

1 RESOLUTION NO.

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 AS TO APPROXIMATELY 9.92
5 ACRES OF PROPERTY LOCATED AT 375 ALESSANDRO BOULEVARD,
6 FROM C – COMMERCIAL TO MU-U – MIXED USE-URBAN.

7 WHEREAS, an application was submitted to the City of Riverside designated as Planning Case
8 No. PR-2022-001359, to amend the Land Use Designation of the Riverside General Plan as to
9 approximately 9.92 acres of property located at 375 Alessandro Boulevard, generally situated on the
10 northwest corner of Mission Grove Parkway and Mission Village Drive, south of Alessandro
11 Boulevard, identified as Assessor’s Parcel No. 276-110-018, removing from the Commercial (“C”)
12 land use designation, and placing it in the Mixed Use-Urban (“MU-U”) land use designation; and

13 WHEREAS, the Planning Commission of the City of Riverside, California, advertised for and
14 held a public hearing on July 18, 2024, to consider the General Plan Amendment and recommended
15 to the City Council that the General Plan Amendment be approved; and

16 WHEREAS, the City Council of the City of Riverside advertised and held a public hearing on
17 December 3, 2024, to consider Planning Case No. PR-2022-001359; and

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

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

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

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

26 Section 3: The Land Use Designation of the Riverside General Plan 2025 is hereby
27 amended by removing approximately 9.92 acres of property located at 375 Alessandro Boulevard,
28 generally situated on the northwest corner of Mission Grove Parkway and Mission Village Drive,
south of Alessandro Boulevard, identified as Assessor’s Parcel No. 276-110-018, removing from the
Commercial (“C”) land use designation, and placing it in the Mixed Use-Urban (“MU-U”) land use

1 designation, as described and depicted in Exhibit “A” attached hereto and incorporated herein by this
2 reference.

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

5 ADOPTED by the City Council this _____ day of _____, 2024.

6
7 _____
8 PATRICIA LOCK DAWSON
9 Mayor of the City of Riverside

10 Attest:

11 _____
12 DONEISA GAUSE
13 City Clerk of the City of Riverside

14 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
15 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
16 its meeting held on the _____ day of _____, 2024, by the following vote, to wit:

17 Ayes:

18 Noes:

19 Absent:

20 Abstain:

21 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
22 City of Riverside, California, this _____ day of _____, 2024.

23 _____
24 DONESIA GAUSE
25 City Clerk of the City of Riverside

26
27
28 24-1852 ALB 10/31/24

EXHIBIT "A"
GENERAL PLAN AMENDMENT
FROM: C - COMMERCIAL
TO: MU-U - MIXED USE-URBAN

That portion of Parcel 1 of Parcel Map 26320, in the City of Riverside, County of Riverside, State of California, as shown by Map on file in Book 173, at Page 46-50 inclusive of Parcel Maps, records of Riverside County, California, described as follows:

COMMENCING at the centerline intersection of Mission Village Drive and Mission Grove Parkway South as shown on said Map;

THENCE South 70°39'56" West, along said centerline of said Mission Village Drive a distance of 75.00 feet;

THENCE North 19°20'04" West, perpendicular to said centerline a distance of 33.00 feet to the Southeast corner of said Parcel, said point also being on the Northerly right of way line of said Mission Village Drive, (33.00 foot half width) the **TRUE POINT OF BEGINNING**;

THENCE along said line, South 70°39'56" West, a distance of 16.96 feet, to the beginning of a tangent 967.00 foot radius curve concave Northerly;

THENCE Westerly along the arc of said curve through a central angle of 38°57'22", a distance of 657.48 feet;

THENCE non-tangent to said curve North 07°39'32" East, a distance of 123.42 feet;

THENCE North 55°15'45" East, a distance of 20.32 feet;

THENCE South 82°08'55" East, a distance of 27.88 feet;

THENCE North 07°52'27" East, a distance of 54.29 feet;

THENCE South 82°07'33" East, a distance of 16.94 feet;

THENCE North 07°43'49" East, a distance of 148.70 feet;

THENCE North 82°18'20" West, a distance of 26.21 feet;

THENCE South 82°41'40" West, a distance of 111.58 feet;

THENCE North 07°18'20" West, a distance of 413.67 feet;

THENCE North 89°50'32" East, a distance of 433.94 feet;

THENCE South 00°11'29" East, a distance of 112.65 feet;

THENCE North 89°50'53" East, a distance of 170.76 feet to the Westerly right of way line of said Mission Grove Parkway South (50.00 foot half width) and the beginning of a non-tangent 1050.00 foot radius curve concave Easterly, a radial line bears South 87°40'48" West;

THENCE along said line, Southerly along the arc of said curve through a central angle of 17°01'00", a distance of 311.85 feet;


THENCE continuing along said line, South 19°20'12" East, a distance of 294.02 feet;

THENCE continuing along said line, South 26°50'04" West, a distance of 34.65 feet to the **TRUE POINT OF BEGINNING.**

Containing 9.914, acres more or less.

