

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 RIVERSIDE, CALIFORNIA, AMENDING THE LAND USE  
4 DESIGNATION AND URBAN DESIGN ELEMENT OF THE GENERAL  
PLAN 2025 AS TO APPROXIMATELY 11.75 ACRES OF LAND  
LOCATED AT 601 CENTRAL AVENUE, RIVERSIDE, CA.

5 WHEREAS, an application was submitted to the City of Riverside designated as Planning  
6 Case P14-0683, to amend the Land Use and Urban Design Element of the General Plan 2025 as to  
7 approximately 11.75 acres of land located at 601 Central Avenue, ("Property") from the Open Space  
8 ("OS") land use designation to Medium High Density Residential ("MHDR") land use designation;  
9 and

10 WHEREAS, on May 19, 2016, the Planning Commission of the City of Riverside held a  
11 public hearing to consider the proposed amendment to the Land Use and Urban Design Element of  
12 the General Plan 2025 and recommended to the City Council that the amendment be approved to  
13 change the land use designation of the Property from the Open Space ("OS") land use designation to  
14 Medium High Density Residential ("MHDR") land use designation;

15 WHEREAS, the City Council of the City of Riverside advertised for and held a public  
16 hearing on July 12, 2016, to consider Planning Case No. P14-0683; and

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

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

22 Section 1: It is in the public interest to amend the Land Use and Urban Design Element of  
23 the General Plan 2025 as more particularly described below.

24 Section 2: The Land Use and Urban Design Element of the General Plan 2025 is hereby  
25 amended by placing approximately 11.75 acres of land located at 601 Central Avenue, as depicted in  
26 Exhibit "A" attached hereto and incorporated herein by this reference, into the Medium High  
27 Density Residential ("MHDR") land use designation.  
28

1 ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

5 Attest:

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\_\_\_\_\_  
COLLEEN J. NICOL  
City Clerk of the City of Riverside

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10 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the  
11 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at  
12 its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, by the following vote, to wit:

13 Ayes:

14 Noes:

15 Absent:

16 Abstain:

17 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
18 City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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\_\_\_\_\_  
COLLEEN J. NICOL  
City Clerk of the City of Riverside

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CA: 16-0860

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

General Plan Amendment from OS - Open Space to MHDR - Medium High Density Residential

Por. A.P.N.: 253-240-020 and 253-240-028

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

All those portions of Parcel 2, Parcel 3 and Parcel 4 of Parcel Map No 22871, as shown by map on file in Book 156, Pages 50 through 54 of Parcel Maps, Records of Riverside County, California;

**COMMENCING** at the centerline intersection of Central Avenue and Quail Run Court as shown on said Parcel Map No 22871;

THENCE North 00°04'10" East, along the centerline of said Quail Run Court, a distance of 59.83 feet to a point thereon;

THENCE North 89°55'50" West, at right angles to said centerline, a distance of 60.22 feet to a point on the northerly right of way line of Central Avenue as shown on said Parcel Map No. 22871, and the beginning of a non-tangent curve concave northerly, having a radius of 1945.00 feet, a radial line to said point bears South 5°26'54" West and to the **POINT OF BEGINNING**;

THENCE Westerly to the right along said curve an arc length of 151.22 feet, through a central angle of 04°27'17" to a point thereon and an angle point in the southerly line of Parcel 4 of said Parcel Map No. 22871;

THENCE North 00°04'08" East, along the westerly line of said Parcel 4, a distance of 245.25 feet to an angle point therein;

THENCE North 77°57'34" West, along the southerly line of said Parcel 4 and the southerly line of Parcel 3 of said Parcel Map No. 22871, a distance of 222.90 feet to an angle point therein;

THENCE South 49°38'05" West, along the southerly line of said Parcel 3, a distance of 305.10 feet to an angle point therein and a point on the northerly right of way of said Central Avenue and the beginning of a non-tangent curve concave southerly, having a radius of 2055.00 feet, a radial line to said point bears North 10°59'26" East;

THENCE Westerly to the left along said curve an arc length of 198.70 feet through a central angle of 05°32'24" to a point thereon and an angle point in the southerly line of said Parcel 3;

THENCE North 51°10'05" West, along the southwesterly line of said Parcel 3, a distance of 469.59 feet to an angle point therein;

THENCE North 00°04'39" East, along the westerly line of said Parcel 3, a distance of 185.43 feet to an angle point therein;

THENCE North  $46^{\circ}32'02''$  West, along the southwesterly line of said Parcel 3 a distance of 216.82 feet, to an angle point therein;

