

 Courtyards and pedestrian passages are encouraged to facilitate pedestrian circulation and to provide resting and gathering places. Design of improvements should be contemporary with traditional references.

#### 7.6.3 Architecture

#### **Style**

- (1) Existing buildings should be restored/maintained in a style that reflects the original appearance of the building.
- (2) This district should exhibit a modern "formalness" befitting government and judicial uses. Government buildings should exhibit a formal character through contemporary architectural forms. The architectural style of new buildings should have a contemporary appearance but utilize elements that complement the historic character of Riverside. New buildings should be contemporary using the signature buildings as a source of design inspiration.

#### Scale

(1) The portion of buildings and improvements with an orientation to pedestrian spaces should be at a pedestrian scale. Other parts of buildings, which do not include pedestrian spaces, may be high-rise.

## **Detailing**

(1) Detailing of existing buildings should be accurate to the original style of the building. New buildings should use detailing reflective of the signature buildings in the district.

## **Roof Design**

(1) Roof design should reflect/complement significant buildings in the area.

#### **Colors and Materials**

(1) Muted earth tones and traditional materials should prevail, with brighter colors limited to trim areas. The Bankruptcy Court is a good example of this approach.

## 7.6.4 Landscaping

## **Plant Types**

(1) Plant types may be drawn from a broad plant palette, however, they should be types suitable for the climate and the exposure in which they are to be placed.

## Scale

(1) Pedestrian scale plantings should prevail, with larger plantings used as accents.

## **Relationship to Development**

- (1) Plantings in courtyards should be at a pedestrian scale, accenting and complementing building architecture.
- (2) Plantings near taller building elements should be taller and/or larger in scale so as to relate to the view seen from a distance.

## Hardscape

(1) Paved areas may draw from a broad range of materials, designs, and finishes that are complementary to the building architecture.

## **7.6.5 Signs**

#### Style

(1) Contemporary designs that are low-key and complementary to the building's architecture are encouraged.

## **Scale**

(1) Signing should be an accent to the architecture. The overall effect should be low key and proportional to the building. Signs at the first floor should be the smallest and most low key. Signs at the top of the building should be large enough to be seen from a distance.

## **Type**

(1) Signs should be contemporary in nature. Acceptable types include channel letters, reverse channel letters, pegged-on metal letters, routed metal with push-through plastic letters. Plastic faced canister signs, wood signs, and painted signs are generally not appropriate.

## 7.6.6 Additional Design Standards and Guidelines

Refer to Chapter 15 for general design standards and guidelines that apply to the entire Downtown Specific Plan area.

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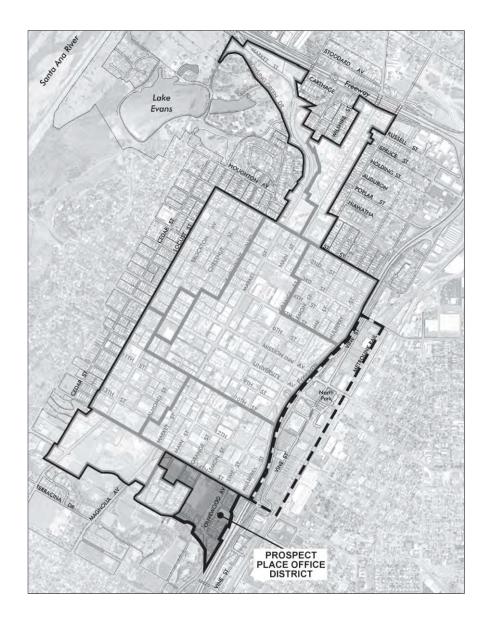
CHAPTER 9

# PROSPECT PLACE OFFICE DISTRICT

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This Chapter defines the land uses, development standards and design standards and guidelines for the Prospect Place Office District. This Chapter is organized as follows:

- 9.1 Purpose
- 9.2 Permitted Uses
- 9.3 Conditionally Permitted Uses
- 9.4 Prohibited Uses
- 9.5 Development Standards for the Prospect Place Office District
- 9.6 Design Standards and Guidelines for the Prospect Place Office District
- 9.7 Additional Standards for Live/Work Units in the Prospect Place Office District



## 9.1 Purpose

The intent of the Prospect Place Office District is to provide for a variety of high quality office uses, as well as the expansion of the Press-Enterprise facility. Special attention will be given to development along 14th Street and Olivewood Avenue, which serve as entry points into the Downtown. The preservation of significant historic structures in this District is an important priority and is encouraged through continued residential use or adaptive reuse of the structures for low-density office uses. Relocation of the smaller historic residential structures in this District is encouraged when preservation is not feasible for upgraded development or adaptive reuse. New development should be compatible with the historic character of this District.

## 9.2 Permitted Uses

The following uses are permitted in the Prospect Place Office District:

- a) Banking establishments.
- b) Business supply retail uses such as, but not limited to, office supplies, equipment rental and repair, photocopy shops, blueprinting, etc. for parcels that have frontage on 14th Street only.
- c) Existing multiple-family residential structures that were originally constructed as, and for the purpose of multiple family dwelling units. Such a permitted multiple-family residential structure may be rebuilt in similar size, at no greater density than the original use, if destroyed by fire or act of nature. Any renovation is subject to the design standards for multiple family dwellings set forth in Section 8.8 of Chapter 8.
- d) Existing single-family residences.
- e) Existing, legally established, free-standing car washes. Such a permitted car wash may be rebuilt in similar size and configuration as the original use if destroyed by fire or act of nature.
- f) Home occupations pursuant to the standards established in the Zoning Code.
- g) Live/work units pursuant to the standards set forth in Section 9.7 of this Chapter.
- h) Offices, general and professional.
- i) Parks and open spaces.
- j) Publishing, printing and other uses associated with commercial printing.
- k) Radio, television, Internet, communications, and other information uses.
- l) Restaurants, including outdoor dining, that are 1,500 square feet or less in size, or within lease space 1,500 square feet or less in size. Outdoor dining is subject to the standards established in the Zoning Code for outdoor dining.
- m) Temporary uses pursuant to the standards established in the Zoning Code and consistent with the purposes of this District.
- n) Wireless communication facilities, pursuant to the Zoning Code.
- o) Accessory uses, incidental and subordinate to the principal permitted use.
- p) Other uses, not listed above, which are determined by the Planning Director to be similar to those listed above

## 9.3 CONDITIONALLY PERMITTED USES

The following uses are permitted in the Prospect Place Office District with a Minor Conditional Use Permit:

- a) Minor expansions to nonconforming uses with a previously approved Conditional Use Permit.
- b) On-sale alcoholic beverages, pursuant to the standards established in the Zoning Code.
- c) Outdoor food preparation.
- d) Vapor recovery systems, pursuant to the Zoning Code.
- e) Wireless communication facilities, pursuant to the Zoning Code.

The following uses are permitted in the Prospect Place Office District with a Conditional Use Permit:

- a) Catering businesses.
- b) Child day care centers.
- c) Educational and vocational schools.
- d) Exercise facilities.
- e) Expansion of nonconforming uses.
- f) Hotel.
- g) Public uses not permitted as a matter of right.
- h) Public utilities or installations.
- i) Service stations (gas station and minor repairs), with or without an existing car wash, on parcels adjacent to a freeway on or off ramp.
- j) Wireless communication facilities, pursuant to the Zoning Code.

#### 9.4 Prohibited Uses

The following uses are prohibited in the Prospect Place Office District:

- a) Car wash.
- b) Drive-thru establishments.
- c) Hotels.
- d) Motels.
- e) Vehicle repair shops and parts stores.
- f) Vehicle sales and rentals.
- g) Any use not specifically authorized.

## 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 (FAR) 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, 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.
- (2) The maximum building heights of 35 and 80 feet, as specified above, may be exceeded with the approval of a Conditional Use Permit.

#### 9.5.3 Minimum Lot Size

The minimum lot size for new parcels shall be 20,000 square feet.

#### 9.5.4 Front Yard Setback

The minimum front yard setback shall be 15 feet, except for the following:

(1) The minimum front yard setback along 14th Street shall be 10 feet.

No parking is permitted in the front yard setback area, except that for single-family residential uses, parking in the front yard on an approved driveway is permitted. The setback area shall be landscaped or improved pursuant to the design standards set forth in Chapter 15 of this Plan. The front yard setback shall also apply to side and rear yards adjacent to a street.

#### 9.5.5 Rear Yard Setback

No minimum rear yard setback is required, except for the following:

(1) Where the rear parcel line abuts the Prospect Place Historic District, the minimum rear yard setback shall be 15 feet if there is a public alley (distance from building to rear property line or alley easement), and 25 feet where there is no public alley.

#### 9.5.6 Interior Side Yard Setback

No minimum interior side yard setback is required, except where the side parcel line abuts the Prospect Place Historic District, the minimum interior side yard setback shall be 15 feet.

## **9.5.7 Parking**

Refer to Chapter 16 for off-street parking requirements and standards.

## 9.6 Design Standards and Guidelines for the Prospect Place Office District

## **9.6.1** District Character Defining Statement

The Prospect Place Office District is an area with a split personality. In the area of 14th Street and throughout the Press-Enterprise property (bounded by Fourteenth, Prospect, Olivewood, and Orange Grove), the area's character is defined by large-scale office buildings and the intense publishing activities of the Press-Enterprise. The key signature buildings in this area include the School District building and the Bank of America building. These buildings help define this as an area of contemporary office buildings with a very 'corporate' look. The Press-Enterprise plans an expansion within its larger property that is anticipated to fill-out and further define this corporate presence. The existing church building on the Press Enterprise property, while not in character with the balance of the area, is an important historic reference that should remain as a part of the heritage of the area.



School District (14th Street & Olivewood Avenue)



Twogood Residence, 3410 Prospect Avenue



Bank of America (Main and 14th Streets)



McIntyre Residence, 4586 Olivewood Avenue

East of Olivewood and south of Prospect Place, the area's character is defined by greenery and low intensity residential uses. The signature buildings for this area are the Mission Revival Twogood residence and the Victorian style McIntyre and Sweatt residences, all clustered at the corner of Prospect Place and Olivewood Avenue. These historic residences should be preserved and any future development elsewhere in this area should use these signature buildings as a guide for scale, proportions, detailing, and general style. Preservation of the other residences in this area is also encouraged, whether for adaptive reuse as offices or maintenance as residences. The general character of this Olivewood corridor should be that of a green transitional area between the parklike Riverside Community College campus environment and the more urban 'Downtown' experience in the vicinity of 14th Street. For standards and guidelines applicable to these historic residences, please refer to Chapter 13: Residential Districts.

## 9.6.2 Site Planning

## **Building Orientation**

- (1) In the 14th Street/Press-Enterprise area, buildings should orient to the street with no intervening parking.
- (2) In the Olivewood corridor, buildings should have a traditional residential orientation to the street

#### **Setbacks**

- (1) In the 14th Street/Press-Enterprise area, buildings should have a small setback to provide a green 'apron' to the street.
- (2) In the Olivewood corridor, setbacks should be typical of the residential uses in the area, typically 20 feet.

## **Vehicular Access and Parking**

- (1) In the 14th Street/Press-Enterprise area, access should be via shared driveways, with parking concentrated toward the interior of the site.
- (2) In the Olivewood corridor, access should be via residential driveways with parking situated toward the rear of the lot.

#### **Pedestrian Access**

- (1) In the 14th Street/Press-Enterprise area, pedestrian access should be from the parking areas to the rear.
- (2) In the Olivewood corridor pedestrian access should be via a traditional residential front door

#### **Site Furniture**

- (1) In the 14th Street/Press-Enterprise area, pedestrian amenities should be concentrated in courtyards designed to serve the employees of the building.
- (2) In the Olivewood corridor, pedestrian amenities should typically be limited to residential type seating on front porches and in rear yards.

## **Courtyards and Passages**

(1) In the 14th Street/Press-Enterprise area, courtyards and passages are encouraged.

(2) In the Olivewood corridor, where courtyards and pedestrian passages are not typical, gathering spaces should generally be on front lawns and porches.

#### 9.6.3 Architecture

#### Style

- (1) In the 14th Street/Press-Enterprise area, architecture should be contemporary in nature with distinct references to unique Riverside symbols and characteristics, such as the Raincross symbol and the predominance of various forms of Spanish revival architecture.
- (2) In the Olivewood corridor, existing buildings should be restored/maintained per the original appearance of the building. New buildings should have a traditional residential style, typical of other residences in the area.

#### Scale

- (1) In the 14th Street/Press-Enterprise area the scale of development will be similar to the Justice Center to correspond with the massing in the Justice Center across the street.
- (2) In the Olivewood corridor, the scale should be that of a modest one or two story single family residence to blend with the residential uses in the Twogood Neighborhood Conservation Area and the Prospect Place Residential Neighborhood.

