



## Planning Case P16-0124

Downtown Specific Plan Amendment:  
Height limits, FAR criteria and FAR definition

## Community & Economic Development Department

City Council  
September 27, 2016

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## Downtown Specific Plan

- Adopted in 2002
- 9 Districts
- May 7, 2015: Planning Commission Workshop
  - Influences on Downtown Growth
  - Barriers to Downtown development
  - Trends in urban development



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## Proposed Amendment

1. Allow buildings to exceed maximum building heights in the Raincross District, Justice Center District, and Prospect Place Office District, subject to approval of a CUP
2. Revise the definition for "Floor Area Ratio" to be consistent with the citywide definition in the Zoning Code:
  - Exclude parking areas from the Floor Area Ratio calculation
3. Clarify and provide flexibility in the type of amenities required to achieve permitted maximum Floor Area Ratios (FAR) in the Raincross District and Justice Center District



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## Maximum Building Height

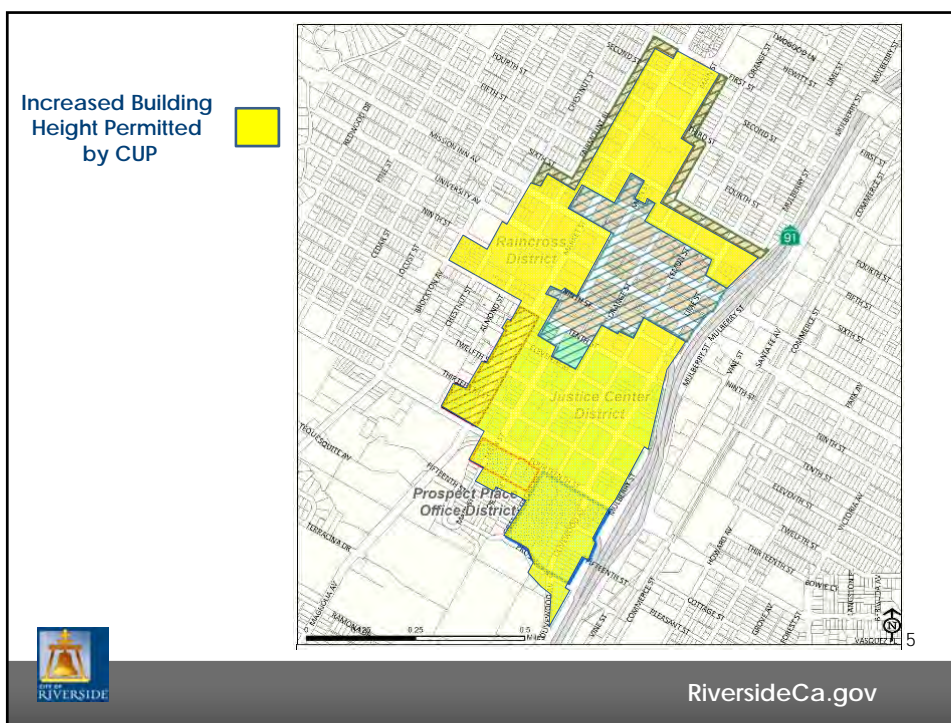
Allows increase above the existing maximum height with the approval of a CUP

- Does not apply to Mission Inn Historic District
- Does not apply to residential buffer area within the Raincross District
- No maximum height
  - Height limited by maximum FAR, site constraints, compatibility with adjacent properties & market/economic conditions



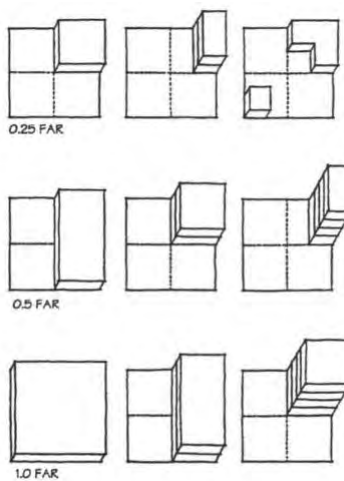
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## Floor Area Ratio

**Floor Area 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.



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## Maximum FAR with Amenities

- Currently, the Raincross and Justice Center Districts allow an increase in FAR when specific amenities are provided:
  - At-grade Landscaped Courtyard
  - Arcade
  - Pergola
- The amendment would allow the Max. FAR with alternative amenities
  - Subject to conditional use permit approval
  - Maintains existing maximum FAR limits
  - The additional floor area and amenities must be acceptable to the City



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## Planning Commission

August 25, 2016 – Planning Commission

- Recommended that the City Council:
  - Approve the proposed Specific Plan Amendment, subject to staff's recommended findings
  - Adopt Addendum No. 7 to General Plan 2025's certified Final PEIR
- Vote
  - 8 ayes; 1 no



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## Recommendation

Staff Recommends that the City Council:

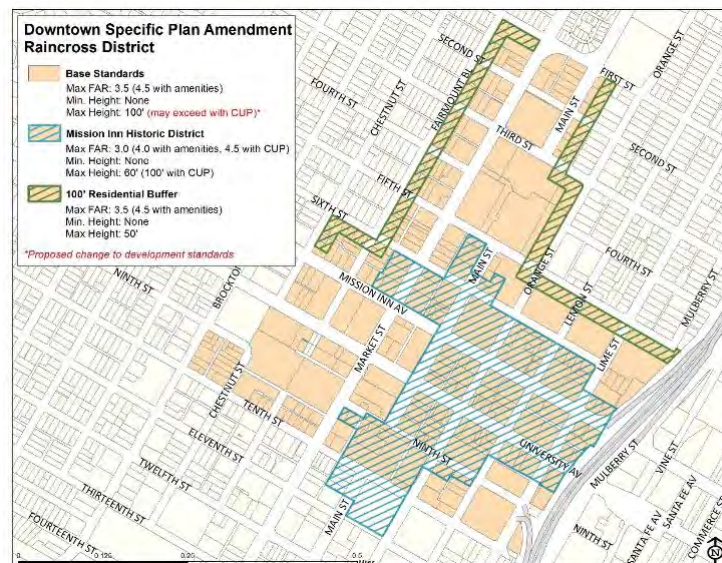
- **DETERMINE** that Planning Case P16-0124 (Specific Plan Amendment) will not constitute significant impacts not previously considered in and mitigated by the Program Environmental Impact Report for the General Plan 2025 Program, and **ADOPT** an Addendum to the PEIR pursuant to the provisions of Section 15164 of the California Environmental Quality Act Guidelines;
- **APPROVE** Planning Cases Case P16-0124 (Downtown Specific Plan Amendment) based on the findings outlined in the staff report; and
- **ADOPT** a Resolution amending the Downtown Specific Plan, as illustrated in Exhibits 4 through 7 of the attached Planning Commission staff report (Attachment 1).



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## Raincross District



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## Justice Center District



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## Prospect Place Office District



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