

RESOLUTION NO. 19033

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE **RIVERSIDE MARKETPLACE SPECIFIC PLAN** OF THE RIVERSIDE GENERAL PLAN BY AMENDING PARAGRAPHS 4.2.1.1, 4.2.2.1, 4.2.3.1, 4.2.4.1, 4.2.6.1 AND 4.2.9.1 OF SUBSECTION 4.2 THEREOF ESTABLISHING SUB-AREA DEVELOPMENT STANDARDS IN ORDER TO REQUIRE A CONDITIONAL USE PERMIT TO ESTABLISH A BUS TERMINAL.

WHEREAS the City Council of the City of Riverside has established standards and guidelines for development within the approximately 200 acres of land bounded by Third Street on the north, State Route 91 (Riverside Freeway) on the west, Fourteenth Street on the south, and a line approximately 100 feet easterly of Park Avenue on the east by adding the **Riverside Marketplace Specific Plan** to the Riverside General Plan; and

WHEREAS the Riverside Marketplace Specific Plan has been amended from time to time; and

WHEREAS the Riverside Marketplace Specific Plan now contains nine planning areas encompassing business park, public utilities, industrial, mixed use, neighborhood/retail, residential, retail and park land uses; and

WHEREAS each of these planning areas has special land use and design standards which supersede the underlying zoning designations and the overall policies of the General Plan; and

WHEREAS on September 24, 1996, the City Council of the City of Riverside adopted Ordinance No. 6320 amending Title 19 of the Riverside Municipal Code to allow a bus terminal in the General Commercial (C-3) and General Manufacturing (M-2) Zones subject to the granting of a conditional use permit and compliance with

1 special design standards; and

2 WHEREAS the only specific plan which currently permits a
3 bus terminal as a matter of right is the Riverside Marketplace
4 Specific Plan; and

5 WHEREAS an amendment to the Riverside Marketplace Specific
6 Plan was initiated in Case SP-002-967 to require a conditional use
7 permit for a bus terminal in the subareas that currently permit
8 such a terminal as a matter of right; and

9 WHEREAS the Planning Commission of the City of Riverside,
10 California, advertised for and held a public hearing on December 5,
11 1996, to consider the proposed amendment to the Riverside
12 Marketplace Specific Plan of the Riverside General Plan (Case SP-
13 002-967); and

14 WHEREAS following the close of the public hearing and after
15 considering the oral and written reports and any testimony, whether
16 oral or in writing, presented at the public hearing, the Planning
17 Commission determined that the approval of Case SP-002-967 will not
18 have a significant effect on the environment and recommended that
19 the City Council of the City of Riverside adopt a Negative
20 Declaration and further recommended to the City Council that Case
21 SP-002-967 be approved; and

22 WHEREAS the City Council of the City of Riverside,
23 California, advertised for and held a public hearing on January 7,
24 1997, to consider Case SP-002-967;

25 NOW, THEREFORE, BE IT RESOLVED by the City Council of the
26 City of Riverside, California, that the City Council finds and
27 resolves as follows:

1 Section 1: It is in the public interest to amend the
2 **Riverside Marketplace Specific Plan** of the Riverside General Plan
3 as more particularly described in Section 3 below.

4 Section 2: The amendment to the **Riverside Marketplace**
5 **Specific Plan** as described in Section 3 below will not have a
6 significant effect on the environment, and a negative declaration
7 for the project is hereby adopted.

8 Section 3: That Subsection 4.2 of Section 4 of the
9 **Riverside Marketplace Specific Plan** of the Riverside General Plan
10 is hereby amended as follows:

11 (a) Paragraph 4.2.1.1 for the **CENTRAL MARKETPLACE SUB-AREA**
12 is hereby amended to read as follows:

13 **"4.2.1.1 Land Uses**

14 The following sections discuss land uses which are
15 permitted, conditional and prohibited within the Central
Marketplace sub-area of the Specific Plan.

16 **Permitted Uses**

17 The following uses are permitted within this land use area:

18 **Retail** •Building supplies and sales
19 •Business supply retail
20 •Convenience sales
21 •General retail (indoor)

22 **Office** •Administrative and professional offices
23 •Research and development offices

24 **Lodging** •Hotels

25 **Services** •Automotive rental
26 •Business support services
27 •Eating and drinking
 •Health club
 •Medical and health care services
 •Movie theater
 •Passenger train terminal
 •Personal services
 •Parking lots & structures

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

Civic/Cultural Facilities

- Civic services
- Cultural facilities

Conditional Uses

The following uses may be located within this land use area if a Conditional Use Permit is granted by the City of Riverside in accordance with Section 19.64, Conditional Use Permit/Variance.

