

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 0.81
5 ACRES OF PROPERTY LOCATED AT 4440 AND 4468 BROCKTON
6 AVENUE SITUATED ON THE SOUTHEAST CORNER OF BROCKTON
7 AVENUE AND 14TH STREET, FROM DSP-AS – DOWNTOWN SPECIFIC
8 PLAN – ALMOND STREET DISTRICT TO RCHSP – RIVERSIDE
9 COMMUNITY HOSPITAL SPECIFIC PLAN.

10 WHEREAS, an application was submitted to the City of Riverside designated as Planning Case
11 No. PR-2024-001701, to amend the Land Use Designation of the Riverside General Plan as to
12 approximately 0.81 acres of land located at 4440 and 4468 Brockton Avenue situated on the southeast
13 corner of Brockton Avenue and 14th Street, identified as Assessor Parcel Nos. 217-060-020 and 217-
14 060-009, removing it from the Downtown Specific Plan – Almond Street District (“DSP-AS”) land
15 use designation, and placing it in the Riverside Community Hospital Specific Plan (“RCHSP”) land
16 use designation; and

17 WHEREAS, the Planning Commission of the City of Riverside, California, advertised for and
18 held a public hearing on April 10, 2025, to consider the General Plan Amendment and unanimously
19 recommended to the City Council that the General Plan Amendment be approved; and

20 WHEREAS, the City Council of the City of Riverside advertised and held a public hearing on
21 May 20, 2025, to consider Planning Case No. PR-2024-001701; and

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

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

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

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

Section 3: The Land Use Designation of the Riverside General Plan 2025 is hereby
amended by removing approximately 0.81 acres of land located at 4440 and 4468 Brockton Avenue
situated on the southeast corner of Brockton Avenue and 14th Street, identified as Assessor Parcel Nos.

1 217-060-020 and 217-060-009, removing it from the Downtown Specific Plan – Almond Street
2 District (“DSP-AS”) land use designation, and placing it in the Riverside Community Hospital
3 Specific Plan (“RCHSP”) land use designation, as described in Exhibit “A” and depicted in Exhibit
4 “B” which are attached hereto and incorporated herein by reference.

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

8 ADOPTED by the City Council this _____ day of _____, 2025.

10 _____
11 PATRICIA LOCK DAWSON
Mayor of the City of Riverside

12 Attest:

13 _____
14 DONEISA GAUSE
City Clerk of the City of Riverside

15 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
16 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
17 its meeting held on the _____ day of _____, 2025, by the following vote, to wit:

18 Ayes:

19 Noes:

20 Absent:

21 Abstain:

22
23 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
24 City of Riverside, California, this _____ day of _____, 2025.

25 _____
26
27 DONESIA GAUSE
City Clerk of the City of Riverside

28 25-0433 04/15/25

EXHIBIT "A"
"GENERAL PLAN AMENDMENT"
LEGAL DESCRIPTION
FROM: DOWNTOWN SPECIFIC PLAN
TO: RCHSP – RIVERSIDE COMMUNITY HOSPITAL SPECIFIC PLAN

THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING LOTS 6 THROUGH 10 AND THAT PORTION OF THE NORTHWESTERLY HALF OF THAT CERTAIN 10 FOOT ALLEY ADJACENT TO SAID LOTS ON THE SOUTHEAST, AS VACATED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, A CERTIFIED COPY OF SAID RESOLUTION RECORDED ON JUNE 23, 1966 AS INSTRUMENT NO. 65087, OFFICIAL RECORDS, ALL IN B. S. FINCH SUBDIVISION AS SHOWN AS MAP ON FILE IN BOOK 4, PAGE 87 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM THE NORTHWESTERLY 4 FEET OF SAID LOTS 6 THROUGH 9, INCLUSIVE, LYING WITHIN BROCKTON AVENUE.

CONTAINING AN AREA OF 0.825 ACRES, MORE OR LESS.

THIS DESCRIPTION AND PLAT WERE CREATED FOR THE PURPOSE OF A "GENERAL PLAN AMENDMENT" ONLY. THIS DESCRIPTION AND PLAT IS NOT INTENDED TO CREATE A SEPARATE PARCEL OF REAL PROPERTY AND FOR THE PURPOSE OF SALE, LEASE OR FINANCING WOULD BE IN VIOLATION OF THE CALIFORNIA SUBDIVISION MAP ACT AND LOCAL ORDINANCE REGULATING THE DIVISION OF REAL PROPERTY.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

Jeffrey J. Lenherr

JEFFREY J. LENHERR
P.L.S. 9305

4/10/2025
DATE



DESCRIPTION APPROVAL:

BY: *[Signature]* *4/16/25*
DATE

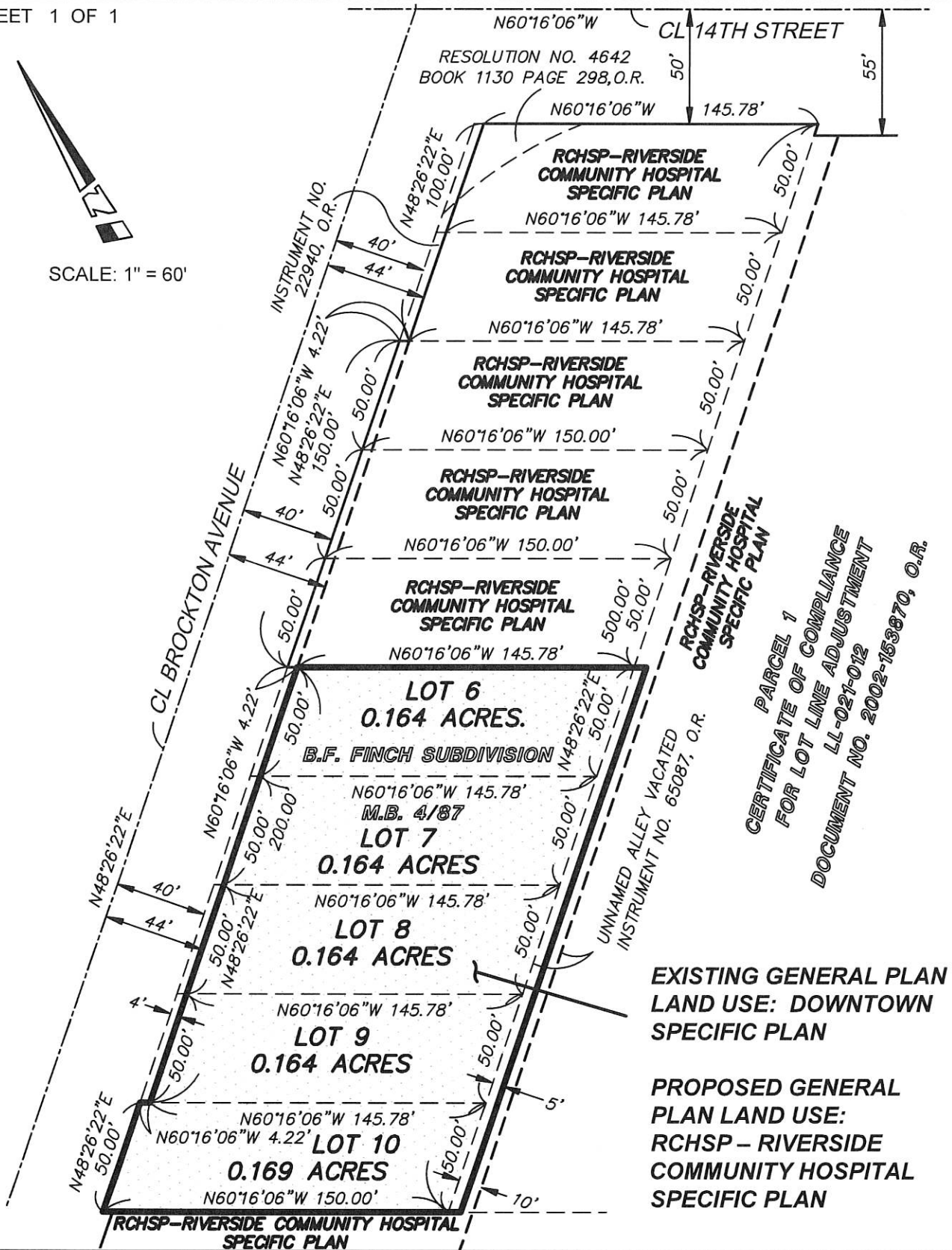
FOR: DOUGLAS B. WEBBER, L.S. 9477
CITY SURVEYOR

EXHIBIT "B"

SHEET 1 OF 1



SCALE: 1" = 60'



PARCEL 1
 CERTIFICATE OF COMPLIANCE
 FOR LOT LINE ADJUSTMENT
 LL-021-012
 DOCUMENT NO. 2002-153870, O.R.

EXISTING GENERAL PLAN
 LAND USE: DOWNTOWN
 SPECIFIC PLAN

PROPOSED GENERAL
 PLAN LAND USE:
 RCHSP - RIVERSIDE
 COMMUNITY HOSPITAL
 SPECIFIC PLAN

Kimley»Horn

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 ORANGE, CA 92868
 PHONE: 714-939-1031
 WWW.KIMLEY-HORN.COM

GENERAL PLAN AMENDMENT
 FROM: DOWNTOWN SPECIFIC PLAN
 TO: RCHSP - RIVERSIDE COMMUNITY HOSPITAL
 SPECIFIC PLAN

JOB NO:099670012 DATE: 4-10-2025

APPROVED BY:

Jeffrey J. Lenherr

JEFFREY J. LENHERR P.L.S. 9305