

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 1.51
5 ACRES OF PROPERTY LOCATED AT 2998 IVY STREET AND 3399
6 CENTRAL AVENUE, FROM LDR – LOW DENSITY RESIDENTIAL TO C
7 – COMMERCIAL

8 WHEREAS, an application was submitted to the City of Riverside designated as Planning Case
9 No. PR-2021-001120, to amend the Land Use Designation of the Riverside General Plan as to
10 approximately 1.51 acres of property located at 2998 Ivy Street and 3399 Central Avenue, situated on
11 the south side of Ivy Street, west of Rockhill Way and east of State Route 91, identified as Assessor's
12 Parcel Nos. 219-270-006, 223-050-009, 223-050-011 and 225-190-017, removing from the Low
13 Density Residential ("LDR") land use designation, and placing it in the Commercial ("C") land use
14 designation; and

15 WHEREAS, the Planning Commission of the City of Riverside, California, advertised for and
16 held a public hearing on September 1, 2022, to consider the General Plan Amendment and
17 recommended to the City Council that the General Plan Amendment be approved; and

18 WHEREAS, the City Council of the City of Riverside advertised and held a public hearing on
19 December 13, 2022, to consider Planning Case No. PR-2021-001120; and

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

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

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

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

28 Section 3: The Land Use Designation of the Riverside General Plan 2025 is hereby
amended by removing approximately 1.51 acres of property located at 2998 Ivy Street and 3399
Central Avenue, situated on the south side of Ivy Street, west of Rockhill Way and east of State Route

1 91, identified as Assessor's Parcel Nos. 219-270-006, 223-050-009, 223-050-011 and 225-190-017,
2 removing it from the Low Density Residential ("LDR") land use designation, and placing it in the
3 Commercial ("C") land use designation, as described and depicted in Exhibit "A" attached hereto and
4 incorporated herein by this 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 ADOPTED by the City Council this _____ day of _____, 2022.

8
9
10 PATRICIA LOCK DAWSON
Mayor of the City of Riverside

11 Attest:

12
13 DONESIA GAUSE
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 _____, 2022, by the following vote, to wit:

17 Ayes:

18
19 Noes:

20 Absent:

21 Abstain:

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

24
25 DONESIA GAUSE
26 City Clerk of the City of Riverside

27
28 22-1978 11/16/22

EXHIBIT "A"
LEGAL DESCRIPTION – GENERAL PLAN AMENDMENT

APN: 219-270-006

FROM:

"LDR" – LOW DENSITY RESIDENTIAL

TO:

"C" – COMMERCIAL

A PORTION OF THAT REAL PROPERTY DESCRIBED IN GRANT DEED ASP IVY STREET, LLC, RECORDED NOVEMBER 29, 2018 AS INSTRUMENT NO. 2018-0466958 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN WITH THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN GRANT DEED TO THE STATE OF CALIFORNIA RECORDED JULY 12, 1955 AS INSTRUMENT NO. 45274 OF OFFICIAL RECORDS, SAID EASTERLY BOUNDARY BEING A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2600.00 FEET, A RADIAL LINE TO SAID INTERSECTION BEARS SOUTH 53°30'23"EAST;

THENCE, NORTHEASTERLY ALONG SAID CURVE AND EASTERLY BOUNDARY AND CONTINUING ALONG THE PROLONGATION OF SAID EASTERLY BOUNDARY THROUGH THE CENTRAL ANGLE OF 21°56'25" AN ARC DISTANCE OF 995.62 FEET;

THENCE, SOUTH 76°01'12"EAST, 19.95 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2888.39 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 80°29'44"EAST, SAID NONTANGENT CURVE ALSO BEING THE WESTERLY BOUNDARY OF BURLINGTON NORTHERN AND SANTA FE RAILWAY;

THENCE, SOUTHERLY ALONG SAID CURVE AND WESTERLY BOUNDARY THROUGH A CENTRAL ANGLE OF 20°16'18" AN ARC DISTANCE OF 1021.93 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN GRANT DEED RECORDED SEPTEMBER 24, 1986 AS INSTRUMENT NO. 234477 OF OFFICIAL RECORDS;

THENCE, ALONG THE SOUTHWESTERLY LINE OF SAID LAND NORTH 56°19'38" WEST, 125.01 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35.