- Automotive service station
- Day care center
- Recreational facilities
- Repair services
- Bus terminals subject to the development standards of Section 19.36.020(17)

Prohibited Uses

Uses not listed as permitted or conditional within this document shall be considered prohibited. The Planning Commission may judge that other uses which are similar to, and compatible with other enumerated uses may be permitted in the Central Marketplace area."

(b) Paragraph 4.2.2.1 for the **MARKETPLACE NORTH SUB-AREA** is hereby amended to read as follows:

"4.2.2.1 Land Uses

The following sections discuss land uses which are permitted, conditional and prohibited with the Marketplace North sub-area of the Specific Plan.

Permitted Uses

The following uses are permitted within this land use area:

- Retail**
 - Building supplies and sales
 - Business supply retail
 - Convenience sales
 - General retail (indoor)
 - Highway commercial/showroom
- Office**
 - Administrative and professional offices
 - Research and development offices
- Lodging**
 - Hotels
- Services**
 - Automotive rental
 - Business support services

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

Services (continued)

- Eating and drinking
- Health club
- Medical and health care services
- Movie theater
- Passenger train terminal
- Parking lots & structures
- Personal services

Industrial/Manufacturing

- Research and development laboratory
- Publishing and printing

Civic/Cultural Facilities

- Civic services
- Cultural facilities

Conditional Uses

The following uses may be located within this land use area if a Conditional Use Permit is granted by the City of Riverside in accordance with Section 19.64, Conditional Use Permit/Variance.

- Automotive service station
- Day care center
- Manufacturing
- Recreational facilities
- Repair services
- Wholesale distribution
- Warehousing/storage
- Bus terminals subject to the development standards of Section 19.36.020(17)

Prohibited Uses

Uses not listed as permitted or conditional within this document shall be considered prohibited. The Planning Commission may judge that other uses which are similar to, and compatible with other enumerated uses may be permitted in the Marketplace North area."

(c) Paragraph 4.2.3.1 for the **MARKETPLACE SOUTH SUB-AREA** is hereby amended to read as follows:

"4.2.3.1 Land Uses

The following sections discuss land uses which are permitted, conditional and prohibited with the Marketplace South sub-area of the Specific Plan.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

Permitted Uses

The following uses are permitted within this land use area:

- Retail**
 - Building supplies and sales
 - Business supply retail
 - Convenience sales
 - General retail (indoor)
 - Highway commercial/showroom

- Office**
 - Administrative and professional offices
 - Research and development offices

- Lodging**
 - Hotels

- Services**
 - Automotive rental
 - Business support services
 - Eating and drinking
 - Health club
 - Medical and health care services
 - Movie theater
 - Passenger train terminal
 - Parking lots & structures
 - Personal services

- Industrial/Manufacturing**
 - Research and development laboratory
 - Publishing and printing

- Civic/Cultural Facilities**
 - Civic services
 - Cultural facilities

Conditional Uses

The following uses may be located within this land use area if a Conditional Use Permit is granted by the City of Riverside in accordance with Section 19.64, Conditional Use Permit/Variance.

- Automotive service station
- Day care center
- Manufacturing
- Recreational facilities
- Repair services
- Wholesale distribution
- Warehousing/storage
- Bus terminals subject to the development standards of Section 19.36.020(17)

Prohibited Uses

Uses not listed as permitted or conditional within this

1 document shall be considered prohibited. The Planning
2 Commission may judge that other uses which are similar to,
3 and compatible with other uses enumerated may be permitted
4 in the Marketplace South area."

5 (d) Paragraph 4.2.4.1 for the **NEIGHBORHOOD MARKETPLACE**
6 **SUB-AREA** is hereby amended to read as follows:

7 **"4.2.4.1 Land Uses**

8 The following sections discuss land uses which are
9 permitted, conditional and prohibited with the Neighborhood
10 Marketplace sub-area of the Specific Plan.

11 **Permitted Uses**

12 The following uses are permitted within this land use area:

13 **Retail** •Building supplies and sales
14 •Business supply retail
15 •Convenience sales
16 •General retail (indoor)

17 **Office** •Administrative and professional offices
18 •Research and development offices

19 **Lodging** •Hotels

20 **Services** •Automotive rental
21 •Business support services
22 •Eating and drinking
23 •Health club
24 •Medical and health care services
25 •Movie theater
26 •Passenger train terminal
27 •Parking lots & structures
 •Personal services

Civic/Cultural Facilities

- Civic services
- Cultural facilities

Conditional Uses

The following uses may be located within this land use area
if a Conditional Use Permit is granted by the City of
Riverside in accordance with Section 19.64, Conditional Use
Permit/Variance.