## **Detailing**

- (1) In the 14th Street/Press-Enterprise area, detailing should be interpretive of the signature buildings in the Raincross District.
- (2) In the Olivewood corridor, detailing of existing buildings should be accurate to the original detailing of the building.
- (3) New buildings in this area should use detailing reflective of the signature buildings in the district

## **Roof Design**

- (1) In the 14th Street/Press-Enterprise area, roof styles may vary, depending upon the nature of the architecture.
- (2) In the Olivewood corridor, the typical roof style should be a pitched design reflective of nearby residences.

#### **Colors and Materials**

- (1) In the 14th Street/Press-Enterprise area, colors should be typical of formal corporate architecture, including understated colors such as gray, white, black, and rich earth tones. Materials should reflect the durable image of the buildings, including glass curtainwall, brick, marble, cut stone, and smooth cement or plaster.
- (2) In the Olivewood corridor, predominant materials should be wood siding, shingle roofing, and wood framed windows and doors. Colors in this area should be appropriate to the style and period of the building. For example, Craftsman styles should use muted earth tones, while Victorian styles should use bright contrasting colors.

## 9.6.4 Landscaping

## Plant Types

- (1) In the 14th Street/Press-Enterprise area, plant types may be drawn from a broad palette, however, they should be suitable for the climate and the exposure in which they are to be placed.
- (2) In the Olivewood corridor, plant types should be typical of residential plantings, with an emphasis on lawn in the front yard, foundation shrubbery, and limited use of small-scale trees as accents.

#### Scale

- (1) In the 14th Street/Press-Enterprise area, pedestrian scale plantings should prevail, with larger plantings used as accents.
- (2) In the Olivewood corridor, plant types should be typical of residential plantings, with an emphasis on lawn in the front yard, foundation shrubbery, and limited use of small-scale trees as accents.

## Relationship to Development

- (1) In the 14th Street/Press-Enterprise area, plantings in courtyards should be at a pedestrian scale, accenting and complementing building architecture. Plantings near taller building elements should be taller and/or larger in scale so as to relate to the view seen from a distance.
- (2) In the Olivewood corridor, plantings should be arranged to frame the architecture, provide a green carpet between the street and the building, and soften the view to the building foundation.

## Hardscape

- (1) In the 14th Street/Press-Enterprise area, paved areas should draw from a broad range of materials, designs, and finishes that are complementary to the building architecture.
- (2) In the Olivewood corridor, paving, typically on a small scale, should be limited to walkways, driveways, and rear yard parking area.

## **9.6.5** Signs

#### **Style**

- (1) In the 14th Street/Press-Enterprise area, contemporary designs that are low-key and complementary to the building's architecture are encouraged.
- (2) In the Olivewood corridor, traditional designs that reflect residential building architecture are encouraged.

#### Scale

(1) In the 14th Street/Press-Enterprise area, signing should be an accent to the architecture. The overall effect should be low key and proportional to the building. Signs at the first floor should be the smallest and most low key. Signs at the top of the building need to be large enough to be seen from a distance.

(2) In the Olivewood corridor, sign scale should be proportional to a residential building and setting. The maximum size allowances of the Specific Plan should simply be a starting point, with stronger consideration given to the relationship between the scale of the sign and the building's architecture.

#### Type

- (1) In the 14th Street/Press-Enterprise area, signs should be contemporary in nature. Acceptable types include channel letters, reverse channel letters, pegged-on metal letters, routed metal with push-through plastic letters. Plastic faced canister signs, wood signs, and painted signs are generally not appropriate.
- (2) In the Olivewood corridor, signs should be traditional in nature, typically constructed of wood. Plastic faced signs, metal signs, and painted signs are generally not appropriate.

#### 9.6.6 Additional Design Standards and Guidelines

Refer to Chapter 15 for general design standards and guidelines that apply to the entire Downtown Specific Plan area.

### 9.7 Additional Standards for Live/Work Units in the Prospect Place Office District

#### 9.7.1 Applicability

The provisions of this section apply to live/work units, as defined in Chapter 18: Definitions. These standards are in addition to the development standards set forth in Section 9.5 and the applicable design guidelines. Refer to Chapter 16 for parking standards and Chapter 17 for sign standards. The type of work permitted in a live/work unit shall be consistent with, or similar in nature to, the permitted uses in the Prospect Place Office District, as defined in Section 9.2.

#### 9.7.2 Purpose

The intent of this section is to provide for and make feasible the reuse of existing commercial or residential structures to accommodate live/work opportunities, as well as provide opportunities for the new development of buildings specifically designed and constructed to provide live/work units.

#### 9.7.3 Floor area requirements

The minimum floor area of a live/work unit shall be 900 square feet.

#### 9.7.4 Access to units

When more than one live/work unit is proposed within a single building, each live/work unit shall be separated from other live/work units and other uses in the building. Access to individual units shall be from common access areas, corridors, or hallways.



#### 9.7.5 Internal layout

All living space within the live/work unit shall be contiguous with, and an integral part of the working space, with direct internal access between the two areas.

## 9.7.6 Occupancy and employees

At least one of the full-time workers of the live/work unit shall reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may utilize employees in addition to residents as necessary.

#### 9.7.7 Business License

A business license shall be obtained in compliance with the Municipal Code for business activities conducted within the live/work unit.

CHAPTER 18

**D**EFINITIONS

#### 18.1 Definitions

Following are definitions applicable to this Section, which are supplemental to definitions provided in the Zoning Code:

**Arch:** A curved structure for spanning an opening.

**Awning:** An awning is an architectural projection that provides weather protection, identity of decoration, and is wholly supported by the building to which it is attached. An awning comprises of a lightweight, rigid skeleton structure over which a covering is attached. The covering may be fabric or plastic.

Awning valance: the narrow vertical hanging flap at the front edge of an awning.

Awning valance sign: a sign printed/applied to the awning valance.

**Balcony:** An elevated platform projecting from the wall of a building, usually enclosed by a parapet or railing.

**Baluster:** Any of a number of closely spaced supports for a railing.

**Balustrade:** A railing with supporting balusters.

Barge boards (verge boards): A board, often carved, attached to the projecting end of a gable roof.

**Bay:** A part of a building marked off by vertical or transverse details.

**Bay window:** A window or series of windows projecting outward from the main wall of a building and forming a bay or alcove in a room within.

Belfry: A bell tower.

**Blockface:** The architectural setting formed by the conjunction of all the buildings in a block.

**Boxed cornice:** A slightly projecting, hollow cornice of boards and moldings, nailed to rafters.

**Bracket:** A support projecting horizontally diagonally from a wall to bear the weight of a cantilever or for decorative purposes.

**Box** (built-in) gutter: A gutter built into the slope of the roof, above the cornice.

**Bulkhead:** The area beneath a storefront display window.

*Cantilevered:* Horizontal element of a structure supported by horizontal, not vertical, structural members.

Canopy: Projecting element, usually over a facade opening, as if to provide shelter.

*Casement:* A window sash opening on hinges generally attached to the upright side of the windows frame.

*Clapboard:* A long, thin board with one edge thicker than the other, laid horizontally as bevel siding.

*Clerestory window:* Ribbon windows on the portion of an interior rising above adjacent rooftops.

**Column:** A rigid, relatively slender vertical structural member, freestanding or engaged.

**Contextual design:** The design of new structures or additions or renovations to existing structures that incorporate all or some of the massing, rhythm, fenestration modules, finishes and details of the surrounding structures.

*Corbels:* A stepped projection from a wall, usually masonry.

Cornices: A continuous, molded projection that crowns a wall.

**Dentil:** Simple, projecting, toothlike molding.

**Design context:** Describes the surrounding styles, building scales, uses, and other factors that identify distinctive qualities in relation to a design project.

*Directory (office uses: multi-tenant) signs:* A directory oriented to the pedestrian viewer identifying those tenants of a building without street level frontage (including upper level tenants).

**Dormer:** A projecting structure built out from a sloping roof, usually housing a vertical window or ventilating louver.

**Double-hung window:** A window with two sashes, both of which are operable, usually arranged one above the other.

**Eave:** The overhanging lower edge of a roof.

*Facade:* The front or any side of a building.

Fascia: Any broad, flat horizontal surface, as the outer edge of a cornice or roof.

**Fenestration:** The design, proportioning, grouping and pattern of openings on a facade, and the materials of their construction. Openings include windows, doors and sun screening/shading devices, among others.

Floor-Aarea-ratio-Ratio (FAR): The total building square footage on a given lot divided by the lot area of the same lot. Building square footage includes all structures on the lot, including garages and accessory structures. The floor area of the building or buildings on a site or lot divided by the area of the site or lot. Parking Structures are not included in the floor area calculation.

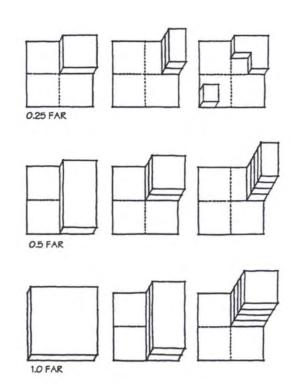
*Glazed:* Filled with a pane of glass.

*Glazing bar:* Any of the strips of wood or metal used for support between panes of glass, as in a window.

*Gothic arch:* A pointed arch reminiscent of those found on Gothic Cathedrals.

*Grilles:* A decorative screen, usually of wood, tile, or iron, covering or protecting an opening.

*Half-timbering:* Detail creating the appearance of exposed structural timbers on plaster.



Examples of Floor Area Ratios

*Hardscape:* Hardscape improvements include paving elements such as streets, sidewalks, and paving.

*Hollywood drive:* Driveway with a middle planting strip to minimize paved areas.

*Horizontal modulation:* The columns or other vertical elements and are measured by the space between columns and the length of the facade.

*Hotel:* A building with a common entrance consisting of individual sleeping quarters for rental to transients, in which no provision is made for cooking in the lodging room, and in which occupancy is less than 30 days.

**Keystone:** The wedge shaped detail at the top of an arch.

*Lintel:* A beam supporting the weight above a door or window opening.

**Live/work unit:** An integrated living unit and working space with an internal connection between the living unit and working space, occupied and utilized by a single housekeeping unit, in a commercial or mixed use land use district, or in a building specifically designed and constructed to provide live/work units. Retail and/or wholesale sales and/or office businesses may be conducted in live/work units.

*Marquee:* A tall projection above a theatre entrance, often containing a sign.

*Massing:* The unified composition of a structure's volume, affecting the perception of density and bulk.

*Mixed-use development:* Development which integrates compatible commercial uses with residential uses within the same building or structure.

*Molding:* A slender strip of ornamental material with a uniform cross section and a decorative profile.

*Motel:* A building or group of buildings on the same lot containing guest units with separate entrances from the building exterior and consisting of individual sleeping quarters, detached or in connected rows, with or without cooking facilities, for rental to transients in which occupancy is less than 30 days.

*Mullion:* A slender, vertical dividing bar between the lights of windows, doors, etc.

*Multiple-family dwelling:* Two or more dwelling units on a single lot designed to be occupied by two or more families living independently of one another, exclusive of hotels or motels. Includes two-family units (duplexes), three-family units (triplex), and four-family units (quadriplex), as well as traditional apartments.

**Muntin:** Any of the strips of wood or metal used for support between panes of glass, as in a window.

**Newel post:** A post supporting one end of a handrail at the top or bottom of a flight of stairs.

*Oriel:* A bay window supported from below by corbels or brackets.

**Parapet:** A low protective wall at the edge of a terrace, balcony, or above the roofline.

**Patterned shingles:** Shingles, usually used as a sheathing material, which are cut and arranged so as to form decorative patterns such as fish-scales, diamonds, scallops, etc.

**Pedestrian orientation:** Any physical structure or place with design qualities and elements that contribute to an active, inviting and pleasant place for pedestrians including but not limited to:

- Street furniture.
- Design amenities related to the street level such as awnings, paseos, and arcades.
- Visibility into buildings at the street level.
- Highly articulated facades at the street level with interesting uses of material, color, and architectural detailing.
- Continuity of the sidewalk with a minimum of intrusions into pedestrian right-of-way.
- Continuity of building facades along the street with few interruptions in the progression of buildings and stores.
- Signage oriented and scaled to the pedestrian rather than the motorist.
- · Landscaping.

**Pediment:** A wide, low-pitched gable surmounting a colonnade, portico, or major bay on a facade.

**Pier:** Vertical structural members.

*Pilaster:* A shallow rectangular projecting feature, architecturally treated as a column.

**Plinth:** Raised foundation that serves as the base for the first floor of a structure.

**Porch:** An exterior covered approach or vestibule to a doorway.

**Portico:** A vertically proportioned porch having a roof supported by columns.

**Quoin:** An exterior angle of a masonry wall marked by stones or bricks differentiated in size and/or material from adjoining surfaces.

**Rafter:** Any of a series of small, parallel beams for supporting the sheathing and covering of a pitched roof.

**Rafter tail:** Portion of a rafter that projects under the eave.

*Scale:* Proportionate size judged in relation to an external point of reference.

*Shall:* Those criteria that are required to be provided as component of the building or site development.

**Should:** Those criteria or elements that are desired to be provided as a part of the building or site development.

**Showcase windows:** Large glazed openings designed to showcase merchandise.

Sidelights: Vertical windows along the outside of a door.

