

RESOLUTION NO.

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A RESOLUTION OF THE CITY COUNCIL OF CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE MARKETPLACE SPECIFIC PLAN TO 1) REMOVE THE SUBJECT PROPERTIES OUT OF THE BUSINESS PARK, CENTRAL MARKETPLACE AND NEIGHBORHOOD MARKET DISTRICT AND PLACING THEM INTO THE MIXED USE MARKETPLACE AND 2) REVISING THE TEXT OF SECTION 4.2.10 OF THE MARKETPLACE SPECIFIC PLAN TO SIMPLIFY THE MIXED-USE – URBAN DEVELOPMENT STANDARDS.

WHEREAS, an application was submitted to the City of Riverside designated as Planning Case PR-2023-001469, to amend the Riverside Marketplace Specific Plan by removing the approximately 7.03 acres of land located at 3093, 2993 Mission Inn Avenue, 3596 Commerce Street, 2993 Sixth Street, 2992, and 3008 Fifth Street, generally situated on the east side of Commerce Street, between Mission Inn Avenue and 5th Street, identified as Assessor Parcel Nos. 211-072-002, 211-072-001, 211-071-002, 211-071-001, 211-072-021, 211-072-020, 211-072-004, 211-071-024, 211-071-005, 211-071-004, 211-071-023, and 211-072-022, as shown on the Sub Areas Plan in Exhibit “A,” attached hereto and incorporated herein by reference (“Property”), from the Business Park, Central Marketplace and Neighborhood Market District and placing it into the Mixed Use Marketplace; and

WHEREAS, on May 21, 2026, the Planning Commission of the City of Riverside held a public hearing to consider the proposed amendment to the Riverside Marketplace Specific Plan and recommended to the City Council that the amendment proposed by Planning Case PR-2023-001469 be approved; and

WHEREAS, the City Council of the City of Riverside advertised for and held a public hearing on July 14, 2026, to consider Planning Case No. PR-2023-001469; and

WHEREAS, the City Council received and considered the reports and recommendation from the Planning Commission and all other testimony, whether written or oral, presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Riverside, California, as follows:

Section 1: The above recitals are hereby incorporated as if set forth herein in full.

Section 2: The Riverside Marketplace Specific Plan is hereby amended by removing the approximately 7.03 acres of land located at 3093, 2993 Mission Inn Avenue, 3596 Commerce Street,

1 2993 Sixth Street, 2992, and 3008 Fifth Street, generally situated on the east side of Commerce Street,
2 between Mission Inn Avenue and 5th Street, identified as Assessor Parcel Nos. 211-072-002, 211-
3 072-001, 211-071-002, 211-071-001, 211-072-021, 211-072-020, 211-072-004, 211-071-024, 211-
4 071-005, 211-071-004, 211-071-023, and 211-072-022, as described in Exhibit “A,” attached hereto
5 and incorporated herein by reference, from the from the Business Park, Central Marketplace and
6 Neighborhood Market District and placing it into the Mixed Use Marketplace.

7 Section 2: The text of the Riverside Marketplace Specific Plan is hereby amended as set forth
8 in Exhibit “B” attached hereto and incorporated herein by reference.

9 Section 3: The Riverside Marketplace Specific Plan amendment adopted by this resolution
10 shall be noted on the appropriate specific plan and general plan maps previously adopted by the City
11 Council, as appropriate.

12 ADOPTED by the City Council this _____ day of _____, 2026.

14 PATRICIA LOCK DAWSON
15 Mayor of the City of Riverside

16 Attest:

18 _____
19 DONESIA GAUSE
City Clerk of the City of Riverside

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21 //

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1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
3 its meeting held on the _____ day of _____, 2026, by the following vote, to wit:

