

1 RESOLUTION NO. 23772

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,  
3 CALIFORNIA, AMENDING THE LAND USE DESIGNATION OF THE  
4 RIVERSIDE GENERAL PLAN 2025 TO ACCOMMODATE FUTURE  
5 RESIDENTIAL AND MIXED-USE DEVELOPMENT CONSISTENT WITH  
6 THE 6<sup>TH</sup> CYCLE 2021-2029 HOUSING ELEMENT UPDATE.

7 WHEREAS, the Planning Commission of the City of Riverside, California, advertised for and  
8 held a public hearing on September 9, 2021, to consider the General Plan Amendment and  
9 recommended to the City Council that the General Plan Amendment be approved; and

10 WHEREAS, the City Council of the City of Riverside advertised and held a public hearing on  
11 October 5, 2021, to consider Planning Case No. PR-2021-001058; and

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

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

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

18 Section 2: It is in the public interest to amend the Land Use Designation of the Riverside  
19 General Plan 2025 as more particularly described below.

20 Section 3: The Land Use Designation of the Riverside General Plan 2025 is hereby  
21 amended by placing the properties listed in Exhibit "A" from their current land use designation to a  
22 new land use designation, all as more particularly described and depicted in Exhibit "A" attached  
23 hereto and incorporated herein by this reference.

24 Section 4: The Community & Economic Development Director is directed to make the  
25 changes to the Land Use Designation of the Riverside General Plan 2025 to conform to Exhibit "A."

26 Section 5: An Environmental Impact Report was prepared in connection with this action  
27 and has been certified concurrently with this action.

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ADOPTED by the City Council this 5th day of October, 2021.



PATRICIA LOCK DAWSON  
Mayor of the City of Riverside

Attest:



DONESIA GAUSE  
City Clerk of the City of Riverside

I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at its meeting held on the 5th day of October, 2021, by the following vote, to wit:

Ayes: Councilmembers Edwards, Cervantes, Fierro, and Hemenway and Councilwoman Plascencia

Noes: Councilmember Conder and Councilmember Perry

Absent: None

Disqualified: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this 8th day of October, 2021.



DONESIA GAUSE  
City Clerk of the City of Riverside

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21-0942/09/10/21

**EXHIBIT "A"**

City of Riverside  
Proposed General Plan Designations for Opportunity Sites

Site ID	APN	Site Address	Existing GP Land Use	Proposed GP Land Use
1	274120017		C	MU-V
1	274130038	None	C	MU-V
1	274130007	16201 Chicago Ave	VLDR	MU-V
1	274130008	16221 Chicago Ave	VLDR	MU-V
1	274130009	16241 Chicago Ave	VLDR	MU-V
1	274130027	None	VLDR	MU-V
1	274130039	None	VLDR	MU-V
2	266020059	16125 Dauchy Ave	C	MU-V
4	266040019	18791 Van Buren Blvd	OSP	MU-V
5	266020009	18303 Van Buren Blvd	C	MU-V
5	266020041	18265 Van Buren Blvd	C	MU-V
5	266020010	18311 Van Buren Blvd	VLDR	MU-V
5	266020011	18237 Van Buren Blvd	VLDR	MU-V
5	266020012	18305 Van Buren Blvd	VLDR	MU-V
6	280270006	18820 Van Buren Blvd	C	MU-V
6	280270024	18860 Van Buren Blvd	C	MU-V
7	280260031	18720 Van Buren Blvd	C	MU-V
7	280260033	None	C	MU-V
7	280260037	18690 Van Buren Blvd	C	MU-V
7	280260044	18640 Van Buren Blvd	C	MU-V
8	280270001	None	C	MU-V
8	280270003	18888 Van Buren Blvd	C	MU-V
8	280270028	None	C	MU-V
9	135230003	3559 Buchanan St	MDR	HDR
10	132020022	11880 Magnolia Ave	C	MU-U
12	142210029	11411 Magnolia Ave	HDR	MU-U
13	142231006	11313 Magnolia Ave	VHDR	MU-U
13	142231007	11325 Magnolia Ave	VHDR	MU-U
15	138110022	3380 Tyler St	C	MU-V
15	138110023	None	C	MU-V
15	138110025	3390 Tyler St	C	MU-V
15	138110028	3396 Tyler St	C	MU-V
17	234160075	10170 Indiana Ave	C	MU-V
20	141221001	12008 Raley Dr	MHDR	HDR
20	141240047	11984 Raley Dr	MHDR	HDR
21	141221035	12014 Raley Dr	MHDR	HDR
23	143300014	10705 Magnolia Ave	MU-V	MU-U
24	234064013	10031 Indiana Ave	C	MU-V
25	143290004	10683 Magnolia Ave	MU-V	MU-U
25	143290006	10611 Magnolia Ave	MU-V	MU-U
25	143290007	10595 Magnolia Ave	MU-V	MU-U
25	143290008	10587 Magnolia Ave	MU-V	MU-U
25	143290010	10555 Magnolia Ave	MU-V	MU-U
25	143290011	None	MU-V	MU-U
25	143290015	10557 Magnolia Ave	MU-V	MU-U
25	143290017	10625 Magnolia Ave	MU-V	MU-U
25	143290018	None	MU-V	MU-U
25	143290019	10685 Magnolia Ave	MU-V	MU-U
25	143290022		MU-V	MU-U
28	234050021	None	MHDR	VHDR
28	234050022	3644 Harrison St	MHDR	VHDR