*Single family dwelling:* A dwelling designed for occupancy by one family and located on one lot delineated by front, side, and rear lot lines.

*Single family dwelling, semi- or fully-attached:* A dwelling joined to another dwelling at one or more sides by a shared wall, designed for occupancy by one family, and located on a separate lot delineated by front, side and rear lot lines.

**Soffit:** The underside of an architectural element, such as a beam or cornice.

**Softscape:** Softscape improvements include landscaping elements, such as trees, bushes and other plant material.

*Spindles:* Slender architectural ornaments made of wood turned on a lathe in simple or elaborate patterns.

*Stair tower:* A tower articulating the location of the stairway, usually of a residence.

**Stoop:** A raised platform, approached by steps and sometimes having a roof, at the entrance to a house.

*String courses:* A horizontal course of brick or stone flush with or projecting beyond the face of a building, often molded to mark a division in the wall.

Surround: The trim, jamb, head, and other decorative elements surrounding an opening.

*Terracotta:* Usually red fired clay.

**Terrace:** An open level area or group of areas adjoining a house or lawn.

*Tower:* A structure high in proportion to its lateral dimensions, usually forming part of a larger building.

*Transom:* A window, usually operable, above the head of a door.

*Turret:* A structure (frequently curved) high in proportion to its lateral dimensions, forming part of a larger building.

*Tuscan columns:* Very simple columns with no fluting or other embellishment.

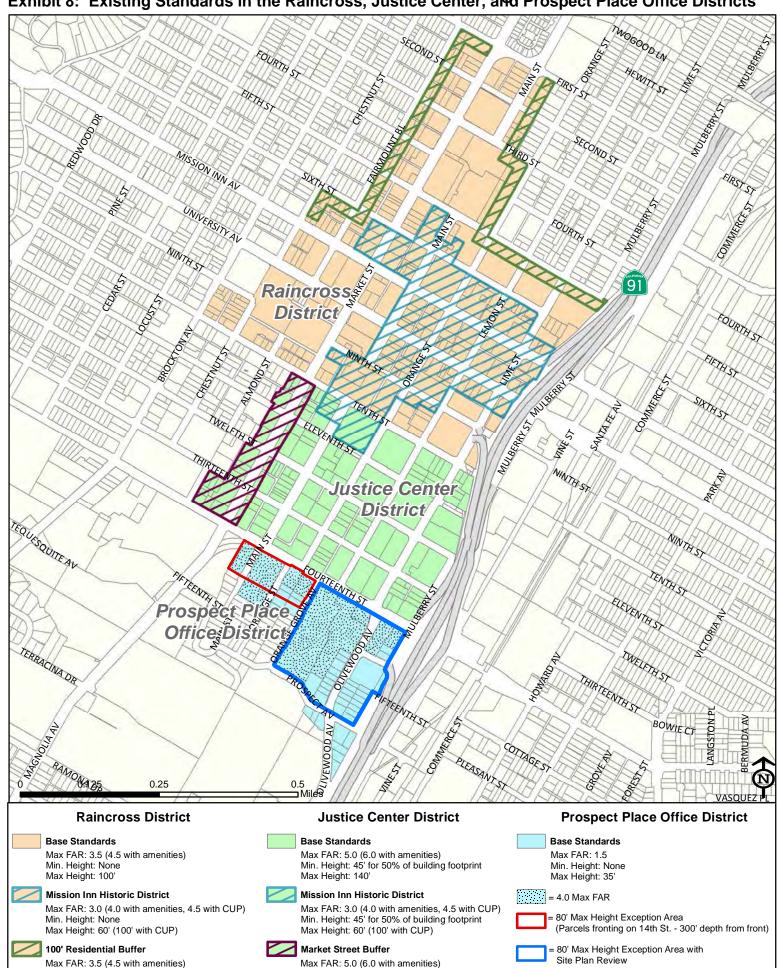
*Under canopy (Projecting pedestrian) sign:* A double-sided sign that hangs from a mounting device (underside of a canopy or a projection from the building facade) and projects out perpendicular from the building facade over the sidewalk.

Veranda: A large, open porch, usually roofed, extending across the front and sides of a house.

*Vertical modulation:* The elements are the beams or other horizontal elements and are measured in terms of floor-to-floor and building height.

**Wood shingle siding:** A sheathing material composed of overlapping wood shingles.

# P16-0124 Downtown Specific Plan Amendment Page 83 Exhibit 8: Existing Standards in the Raincross, Justice Center, and Prospect Place Office Districts



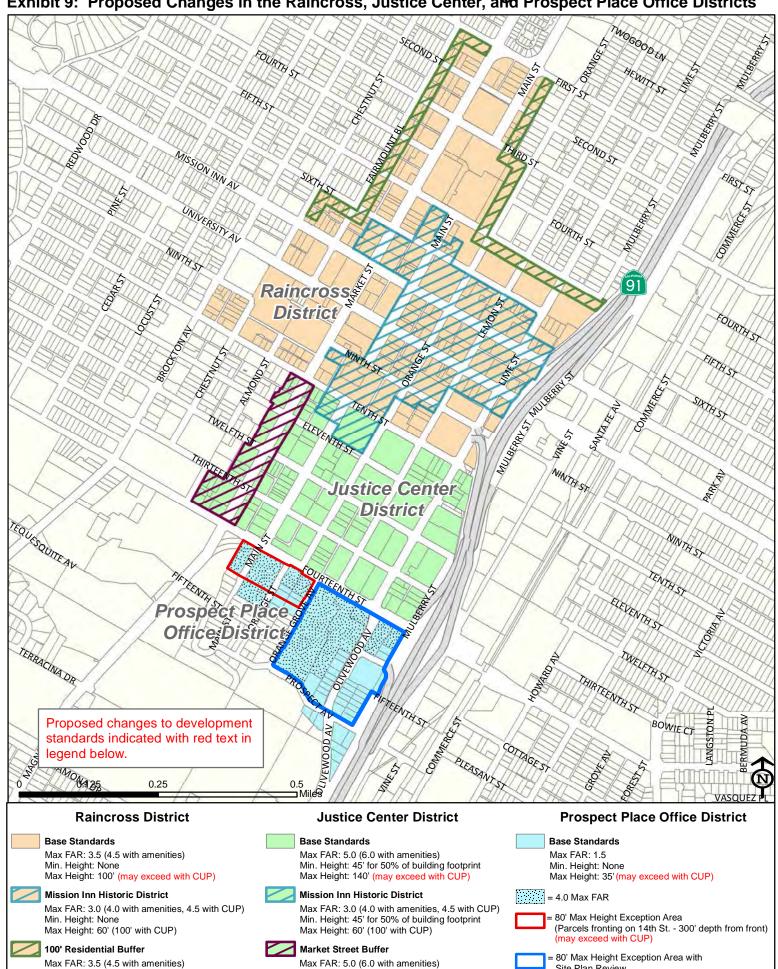
Min. Height: 45' for 50% of building footprint

Max Height: 60'

Min. Height: None

Max Height: 50'

# P16-0124 Downtown Specific Plan Amendment age 84 Exhibit 9: Proposed Changes in the Raincross, Justice Center, and Prospect Place Office Districts



Min. Height: 45' for 50% of building footprint

Max Height: 60' (may exceed with CUP)

Min. Height: None

Max Height: 50'

Site Plan Review

(may exceed with CUP)

#### **DRAFT**

# SEVENTH ADDENDUM TO THE CERTIFIED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR) FOR THE GENERAL PLAN 2025 PROGRAM CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

(State Clearinghouse Number 2004021108)

CERTIFIED NOVEMBER 2007

**RESOLUTION NUMBER 21535** 

**SEVENTH ADDENDUM - AUGUST 2016** 

**RESOLUTION NUMBER XXXXX** 

CASE NUMBER - P16-0124 (SPECIFIC PLAN AMENDMENT)

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# SECTION 1 INTRODUCTION

#### 1.1 Purpose and Background

This Seventh Addendum to the Certified Final Program Environmental Impact Report for the General Plan 2025 Program has been prepared by the City of Riverside ("City") in conformance with the California Environmental Quality Act (Public Resources Code, § 21000 et seq.) ("CEQA"), the State CEQA Guidelines (Cal. Code Regulations, Title 14, Chapter 3 § 15000 et seq.) and the City of Riverside Resolution No. 21106 (Local CEQA Guidelines), to address minor changes to the General Plan 2025 Program ("Program") (as defined below) as a result of the implementation program of the Downtown Specific Plan ("Downtown SP").

The City's Downtown SP encompasses approximately 640 acres located in the northern portion of the City of Riverside and is bounded by State Route 60 to the northeast, State Route 91 to the southeast, the Brockton Avenue corridor to the northwest, and the Tequesquite Arroyo to the southwest. The Downtown SP is divided into nine Land Use Districts intended to strengthen Downtown as a cultural, historic, civic, entertainment, and employment center for the City. Each district has unique allowed uses, development and design standards, and other guidelines. Table 1 below provides a general description of the unique character of each district.

TABLE 1
Description of the Downtown SP Districts

District	Description
Raincross District	The pedestrian-oriented center of Downtown, with an emphasis on an intense mixture of residential, specialty commercial, tourist, restaurant, cultural, arts, and civic uses.
Justice Center District	A high intensity district primarily intended for civic, governmental, and judicial uses, interspersed with supporting offices and commercial buildings.
Almond Street District	A mixed area of offices, residences, and live-work units primarily using existing single-family houses.
Prospect Place Office District	An office district providing a transition from the open, green character of Riverside Community College to the very urban character of the Judicial Center.
Health Care District	An area primarily composed of medical related uses, with designs having a contemporary, institutional appearance.
North Main Street Specialty Services District	A district of low intensity development emphasizing specialized products and services having a regional customer base, with opportunities for persons to live and work from the same unit.
Market Street Gateway District	A heavily landscaped entry corridor to Downtown with an emphasis on open space, residential, and office uses.
Residential District	Consists of three historic neighborhoods (Mile Square, Heritage Square, and Prospect Place) having an emphasis on single family residences intermixed with occasional multifamily uses.
Neighborhood Community District	Consists of a neighborhood oriented commercial center providing food, pharmaceutical, and convenience goods for

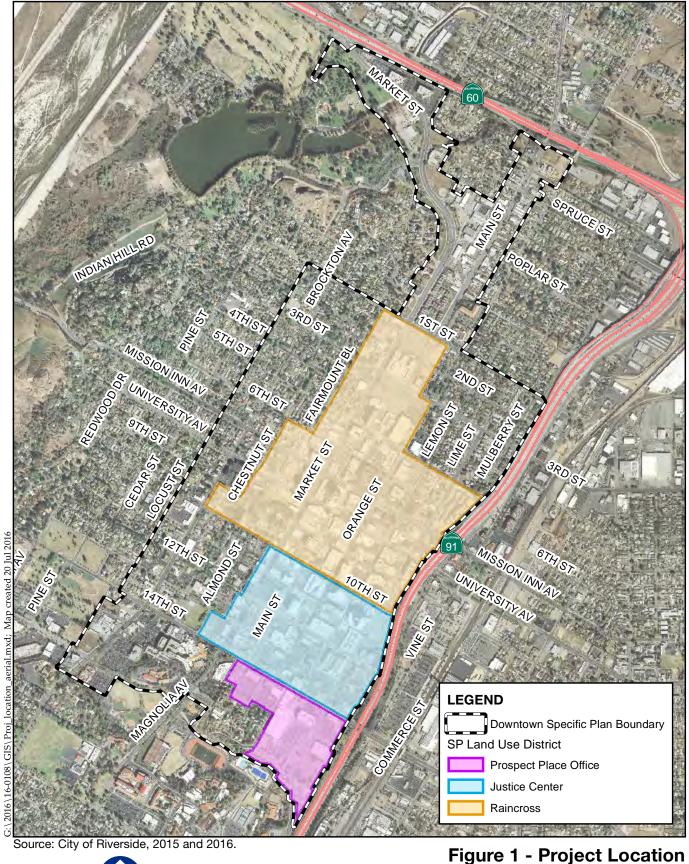
surrounding residential areas.

The focus of Addendum No. 7 is the Raincross, Justice Center and Prospect Place Office Districts (see **Figure 1 – Project Location**). These districts contain some of the most intensely developed areas of the Downtown SP, and provide for a breadth of mixed uses. Development regulations in the Raincross, Justice Center, and Prospect Place Office Districts are specified in the land use sections of the individual district chapters. For instance, each district has a maximum floor-area ratio (FAR), which defines the amount of development that can occur on a property, as measured in building square footage, based on the size of the property. Per the existing Downtown SP, there are currently building height restrictions in these districts.

This addendum has been prepared for a proposed revision to the Downtown Specific Plan, which changes the limits on building heights in the Raincross, Justice Center, and Prospect Place Office Districts. The revision will also make some minor edits to the FAR sections, mostly for the purpose of providing greater clarity or consistency. It is important to note that the proposed Downtown Specific Plan revisions will not change the specified maximum FAR limits allowed in each of the Districts. Table 2 and 3 below summarize the existing FARs and permissible building heights for each District, respectively, including the standards that apply when a property is in the Mission Inn Historic District (MIHD) boundaries.

