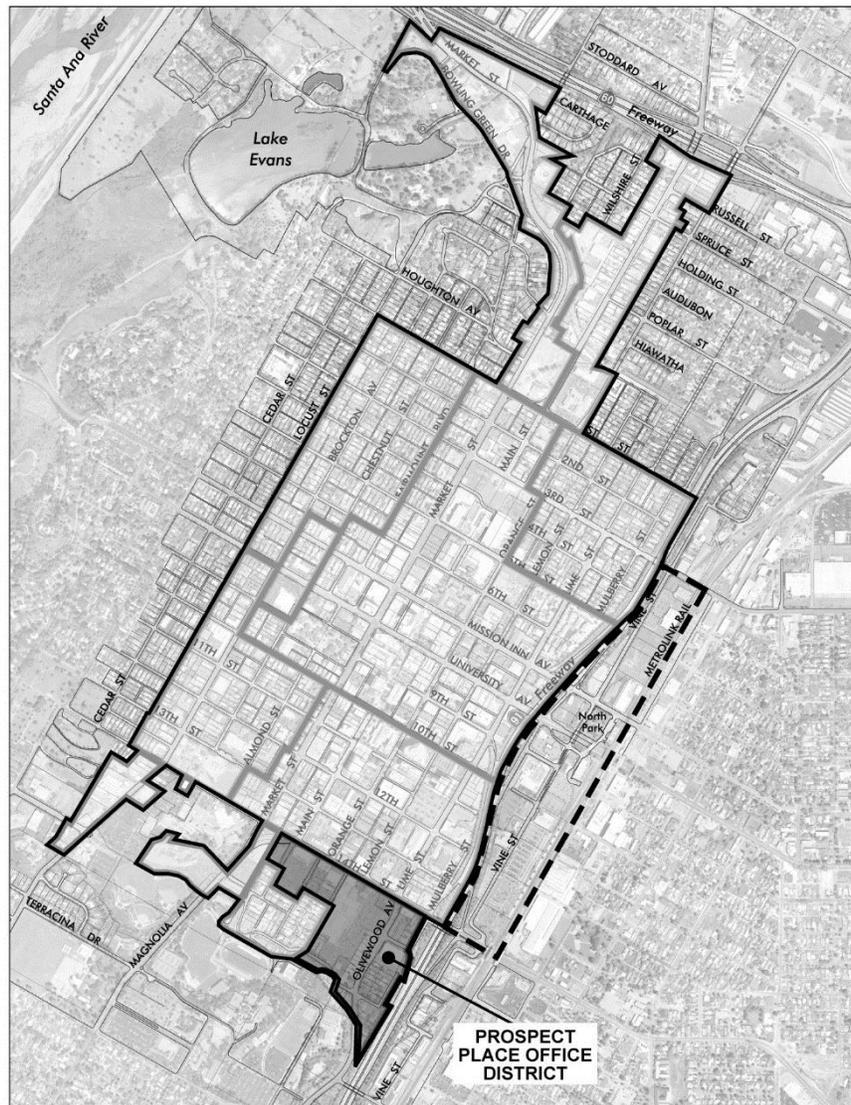


CHAPTER 9

PROSPECT PLACE OFFICE DISTRICT

This Chapter defines the land uses, development standards and design standards and guidelines for the Prospect Place Office District. This Chapter is organized as follows:

- 9.1 Purpose
- 9.2 Permitted Uses
- 9.3 Conditionally Permitted Uses
- 9.4 Prohibited Uses
- 9.5 Development Standards for the Prospect Place Office District
- 9.6 Design Standards and Guidelines for the Prospect Place Office District
- 9.7 Additional Standards for Live/Work Units in the Prospect Place Office District



9.1 PURPOSE

The intent of the Prospect Place Office District is to provide for a variety of high quality office uses, as well as the expansion of the Press-Enterprise facility. Special attention will be given to development along 14th Street and Olivewood Avenue, which serve as entry points into the Downtown. The preservation of significant historic structures in this District is an important priority and is encouraged through continued residential use or adaptive reuse of the structures for low-density office uses. Relocation of the smaller historic residential structures in this District is encouraged when preservation is not feasible for upgraded development or adaptive reuse. New development should be compatible with the historic character of this District.