City of Riverside  
Proposed General Plan Designations for Opportunity Sites

Site ID	APN	Site Address	Existing GP Land Use	Proposed GP Land Use
29	234250003	None	B/OP	MU-V
29	234250004	None	B/OP	MU-V
29	234250006	9628 Indiana Ave	B/OP	MU-V
29	234250007	None	B/OP	MU-V
29	234250008	9618 Indiana Ave	B/OP	MU-V
29	234250009	9608 Indiana Ave	B/OP	MU-V
29	234250010	9590 Indiana Ave	B/OP	MU-V
29	234250011	9584 Indiana Ave	B/OP	MU-V
29	234250012	9574 Indiana Ave	B/OP	MU-V
29	234250013	9568 Indiana Ave	B/OP	MU-V
29	234250020	9640 Indiana Ave	B/OP	MU-V
29	234250029		B/OP	MU-V
29	234250030		B/OP	MU-V
29	234250031		B/OP	MU-V
31	145220014		C	MU-U
31	145220024	3863 Tyler St	C	MU-U
31	145220025	3939 Tyler St	C	MU-U
32	142030029	4550 La Sierra Ave	PF	MU-V
36	145272001	9971 Magnolia Ave	C	MU-U
36	145272002	None	C	MU-U
36	145272003	3839 Dawes St	C	MU-U
36	145272023	3851 Dawes St	C	MU-U
37	234080006	9856 Magnolia Ave	MU-V	MU-U
37	234080040	9878 Magnolia Ave	MU-V	MU-U
39	145233001	3887 Megginson Ln	C	VHDR
39	145233009	3875 Megginson Ln	C	VHDR
39	145233011	3871 Megginson Ln	C	VHDR
39	145271007	3832 Dawes St	C	VHDR
39	145271008	3838 Dawes St	C	VHDR
39	145271011	None	C	VHDR
39	145271014	3868 Dawes St	C	VHDR
39	145271015	3880 Dawes St	C	VHDR
39	145271016	3898 Dawes St	C	VHDR
39	145271021	3846 Dawes St	C	VHDR
39	145271022	None	C	VHDR
40	141350011	None	HDR	MU-U
46	145280030	9741 Magnolia Ave	MU-V	MU-U
46	145280031	9777 Magnolia Ave	MU-V	MU-U
46	145280047	9781 Magnolia Ave	MU-V	MU-U
48	145280002	3840 Myers St	MHDR	MU-U
48	145280001	9707 Magnolia Ave	MU-V	MU-U
49	145092014	None	C	MU-V
49	145092002	10272 Selkirk Ave	MDR	MU-V
49	145092003	None	MDR	MU-V
53	143356010	None	MDR	MU-V
53	143140001	None	O	MU-V
53	143140022	4290 Tyler St	O	MU-V
53	143140053	None	O	MU-V
53	143356007	None	O	MU-V
53	143356008	None	O	MU-V
53	143356009		O	MU-V