THENCE North  $00^{\circ}04'39''$  East, along the westerly line of said Parcel 3 a distance of 143.74 feet, to a point thereon;

THENCE South  $69^{\circ}06'43''$  East, leaving said westerly line, a distance of 72.01 feet;

THENCE South  $66^{\circ}15'17''$  East, a distance of 110.53 feet;

THENCE South  $61^{\circ}47'04''$  East, a distance of 35.44 feet to the beginning of a tangent curve, concave northerly, having a radius of 4.00 feet;

THENCE Easterly and Northerly to the left along said curve an arc length of 7.54 feet through a central angle of  $108^{\circ}05'44''$ ;

THENCE North  $10^{\circ}07'09''$  East, a distance of 13.49 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 3.00 feet;

THENCE Northerly and Easterly to the right along said curve an arc length of 4.76 feet through a central angle of  $90^{\circ}50'42''$  to a point of compound curvature with a tangent curve concave Southwesterly, having a radius of 94.00 feet;

THENCE Easterly and Southeasterly to the right along said curve an arc length of 64.99 feet through a central angle of  $39^{\circ}36'48''$  to a point of compound curvature with a tangent curve concave Southwesterly, having a radius of 280.00 feet;

THENCE Southeasterly to the right along said curve an arc length of 44.93 feet through a central angle of  $9^{\circ}11'40''$  to a point of compound curvature with a tangent curve concave Westerly, having a radius of 4.00 feet;

THENCE Southeasterly and Southwesterly to the right along said curve an arc length of 6.08 feet through a central angle of  $87^{\circ}03'07''$ ;

THENCE South  $60^{\circ}23'40''$  West, a distance of 17.64 feet to the beginning of a tangent curve, concave Easterly, having a radius of 4.00 feet;

THENCE Southwesterly and Southeasterly to the left along said curve an arc length of 8.03 feet through a central angle of  $115^{\circ}04'01''$  to a point of compound curvature with a tangent curve concave Northeasterly, having a radius of 15.00 feet;

THENCE Southeasterly to the left along said curve an arc length of 13.29 feet through a central angle of  $50^{\circ}46'58''$  to a point of reverse curvature with a tangent curve concave Southerly, having a radius of 24.00 feet;

THENCE Easterly and Southeasterly to the right along said curve an arc length of 28.40 feet through a central angle of  $67^{\circ}47'38''$ ;

THENCE South  $37^{\circ}39'41''$  East, a distance of 38.04 feet to the beginning of a tangent curve, concave Southwesterly, having a radius of 43.00 feet;

THENCE Southerly to the right along said curve an arc length of 20.04 feet through a central angle of  $26^{\circ}41'51''$  to a point of compound curvature with a tangent curve concave Westerly, having a radius of 274.00 feet;

THENCE Southerly to the right along said curve an arc length of 116.03 feet through a central angle of  $24^{\circ}15'44''$  to a point of reverse curvature with a tangent curve concave Easterly, having a radius of 202.00 feet;

THENCE Southerly to the left along said curve an arc length of 38.92 feet through a central angle of  $11^{\circ}02'25''$  to a point of reverse curvature with a tangent curve concave Westerly, having a radius of 250.00 feet;

THENCE Southerly to the right along said curve an arc length of 53.76 feet through a central angle of  $12^{\circ}19'13''$  to a point of compound curvature with a tangent curve concave Northwesterly, having a radius of 42.00 feet;

THENCE Southerly to the right along said curve an arc length of 37.64 feet through a central angle of  $51^{\circ}20'42''$  to a point of reverse curvature with a tangent curve concave Southeasterly, having a radius of 5.00 feet;

THENCE Southwesterly and Southerly to the left along said curve an arc length of 5.76 feet through a central angle of  $66^{\circ}01'05''$ ;

THENCE South  $00^{\circ}05'41''$  East, a distance of 11.19 feet to the beginning of a tangent curve, concave Northeasterly, having a radius of 50.00 feet;

THENCE Southerly and Southeasterly to the left along said curve an arc length of 44.41 feet through a central angle of  $50^{\circ}53'28''$ ;

THENCE South  $50^{\circ}59'09''$  East, a distance of 20.53 feet;

THENCE South  $39^{\circ}00'51''$  West, a distance of 19.51 feet;

THENCE South  $51^{\circ}48'09''$  East, a distance of 43.11 feet;

THENCE North  $38^{\circ}44'55''$  East, a distance of 19.02 feet to the beginning of a tangent curve, concave Southerly, having a radius of 40.00 feet;