This description was prepared by me or under my direction.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF.



Jeffrey S. Boydston, P.L.S. 8835

10-9-24
Date



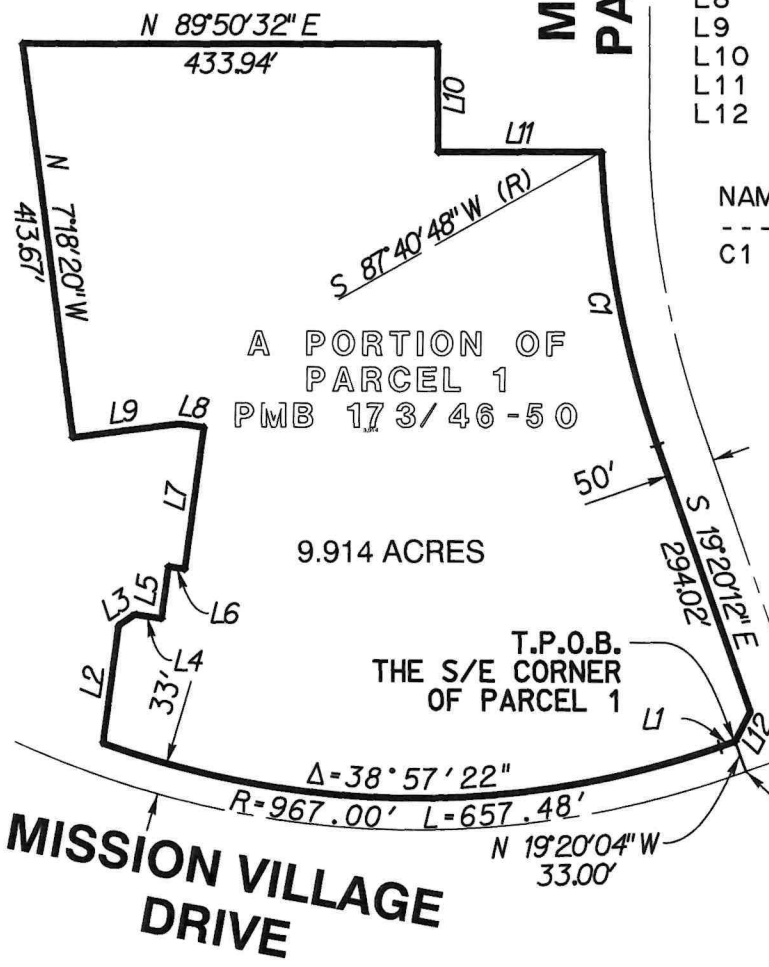
EXHIBIT "A"

GENERAL PLAN AMENDMENT

FROM: C - COMMERCIAL
TO: MU-U - MIXED USE-URBAN



**MISSION GROVE
PARKWAY SOUTH**



NAME	DIRECTION	LENGTH
L1	S 70°39'56" W	16.96'
L2	N 7°39'32" E	123.42'
L3	N 55°15'45" E	20.32'
L4	S 82°08'55" E	27.88'
L5	N 7°52'27" E	54.29'
L6	S 82°07'33" E	16.94'
L7	N 7°43'49" E	148.70'
L8	N 82°18'20" W	26.21'
L9	S 82°41'40" W	111.58'
L10	S 0°11'29" E	112.65'
L11	N 89°50'53" E	170.76'
L12	S 26°50'04" W	34.65'

NAME	DELTA	RADIUS	ARC
C1	17°01'00"	1050.00'	311.85'



10-9-24
DATE

P.O.C.
S 70°39'56" W
75.00'



951-782-0707
rickengineering.com

1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

MISSION GROVE
PROPERTY

SCALE: 1" = 200' | DATE: OCT. 8, 2024