TABLE 2
Floor Area Ratio for Raincross, Justice Center & Prospect Place Office Districts

	Maximum Floor Area Ratio			
District	Inside MIHD	Outside MIHD		
Raincross	The maximum FAR is 3.0, except when certain site amenities are provided. With amenities, the FAR cannot exceed 4.0. FAR	additional FAR may be allowed when certain site amenities are		
	may be increased to 4.5 with approval of a Conditional Use Permit (CUP).	courtyards or pergolas. The FAR		
Justice Center	The maximum FAR is 3.0, except when certain site amenities are provided. With amenities, the FAR cannot exceed 4.0. FAR may be increased to 4.5 with approval of a Conditional Use Permit (CUP).	e additional FAR may be allowed e when certain site amenities are provided, such as landscaped h courtyards or pergolas. The FAF		
Prospect Place Office	Not Applicable	The maximum FAR is 1.5, except for parcels with frontage on Fourteenth Street, which are permitted a maximum FAR of 4.0.		



EIR Addendum to City of Riverside General Plan 2025

0 1,000 2,000 3,000 L L J Feet



EXHIBIT 10 - P16-0124, SEVENTH ADDENDUM TO THE GENERAL PLAN 2025 PROGRAM ENVIRONMENTAL IMPACT REPORT

#### Raincross District:

With some exceptions, the maximum floor area ratio (FAR) for the Raincross District is 3.5 outside of the Mission Inn Historic District (MIHD), and 3.0 within the MIHD. The maximum height of buildings within the District is 100 feet; however, there are some additional height and FAR restrictions on properties located near residential development or within the MIHD.

#### **Justice Center District:**

The maximum FAR for the Justice Center District outside of the Mission Inn Historic District is 5.0, and 3.0 inside of the Mission Inn Historic District (MIHD). With some exception, the maximum building height within this District is 140 feet when outside the MIHD, and a height of 60 feet when within the MIHD.

#### Prospect Place Office District:

The maximum FAR for the Prospect Place Office District is 1.5, except for parcels with frontage on Fourteenth Street, which are permitted to have a maximum FAR of 4.0. The maximum building height is 35 feet, except for parcels with frontage on Fourteenth Street, which have a maximum height of 80 feet to a depth of 300 feet from the front property line. Additionally, properties within the area bounded by Fourteenth Street, State Route 91, Prospect Avenue, and Orange Grove Avenue may have a maximum building height of 80 feet. The latter is the result of a specific plan amendment in 2015, which expanded the boundaries to include the properties east of Olivewood Avenue. Unlike the other two districts, the Prospect Place Office District does not overlap with the Mission Inn Historic District.

TABLE 3
Heights in Raincross, Justice Center & Prospect Place Office Districts

	Maximum Height			
	Inside MIHD	Outside MIHD		
Raincross	The maximum height is 100 feet; however, any development over 60 feet requires a CUP.	except the height is not allowed to exceed 50 feet within 100 feet of residential development.		
Justice Center	The maximum height is 60 feet; however this can be increased to 100 feet with approval of a CUP.	The maximum height is 140 feet; except for properties along Market Street, where the maximum height is 60 feet. For parcels with frontage on the east side of Market Street, the maximum building height is 60 feet, to a depth of 50 feet from the property line.		

	Maximum Height			
	Inside MIHD	Outside MIHD		
Prospect Place Office	Not Applicable	The maximum building height is 35 feet; except for (a) parcels with frontage on Fourteenth Street, where the maximum height is 80 feet to a depth of 300 feet from the front property line, and (b) properties within an area bounded by Fourteenth Street, State Route 91, Prospect Avenue, and Orange Grove Avenue, which may have a maximum building height of 80 feet.		

Through a proposed specific plan amendment, the following changes would be made to the sections addressing FAR and building heights in the Downtown Specific Plan's Raincross, Justice Center and Prospect Place Office Districts. Tables 4 and 5 below summarize these changes (see **Figure 2 – Downtown Specific Plan Proposed Changes**). Addendum No. 7 of the Certified Environmental Impact Report of the Riverside General Plan (General Plan 2025) has been prepared in response to these proposed revisions.

TABLE 4
Summary of Proposed Changes to Floor Area Ratios

	Maximum Floor Area Ratio			
District	Inside MIHD	Outside MIHD		
Raincross	The maximum FAR is 3.0, except when certain site amenities are provided. With amenities, the FAR cannot exceed 4.0. FAR may be increased to 4.5 with approval of a Conditional Use Permit (CUP). (see Figure 3 – Raincross District Proposed Changes)	The maximum FAR is 3.5, except additional FAR may be allowed when certain site amenities are provided, such as landscaped courtyards or pergolas. Additional site amenities not specified can be considered by Conditional Use		
Justice Center	The maximum FAR is 3.0, except when certain site amenities are provided. With amenities, the FAR cannot exceed 4.0. FAR may be increased to 4.5 with approval of a Conditional Use Permit (CUP). (see Figure 4 – Justice Center District Proposed Changes)	The maximum FAR is 5.0, except additional FAR may be allowed when certain site amenities are provided, such as landscaped courtyards or pergolas. Other site amenities not specified can be considered by Conditional Use Permit (CUP). The FAR shall not exceed 6.0. (see Figure 4 – Justice Center District Proposed Changes)		

	Maximum Floor Area Ratio				
District	Inside MIHD	Outside MIHD			
Prospect Place Office	Not Applicable	The maximum FAR is 1.5, except for parcels with frontage on Fourteenth Street, which are permitted a maximum FAR of 4.0. (see Figure 5 – Prospect Place District Proposed Changes)			

The proposed revisions to the Downtown Specific Plan also include edits that will provide clarity and consistency. One notable revision is the change in the Specific Plan's definition of floor-area ratio, which will be revised to reflect the definition of floor-area ratio in the City's Zoning Code. This change in definition is necessary to ensure consistent implementation of development throughout the City, and to ensure zoning regulations are consistency with the City's General Plan.

TABLE 5
Summary of Proposed Maximum Height Requirements

	Maximum Height			
	Inside MIHD	Outside MIHD		
Raincross	The maximum height is 100 feet; however, any development over 60 feet requires a CUP. A project may exceed the maximum building height, subject to approval of a Conditional Use Permit (CUP) and conformance with maximum FARs. (see Figure	The maximum height is 100 feet; however, height is not allowed to exceed 50 feet within 100 feet of residential development. A project may exceed the maximum building height, subject to approval of a Conditional Use Permit (CUP) and conformance with maximum FARs.		
	3 - Raincross District Proposed	(see Figure 3 – Raincross District		
	Changes)	Proposed Changes)		
Justice Center	The maximum height is 60 feet; however this can be increased to 100 feet with approval of a CUP. A project may exceed the maximum building height, subject to approval of a Conditional Use Permit (CUP) and conformance with maximum FARs. (see Figure 4 – Justice Center District Proposed Changes)	The maximum height is 140 feet, except for along Market Street where maximum height is 60 feet. In particular, for parcels with a frontage on the east side of Market Street, maximum building height is 60 feet to a depth of 50 feet from the property line. A project may exceed the maximum building height, subject to approval of a Conditional Use Permit (CUP) and conformance with maximum FARs. (see Figure 4 – Justice Center District		
D	Niet Ameliania	Proposed Changes)		
Prospect Place Office	Not Applicable	The maximum building height is 35 feet, except for parcels with frontage on Fourteenth Street, which have a maximum height of 80 feet to a depth of 300 feet from the front property line, and properties within the area bounded by Fourteenth Street, State Route 91, Prospect Avenue, and Orange Grove Avenue, which may have a maximum building height of 80 feet. A project may exceed the maximum building height, subject to approval of a Conditional Use Permit (CUP) and conformance with maximum FARs. (see Figure 5 – Prospect Place Office District Proposed Changes)		

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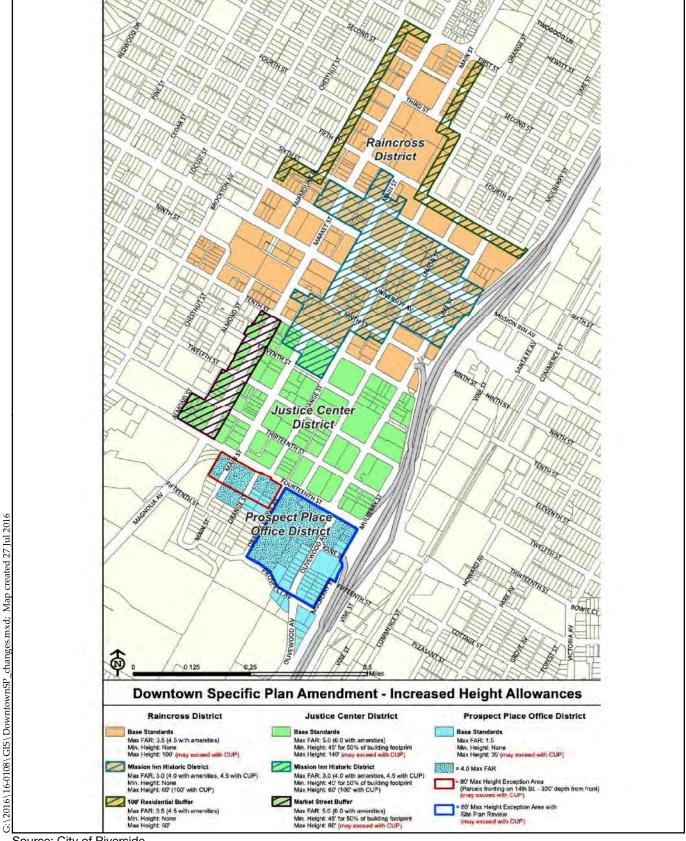


Figure 2 - Downtown Specific Plan Proposed Changes EIR Addendum to City of Riverside General Plan 2025



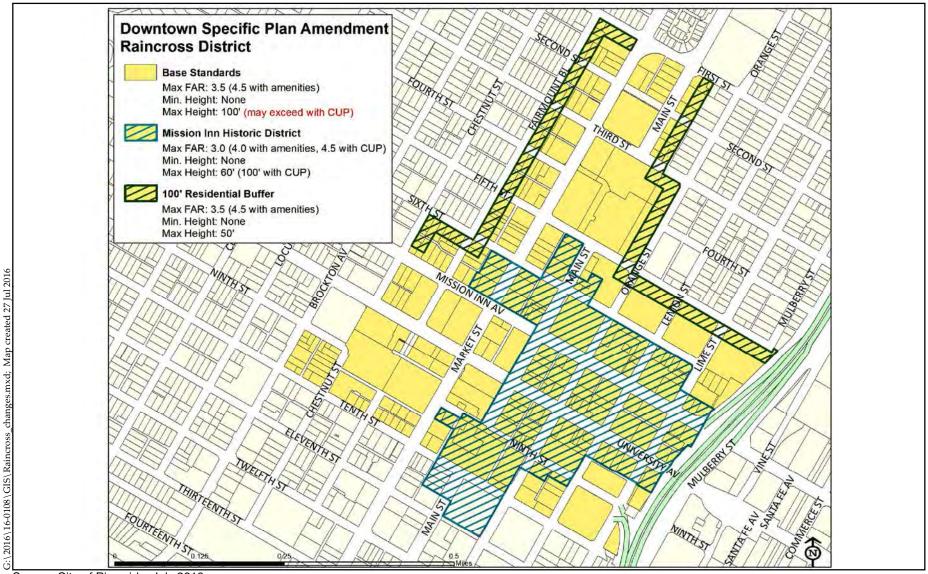


Figure 3 - Raincross District Proposed Changes
EIR Addendum to City of Riverside General Plan 2025