9.2 PERMITTED USES

The following uses are permitted in the Prospect Place Office District:

- a) Banking establishments.
- b) Business supply retail uses such as, but not limited to, office supplies, equipment rental and repair, photocopy shops, blueprinting, etc. for parcels that have frontage on 14th Street only.
- c) Existing multiple-family residential structures that were originally constructed as, and for the purpose of multiple family dwelling units. Such a permitted multiple-family residential structure may be rebuilt in similar size, at no greater density than the original use, if destroyed by fire or act of nature. Any renovation is subject to the design standards for multiple family dwellings set forth in Section 8.8 of Chapter 8.
- d) Existing single-family residences.
- e) Existing, legally established, free-standing car washes. Such a permitted car wash may be rebuilt in similar size and configuration as the original use if destroyed by fire or act of nature.
- f) Home occupations pursuant to the standards established in the Zoning Code.
- g) Live/work units pursuant to the standards set forth in Section 9.7 of this Chapter.
- h) Offices, general and professional.
- i) Parks and open spaces.
- j) Publishing, printing and other uses associated with commercial printing.
- k) Radio, television, Internet, communications, and other information uses.
- l) Restaurants, including outdoor dining, that are 1,500 square feet or less in size, or within lease space 1,500 square feet or less in size. Outdoor dining is subject to the standards established in the Zoning Code for outdoor dining.
- m) Temporary uses pursuant to the standards established in the Zoning Code and consistent with the purposes of this District.
- n) Wireless communication facilities, pursuant to the Zoning Code.
- o) Accessory uses, incidental and subordinate to the principal permitted use.
- p) Other uses, not listed above, which are determined by the Planning Director to be similar to those listed above.

9.3 CONDITIONALLY PERMITTED USES

The following uses are permitted in the Prospect Place Office District with a Minor Conditional Use Permit:

- a) Minor expansions to nonconforming uses with a previously approved Conditional Use Permit.
- b) On-sale alcoholic beverages, pursuant to the standards established in the Zoning Code.
- c) Outdoor food preparation.
- d) Vapor recovery systems, pursuant to the Zoning Code.
- e) Wireless communication facilities, pursuant to the Zoning Code.

The following uses are permitted in the Prospect Place Office District with a Conditional Use Permit:

- a) Catering businesses.
- b) Child day care centers.
- c) Educational and vocational schools.
- d) Exercise facilities.
- e) Expansion of nonconforming uses.
- f) Hotel.
- g) Public uses not permitted as a matter of right.
- h) Public utilities or installations.
- i) Service stations (gas station and minor repairs), with or without an existing car wash, on parcels adjacent to a freeway on or off ramp.
- j) Wireless communication facilities, pursuant to the Zoning Code.

9.4 PROHIBITED USES

The following uses are prohibited in the Prospect Place Office District:

- a) Car wash.
- b) Drive-thru establishments.
- c) Hotels.
- d) Motels.
- e) Vehicle repair shops and parts stores.
- f) Vehicle sales and rentals.
- g) Any use not specifically authorized.

9.5 DEVELOPMENT STANDARDS FOR THE PROSPECT PLACE OFFICE DISTRICT

All property in the Prospect Place Office District shall be developed in accordance with the following standards:

9.5.1 Maximum Floor Area Ratio

The maximum floor area ratio (FAR) shall be 1.5, except for the following:

- (1) For parcels that have frontage on 14th Street, the maximum floor area ratio shall be 4.0.

9.5.2 Maximum Height

The maximum building height shall be 35 feet, except for the following:

- (1) For parcels that have frontage on 14th Street, the maximum building height shall be 80 feet to a depth of 300 feet from the front property line, except that development within the entire block bounded by 14th Street, State Highway 91, Prospect Avenue and Orange Grove Avenue may have a maximum building height of 80 feet, subject to approval of a site plan to ensure compatibility with surrounding historic residential structures.
- (2) For parcels within the defined areas above, building heights may exceed 80 feet with the granting of a Conditional Use Permit, provided that the maximum FAR is not exceeded.

9.5.3 Minimum Lot Size

The minimum lot size for new parcels shall be 20,000 square feet.

9.5.4 Front Yard Setback

The minimum front yard setback shall be 15 feet, except for the following:

- (1) The minimum front yard setback along 14th Street shall be 10 feet.

No parking is permitted in the front yard setback area, except that for single-family residential uses, parking in the front yard on an approved driveway is permitted. The setback area shall be landscaped or improved pursuant to the design standards set forth in Chapter 15 of this Plan. The front yard setback shall also apply to side and rear yards adjacent to a street.

9.5.5 Rear Yard Setback

No minimum rear yard setback is required, except for the following:

- (1) Where the rear parcel line abuts the Prospect Place Historic District, the minimum rear yard setback shall be 15 feet if there is a public alley (distance from building to rear property line or alley easement), and 25 feet where there is no public alley.

9.5.6 Interior Side Yard Setback

No minimum interior side yard setback is required, except where the side parcel line abuts the Prospect Place Historic District, the minimum interior side yard setback shall be 15 feet.

