

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 GENERAL PLAN 2025 AS TO AN APPROXIMATELY 0.23 ACRE  
5 VACANT PARCEL OF LAND LOCATED ON THE WEST SIDE OF VAN  
6 BUREN BOULEVARD, FROM MEDIUM DENSITY RESIDENTIAL TO  
7 VERY HIGH DENSITY RESIDENTIAL.

8 WHEREAS, an application was submitted to the City of Riverside designated as Planning Case  
9 P18-0008, to amend the Land Use Designation of the General Plan 2025 as to an approximately 0.23  
10 acre vacant parcel of land located on the west side of Van Buren Boulevard, approximately 950 feet  
11 north of Lincoln Avenue, described and depicted in Exhibit "A" attached hereto and incorporated  
12 herein by reference ("Property") from the Medium Density Residential ("MDR") land use designation  
13 to Very High Density Residential ("VHDR") land use designation; and

14 WHEREAS, on February 8, 2018, the Planning Commission of the City of Riverside held a  
15 public hearing to consider the proposed amendment to the Land Use Designation of the General Plan  
16 2025 and recommended to the City Council that the amendments be approved to change the land use  
17 designation of the Property from the Medium Density Residential ("MDR") to Very High Density  
18 Residential ("VHDR"); and

19 WHEREAS, the City Council of the City of Riverside advertised for and held a public hearing  
20 on March 6, 2018, to consider Planning Case Number P18-0008; and

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

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

26 Section 1: It is in the public interest to amend the Land Use Element of the General Plan  
27 2025 as more particularly described below.

28 Section 2: It is the independent judgment of the City Council of the City of Riverside that  
this amendment to the General Plan 2025 is consistent with the Final EIR for the 2014-2021 Housing  
Element certified in December 2017.

Section 3: The Land Use Designation of the General Plan 2025 is hereby amended by placing the approximately 0.23 acre vacant parcel of land located on the west side of Van Buren Boulevard, approximately 950 feet north of Lincoln Avenue, APN 234-270-031 described and depicted in Exhibit “A” attached hereto and incorporated herein by this reference, into the Very High Density Residential (“VHDR”) land use designation.

ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

WILLIAM R. BAILEY, III  
Mayor of the City of Riverside

Attest:

COLLEEN J. NICOL  
City Clerk of the City of Riverside

I, Colleen J. Nicol, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote, to wit:

**Ayes:**

Noes:

Absent:

Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

COLLEEN J. NICOL  
City Clerk of the City of Riverside

18-0113 KJS 02/06/18

**EXHIBIT "A"**  
**LEGAL DESCRIPTION-GENERAL PLAN AMENDMENT**  
**FROM: MDR – MEDIUM DENSITY RESIDENTIAL**  
**TO: VHDR – VERY HIGH DENSITY RESIDENTIAL**

Project: Riverside Water Company Canal Excess  
A.P.N.: 234-270-031

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

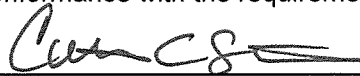

That portion of the Riverside Water Company Canal located in Section 18, Township 3 South, Range 5 West, San Bernardino Meridian, as shown by Record of Survey on file in Book 111, Pages 70 and 71 of Record of Surveys, Records of Riverside County, California;

**EXCEPTING THEREFROM** that portion of said Riverside Water Company Canal lying southwesterly of the northwesterly prolongation of the northeasterly line of Lot 23 of Tract No. 6898, as shown by map on file in Book 83, Pages 93 and 94 of Maps, Records of Riverside County, California;

**ALSO EXCEPTING THEREFROM** that portion lying northeasterly of a line parallel with and distant 61.00 feet southwesterly, measured at right angles from the centerline of Van Buren Boulevard as shown on said Record of Survey;

Area – 9,991 S.F. more or less

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 1/22/18 Prep.   
Curtis C. Stephens, L.S. 7519 Date



FROM: MDR - MEDIUM DENSITY RESIDENTIAL  
TO: VHDR - VERY HIGH DENSITY RESIDENTIAL



LOT 9  
BLOCK 29  
RIVERSIDE LAND AND IRRIGATING CO.  
M.B. 1/72 S.B. CO.

LL - 040 - 012  
PAR. 1

R/S 11/70-71

VAN BUREN

12

BLVD

TO LINCOLN AVENUE

12.79'

234.43'

RIVERSIDE WATER CO. CANAL

231.44'

69.59'

72.53'

60'

55'

40'

55'

CO-P03-0736

TRACT 23  
6898

CO-P03-0735

24

M.B. 85/93-94

DRIVE

25

WICHITA

33

21

22

PORTION LOT 2  
BLOCK 21  
ARLINGTON HEIGHTS  
M.B. 11/21-22 S.B. CO.

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE  
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=80'

DRAWN BY: CURT

DATE: 2/22/18

SUBJECT: APN 234-270-031 - GENERAL PLAN AMENDMENT