City of Riverside  
Proposed General Plan Designations for Opportunity Sites

Site ID	APN	Site Address	Existing GP Land Use	Proposed GP Land Use
56	233031011	None	MDR	MU-U
56	233031001	None	MU-V	MU-U
56	233031002	None	MU-V	MU-U
56	233031003	9364 Magnolia Ave	MU-V	MU-U
56	233031004	9342 Magnolia Ave	MU-V	MU-U
56	233031005	9340 Magnolia Ave	MU-V	MU-U
56	233031007		MU-V	MU-U
56	233031009	3774 Everest Ave	MU-V	MU-U
56	233031010	3770 Everest Ave	MU-V	MU-U
56	233031012	None	MU-V	MU-U
56	233031013	None	MU-V	MU-U
56	233031014	None	MU-V	MU-U
56	233031051	9328 Magnolia Ave	MU-V	MU-U
56	233031053	9304 Magnolia Ave	MU-V	MU-U
58	145022003	None	LDR	HDR
58	145022009	None	LDR	HDR
60	233040026	3771 Everest Ave	MDR	MU-U
60	233040027	3763 Everest Ave	MDR	MU-U
60	233040028	3751 Everest Ave	MDR	MU-V
60	233040029	None	MDR	MU-V
60	233040030	3733 Everest Ave	MDR	MU-V
60	233040023	9216 Magnolia Ave	MU-V	MU-U
60	233040024	9262 Magnolia Ave - Unit B&C	MU-V	MU-U
60	233040025	9292 Magnolia Ave	MU-V	MU-U
62	147333009	None	O	MU-V
62	147333011	None	O	MU-V
62	147333012	4487 Tyler St	O	MU-V
63	146170001	11046 Norwood Ave	MDR	MU-V
63	146170003	11000 Norwood Ave	MDR	MU-V
63	146170023	5061 La Sierra Ave	MDR	MU-V
63	146170025	None	MDR	MU-V
63	146170027	5033 La Sierra Ave	MDR	MU-V
63	146170028	5025 La Sierra Ave	MDR	MU-V
63	146170029	5009 La Sierra Ave	MDR	MU-V
63	146170030	5069 La Sierra Ave	MDR	MU-V
63	146170031	5015 La Sierra Ave	MDR	MU-V
63	146170032	None	MDR	MU-V
63	146181015	4995 La Sierra Ave	MDR	MU-V
63	146181022	4979 La Sierra Ave	MDR	MU-V
64	147332023	None	O	MU-V
66	191281037	4065 Van Buren Blvd	MDR	MU-V
67	146071022	None	MDR	VHDR
67	146071036	None	MDR	VHDR
67	146071047		MDR	VHDR
67	146071048		MDR	VHDR
67	146071049	5169 La Sierra Ave	MDR	VHDR
71	149280008	10985 Gramercy Pl	MDR	MU-V
78	191050001	5175 Van Buren Blvd	C	MU-V
78	191050021	5111 Van Buren Blvd	C	MU-V
79	229092025	3165 Washington St	MDR	HDR
80	191060024	9191 Colorado Ave	PF	MU-V
81	230170031	3511 Madison St	C	MU-V
81	230170010	None	MDR	MU-V
81	230170011	7384 Garden St	MDR	MU-V
82	191040036	5325 Van Buren Blvd	C	MU-V
82	191040037	5375 Van Buren Blvd	C	MU-V
83	149180010	11060 Cypress Ave	MDR	HDR
83	149180015	10982 Cypress Ave	MDR	HDR
83	149180009	None	MDR	MU-V
83	149180044	5995 La Sierra Ave	MDR	MU-V
83	149180045	5971 La Sierra Ave	MDR	MU-V

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Proposed General Plan Designations for Opportunity Sites

