

# City of Riverside, California

## **DOWNTOWN SPECIFIC PLAN**

Adopted November 2002

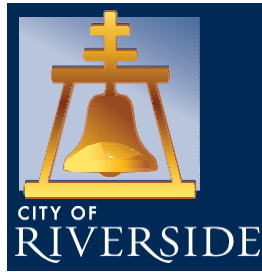
Last Amended May 2017

Amended May 2025



# DOWNTOWN SPECIFIC PLAN

City of Riverside, California



**November, 2002**

GP-004-012

Adopted by Ordinance No. 6638 11-12-02

Ordinance No. 6641 11-19-02

Resolution No. 20323 12-10-02

## **Revised to Include Amendments**

1st Amendment P05-0123 Resolution 21034 Adopted 9-6-05

*Off-Sales at Gas Stations in DSP-JC*

2nd Amendment P05-0973 Resolution 21145 Adopted 3-28-06

*Multi-Family Residences Above Ground Floor in DSP-RC*

3rd Amendment P05-1050 Resolution 21146 Adopted 3-28-06

*Restaurant Size in DSP-MSD*

4th Amendment P13-0211 Resolution 22692 Adopted 5-20-14

*Remove 22.5 acres from Health Care District concurrent with Adoption of  
Riverside Community Hospital Specific Plan*

5th Amendment P16-0124 Resolution 23090 Adopted 9-27-16

*Revised definition of Floor Area Ratio, maximum heights in DSP-RC, DSP-JC, and DSP-PPO,  
and additional amenities with CUP in DSP-RC and DSP-JC*

6th Amendment P16-0854 Resolution 23175 Adopted 5-16-17

*Revised uses in DSP-RC and DSP-JC which included Assemblies of People-Entertainment  
and Non-Entertainment, Brewery Uses, Mixed Use, and Retail Sales*

7th Amendment ###-#### Resolution ##### Adopted 00-00-00

*Remove 0.8 acres from Downtown Specific Plan concurrent with Adoption of Riverside Community  
Hospital Specific Plan*

Original Draft Prepared by: The  
Arroyo Group

*In consultation with:*  
Cotton/Bridges/Associates Keyser  
Marston Associates, Inc.  
The Mobility Group  
EPT Design  
Myra L. Frank & Associates, Inc.

## Twogood Neighborhood Conservation Area

This area is bounded by 14th Street to the north, Prospect Avenue to the south, Main Street to the west and Mulberry Street to the east. The period of significance is 1880-1910. It represents one of Riverside's first residential neighborhoods and includes a high concentration of Victorian era architectural styles. This district was named for Daniel C. Twogood who built and lived in the Mission Revival Style residence at 3410 Prospect Avenue. The Prospect Place Historic District is included within the Twogood Neighborhood Conservation Area. Many of the homes that were originally located in the Twogood Neighborhood Conservation Area have been removed to accommodate the Press Enterprise expansion, therefore, this area is being reviewed to determine whether or not the Neighborhood Conservation Area designation is still valid.

## 2.3 EXISTING DEVELOPMENT AND LAND USE

There is a wide diversity of land uses within the Specific Plan area including government and judicial offices, commercial and office uses, parking facilities, cultural and institutional facilities, visitor facilities, some older industrial uses, and single and multiple-family residences (Table 2B). Excluding roads and right-of-ways, which take up approximately 30% of the total land area, the wide range of land uses in the Specific Plan area are fairly evenly distributed, with no single use exceeding approximately 13% of the total land area. Commercial services are the greatest single land user (excluding roads and right-of-ways) in the Downtown, and residential uses also account for a large percentage. In general, residential uses ring the Specific Plan area, surrounding the Downtown's commercial, office and civic core.

**Table 2B**  
**Existing Land Use in the Downtown Specific Plan Area**

<b>Land Use</b>	<b>Approximate Land Area (Acres)</b>	<b>Percentage of Total Land Area</b>
Single Family Detached Residential	80.7	13%
Multiple family Residential	45.3	7%
Commercial Services	82.7	13%
Office	41.5	6%
Intensive Industry	20.7	3%
Institutional	22.2	3%
Parks/Recreation/Open Space	19.5	3%
Community Facilities	23.5	4%
Education Facilities	7.0	1%
Utilities	3.7	1%
Transportation	53.5	8%
Public Right-of-Way (non-road)	1.2	1%
Vacant	34.6	5%
Roads and Right-of-Ways	202.5	32%
<b>Total</b>	<b>638.7</b>	<b>100%</b>

*Source: This information was obtained from the City's Geographic Information Systems (GIS) database and field verified by City Staff in December 2000.*