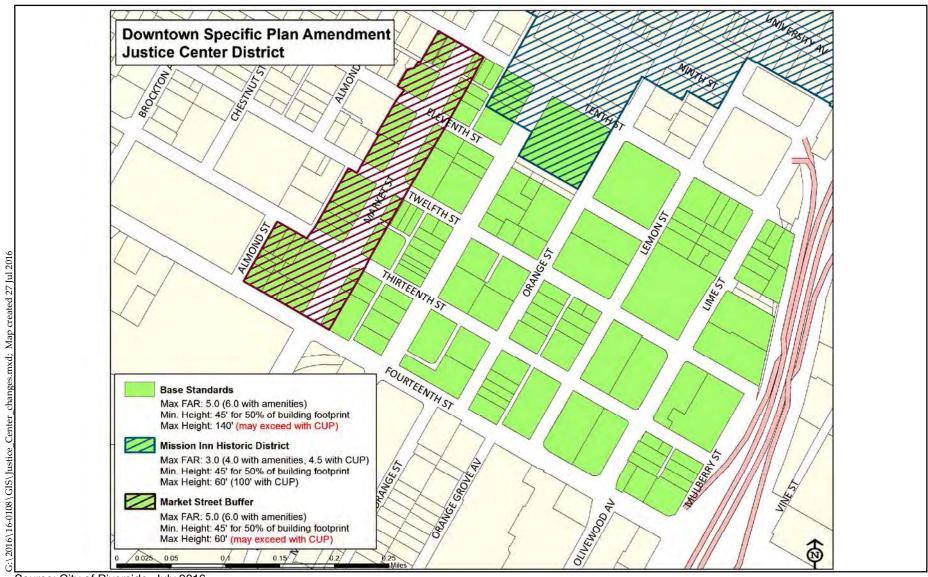


Figure 4 - Justice Center District Proposed Changes

EIR Addendum to City of Riverside General Plan 2025



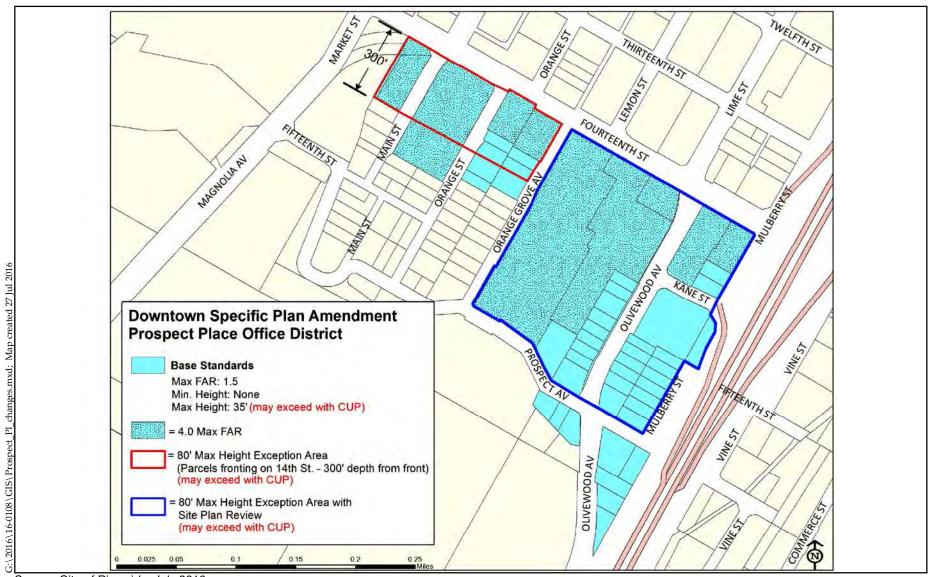


Figure 5 - Prospect Place District Proposed Changes

EIR Addendum to City of Riverside General Plan 2025



Pursuant to CEQA Guidelines §15164(a), Addendum No. 7 to the Certified Environmental Impact Report (EIR) prepared for General Plan 2025 is the appropriate environmental documentation for the proposed revisions, which proposes limited removal of height restrictions in the Raincross, Justice Center and Prospect Place Office Districts of the Downtown SP. Since the 2007 certification of the General Plan EIR, and subsequent Six Addenda, there have been no substantial changes that would affect the analysis, no substantial changes to the circumstances under which the Project was undertaken, and no new information of substantial importance that would require subsequent environmental review under CEQA §21166 or CEQA Guidelines §15162. This Addendum to the General Plan EIR concludes the Specific Plan amendments exhibit no demonstrated change in the prior analysis conducted, and provides the necessary environmental clearance for the implementation of this program.

#### 1.2 Lead Agency and Discretionary Approvals

This Addendum documents the City's consideration of the potential environmental impacts resulting from the minor changes to the Program as a result of removing height restrictions in the City's Downtown Specific Plan Raincross, Justice Center and Prospect Place Office Districts, and explains the City's decision that a subsequent Environmental Impact Report (EIR) is not required.

#### 1.3 Documents Incorporated by Reference

State CEQA Guidelines Section 15150 encourages environmental documents to incorporate by reference other documents that provide relevant data and analysis.

The following documents are hereby incorporated by reference within this Addendum, and all of these documents are considered part of the Final PEIR.

- Certified Final Program Environmental Impact Report City of Riverside General Plan 2025 Program (Certified Final Environmental Impact Report), State Clearinghouse #2004021108, Volumes I, II & III, Certified November 20, 2007.
  - Volume I: <u>http://www.riversideca.gov/planning/gp2025program/FPEIR\_V1.asp</u>
  - Volume II: http://www.riversideca.gov/planning/gp2025program/FPEIR V2.asp
  - Volume III: http://www.riversideca.gov/planning/gp2025program/FPEIR V3.asp
- First Addendum to the Certified Final Program Environmental Impact Report (PEIR) for the General Plan 2025 Program, adopted February 24, 2009.
  - <a href="https://www.riversideca.gov/planning/gp2025program/FPEIR/Volume 1/C">https://www.riversideca.gov/planning/gp2025program/FPEIR/Volume 1/C</a>
     hapter 9 General Plan 2025 Program Addendum.pdf
- Second Addendum to the Certified Final Program Environmental Impact Report (PEIR) for the General Plan 2025 Program, adopted November 10, 2009.

- http://www.riversideca.gov/planning/gp2025program/FPEIR/Volume\_1/M ASP\_General\_Plan\_2025\_Program\_Addendum%20-%20COMPLETE.pdf
- Third Addendum to Certified Final Program Environmental Impact Report (PEIR) for the General Plan 2025 Program, adopted March 20, 2012.
  - <a href="https://www.riversideca.gov/planning/gp2025program/FPEIR/Volume 1/T">https://www.riversideca.gov/planning/gp2025program/FPEIR/Volume 1/T</a> hird Addendum PEIR.pdf
- Fourth Addendum to Certified Final Program Environmental Impact Report (PEIR) for the General Plan 2025 Program, adopted July 24, 2012.
  - <a href="http://www.riversideca.gov/ceqa/planning/P10-0078%20Addendum">http://www.riversideca.gov/ceqa/planning/P10-0078%20Addendum</a> Exhibit%2014.pdf
- Fifth Addendum to Certified Final Program Environmental Impact Report (PEIR) for the General Plan 2025 Program, adopted November 13, 2012.
  - <u>http://www.riversideca.gov/ceqa/planning/P10-0770\_P11-</u> 0594%20Fifth\_Addendum.pdf
- Sixth Addendum to Certified Final Program Environmental Impact Report (PEIR) for the General Plan 2025 Program, adopted October 8, 2015.
  - http://www.riversideca.gov/ceqa/planning/P12-0334,%20P12-0335,%20P12-0336%20&%20P13-0630 6th%20Addendum%20to%20the%20General%20Plan%202025%2 0FPEIR.pdf
- General Plan 2025, adopted November 20, 2007.
  - o http://www.riversideca.gov/planning/gp2025program/general-plan.asp
- General Plan 2025 Implementation Plan, adopted November 20, 2007 and as amended since original adoption.
  - <u>http://www.riversideca.gov/planning/gp2025program/GP/18\_Appendix\_A\_Implementation\_Plan.pdf</u>

These documents incorporated by reference are available for review via the internet links above or at the City of Riverside Community Development Department – Planning Division.

#### 1.4 CEQA Requirements for Use of an Addendum

When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major

revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available" (Cal. Pub. Res. Code, § 21166). State CEQA Guidelines Section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects."

When only some changes or additions to a previously certified EIR are necessary and none of the conditions described in Public Resources Code Section 21166 or Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR are met, CEQA allows the lead agency to prepare and adopt an addendum. (State CEQA Guidelines, § 15164(a).)

Previous analysis of environmental impacts has been conducted for the Program, including an Initial Study, a draft PEIR, and a Certified Final PEIR ("Final PEIR").

#### 1.5 Summary of Analysis and Findings for an Addendum

Based upon the environmental checklist prepared for the Amendments to the Raincross, Justice Center and Prospect Place Office Districts of the Downtown SP, no further clarification or additional explanation is warranted, beyond the analysis contained in the Final PEIR.

Pursuant to Section 15164 of the State CEQA Guidelines, the City of Riverside finds that only minor modifications are required to the Circulated Final PEIR and that none of the conditions have occurred which are described in Public Resources Code Section 21166 or Section 15162 of the CEQA Guidelines, which would have required the preparation of a subsequent or supplemental EIR. More specifically, the City of Riverside has determined that:

- That Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines § 15164(b) allows an Addendum to a Program EIR to be prepared if minor technical changes or additions to approved projects are necessary;
- That the City of Riverside has considered the Addendum dated August XX, 2016 together with the previously certified Program and with the comments received and considered during the public hearing process. The determination reflects the independent judgment of the City Council and has been completed in compliance with CEQA, and is adequate for this proposal;
- There are no substantial changes to the Program that would require major revisions
  of the Final PEIR for the Program, due to new significant environmental effects or a
  substantial increase in the severity of impacts identified in the Final PEIR; and
- There is no new information of substantial importance, which was not known at the time that the previous Final PEIR for the General Plan 2025 was circulated, indicating that:
  - The implementation of the amendments to the Raincross, Justice Center and Prospect Place Office Districts of the Downtown Specific Plan will not have one

or more significant effects not previously discussed in the Final PEIR. It merely removes building height restrictions within the Raincross, Justice Center and Prospect Place Office Districts of the Downtown SP, with required approval of a CUP;

- There are no additional mitigation measures or alternatives to the project that would substantially reduce one or more of the significant effects identified in the previous Final PEIR; and
- There are no additional mitigation measures or alternatives which were rejected by the project proponent that are considerably different from those analyzed in the previous Final PEIR that would substantially reduce any significant impact identified in the Final PEIR.

# SECTION 2 DESCRIPTION OF THE PROPOSED ACTION

#### 2.1 Project Description

This proposal initiated by the City of Riverside includes amendments to the Raincross, Justice Center and Prospect Place Office Districts of the Downtown Specific Plan (herein after "Downtown SP"). The purpose of the amendments are to allow for a limited increase in the maximum building heights allowed in the City's previously adopted Downtown SP. While the revisions will allow for taller structures, it will preserve the maximum floor area ratios (FARs) currently allowed in these Districts (see **Figure 2 – Downtown Specific Plan Proposed Changes**). Specifically, the proposal involves:

1) Raincross District: A Specific Plan amendment to allow the current building height restrictions in the Raincross District of the Downtown SP to be increased with the granting of a Conditional Use Permit.

Pursuant to Section 6.5.3 of the existing Downtown SP – Raincross District, building heights are restricted to 100 feet, except within 100 feet of the Residential District or residential zones outside of the specific plan boundaries, or within the Mission Inn Historic District. For those projects within 100 feet of a residential zone, building heights are restricted to 50 feet. Projects within the Mission Inn Historic District are restricted to 100 feet in height, provided that projects over 60 feet in height obtain Conditional Use Permit approval.

The proposed amendment would allow buildings to exceed 100 feet in height with the granting of a Conditional Use Permit. Except, however, properties in the Mission Inn Historic District or within the 100 feet residential buffer would continue to have the same height limitations, including the maximum 100 feet and 50 feet heights, respectively.

The proposed amendment also includes minor revisions relating to the calculations of maximum floor area ratio (FAR). As identified in section 6.5.1 of the existing Downtown SP – Raincross District, a maximum FAR of 3.5 is allowed within the Raincross District when outside the Mission Inn Historic District, except that a project can increase the maximum FAR to 4.5 when specified site amenities are provided, such as landscaped courtyards and pergolas. The proposed revisions will simplify how the amenities are evaluated, provide an opportunity to consider amenities by Conditional Use Permit that are not specifically listed, and revise text to provide better clarity. The revisions will not increase the maximum FAR limits as currently established in the Specific Plan; therefore the revisions to FAR will not increase the development potential analyzed in the prior environmental Impact report. (See Figure 3 – Raincross District Proposed Changes)

2) <u>Justice Center District</u>: A Specific Plan amendment to allow the current building height restrictions in the Justice Center District of the Downtown SP to be increased with the granting of a Conditional Use Permit.

Pursuant to section 7.5.3 of the Downtown SP – Justice Center District, buildings are allowed a maximum height of 140 feet, except parcels shall be limited to 60 feet on the west of Market Street, parcels fronting market to a depth of 50 feet, and

properties in the Mission Inn Historic District. However, properties within the Mission Inn Historic District are allowed an increased height to a maximum of 100 feet with the granting of a Conditional Use Permit.

The proposed amendment would allow buildings to exceed the maximum 140 feet heights in the base zone, with the approval of a Conditional Use Permit. It would also allow buildings along Market Street to exceed the 60 feet height limit with the granting of a Conditional Use Permit. It would not, however, allow for an increase to the maximum building height for properties in the Mission Inn Historic District, which currently has a maximum limit of 100 feet.