Site ID	APN	Site Address	Existing GP Land Use	Proposed GP Land Use
84	291460045	None	C	MU-U
84	291460046	2555 Canyon Springs Pky	C	MU-U
84	291460047	None	C	MU-U
84	291460048	None	C	MU-U
84	291460049	2585 Canyon Springs Pky	C	MU-U
86	291460015	6211 Canyon Springs Pky	C	MU-U
86	291460050	None	C	MU-U
86	291460051	None	C	MU-U
86	291460052	None	C	MU-U
86	291460053	2550 Canyon Springs Pky	C	MU-U
88	150101018	6050 Tyler St	C	MU-V
88	150101030	6100 Tyler St	C	MU-V
88	150221027		C	MU-V
88	150221028	6022 Tyler St	C	MU-V
88	150221025	10323 Cypress Ave	SRR	MU-V
89	227281012	7251 Magnolia Ave	MU-V	MU-U
90	230151006	7112 Magnolia Ave	MU-V	MU-U
90	230151007	7104 Magnolia Ave	MU-V	MU-U
90	230151008	3780 Washington St	MU-V	MU-U
90	230151009	None	MU-V	MU-U
91	229021004	3784 Mckinley St	MDR	MU-U
91	229021037	None	MDR	MU-U
91	229021038	None	MDR	MU-U
91	229021001	3786 Arlington Ave	MU-V	MU-U
91	229021002	7000 Magnolia Ave	MU-V	MU-U
91	229021003	7024 Magnolia Ave	MU-V	MU-U
91	229021039	7050 Magnolia Ave	MU-V	MU-U
92	191150014	4843 Monroe St	MDR	MU-V
92	191150015	4831 Monroe St	MDR	MU-V
92	191150016	None	MDR	MU-V
92	191150017	None	MDR	MU-V
92	191150006	6818 Arlington Ave	O	MU-V
92	191150007		O	MU-V
92	191150008	None	O	MU-V
92	191150009	6758 Arlington Ave	O	MU-V
92	191150010	None	O	MU-V
92	191150031	6836 Arlington Ave	O	MU-V
93	150092014	6225 Tyler St	C	MU-V
94	150091033	6266 Tyler St	C	MU-V
95	150110035	10194 Arlington Ave	C	MU-V
95	150110044	None	C	MU-V
95	150110045	10176 Arlington Ave	C	MU-V
95	150110046	10100 Arlington Ave	C	MU-V
95	150110048	None	C	MU-V
95	150110049	10158 Arlington Ave	C	MU-V
95	150110050	10128 Arlington Ave	C	MU-V
96	150091001	10390 Arlington Ave	C	MU-V
99	155290050	8207 Arlington Ave	HDR	MU-V
100	155171014	9005 Arlington Ave	MHDR	MU-V
101	155290035	7951 Arlington Ave	C	MU-V
105	154321011	10355 Arlington Ave	C	MU-V
105	154321016	10369 Arlington Ave	C	MU-V
105	154321017	10303 Arlington Ave	C	MU-V
105	154321019	10333 Arlington Ave	C	MU-V
105	154321024	10391 Arlington Ave	C	MU-V
106	223210019	None	HR	HDR
106	223210020	None	HR	HDR
106	223210021	None	HR	HDR
106	223210022	None	HR	HDR
108	225221032	6790 Brockton Ave	C	MU-V
110	225231004	6650 Brockton Ave	MU-V	MU-U
110	225231005	6650 Brockton Ave	MU-V	MU-U
110	225231025	6660 Brockton Ave	MU-V	MU-U
110	225231027	6672 Brockton Ave	MU-V	MU-U