CONTAINING APPROXIMATELY 1.506 ACRES.

THIS LEGAL DESCRIPTION AND THE PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION PER THE CALIFORNIA LAND SURVEYOR'S ACT.


Edward J. Bonadiman, PLS 7529

9.27.22
Date

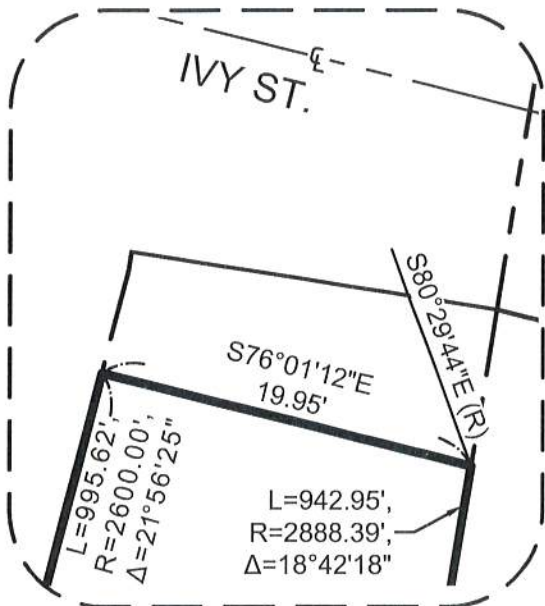


DESCRIPTION APPROVAL:

BY:  10/4/22
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

FOR GENERAL PLAN AMENDMENT
 APN: 219-270-006, CITY OF RIVERSIDE
 PORTION OF INST. #2018-0466958,
 O.R. RIVERSIDE CO. (REC. 11-29-2018)



DETAIL:
 N.T.S.

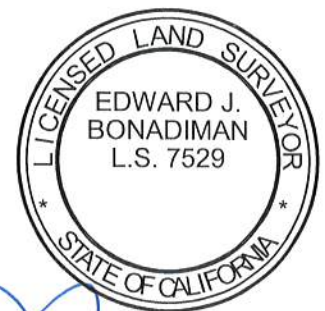
SEE DETAIL



100' 0 100'

SCALE: 1"=100'

PROPOSED GPA:
 APN 219-270-006
 "C" - COMMERCIAL



EDWARD J. BONADIMAN

DATE

JOSEPH E. BONADIMAN
 & ASSOCIATES, INC.
 234 N. ARROWHEAD AVE.
 SAN BERNARDINO, CA 92408
 (909) 885-3806

SHEET 1 OF 1
 DATE: 09-26-22

STATE HIGHWAY 91

AREA= 1.506 AC

EX. GPA: "LDR"
 (LOW DENSITY RESIDENTIAL)

B.N. & S.F. R.R.

E. BOUNDARY GRANT DEED
 TO STATE OF CA PER
 INST. #45274, O.R.
 (REC. 07-12-1955)

2998 IVY ST.
 APN: 219-270-006
 OWNER: ASP IVY STREET, LLC
 PER GRANT DEED INST.
 #2018-466958, O.R.

POINT OF
 BEGINNING

N. LINE SE 1/4 NW 1/4
 SEC. 35, T2S, R5W

NOT A PART
 APN: 223-050-009
 PER GRANT DEED INST. #1986-234477, O.R.
 EX. GPA: "C" (COMMERCIAL)

L=78.99', R=2888.39', Δ=1°34'01"

N89°54'32"W
 142.32'
 N56°19'38"W
 125.01'

L=1021.94', R=2888.39', Δ=20°16'18"
 L=995.62', R=2600.00', Δ=21°56'25"
 L=942.95', R=2888.39', Δ=18°42'18"