The proposed amendment also includes minor revisions relating to the calculations of maximum floor area ratio (FAR), as identified in section 7.5.1 of the existing Downtown SP – Justice Center District. Currently a maximum FAR of 5.0 is allowed within the Justice Center District, when outside the Mission Inn Historic District, except that a project can increase the maximum FAR to 6.0 when specified site amenities are provided, such as landscaped courtyards and pergolas. The proposed revisions will simplify how the amenities are evaluated, provide an opportunity to consider amenities by Conditional Use Permit that are not specifically listed, and will revise text to provide better clarity. The revisions will not increase the maximum FAR limits as currently established in the Specific Plan; therefore the revisions will not increase development potential in the Justice Center District. (See **Figure 4** – **Justice Center District Proposed Changes**)

3) <u>Prospect Place Office District</u>: A Specific Plan amendment to allow the current building height restrictions in the Prospect Place Office District of the Downtown SP to be increased with the granting of a Conditional Use Permit.

Pursuant to section 9.5.2 of the Downtown SP – Prospect Place Office District, building heights are allowed up to a maximum building height of 35 feet. Except parcels with frontage on Fourteenth Street have a maximum height of 80 feet to a depth from the front property line of 300 feet; and properties within the area bounded by Fourteenth Street, State Route 91, Prospect Avenue, and Orange Grove Avenue, have a maximum building height of 80 feet. This amendment would eliminate the maximum height restrictions of 35 feet and 80 feet, with the granting of a Conditional Use Permit. (See **Figure 5 – Prospect Place Office District Proposed Changes**)

4) Floor Area Ratio: A Downtown Specific Plan amendment to replace the definition of floor area ratio (FAR) in the Downtown Specific Plan with the citywide definition contained in the City of Riverside Zoning Code. The Downtown Specific Plan definition includes parking facilities in the calculation of floor area ratio, whereas the City's Zoning Code does not. This change is necessary to ensure consistent implementation of General Plan 2025.

See Tables 4 and 5 above for a summary of the proposed changes to each of the three Downtown SP Districts.

**PROJECT LOCATION:** The Raincross, Justice Center and Prospect Place Office Districts of the City's Downtown Specific Plan, see **Figure 1 – Project Location**.

#### 2.2 Environmental Setting

The City of Riverside is located in western Riverside County and is bounded on the north by the unincorporated Riverside County communities of Rubidoux the City of Jurupa Valley and the cities of Colton and Rialto (San Bernardino County), on the east by Riverside County and the City of Moreno Valley, to the south by unincorporated Riverside County, and to the west by the Riverside County and the cities of Norco and Corona.

The City's Downtown SP encompasses approximately 639 acres within the urban core of the City of Riverside, and allows for a broad array of land uses, including: single-family residential, commercial, industrial, open space and transportation. The Downtown SP area is currently developed, and does not provide substantial valuable habitat.

# SECTION 3 ENVIRONMENTAL CHECKLIST

ENVIRONMEN	TAE GITEGITEN	<b>.</b> .	No Substantial	
Environmental Issues	New Significant Impact	More Severe Impacts	Change From Previous Analysis	
I. Aesthetics	mipuot	mpaoto	7111419010	
Would the project:				
a) Have a substantial adverse effect on a scenic vista?		Ш	$\boxtimes$	
b) Substantially damage scenic resources,				
including, but not limited to, trees, rock				
outcroppings, and historic building within				
a state scenic highway?				
c) Substantially degrade the existing visual			$\boxtimes$	
character or quality of the site and its surroundings?				
d) Create a new source of substantial light				
or glare which would adversely affect day				
or nighttime views in the area?				
No Substantial Change from Previous				
found that compliance with general plan p				
vistas or other scenic resources to less the allow buildings higher than what is current				
by conditional use permit (CUP). The ac				
introduce new sources of substantial ligh	it or glare than	those already	y allowed per the	
General Plan and Downtown SP. Any			_	
	proposed building height changes would remain subject to the existing MM Aes 1 of the			
General Plan PEIR. Implementation of mitigation measure <b>MM Aes 1</b> will reduce potential impacts related to light pollution to a less than significant level. Although the SP				
area is bisected by University Avenue, a				
will be required to have an approved C				
restriction levels; therefore, removal of t				
constitute a degradation the existing visu				
visual resources will be less than signific  MM Aes 1, and there will be no substantia				
II. Agriculture Resources	ir change from pr	evious ariarys	515.	
In determining whether impacts to	o agricultural	resources	are significant	
environmental effects, lead agencies n				
Evaluation and Site Assessment N				
Department of Conservation as an opt				
agriculture and farmland. In determing including timberland, are significant er				
to information complied by the Ca				
Protection regarding the state's invent	•		•	
Range Assessment Project and the F				
forest carbon measurement method				
adopted by the California Air Resource a) Convert Prime Farmland, Unique	s Board. Would	tne project:		
Farmland, or Farmland of Statewide	Ш	Ш		
Importance (Farmland), as shown on the				
maps prepared pursuant to the Farmland				
Mapping and Monitoring Program of the				
California Resources Agency, to non-				
agricultural use?				

	New Significant	More Severe	No Substantial Change From Previous
Environmental Issues	Impact	Impacts	Analysis
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Ш		
c)Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?			
d)Result in the loss of forest land or conversion of forest land to non-forest use?			
e)Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			
agriculture or under Williamson Act contract. unlikely that development within the Downtow of farmland to non-agricultural use. Additiona the City of Riverside. The proposed Amendme subject to the approval of a conditional use and Prospect Place Office Districts of the Dow or result in any substantially greater impacts PEIR.  III. Air Quality The following responses are based on t of this document. The air quality d methodology, existing regional and lo calculations.  Where available, the significance criteric management or air pollution control of	on Specific Plan ally, there is no ent to the SP we permit (CUP), wntown Specific than already he air quality lata includes ocal air qualit a established	area would designated ould loosen had the Raincrost Plan, and wanalyzed in data provide an air quay data, and by the applications of the applicati	cause conversion forest land within neight restrictions, is, Justice Center would not increase the General Plan ed in Appendix c lity assessment d air emissions
following determinations. Would the pro		o renea ap	on to make the
a) Conflict with or obstruct implementation of the applicable air quality plan?			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			
d) Expose sensitive receptors to substantial			
pollutant concentrations?  e) Create objectionable odors affecting a substantial number of people?			$\boxtimes$

			No Substantial
	New	More	Change From
	Significant	Severe	Previous
Environmental Issues	Impact	Impacts	Analysis
No Substantial Change from Previous Analy	•		
with the South Coast Air Quality Management D	istrict (SCAQ	MD), Air Qua	lity Management
Plan (AQMP). However, the General Plan PEIR			
Plan would result in significant impacts related to			
and criteria pollutant concentrations, so stateme			
prior to approval of individual projects. To mitig		pacts, the Ge	neral Plan PEIR
includes mitigation measures MM Air 1 through	WIWI AIT 10.		
The proposed Amendment will remove height re	etrictions on	buildings with	in the Downtown
Specific Plan area, but does not include any p			
affect the FARs analyzed in the General Plan P			
result in the violation of any ambient air quality			
existing or projected air quality violation, would r			
increase of any criteria pollutant, and would no			
pollutant concentrations or create objectionable	e odors not a	already identif	ied in the City's
General Plan PEIR.			
IV. Biological Resources			
Would the project:			
<ul> <li>a) Have a substantial adverse effect, either directly or through habitat modifications,</li> </ul>			
on any species identified as a candidate,			
sensitive, or special status species in			
local or regional plans, policies, or			
regulations, or by the California			
Department of Fish and Game or U.S.			
Fish and Wildlife Service?			
b) Have a substantial adverse effect on any			$\boxtimes$
riparian habitat or other sensitive natural			
community identified in local or regional			
plans, policies, and regulations or by the			
California Department of Fish and Game			
or U.S. Fish and Wildlife Service?			$\nabla$
c) Have a substantial adverse effect on			
federally protected wetlands as defined by Section 404 of the Clean Water Act			
(including, but not limited to, marsh,			
vernal pool, coastal, etc.) through direct			
removal, filling, hydrological interruption,			
or other means?			
d) Interfere substantially with the movement			
of any native resident or migratory fish or			
wildlife species or with established native			
resident or migratory wildlife corridors, or			
impede the use of wildlife nursery sites?			
e) Conflict with any local policies or			$\boxtimes$
ordinances protecting biological			
resources, such as a tree preservation			
policy or ordinance? f) Conflict with the provisions of an adopted			$\boxtimes$
Habitat Conservation Plan, Natural	Ш	Ш	
·			
Community Conservation Plan or other			
Community Conservation Plan, or other approved local, regional, or state habitat			

		New	More	No Substantial Change From	
		Significant	Severe	Previous	
	Environmental Issues	Impact	Impacts	Analysis	
	No Substantial Change from Previous Ana				
	of the City of Riverside, which does not include threatened species. Therefore, no biological MSHCP at a project-specific level will min proposed projects within the General Pladevelopers to determine if future projects within the mitigate these impacts. In addition to meeting will be required to comply with all applicable for	impacts are ex imize direct an n area. MSHC ill impact riparia g MSHCP requ	pected. Impl d indirect ir CP complian an or wetlan irements, fu	dementation of the impacts related to lice also requires and habitats and to liture development	
	The Downtown Specific Pplan is located within the <i>Cities of Riverside and Norco</i> Area Plan of the MSHCP; however, it is not located within or adjacent to an MSHCP Criteria Cell, Core, or Linkage. The majority of the land within the Specific Plan boundary is built-up, and does not provide natural habitat for species or drainage or riparian features that are known to exist throughout Riverside. This Amendment proposes removal of building height restrictions within the Downtown SP Raincross, Justice Center and Prospect Place Office Districts and does not include any land use or zoning designation changes, nor an increase in allowable FAR beyond that already analyzied in the certified General Plan PEIR. Further, implementation of mitigation measure <b>MM Bio 1</b> , as identified in the General Plan PEIR, will ensure that impacts related to biological resources are less than significant by requiring site-specific habitat assessments at previously undeveloped sites to ensure that any biological resources that may be impacted by a project are fully identified, analyzed, and mitigated appropriately. Therefore, the proposed Amendment will not result to impacts				
V.	Cultural Resources Would the project:				
	a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				
	b) Cause a substantial adverse change in the significance of an archaeological				
	resource pursuant to §15064.5? c) Directly or indirectly destroy a unique paleontological resource or site or unique			$\boxtimes$	
	geologic feature? d) Disturb any human remains, including those interred outside of formal				

cemeteries?

	New	More	No Substantial Change From
	Significant	Severe	Previous
Environmental Issues	Impact	Impacts	Analysis
No Substantial Change from Previous An and Raincross Districts are within the Missi Prospect Place Office District border the Prospect Place Office District border the Prospectific Plan include specific design guideling and future projects proposed in these areas with project are fully vetted, analyzed, and mitigate changes to the Downtown Specific Plan dowed disturbance that is currently allowed by the area is disturbed and it is unlikely that new but In the event of a novel discovery, implement through MM Cultural 6 as identified in the Gound than significant. Because this Addendum conditional on CUP approval, in the Raincrost Districts of the Downtown SP and that no specific Plan down that the Raincrost Districts of the Downtown SP and that no specific Plan downtown SP and that	ion Inn Historic cospect Place of because the est for develop will be required sure that any historical proportion of mitigate eneral Plan Peproposes looses, Justice Ceneral project the cospect of the project the cospect of the project the cospect of the cospect project the cospect of the proposes of the cospect of project the cospect of the cospect	c District and Historic District General Plament in and I to acquire a distoric resources the a The Downto sources would affect and Prosat would affect and a second of the course at would affect and a second of the course at would affect and a second of the course at would affect and prosat would affect and a second of the course at would affect and a second of the course at would affect and prosat would be a second would be a s	d portions of the cict; however, the n and Downtown near these areas in approved CUP rees affected by a cre, the proposed amount of ground own Specific Planuld be discovered. It is MM Cultural 1 to impacts to less eight restrictions, pect Place Office etc known cultural
VI. Geology and Soils			
Would the project:			
a) Expose people or structures to potential			
substantial adverse effects, including the risk of loss, injury or death involving:  i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special			
Publication 42.  ii) Strong seismic ground shaking?  iii) Seismic-related ground failure,			$\boxtimes$
including liquefaction? iv) Landslides? b) Result in substantial soil erosion or the loss of topsoil?			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence,			
liquefaction or collapse? d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to			
life or property?  e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			

			No Substantial
	New Significant	More Severe	Change From Previous
Environmental Issues	Impact	Impacts	Analysis
No Substantial Change from Previous Ana	lysis (a-e). The	Downtown S	Specific Plan area
is in the urban core of the City of Riverside.			0 , . 0
and is not located on a known fault or within			
liquefaction and is not located on expansive s development permitted under this Amend			
applicable building standards and there are			
analysis in the General Plan PEIR.		J - J	
VII. Greenhouse Gas Emissions Would the project:			
a. Generate greenhouse gas emissions,			$\boxtimes$
either directly or indirectly, that may have			
a significant impact on the environment?			57
b. Conflict with any applicable plan, policy			
or regulation of an agency adopted for the purpose of reducing the emissions of			
greenhouse gases?			
No Substantial Change from Previous Analy	vsis a-b). This to	opic was not	addressed in the
GP PEIR because these thresholds were no	ot identified at	that time. N	levertheless, this
Amendment proposes the loosening of Downto			
of a conditional use permit (CUP); but does no			
Therefore, the impacts are within the scope of			
found that air quality impacts will be significant Amendment will comply with all applicable			
measures MM Air 1 through MM Air 10 to red			
by a future project would still be required to ar			
mitigate accordingly.	, , , ,		, ,
VII. Hazards And Hazardous Materials			
Would the project:			<b>5</b> 7
a) Create a significant hazard to the public	Ш	Ш	
or the environment through the routine transport, use, or disposal of hazardous			
materials?			
b) Create a significant hazard to the public			$\boxtimes$
or the environment through reasonably			
foreseeable upset and accident			
conditions involving the likely release of			
hazardous materials into the			
environment?			
<ul> <li>c) Emit hazardous emissions or handle hazardous or acutely hazardous</li> </ul>			
materials, substances, or waste within			
one-quarter mile of an existing or			
proposed school?			
d) Be located on a site which is included on			$\boxtimes$
a list of hazardous materials sites			
compiled pursuant to Government Code			
Section 65962.5 and, as a result, would it			
create a significant hazard to the public			
or the environment?			