City of Riverside  
Proposed General Plan Designations for Opportunity Sites

Site ID	APN	Site Address	Existing GP Land Use	Proposed GP Land Use
113	226100021	4921 Central Ave	MDR	HDR
113	226100026	4925 Central Ave	MDR	HDR
113	226100028		MDR	HDR
114	226100001	5095 Central Ave	MDR	HDR
114	226100002	5081 Central Ave	MDR	HDR
114	226100003	5055 Central Ave	MDR	HDR
114	226100004	5035 Central Ave	MDR	HDR
114	226100005	5029 Central Ave	MDR	HDR
114	226100008	4995 Central Ave	MDR	HDR
114	226100022	5015 Central Ave	MDR	HDR
114	226100023	None	MDR	HDR
114	226112022	5139 Central Ave	MDR	HDR
114	226112024	5109 Central Ave	MDR	HDR
114	226112025	5127 Central Ave	MDR	HDR
115	225121003	6491 Magnolia Ave	MU-V	MU-U
115	225121004	None None	MU-V	MU-U
116	225134003	6370 Magnolia Ave	MU-V	MU-U
117	225133006	3978 Merrill Ave	MU-V	MU-U
117	225133007	None	MU-V	MU-U
117	225133008	6391 Magnolia Ave - Unit B	MU-V	MU-U
118	226081006		MDR	HDR
118	226081011	5238 Dewey Ave	MDR	HDR
118	226081021		MDR	HDR
118	226081024	5260 Dewey Ave	MDR	HDR
118	226081025	6476 Streeter Ave	MDR	HDR
118	226081026	None	MDR	HDR
119	225052005	6180 Magnolia Ave	C	MU-U
119	225052008	6204 Magnolia Ave	VHDR	MU-U
119	225052009	6214 Magnolia Ave	VHDR	MU-U
119	225052010	6222 Magnolia Ave	VHDR	MU-U
119	225052019	6186 Magnolia Ave	VHDR	MU-U
119	225052021	6192 Magnolia Ave	VHDR	MU-U
122	226351009	None	MHDR	HDR
122	226351012	None	MHDR	HDR
122	226351037	4714 Jurupa Ave	MHDR	HDR
123	226351032	4850 Jurupa Ave	PF	HDR
124	218282029	3755 Jurupa Ave	MU-N	MU-V
125	190040008	5576 Jurupa Ave	MDR	HDR
125	190040020	None	MDR	HDR
126	190035003	5740 Jurupa Ave	MDR	HDR
126	190035004	None	MDR	HDR
126	190035005	None	MDR	HDR
127	221250027	4731 Chicago Ave	MDR	VHDR
130	221200025	None	MDR	HDR
131	221153033	1909 Martin Luther King Blvd	MDR	MU-V
132	221172055	4455 Chicago Ave	MDR	MU-V
132	221172056	4479 Chicago Ave	MDR	MU-V
133	221132012	None	MDR	MU-V
133	221132017	None	MDR	MU-V
133	221132018	2191 Martin Luther King Blvd	MDR	MU-V
133	221132019	2225 Martin Luther King Blvd	MDR	MU-V
134	221133002	2343 Pennsylvania Ave	C	MU-V
134	221133004	None	C	MU-V
135	221084004	2666 14Th St	MDR	HDR
135	221084005	2656 14Th St	MDR	HDR
137	211213010	2743 11Th St	MDR	HDR
137	211213012	2719 11Th St	MDR	HDR
141	221061002	3870 Ottawa Ave	MU-V	MU-U
141	221061005	1886 University Ave	MU-V	MU-U
142	221052002	1910 University Ave	MU-N	MU-U
144	211183023	1795 University Ave	MU-V	MU-U
144	211183024	1775 University Ave	MU-V	MU-U



City of Riverside  
Proposed General Plan Designations for Opportunity Sites

Site ID	APN	Site Address	Existing GP Land Use	Proposed GP Land Use
146	211176017	1947 University Ave	MU-N	MU-U
146	211176018	None	MU-N	MU-U
146	211176020	1911 University Ave	MU-N	MU-U
153	211132004	None	MU-N	MU-U
153	211132005	2810 University Ave	MU-N	MU-U
153	211132024	2860 University Ave	MU-N	MU-U
156	250170036	1575 University Ave	B/OP	MU-U
159	217040013	4620 Pine St	VHDR	MU-U
159	217050015	4380 Tequesquite St	VHDR	MU-U
159	217100002	4640 Pine St	VHDR	MU-U
161	211122006	None	MU-V	MU-U
161	211122007	2956 University Ave	MU-V	MU-U
161	211122008	2944 University Ave	MU-V	MU-U
161	211122009	2942 University Ave	MU-V	MU-U
161	211122011	None	MU-V	MU-U
161	211122025	2908 University Ave	MU-V	MU-U
163	211131001	2882 Mission Inn Ave	MDR	MU-U
163	211131017	2585 University Ave	MU-N	MU-U
163	211131018	2617 University Ave	MU-N	MU-U
163	211131019	2651 University Ave	MU-N	MU-U
163	211131020	2711 University Ave	MU-N	MU-U
163	211131021	2731 University Ave	MU-N	MU-U
163	211131022	2771 University Ave	MU-N	MU-U
163	211131023	2791 University Ave	MU-N	MU-U
163	211131024	2811 University Ave	MU-N	MU-U
163	211131026	2851 University Ave	MU-N	MU-U
163	211131031	2871 University Ave	MU-N	MU-U
163	211131032	2831 University Ave	MU-N	MU-U
164	215143010	None	C	MU-U
164	215143011	None	C	MU-U
164	215153010	4040 Vine St	C	MU-U
170	250140036	3491 Iowa Ave	C	MU-V
170	250140031	None	B/OP	MU-V
178	250150009	3355 Iowa Ave	C	MU-V
181	251070014	891 W Blaine St	HDR	MU-U
191	250053005	2671 Iowa Ave	PF	MU-V
201	210030019	1767 Columbia Ave	I	MU-V
207	150091032	None	MDR	HDR
209	209130003	None	B/OP	MU-V