THENCE Northeasterly, Easterly and Southeasterly to the right along said curve an arc length of 77.17 feet through a central angle of  $110^{\circ}32'32''$  to a point of compound curvature with a tangent curve concave Southwesterly, having a radius of 25.00 feet;

THENCE Southeasterly and Southwesterly to the right along said curve an arc length of 22.21 feet through a central angle of  $50^{\circ}54'13''$  to a point of reverse curvature with a tangent curve concave Easterly, having a radius of 70.00 feet;

THENCE Southerly to the left along said curve an arc length of 35.64 feet through a central angle of  $29^{\circ}10'15''$  to a point of compound curvature with a tangent curve concave Northeasterly, having a radius of 10.00 feet;

THENCE Southerly and Southeasterly to the left along said curve an arc length of 15.41 feet through a central angle of  $88^{\circ}16'14''$  to a point of reverse curvature with a tangent curve concave Southerly, having a radius of 200.00 feet;

THENCE Easterly to the right along said curve an arc length of 85.63 feet through a central angle of  $24^{\circ}31'54''$  to a point of compound curvature with a tangent curve concave Southwesterly, having a radius of 30.00 feet;

THENCE Southeasterly to the right along said curve an arc length of 11.38 feet through a central angle of  $21^{\circ}44'12''$ ;

THENCE South  $50^{\circ}58'43''$  East, a distance of 84.01 feet to the beginning of a tangent curve, concave Southwesterly, having a radius of 45.00 feet;

THENCE Southeasterly to the right along said curve an arc length of 34.05 feet through a central angle of  $43^{\circ}20'54''$ ;

THENCE South  $7^{\circ}37'48''$  East, a distance of 15.23 feet to the beginning of a tangent curve, concave Northeasterly, having a radius of 30.00 feet;

THENCE Southeasterly to the left along said curve an arc length of 38.94 feet through a central angle of  $74^{\circ}22'06''$ ;

THENCE South  $81^{\circ}59'54''$  East, a distance of 24.69 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 14.00 feet;

THENCE Easterly and Northerly to the left along said curve an arc length of 27.72 feet through a central angle of  $113^{\circ}25'35''$ ;

THENCE North  $15^{\circ}25'30''$  West, a distance of 29.87 feet to the beginning of a tangent curve, concave Easterly, having a radius of 250.00 feet;

THENCE Northerly to the right along said curve an arc length of 110.87 feet through a central angle of  $25^{\circ}24'38''$  to a point of reverse curvature with a tangent curve concave Westerly, having a radius of 360.00 feet;

THENCE Northerly to the left along said curve an arc length of 82.06 feet through a central angle of  $13^{\circ}03'37''$  to a point of reverse curvature with a tangent curve concave Southeasterly, having a radius of 10.00 feet;

THENCE Northerly to the right along said curve an arc length of 8.50 feet through a central angle of  $48^{\circ}40'26''$  to a point of compound curvature with a tangent curve concave Southeasterly, having a radius of 600.00 feet;

THENCE Northeasterly to the right along said curve an arc length of 91.97 feet through a central

angle of 8°46'59" to a point of reverse curvature with a tangent curve concave Northwesterly, having a radius of 20.00 feet;

THENCE Northeasterly and Northerly to left right along said curve an arc length of 18.93 feet through a central angle of 54°12'59";

THENCE North 00°09'57" East, a distance of 154.37 feet to the beginning of a tangent curve, concave Southeasterly, having a radius of 130.00 feet

THENCE Northerly and Northeasterly to right along said curve an arc length of 157.82 feet through a central angle of 69°33'26";

THENCE North 69°43'23" East, a distance of 110.05 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 20.00 feet;

THENCE Northeasterly to left along said curve an arc length of 3.12 feet through a central angle of 8°56'01" to a point of reverse curvature with a tangent curve concave Southerly, having a radius of 200.00 feet;

THENCE Northeasterly and Easterly to right along said curve an arc length of 103.38 feet through a central angle of 29°37'03" to a point of reverse curvature with a tangent curve concave Northerly, having a radius of 50.00 feet;

THENCE Easterly to left along said curve an arc length of 33.03 feet through a central angle of 37°50'40";

THENCE North 52°33'44" East, a distance of 31.91 feet to the beginning of a tangent curve, concave Southerly, having a radius of 20.00 feet;

THENCE Easterly to right along said curve an arc length of 15.74 feet through a central angle of 45°06'14";

THENCE South 82°20'02" East, a distance of 163.88 feet;