	New	More	No Substantial Change From
Environmental legues	Significant	Severe	Previous
Environmental Issues	Impact	Impacts	Analysis 🖂
e) For a project located within an airport	Ш	Ш	
land use plan or, where such a plan has not been adopted, within two miles of a			
public airport or public use airport, would			
the project result in a safety hazard for			
people residing or working in the project			
area?			
f) For a project within the vicinity of a			$\boxtimes$
private airstrip, would the project result in			
a safety hazard for people residing or			
working in the project area?		_	
g) Impair implementation of or physically			$\boxtimes$
interfere with an adopted emergency			
response plan or emergency evacuation			
plan? h) Expose people or structures to a			$\bowtie$
h) Expose people or structures to a significant risk of loss, injury or death	Ш	Ш	
involving wildland fires, including where			
wildlands are adjacent to urbanized			
areas or where residences are			
intermixed with wildlands?			
No Substantial Change from Previous All there are no identified hazardous waste shazardous materials used and stored within comply with all applicable regulations, and in no existing or proposed schools within one of Districts of the Downtown Specific Plan. Linthe Prospect Place Office District; however transportation of hazardous materials would the City's Fire Code and any additional elections and the City's Fire Code and any additional elections.	sites within the in the Downtowr mpacts will be leguarter mile of the coln High School	Downtown Some SP area was than sign e Raincross of is within or	Specific Plan. All vill be required to ifficant. There are or Justice Center
hazard area as identified in the General Plar loosening of building height restrictions, subj (CUP) in the Raincross, Justice Center Downtown Specific Plan, there is no substar analysis.  VIII. Hydrology and Water Quality	be required to ment as required Business Ement airport safety and PEIR. Because ect to the approand Prospect 1	comply with d in the Calingency Planting compatible this Addenderal of a concellace Office	e or have on-site the provisions of fornia Health and Additionally, the illity zone or a fire dum proposes the litional use permit Districts of the
loosening of building height restrictions, subj (CUP) in the Raincross, Justice Center Downtown Specific Plan, there is no substar analysis.  VIII. Hydrology and Water Quality Would the project:	be required to ment as required Business Ement airport safety and PEIR. Because ect to the approand Prospect 1	comply with d in the Calingency Planting compatible this Addenderal of a concellace Office	e or have on-site the provisions of fornia Health and Additionally, the illity zone or a fire dum proposes the litional use permit Districts of the from the previous
loosening of building height restrictions, subj (CUP) in the Raincross, Justice Center Downtown Specific Plan, there is no substar analysis.  VIII. Hydrology and Water Quality Would the project:  a) Violate any water quality standards or	be required to ment as required Business Ement airport safety and PEIR. Because ect to the approand Prospect 1	comply with d in the Calingency Planting compatible this Addenderal of a concellace Office	e or have on-site the provisions of fornia Health and Additionally, the illity zone or a fire dum proposes the litional use permit Districts of the
loosening of building height restrictions, subj (CUP) in the Raincross, Justice Center Downtown Specific Plan, there is no substar analysis.  VIII. Hydrology and Water Quality Would the project:  a) Violate any water quality standards or waste discharge requirements?	be required to ment as required Business Ement airport safety and PEIR. Because ect to the approand Prospect 1	comply with d in the Calingency Planting compatible this Addenderal of a concellace Office	e or have on-site the provisions of fornia Health and Additionally, the ility zone or a fire dum proposes the litional use permit Districts of the from the previous
loosening of building height restrictions, subj (CUP) in the Raincross, Justice Center Downtown Specific Plan, there is no substar analysis.  VIII. Hydrology and Water Quality Would the project:  a) Violate any water quality standards or waste discharge requirements? b) Substantially deplete groundwater	be required to ment as required Business Ement airport safety and PEIR. Because ect to the approand Prospect 1	comply with d in the Calingency Planting compatible this Addenderal of a concellace Office	e or have on-site the provisions of fornia Health and Additionally, the illity zone or a fire dum proposes the litional use permit Districts of the from the previous
loosening of building height restrictions, subj (CUP) in the Raincross, Justice Center Downtown Specific Plan, there is no substar analysis.  VIII. Hydrology and Water Quality Would the project:  a) Violate any water quality standards or waste discharge requirements? b) Substantially deplete groundwater supplies or interfere substantially with	be required to ment as required Business Ement airport safety and PEIR. Because ect to the approand Prospect 1	comply with d in the Calingency Planting compatible this Addenderal of a concellace Office	e or have on-site the provisions of fornia Health and Additionally, the ility zone or a fire dum proposes the litional use permit Districts of the from the previous
loosening of building height restrictions, subj (CUP) in the Raincross, Justice Center Downtown Specific Plan, there is no substar analysis.  VIII. Hydrology and Water Quality Would the project:  a) Violate any water quality standards or waste discharge requirements? b) Substantially deplete groundwater	be required to ment as required Business Ement airport safety and PEIR. Because ect to the approand Prospect 1	comply with d in the Calingency Planting compatible this Addenderal of a concellace Office	e or have on-site the provisions of fornia Health and Additionally, the ility zone or a fire dum proposes the litional use permit Districts of the from the previous
loosening of building height restrictions, subj (CUP) in the Raincross, Justice Center Downtown Specific Plan, there is no substar analysis.  VIII. Hydrology and Water Quality Would the project:  a) Violate any water quality standards or waste discharge requirements? b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there	be required to ment as required Business Ement airport safety and PEIR. Because ect to the approand Prospect 1	comply with d in the Calingency Planting compatible this Addenderal of a concellace Office	e or have on-site the provisions of fornia Health and Additionally, the ility zone or a fire dum proposes the litional use permit Districts of the from the previous
loosening of building height restrictions, subj (CUP) in the Raincross, Justice Center Downtown Specific Plan, there is no substar analysis.  VIII. Hydrology and Water Quality Would the project:  a) Violate any water quality standards or waste discharge requirements? b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of	be required to ment as required Business Ement airport safety and PEIR. Because ect to the approand Prospect 1	comply with d in the Calingency Planting compatible this Addenderal of a concellace Office	e or have on-site the provisions of fornia Health and Additionally, the ility zone or a fire dum proposes the litional use permit Districts of the from the previous
loosening of building height restrictions, subj (CUP) in the Raincross, Justice Center Downtown Specific Plan, there is no substar analysis.  VIII. Hydrology and Water Quality Would the project:  a) Violate any water quality standards or waste discharge requirements? b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a	be required to ment as required Business Ement airport safety and PEIR. Because ect to the approand Prospect 1	comply with d in the Calingency Planting compatible this Addenderal of a concellace Office	e or have on-site the provisions of fornia Health and Additionally, the ility zone or a fire dum proposes the litional use permit Districts of the from the previous
loosening of building height restrictions, subj (CUP) in the Raincross, Justice Center Downtown Specific Plan, there is no substar analysis.  VIII. Hydrology and Water Quality Would the project:  a) Violate any water quality standards or waste discharge requirements? b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of	be required to ment as required Business Ement airport safety and PEIR. Because ect to the approand Prospect 1	comply with d in the Calingency Planting compatible this Addenderal of a concellace Office	e or have on-site the provisions of fornia Health and Additionally, the ility zone or a fire dum proposes the litional use permit Districts of the from the previous

Environmental Issues	New Significant Impact	More Severe Impacts	No Substantial Change From Previous Analysis
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or offsite?			⊠ ⊠
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			
f) Otherwise substantially degrade water			$\boxtimes$
quality? g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?			
<ul> <li>i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</li> </ul>			
j) Inundation by seiche, tsunami, or mudflow?			$\boxtimes$

			No Oubstantial
	New	More	No Substantial Change From
	Significant	Severe	Previous
Environmental Issues	Impact	Impacts	Analysis
No Substantial Change from Previou			
within the Santa Ana Region (Region			
Board (RWQCB). All projects within the			
applicable Federal, State, and local w	ater quality regulation	ons. Based o	n specific project
characteristics, this may require comp			
SWPPP, or development of a WQMP of			
located within an area with potential for			nudflow within the
City will be minimized by limiting develor	oment on arroyos wit	hin the City.	
Portions of the Downtown Specific Plan	northwest of Mission	a Inn Avenue	are leasted within
Portions of the Downtown Specific Plan 100-year and 500-year flood zones; ho			
limited. Furthermore, this Amendment of			
Raincross, Justice Center and Prospec			
restrictions and floor area ratio criteria,			
quality related impacts beyond those			
certified General Plan PEIR. Any new d			
will be required to comply with the wate	r quality requirement	s identified in	the General Plan
PEIR. Nevertheless, the area affected by			
will not result in any new substantial	changes to hydrolog	gy and wate	quality from the
previous analysis.			
IX. Land Use and Planning Would the project:			
a) Physically divide an establi	shed $\square$		$\boxtimes$
community?	Sileu 🔲	Ш	
b) Conflict with any applicable land	use $\square$		$\boxtimes$
plan, policy, or regulation of an ag		_	
* *	oject		
(including, but not limited to the ge	neral		
plan, specific plan, local coastal prog	ram,		
or zoning ordinance) adopted for			
purpose of avoiding or mitigating	an		
environmental effect?			
c) Conflict with any applicable ha			$\boxtimes$
conservation plan or natural commu	nities		
conservation plan?  No Substantial Change from Prev	ious Analysis (a.c	1 This Ama	ndment proposes
removal of height restrictions on down			
Prospect Place Office Districts and			
Downtown Specific Plan area is largely			
MSHCP. Additionally, no zoning char			
Proposed developments will be analyz			
comply with all applicable General			
analyzed will result from implementatio			
X. Mineral Resources			
Would the project:			<u> </u>
a) Result in the loss of availability			$\boxtimes$
known mineral resource that would l			
value to the region and the residen	IS OT		
the state?			

			No Substantial
	New Significant	More Severe	Change From Previous
Environmental Issues	Impact	Impacts	Analysis
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other languese plan?	a 🗍 e al		Ĭ
No Substantial Change from Previous area is designated MRZ-4, which means the are significant mineral resources or not unlikely that deposits in the MRZ-4 zone General Plan. Regardless, this Amend restrictions and floor area ratio criteria for Raincross, Justice Center and Prospect result in mineral resource impacts not already	nat there is insuffice. The General Place would be affect diment only proper properties in Place Office Dist	cient data to can PEIR detected by implemoses modificate Downtown ricts, and the	determine if there immined that it is mentation of the cation of height a Specific Plan's refore would not
XI. Noise Would the project:			
a) Exposure of persons to or generation of noise levels in excess of standard established in the local general plan of noise ordinance, or applicable standard.	s r		
of other agencies? b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?			$\boxtimes$
c) A substantial permanent increase in ambient noise levels in the project vicinit above levels existing without the project?	y		
d) A substantial temporary or periodi increase in ambient noise levels in the project vicinity above levels existing without the project?	c 🗌 e		
e) For a project located within an airport land use plan or, where such a plan hat not been adopted, within two miles of public airport or public use airport, would the project expose people residing of working in the project area to excessive noise levels?	s a d r		
f) For a project within the vicinity of a private airstrip, would the project exposion people residing or working in the project area to excessive noise levels?	е		
No Substantial Change from Previous A a Noise Code to ensure that noise levels of Downtown Specific Plan area is not within related noise is not a concern. The properatio (FAR) restrictions, and would require height restrictions. This analysis of project thresholds are not exceeded with future downder this Amendment will be required to General Plan PEIR, there are no substantial	do not negatively the policy area or cosed Amendment projects to apply its on a project-levelopment. Because comply with the	impact life with fany local airly to would not refor a CUP to by let basis will enuse all develorable.	thin the City. The ports and airport- emove floor area build over current ensure that noise opment permitted is identified in the