9.5.7 Parking

Refer to Chapter 16 for off-street parking requirements and standards.

9.6 DESIGN STANDARDS AND GUIDELINES FOR THE PROSPECT PLACE OFFICE DISTRICT

9.6.1 District Character Defining Statement

The Prospect Place Office District is an area with a split personality. In the area of 14th Street and throughout the Press-Enterprise property (bounded by Fourteenth, Prospect, Olivewood, and Orange Grove), the area's character is defined by large-scale office buildings and the intense publishing activities of the Press-Enterprise. The key signature buildings in this area include the School District building and the Bank of America building. These buildings help define this as an area of contemporary office buildings with a very 'corporate' look. The Press-Enterprise plans an expansion within its larger property that is anticipated to fill-out and further define this corporate presence. The existing church building on the Press Enterprise property, while not in character with the balance of the area, is an important historic reference that should remain as a part of the heritage of the area.



School District (14th Street & Olivewood Avenue)



Bank of America (Main and 14th Streets)



Twogood Residence, 3410 Prospect Avenue



McIntyre Residence, 4586 Olivewood Avenue

East of Olivewood and south of Prospect Place, the area's character is defined by greenery and low intensity residential uses. The signature buildings for this area are the Mission Revival Twogood residence and the Victorian style McIntyre and Sweatt residences, all clustered at the corner of Prospect Place and Olivewood Avenue. These historic residences should be preserved and any future development elsewhere in this area should use these signature buildings as a guide for scale, proportions, detailing, and general style. Preservation of the other residences in this area is also encouraged, whether for adaptive reuse as offices or maintenance as residences. The general character of this Olivewood corridor should be that of a green transitional area between the parklike Riverside Community College campus environment and the more urban 'Downtown' experience in the vicinity of 14th Street. For standards and guidelines applicable to these historic residences, please refer to Chapter 13: Residential Districts.

9.6.2 Site Planning

Building Orientation

- (1) In the 14th Street/Press-Enterprise area, buildings should orient to the street with no intervening parking.
- (2) In the Olivewood corridor, buildings should have a traditional residential orientation to the street.

Setbacks

- (1) In the 14th Street/Press-Enterprise area, buildings should have a small setback to provide a green 'apron' to the street.
- (2) In the Olivewood corridor, setbacks should be typical of the residential uses in the area, typically 20 feet.

Vehicular Access and Parking

- (1) In the 14th Street/Press-Enterprise area, access should be via shared driveways, with parking concentrated toward the interior of the site.
- (2) In the Olivewood corridor, access should be via residential driveways with parking situated toward the rear of the lot.

Pedestrian Access

- (1) In the 14th Street/Press-Enterprise area, pedestrian access should be from the parking areas to the rear.
- (2) In the Olivewood corridor pedestrian access should be via a traditional residential front door.

Site Furniture

- (1) In the 14th Street/Press-Enterprise area, pedestrian amenities should be concentrated in courtyards designed to serve the employees of the building.
- (2) In the Olivewood corridor, pedestrian amenities should typically be limited to residential type seating on front porches and in rear yards.

Courtyards and Passages

- (1) In the 14th Street/Press-Enterprise area, courtyards and passages are encouraged.

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- (2) In the Olivewood corridor, where courtyards and pedestrian passages are not typical, gathering spaces should generally be on front lawns and porches.

9.6.3 Architecture

Style

- (1) In the 14th Street/Press-Enterprise area, architecture should be contemporary in nature with distinct references to unique Riverside symbols and characteristics, such as the Raincross symbol and the predominance of various forms of Spanish revival architecture.
- (2) In the Olivewood corridor, existing buildings should be restored/maintained per the original appearance of the building. New buildings should have a traditional residential style, typical of other residences in the area.

Scale

- (1) In the 14th Street/Press-Enterprise area the scale of development will be similar to the Justice Center to correspond with the massing in the Justice Center across the street.
- (2) In the Olivewood corridor, the scale should be that of a modest one or two story single family residence to blend with the residential uses in the Twogood Neighborhood Conservation Area and the Prospect Place Residential Neighborhood.

Detailing

- (1) In the 14th Street/Press-Enterprise area, detailing should be interpretive of the signature buildings in the Raincross District.
- (2) In the Olivewood corridor, detailing of existing buildings should be accurate to the original detailing of the building.
- (3) New buildings in this area should use detailing reflective of the signature buildings in the district.

Roof Design

- (1) In the 14th Street/Press-Enterprise area, roof styles may vary, depending upon the nature of the architecture.
- (2) In the Olivewood corridor, the typical roof style should be a pitched design reflective of nearby residences.