4 Ayes:

5 Noes:

6 Absent:

7 Abstain:

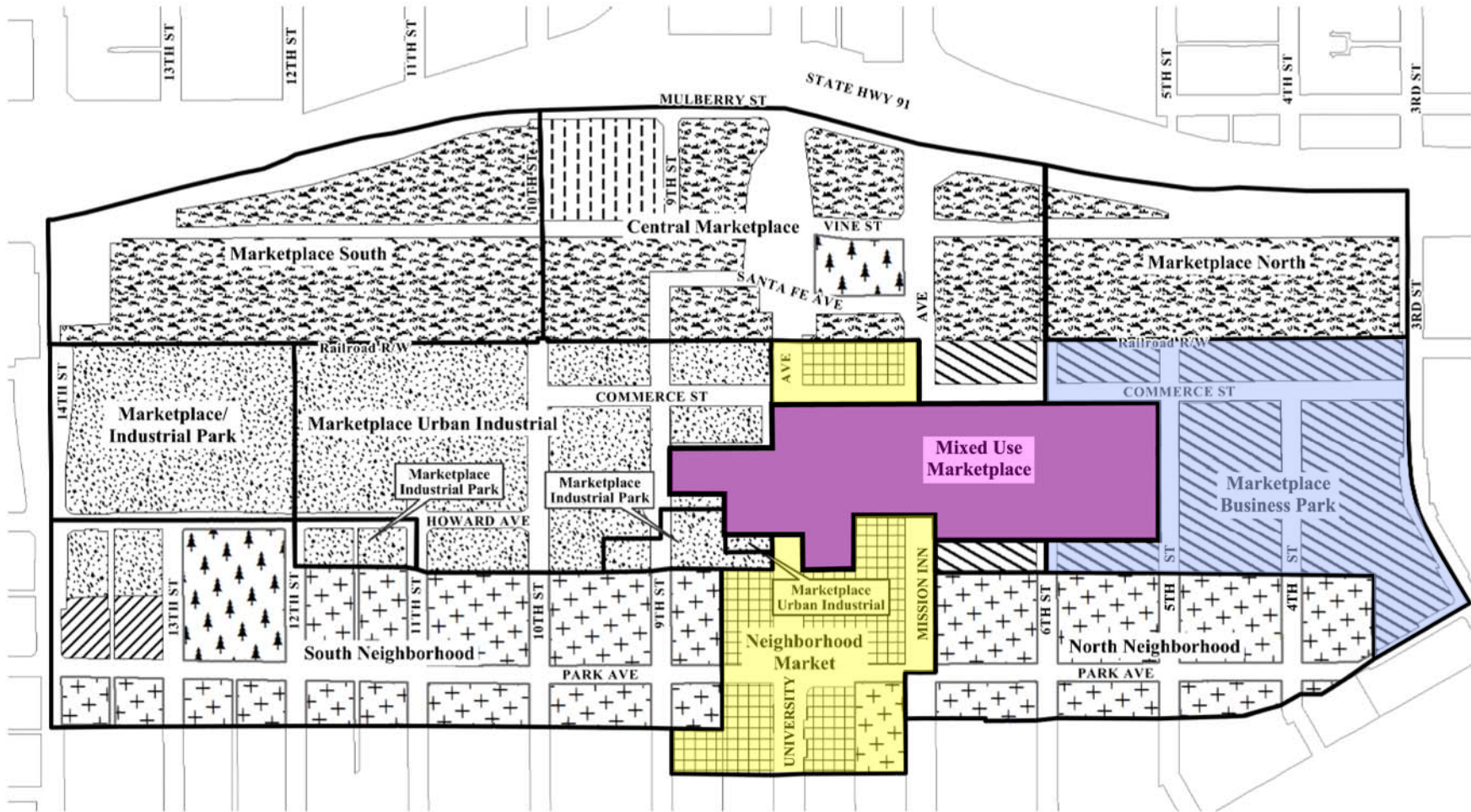
8 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
9 City of Riverside, California, this _____ day of _____, 2026.

10
11 _____
12 DONESIA GAUSE
13 City Clerk of the City of Riverside
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EXHIBIT "A"



LEGEND

Name	Sub Areas	Neighborhood Retail
Business Park	Industrial	Park
Mixed Use	Mixed Use Urban	Public Utilities
		Residential
		Retail

SUB AREAS PLAN
Figure 8

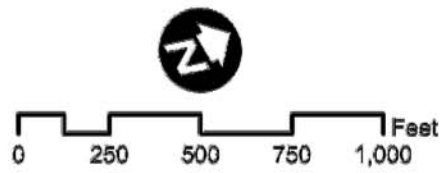


EXHIBIT "B"

Marketplace Specific Plan – Proposed Section 4.2.10 - Mixed-Use Marketplace Sub Area

Mixed Use Marketplace Sub-Area

4.2.10 Mixed Use Marketplace Sub-Area

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

All development within this area designated as Mixed Use Marketplace shall conform to the Mixed Use – Urban (MU-U) provisions establishing development standards (Title 19, §19.120.050), unless noted otherwise within this Specific Plan document.

4.2.10.1 Land Uses

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

Mixed Use Marketplace Sub-Area

4.2.10 Mixed Use Marketplace Sub-Area

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

All development within this area designated as Mixed Use Marketplace shall conform to the Mixed Use – Urban (MU-U) provisions establishing development standards (Title 19, §19.120.050), unless noted otherwise within this Specific Plan document.

4.2.10.1 Land Uses

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

4.2.10.2 Development Standards

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

Floor Area Ratio

~~FAR 4.0~~

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

Density

~~40 dwelling units/acre~~

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

Lot Standards

~~Minimum Parcel Size: 20,000 square feet~~

~~**Lot Depth—Minimum: 100 feet**~~

~~**Lot Width—Minimum: 80 feet**~~

~~**Building Height**~~

~~60 feet~~

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

~~**Building Setbacks**~~

~~**Minimum Front Yard: 0 feet**~~

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

~~**Minimum Interior Side Yard: 0 feet**~~

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

~~**Minimum Street Side Yard: 0 feet**~~

~~**Minimum Rear Yard: 15 feet**~~

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

~~**Open Space Requirements**~~

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

~~**Common Open Space: 50 square feet per dwelling unit.**~~

~~**Minimum Landscape Coverage**~~

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

~~**Screen Wall**~~

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

~~**Vehicle Parking**~~

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

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

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

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

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

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

Parking Lot Landscape Setback:

1.—Surface Parking Lots;

a.—For 20 or fewer parking spaces: A minimum 10-foot wide landscaped setback is required along all street frontages for parking, loading and outdoor vehicle sales areas.

b.—For 21 or greater parking spaces: A minimum 15-foot wide landscaped setback is required along all street frontages for parking, loading, and outdoor vehicle sales areas.

e.—For surface parking lots, adjacent to residentially zoned property, a minimum 5-foot landscape setback is required.

2.—Parking Structures;

a.—Parking structures shall have a minimum landscaped setback of 15 feet along all street frontages and interior side yards when adjacent to residentially zoned property.