- Automotive service station
- Day care center

1 **Conditional Uses** (continued)

- 2 •Recreational facilities
3 •Repair services
4 •Bus terminals subject to the development
5 standards of Section 19.36.020(17)

6 **Prohibited Uses**

7 Uses not listed as permitted or conditional within this
8 document shall be considered prohibited. The Planning
9 Commission may judge that other uses which are similar to,
10 and compatible with other uses enumerated may be permitted
11 in the Neighborhood Marketplace area."

12 (e) Paragraph 4.2.6.1 for the **MARKETPLACE INDUSTRIAL PARK**
13 **SUB-AREA** is hereby amended to read as follows:

14 **"4.2.6.1 Land Uses**

15 The following sections discuss land uses which are
16 permitted, conditional and prohibited with the Marketplace
17 Industrial Park sub-area of the Specific Plan.

18 **Permitted Uses**

19 The following uses are permitted within this land use area:

- 20 **Retail** •Building supplies and sales
21 •Business supply retail
22 •Convenience sales
23 •General retail (indoor)
24 •Highway commercial/showroom
- 25 **Office** •Administrative and professional offices
26 •Research and development offices
- 27 **Services** •Business support services
28 •Eating and drinking
29 •Medical and health care services
30 •Passenger train terminal
31 •Parking lots & structures
32 •Personal services
- 33 **Industrial/Manufacturing**
34 •Manufacturing
35 •Publishing and printing
36 •Research and development laboratory
37 •Warehousing/storage
38 •Wholesale distribution
- 39 **Civic/Cultural Facilities**
40 •Civic services

1 **Civic/Cultural Facilities (continued)**

- 2 •Cultural facilities

3 **Conditional Uses**

4 The following uses may be located within this land use area
5 if a Conditional Use Permit is granted by the City of
6 Riverside in accordance with Section 19.64, Conditional Use
7 Permit/Variance.

- 8 •Ancillary to a permitted industrial use
9 •Automotive service station
10 •Day care center
11 •Recreational facilities
12 •Repair services
13 •Bus terminals subject to the development
14 standards of Section 19.36.020 (17)

15 **Prohibited Uses**

16 Uses not listed as permitted or conditional within this
17 document shall be considered prohibited. The Planning
18 Commission may judge that other uses which are similar to,
19 and compatible with other uses enumerated may be permitted
20 in the Marketplace Industrial Park area."

21 (f) Paragraph 4.2.9.1 for the **MARKETPLACE URBAN INDUSTRIAL**
22 **PARK SUB-AREA** is hereby amended to read as follows:

23 **"4.2.9.1 Land Uses**

24 The following sections discuss land uses which are
25 permitted, conditional and prohibited with the Marketplace
26 Urban Industrial sub-area of the Specific Plan.

27 **Permitted Uses**

The following uses are permitted within this land use area:

- Office** •Administrative and professional offices
•Research and development offices

Commercial

- For property in the M-2 zone only: general
retail

Services

- Business support services
•Eating and drinking
•Medical and health care services
•Passenger train terminal
•Parking lots & structures
•Personal services

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

Industrial/Manufacturing

- Fruit and vegetable packing plan
- Publishing and printing
- Research and development laboratory
- Warehousing/storage
- Wholesale distribution

Civic/Cultural Facilities

- Civic services
- Cultural facilities

Conditional Uses

The following uses may be located within this land use area if a Conditional Use Permit is granted by the City of Riverside in accordance with Section 19.64, Conditional Use Permit/Variance.

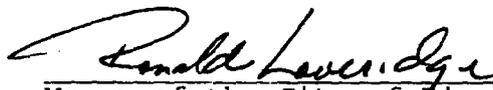
- Ancillary to a permitted industrial use
- Day care center
- Recreational facilities
- Repair services
- Bus terminals subject to the development standards of Section 19.36.020(17)

Prohibited Uses

Uses not listed as permitted or conditional within this document shall be considered prohibited. The Planning Commission may judge that other uses which are similar to, and compatible with other uses enumerated may be permitted in the Marketplace Urban Industrial area."

Section 4: That the amendment in Case SP-002-967 adopted by this resolution shall be noted in the Riverside Marketplace Specific Plan previously adopted and amended by the City Council of the City of Riverside.

ADOPTED by the City Council and signed by the Mayor and attested by the City Clerk this 7th day of January, 1997.



Mayor of the City of Riverside

Attest:



City Clerk of the City of Riverside

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly introduced and adopted by the City Council of said City at its meeting held on the 7th day of January 1997, by the following vote, to wit:

Ayes: Councilmembers Beaty, Moore, Defenbaugh, Kane, Clifford, Thompson and Pearson.

Noes: None.

Absent: None.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this 7th day of January, 1997.



City Clerk of the City of Riverside