THENCE North 80°22'00" East, a distance of 36.96 feet

THENCE South 00°04'10" West, a distance of 838.90 feet to the **POINT OF BEGINNING.**

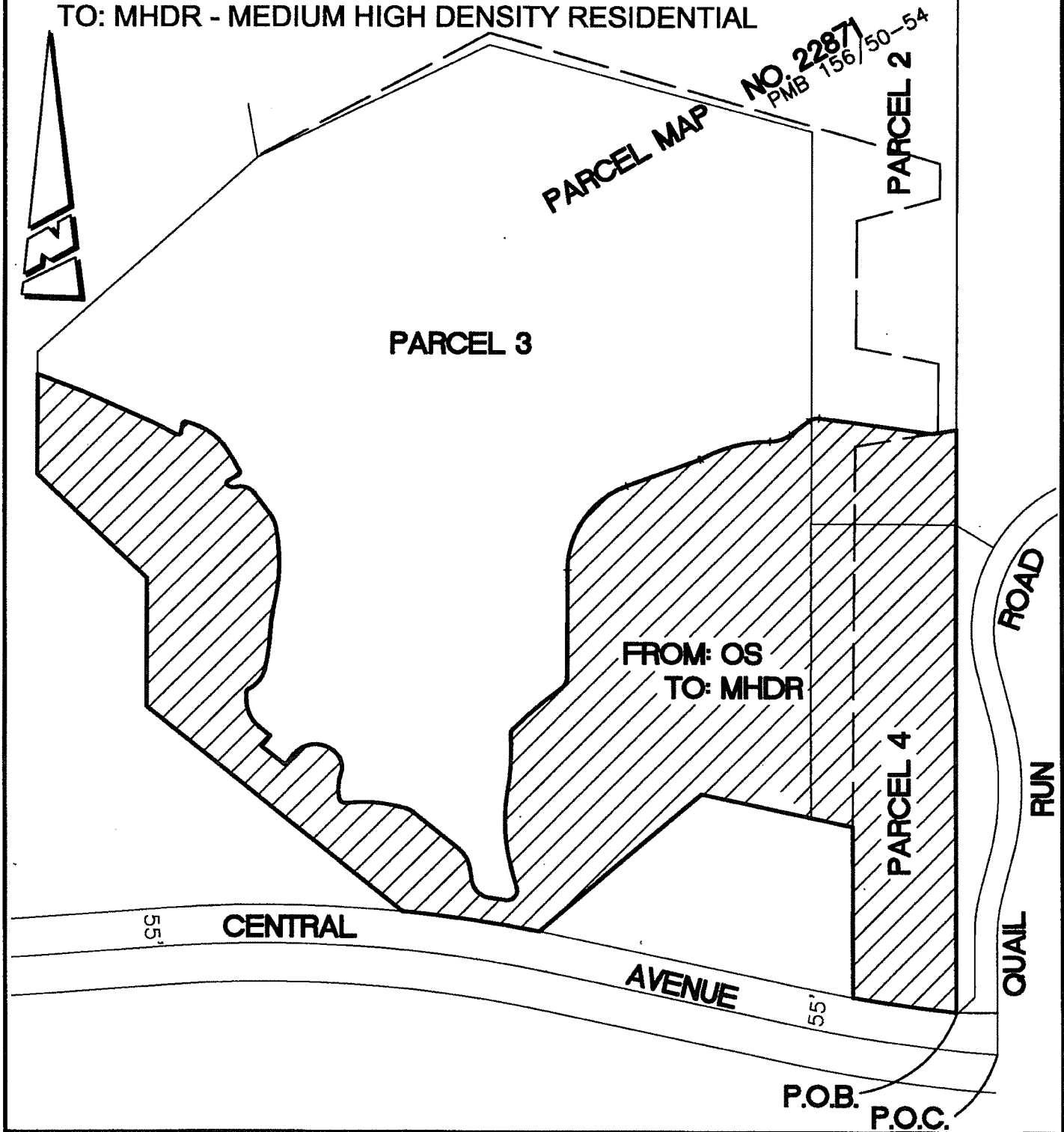
Area – 511,572 square feet, 11.74 acres

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

Curtis C. Stephens 5/28/16 Prep. (Signature)  
Curtis C. Stephens, L.S. 7519 Date



GENERAL PLAN AMENDMENT  
FROM: OS - OPEN SPACE  
TO: MHDR - MEDIUM HIGH DENSITY RESIDENTIAL



• 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"=200'

DRAWN BY: CURT

DATE: 5/25/16

SUBJECT: GENERAL PLAN AMENDMENT