



Downtown Specific Plan Amendment

Community & Economic
Development Department

Planning Commission

Agenda Item: 3

April 6, 2017

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BACKGROUND

- 2012 – City Council Downtown Strategy
- 2015 – Planning Commission Workshop
- Proposal – Modify permitted land uses
 - Removes unnecessary barriers
 - Provides consistency with Zoning Code
 - Removes inconsistencies within the Downtown Specific Plan



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LOCATION

- Raincross District
- Justice Center District

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PROPOSAL

1. Add:
 - *Breweries*
 - *Brewpubs*
 - *Microbreweries*
 - *Wineries*
2. Change "*Business Supply Retail Uses*" and "*Specialty Retail Uses*" to "*Retail Sales.*"

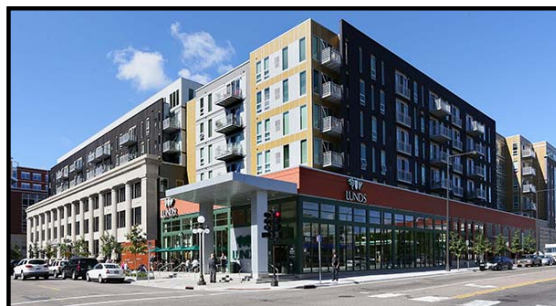
Brewery Example

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PROPOSAL

3. Change "*Entertainment Establishments as defined in the Zoning Code*" and "*Places of Worship*" to "*Assemblies of People*."
4. Clarify that mixed-use projects are permitted by right in the Raincross District.



Mixed Use Example



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RECOMMENDATION

That the Planning Commission:

- **RECOMMEND that the City Council DETERMINE** Planning Case P16-0854 (Specific Plan Amendment) is exempt from further California Environmental Quality Act review pursuant to Section 15061(b)(3), as it can be seen with certainty there is no possibility this proposed amendment to the Downtown Specific Plan will have a significant effect on the environment;
- **RECOMMEND APPROVAL** of Planning Case Number P16-0854 (Specific Plan Amendment), based on the justification outlined in the staff report; and
- **RECOMMEND ADOPTION** of a resolution amending the Downtown Specific Plan as illustrated in Exhibits 2 and 3.



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