				No Substantial
		New Significant	More Severe	Change From Previous
	Environmental Issues	Impact	Impacts	Analysis
XII.	Population and Housing	•		•
	Would the project:			
	a) Induce substantial population growth in			
	an area, either directly (e.g., by			
	proposing new homes and businesses)			
	or indirectly (e.g., through extension of roads or other infrastructure)?			
	b) Displace substantial numbers of existing			$\bowtie$
	housing, necessitating the construction of			
	replacement housing elsewhere?			
	c) Displace substantial numbers of people			$\boxtimes$
	necessitating the construction of	_	_	_
	replacement housing elsewhere?			
	No Substantial Change from Previous	Analysis (a-d	). The City	r's General Plan
	estimates that the City's population will increa			
	of development permitted under the General			
	proposed as a part of this Amendment, so po			
	with the General Plan PEIR. Although this			
	taller, individual projects proposing to be bu			
	would require a CUP, and no substantial new			
	the Raincross, Justice Center and Prospect residential property, so new development per			
	displace substantial numbers of existing h			
	substantial changes from the previous analys		pie. Triefelo	ite, there are no
XIII.	Public Services			
	Would the project result in substantial a	dverse physica	al impacts as	ssociated with
	the provision of new or physically altere	d governmenta	al facilities, ı	need for new or
	physically altered governmental facilities			
	significant environmental impacts, in ord			
	response times or other performance ob	jectives for an	y of the pub	lic services:
	a) Fire Protection?	$\vdash$		X
	b) Police Protection?	$\vdash$	$\vdash$	$\boxtimes$
	c) Schools? d) Parks?	H	H	$\boxtimes$
	e) Other public facilities?	H	H	
	No Substantial Change from Previous Ana	lvsis (a-e). The	Powntown S	_
	is located within the North Policing Center a			
	identified in the General Plan PEIR. However			
	allow greater height than otherwise permitte			
	permit (CUP), within the Downtown Specific F			
	Place Office Districts . The amendment wi			
	determining floor area ratios; but does not			
	established in the Specific Plan. None of the			
	Plan will increase demands on public service	es, or present	any substan	tial changes from
XIV.	previous analysis.  Recreation			
AIV.	a) Would the project increase the use of			$\boxtimes$
	existing neighborhood and regional parks			
	or other recreational facilities such that			
	substantial physical deterioration of the			
	facility would occur or be accelerated?			

			No Substantial
	New Significant	More Severe	Change From Previous
Environmental Issues	Impact	Impacts	Analysis
b) Does the project include recreational			×
facilities or require the construction or	<del>_</del>	_	_
expansion of recreational facilities, which			
might have an adverse physical effect on			
the environment?			
No Substantial Change from Previous A			
Justice Center District of the Downtown SF only loosen building height restrictions in the			
Office Districts of the Downtown SP, and pr			
(FAR); the current FAR requirements wou			
require a CUP to be constructed over the			
project-level analysis will ensure that impa			
substantially change from any previous anal			
Plan PEIR.			
XV. Transportation/Traffic			
a) Conflict with an applicable plan,			$\boxtimes$
ordinance or policy establishing		Ш	
measures of effectiveness for the			
performance of the circulation system,			
taking into account all modes of			
transportation including mass transit and			
non-motorized travel and relevant			
components of the circulation system,			
including but not limited to intersections,			
streets, highways and freeways, pedestrian and bicycle paths, and mass			
transit?			
b) Conflict with an applicable congestion			$\boxtimes$
management program, including but not			
limited to level of service standards and			
travel demand measures, or other			
standards established by the county			
congestion management agency for			
designated roads or highways?			N
c) Result in a change in air traffic patterns,		Ш	
including either an increase in traffic levels or a change in location that results			
in substantial safety risks?			
d) Substantially increase hazards due to a			$\boxtimes$
design feature (e.g., sharp curves or			
dangerous intersections) or incompatible			
uses (e.g., farm equipment)?			
e) Result in inadequate emergency access?			$\boxtimes$
f) Conflict with adopted policies, plans or			$\boxtimes$
programs regarding public transit,			
bicycle, or pedestrian facilities, or			
otherwise decrease the performance or safety of such facilities?			

	New	More	No Substantial Change From
Environmental legues	Significant	Severe	Previous
Environmental Issues  No Substantial Change from Previous A within the Downtown Specific Plan were of General Plan. Potential impacts associated access, inadequate parking, and alternatising significant without mitigation. Overall traffincrease substantially, and since not all accommodate the increases at LOS D significant and unavoidable.  This Addendum proposes modification of Justice Center and Prospect Place Office Descriptions and total floor proposes.	evaluated in the d with air traffic tive modes of fic within the () I projected roa or better, the building height Districts of the D	e Certified F design featransportation City and SC adway links increases restrictions owntown SP	inal PEIR for the tures, emergency on are less than of is expected to will be able to were considered in the Raincross, and some minor
revisions related floor area ratio (FAR) c change the maximum FARs currently speci the expected traffic impacts would be simi Plan PEIR, since no land use changes are area ratios have not changed. This Addend for a conditional use permit (CUP) to buil which will require analysis of project-speci would not increase or significantly change in XVI.  Vtilities and Service Systems Would the project:	fied in the Dowr lar to those alro e proposed, and dum would requ d higher than t fic traffic impact	ntown Specificady analyzed the maximire proposed he current has. This Ame	ic Plan. Therefore ed in the General um potential floor projects to apply leight restrictions, endment therefore
a) Exceed wastewater treatment			
requirements of the applicable Regional Water Quality Control Board?			
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			
g) Comply with federal, state, and local statutes and regulations related to solid waste?			
No Substantial Change from Previous Ana Plan PEIR, changes that would affect the pri as part of the Fourth Addendum, which was t	or analysis for	water supply	were considered

			No Substantial
	New	More	Change From
Fusing amounted leaves	Significant	Severe	Previous
would be available to meet the projected of analysis relied upon the City of Riverside Pour Supply Plan, and updated information in with Municipal Water District (WMWD) on July 4, information and analysis provided in the Four there would be adequate water supply to mee 2025. This Amendment proposes modifice Raincross, Justice Center and Prospect Place as some minor changes to floor area ratio (Found the maximum FAR currently allow not substantially change the previous analysis.)  This Amendment would require approval of a be built higher than the current height restricts.	ublic Utilities De ritten correspon 2009. Based th Addendum, et the projected ation of building e Office Districts AR) criteria. The yed in the Down conditional use	epartment (Findence provious the update RPU and Will demand of the Down is proposed atown Specific permit (CU	RPU) 2009 Water rided by Western ated water supply MWD have found the General Plan estrictions in the ntown SP, as well Addendum does ic Plan, and does
specific impacts will be analyzed as developr Amendment will not create substantial c stormwater facilities, or solid waste disposal	nent projects a hanges relate	re proposed d to waste	Additionally, this water treatment,
the certified General Plan PEIR.	that were not p	neviously ai	laryzed as part or
XVII. Mandatory Findings of Significance			
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			
No Substantial Change from Previous	Analysis The	removal o	f building height
restrictions discussed in this Addendum does in habitat of fish or wildlife species, because the disturbed and mostly built-out, and is not provide area is already disturbed, it is unlikely that ne historic character of the area near the Mission District will be maintained because future individed the current height restrictions will require project use permit (CUP). Furthermore, the proposed (FAR) will not have a significant effect since FAR. Incorporation of mitigation measures Incultural 6 will ensure that potential impacts Therefore, this Addendum does not present an contained in the General Plan PEIR and suppose	not increase or see area covered ling natural habout we cultural resount Historic Distribution of the Addendum MM Bio 1 and are reduced to by substantial covered in the Addendiare reduced to by substantial covered in the Addendum are reduced to by substantial covered in the Addendum are reduced to by substantial covered in the Addendum are reduced to the Addendum	significantly of by this Ad itat. Addition urces will be trict or Prosporoposing to and approveria related a does not of MM Cultures a less than thange from	change impacts to dendum is highly ally, because this ediscovered. The ect Place Historic build higher than al of a conditional to floor area ratio change maximum al 1 through MM is significant level. previous analysis
b) Does the project have impacts that are	Ш		
individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			

	New	More	No Substantial Change From
	Significant	Severe	Previous
Environmental Issues	Impact	Impacts	Analysis
No Substantial Change from Previous Anal	•		
cause cumulatively significant impacts. Add	•	•	
Addendum will not substantially change the	impacts previo	usly analyze	ed in the General
Plan PEIR and associated documents.			
c) Does the project have environmental			$\boxtimes$
effects, which will cause substantial			
adverse effects on human beings, either			
directly or indirectly?			
No Substantial Change from Previous And	alysis. Analysis	s in General	Plan PEIR found
that implementation of the General Plan may	have potential	impacts rela	ited to agricultural
lands, air quality, noise, population and hous	ing, and traffic.	The propos	ed amendment to
the existing Downtown Specific Plan will (1)	allow greater h	eight than cu	urrently permitted,
subject to approval of a conditional use perm	it (CUP), within	the Downton	wn Specific Plan's
Raincross, Justice Center and Prospect F	Place Office D	istricts, and	(2) make minor
changes related to criteria for determining	floor area rati	os. Howev	er, the proposed
amendment does not alter the maximum floor	r area ratios tha	at currently e	xist. Additionally,
as discussed above, a conditional use permit			
maximum heights currently allowed by the De			
is no substantial change in impacts from the p			

#### **ENVIRONMENTAL DETERMINATION**

	st explanation and cited incorporations:
	I find that the amended project has previously been analyzed as part of an earlier CEQA document. The amended project is a component of the whole action analyzed in the previous CEQA document.
	I find that the amended project has previously been analyzed as part of an earlier CEQA document. Minor additions and/or clarifications are needed to make the previous documentation adequate to cover the project which are documented in this addendum to the earlier CEQA document (CEQA $\S 15164$ ).
	I find that the amended project has previously been analyzed as part of an earlier CEQA document. However, there is important new information and/or substantial changes have occurred requiring the preparation of an additional CEQA document (ND or EIR) pursuant to CEQA Guidelines Sections 15162 through 15163.
Signed	Ted White, City Planner

# SECTION 4 REFERENCES

- Certified Final Program Environmental Impact Report City of Riverside General Plan 2025 Program, Certified Final Environmental Impact Report, State Clearinghouse #2004021108, Volumes I, II & III, Certified November 20, 2007.
- First Addendum To The Certified Final Program Environmental Impact Report (PEIR) For The General Plan 2025 Program dated February 24, 2009.
- Second Addendum To The Certified Final Program Environmental Impact Report (PEIR) For The General Plan 2025 Program dated November 10, 2009.
- Third Addendum To The Certified Final Program Environmental Impact Report (PEIR) For The General Plan 2025 Program dated March 20, 2012.
- Fourth Addendum To The Certified Final Program Environmental Impact Report (PEIR) For The General Plan 2025 Program dated July 24, 2012.
- Fifth Addendum To The Certified Final Program Environmental Impact Report (PEIR) For The General Plan 2025 Program dated November 13, 2012.
- Sixth Addendum To The Certified Final Program Environmental Impact Report (PEIR) For The General Plan 2025 Program dated October 8, 2015.
- General Plan 2025, adopted November 20, 2007.
- General Plan 2025 Implementation Plan, adopted November 20, 2007.
- City of Riverside Public Utilities Department 2009 Water Supply Plan

P16-0124



# GREATER RIVERSIDE CHAMBERS OF COMMERCE

The Chamber...building a stronger local economy.

August 24, 2016

Chair Chris Manning
City of Riverside Planning Commission
3900 Main Street, 3<sup>rd</sup> Floor
Riverside, CA 92501

RE: Amendment to the Downtown Specific Plan - Support

Chairperson Manning and Members of the Planning Commission:

The Economic Development Council of the Greater Riverside Chambers of Commerce has met with city staff to review the proposed amendment to the Downtown Specific Plan to alter the building height requirements, to redefine the Floor Area Ratio (FAR) to remove parking structures from the floor area calculation, and to include alternative amenities to enable increasing the FAR for a property lot. In light of the Streamline Riverside initiative that was passed by City Council and the diminishing vacancies, Riverside needs to plan for developers to build up rather than out.

With these adjustments to the Downtown Specific Plan, developers will be given more flexibility in their projects. Thus, Riverside will become a more business-friendly city; generating incentives for developers to do business with our community. By refining the FAR definition, developers are able to work with more floor area in comparison to having to incorporate the parking structures into their plans. This will lead to more space for retail or hotel rooms; therefore, generating more city revenue.

By providing alternative amenities to augment the FAR for a property lot, buildings can now include rooftop decks with restaurants open to the public. Even more, with the adjusted height standards for the Downtown Specific Plan, the City of Riverside will be transforming its skyline with unique, taller buildings. Hence, altering the landscape of the Downtown core to appeal to the changing demographic, including the millennial generation.

It is important to note that this amended height requirement will neither be applied to the Mission Inn Historic District nor to the residential buffer area within the Raincross District. Instead, the height alterations will be strictly adjusted for the Raincross District, the Justice Center District and the Prospect Place Office District.

The Chamber respectfully requests the Council's support of the amendment to the Downtown Specific Plan. This step will assist in fostering a stronger local economy for the City of Riverside.

Sincerely,

Cindy Roth President/CEO

CR/kc