

1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8

2
3
4
5
6

7

8
9
0
1
2
3
4
5
6
7

8
9
0
1

2

3
4
5

6

78

1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the
3 ____ day of _____, 2022, and that thereafter the said ordinance was duly and regularly
4 adopted at a meeting of the City Council on the ____ day of _____, 2022, by the
5 following vote, to wit:

6 Ayes:

7 Noes:

8 Absent:

9 Abstain:

10 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
11 City of Riverside, California, this ____ day of _____, 2022.

12
13 _____
14 DONESIA GAUSE
15 City Clerk of the City of Riverside
16
17
18
19
20
21
22
23
24
25
26

27 \\Rc-citylaw\cycom\WPDOCS\D031\P018\00655694.DOC
28 22-0817 05/31/22

EXHIBIT 'A'
LEGAL DESCRIPTION - CHANGE IN ZONING

APN: 132-020-033

PARCEL 'A'

FROM:

R-1-7000-SP - SINGLE FAMILY RESIDENTIAL;
SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES
CG-SP - COMMERCIAL GENERAL ;
SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES

TO:

MU-V-SP -MIXED USE - VILLAGE;
SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED IN PARTNERSHIP GRANT DEED TO KAISER FOUNDATION HOSPITALS, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION RECORDED NOVEMBER 9, 1990 AS INSTRUMENT NO. 1990-413170, OFFICIAL RECORDS, AS FOLLOWS:

PARCEL 1 TOGETHER WITH A PORTION OF PARCEL 2 AS SHOWN BY PARCEL MAP ON FILE IN BOOK 5 PAGE(S) 49 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PRECISELY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTERLINE INTERSECTION OF MAGNOLIA AVENUE AND FILLMORE STREET;

THENCE SOUTH 56° 22' 43" WEST A DISTANCE OF 295.99 FEET ALONG THE CENTERLINE OF MAGNOLIA AVENUE;

THENCE SOUTH 33° 37' 17" EAST, A DISTANCE OF 66.00 FEET TO A POINT ON THE SOUTHEAST RIGHT OF WAY OF MAGNOLIA AVENUE, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 33° 37' 44" EAST, A DISTANCE OF 613.94 FEET;

THENCE SOUTH 11° 17' 16" WEST A DISTANCE OF 105.22 FEET, TO THE BEGINNING OF A 3750.00 FOOT NON-TANGENT CURVE, CONCAVE TO THE NORTH, A RADIAL TO SAID BEGINNING BEARS SOUTH 01° 35' 37" EAST SAID POINT ON THE RIGHT OF WAY OF STATE HIGHWAY 91;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5° 46' 50" AN ARC DISTANCE OF 378.34 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY OF FILLMORE STREET;

THENCE NORTH 33° 37' 44" WEST A DISTANCE OF 872.60 FEET ALONG SAID RIGHT OF WAY TO A POINT ON THE SOUTHEAST RIGHT OF WAY OF MAGNOLIA AVENUE;

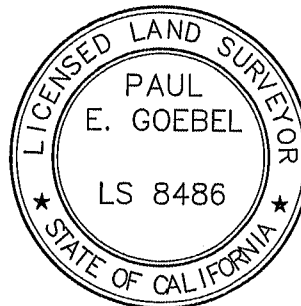
THENCE SOUTH 56° 22' 43" WEST A DISTANCE OF 256.00 FEET ALONG SAID RIGHT OF WAY TO THE TRUE POINT OF BEGINNING.

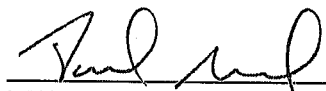
EXCEPTING THEREFROM ALL WATER, WATER RIGHTS, CLAIMS OR TITLE TO WATER IN, ON OR UNDER SAID LAND AS CONVEYED TO RIVERSIDE WATER COMPANY BY DOCUMENT RECORDED JUNE 5, 1961 AS INSTRUMENT NO. 47639 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CONTAINING 4.835 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION AND THE PLAT, EXHIBIT 'B', WERE PREPARED BY ME OR UNDER MY SUPERVISION PER THE CALIFORNIA LAND SURVEYORS ACT.


SEE EXHIBIT 'B', PLAT, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.




PAUL E. GOEBEL, PLS 8486 01/06/2022

MBI JN 174808
KAISER RIVERSIDE-FILMORE
REZONING PLAT AND LEGAL DESCRIPTION

DESCRIPTION APPROVAL:


CURTIS C. STEPHENS, L.S. 7519 1/27/22
CITY SURVEYOR DATE

PROPOSED ZONING:
APN 132-020-033
MU-V-SP MIXED USE-VILLAGE
AND SPECIFIC PLAN (MAGNOLIA
AVENUE) OVERLAY ZONES

ALL DATA SHOWN
IS RECORD PER THE
DEED LISTED

() RECORD PER
LEGAL DESCRIPTION
OF DEED

POINT OF
COMMENCEMENT

(S56°22'43"W 295.99')
MAGNOLIA AVE

(S56°22'43"W 256.00')

TRUE POINT OF
BEGINNING

(S33°37'17"E
66.00')

APN 132-020-033
OWNER: KAISER
FOUNDATION HOSPITALS
PER GRANT DEED
1990-413170, O.R.

CURRENT ZONING:

R-1-7000-SP SINGLE FAMILY
RESIDENTIAL AND SPECIFIC
PLAN (MAGNOLIA AVE.)
OVERLAY ZONES

0 100'

SCALE: 1' = 100'

POR.
PARCEL 2
PM 5/49

POR.
PARCEL 2
PM 5/49

FILLMORE

STREET

PARCEL A

(S33°37'44"E 613.94')

(N56°22'16"E
250.00')

PARCEL 1
PM 5/49

CURRENT ZONING:

CG-SP COMMERCIAL GENERAL
AND SPECIFIC PLAN (MAGNOLIA
AVE.) OVERLAY ZONES

($\Delta=05^{\circ}46'50''$
R=3750.00' L=378.34')

RECORD PM 5/49
(S07°22'27"E (R))



Paul E. Goebel 01/06/2022
PAUL E. GOEBEL LS 8486 DATE

(S11°17'16"W
105.22')

(N33°37'44"W
114.67')

STATE HIGHWAY 91

(S01°35'37"E(R))

SEE EXHIBIT 'A' FOR LEGAL DESCRIPTION
EXHIBIT 'B' - PLAT

FOR CHANGE IN ZONE
PORTIONS OF PARCELS 1 & 2 PARCEL MAP 5/49
APN 132-020-033 CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 1 OF 1 SHEET

Michael Baker International
9755 Clairemont Mesa Blvd.,
San Diego, CA 92124
(858)614-5000

DATE 01/06/2022 JN 174808