Colors and Materials

- (1) In the 14th Street/Press-Enterprise area, colors should be typical of formal corporate architecture, including understated colors such as gray, white, black, and rich earth tones. Materials should reflect the durable image of the buildings, including glass curtainwall, brick, marble, cut stone, and smooth cement or plaster.
- (2) In the Olivewood corridor, predominant materials should be wood siding, shingle roofing, and wood framed windows and doors. Colors in this area should be appropriate to the style and period of the building. For example, Craftsman styles should use muted earth tones, while Victorian styles should use bright contrasting colors.

9.6.4 Landscaping

Plant Types

- (1) In the 14th Street/Press-Enterprise area, plant types may be drawn from a broad palette, however, they should be suitable for the climate and the exposure in which they are to be placed.
- (2) In the Olivewood corridor, plant types should be typical of residential plantings, with an emphasis on lawn in the front yard, foundation shrubbery, and limited use of small-scale trees as accents.

Scale

- (1) In the 14th Street/Press-Enterprise area, pedestrian scale plantings should prevail, with larger plantings used as accents.
- (2) In the Olivewood corridor, plant types should be typical of residential plantings, with an emphasis on lawn in the front yard, foundation shrubbery, and limited use of small-scale trees as accents.

Relationship to Development

- (1) In the 14th Street/Press-Enterprise area, plantings in courtyards should be at a pedestrian scale, accenting and complementing building architecture. Plantings near taller building elements should be taller and/or larger in scale so as to relate to the view seen from a distance.
- (2) In the Olivewood corridor, plantings should be arranged to frame the architecture, provide a green carpet between the street and the building, and soften the view to the building foundation.

Hardscape

- (1) In the 14th Street/Press-Enterprise area, paved areas should draw from a broad range of materials, designs, and finishes that are complementary to the building architecture.
- (2) In the Olivewood corridor, paving, typically on a small scale, should be limited to walkways, driveways, and rear yard parking area.

9.6.5 Signs

Style

- (1) In the 14th Street/Press-Enterprise area, contemporary designs that are low-key and complementary to the building's architecture are encouraged.
- (2) In the Olivewood corridor, traditional designs that reflect residential building architecture are encouraged.

Scale

- (1) In the 14th Street/Press-Enterprise area, signing should be an accent to the architecture. The overall effect should be low key and proportional to the building. Signs at the first floor should be the smallest and most low key. Signs at the top of the building need to be large enough to be seen from a distance.

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- (2) In the Olivewood corridor, sign scale should be proportional to a residential building and setting. The maximum size allowances of the Specific Plan should simply be a starting point, with stronger consideration given to the relationship between the scale of the sign and the building's architecture.

Type

- (1) In the 14th Street/Press-Enterprise area, signs should be contemporary in nature. Acceptable types include channel letters, reverse channel letters, pegged-on metal letters, routed metal with push-through plastic letters. Plastic faced canister signs, wood signs, and painted signs are generally not appropriate.
- (2) In the Olivewood corridor, signs should be traditional in nature, typically constructed of wood. Plastic faced signs, metal signs, and painted signs are generally not appropriate.

9.6.6 Additional Design Standards and Guidelines

Refer to Chapter 15 for general design standards and guidelines that apply to the entire Downtown Specific Plan area.

9.7 ADDITIONAL STANDARDS FOR LIVE/WORK UNITS IN THE PROSPECT PLACE OFFICE DISTRICT

9.7.1 Applicability

The provisions of this section apply to live/work units, as defined in Chapter 18: Definitions. These standards are in addition to the development standards set forth in Section 9.5 and the applicable design guidelines. Refer to Chapter 16 for parking standards and Chapter 17 for sign standards. The type of work permitted in a live/work unit shall be consistent with, or similar in nature to, the permitted uses in the Prospect Place Office District, as defined in Section 9.2.

9.7.2 Purpose

The intent of this section is to provide for and make feasible the reuse of existing commercial or residential structures to accommodate live/work opportunities, as well as provide opportunities for the new development of buildings specifically designed and constructed to provide live/work units.

9.7.3 Floor area requirements

The minimum floor area of a live/work unit shall be 900 square feet.

9.7.4 Access to units

When more than one live/work unit is proposed within a single building, each live/work unit shall be separated from other live/work units and other uses in the building. Access to individual units shall be from common access areas, corridors, or hallways.

9.7.5 Internal layout

All living space within the live/work unit shall be contiguous with, and an integral part of the working space, with direct internal access between the two areas.

9.7.6 Occupancy and employees

At least one of the full-time workers of the live/work unit shall reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may utilize employees in addition to residents as necessary.

9.7.7 Business License

A business license shall be obtained in compliance with the Municipal Code for business activities conducted within the live/work unit.