

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  
5 PLAN 2025 AS TO APPROXIMATELY 0.27 ACRES OF LAND  
6 LOCATED AT THE SOUTHWEST CORNER OF CACTUS AND  
7 DAUCHY AVENUES.

8 WHEREAS, an application was submitted to the City of Riverside designated as Planning  
9 Case P12-0698, to amend the Land Use and Urban Design Element of the General Plan 2025 as to  
10 approximately 0.27 acres of land located at the southwest corner of Cactus and Dauchy Avenues  
11 (“Property”) from the Very Low Density Residential (“VLDR”) land use designation to Hillside  
12 Residential (“HR”) land use designation; and

13 WHEREAS, on March 3, 2016, the Planning Commission of the City of Riverside held a  
14 public hearing to consider the proposed amendment to the Land Use and Urban Design Element of  
15 the General Plan 2025 and recommended to the City Council that the amendment be approved to  
16 change the land use designation of the Property from the Very Low Density Residential (“VLDR”) land use designation to Hillside Residential (“HR”) land use designation;

17 WHEREAS, the City Council of the City of Riverside advertised for and held a public  
18 hearing on September 27, 2016, to consider Planning Case Nos. P12-0601, P12-0697, and P12-0698;  
19 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: It is in the public interest to amend the Land Use and Urban Design Element of  
26 the General Plan 2025 as more particularly described below.

27 Section 2: The Land Use and Urban Design Element of the General Plan 2025 is hereby  
28 amended by placing approximately 0.27 acres of land located at the southwest corner of Cactus and

1 Dauchy Avenues, as depicted in Exhibit "A" attached hereto and incorporated herein by this  
2 reference, into the Hillside Residential ("HR") land use designation.

3  
4 ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

5  
6 \_\_\_\_\_  
7 WILLIAM R. BAILEY, III  
8 Mayor of the City of Riverside

9 Attest:

10 \_\_\_\_\_  
11 COLLEEN J. NICOL  
12 City Clerk of the City of Riverside

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

16 Ayes:

17 Noes:

18 Absent:

19 Abstain:

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

22  
23 \_\_\_\_\_  
24 COLLEEN J. NICOL  
25 City Clerk of the City of Riverside

26  
27  
28 O:\Cycom\Wpdocs\D010\P022\00290861.DOCX  
CA: 16-1203

**REZONING**

**FROM R-1-1/2 ACRE – SINGLE-FAMILY RESIDENTIAL ZONE TO RC – RESIDENTIAL  
CONSERVATION ZONE.**

**GENERAL PLAN AMENDMENT**

**FROM VLDR – VERY LOW DENSITY RESIDENTIAL TO HR – HILLSIDE RESIDENTIAL**

**EXHIBIT "A"**

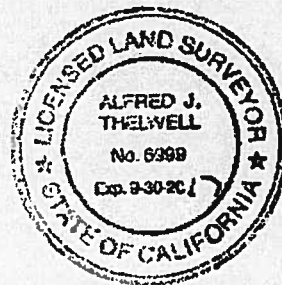
**THE WESTERLY 17.71 FEET OF THE EASTERLY 392.84 FEET OF PARCEL 1 OF  
PARCEL MAP NO. 5680, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 46 OF  
PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.**

**END OF DESCRIPTION**

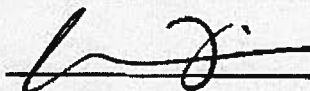

**THE AREA OF THE ABOVE DESCRIBED LEGAL DESCRIPTION CONSISTS OF  
APPROXIMATELY 11,551 SQUARE FEET (0.265 ACRES).**

**THIS LEGAL DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT  
SUPERVISION OF THE FOLLOWING STATE OF CALIFORNIA LICENSED LAND  
SURVEYOR.**

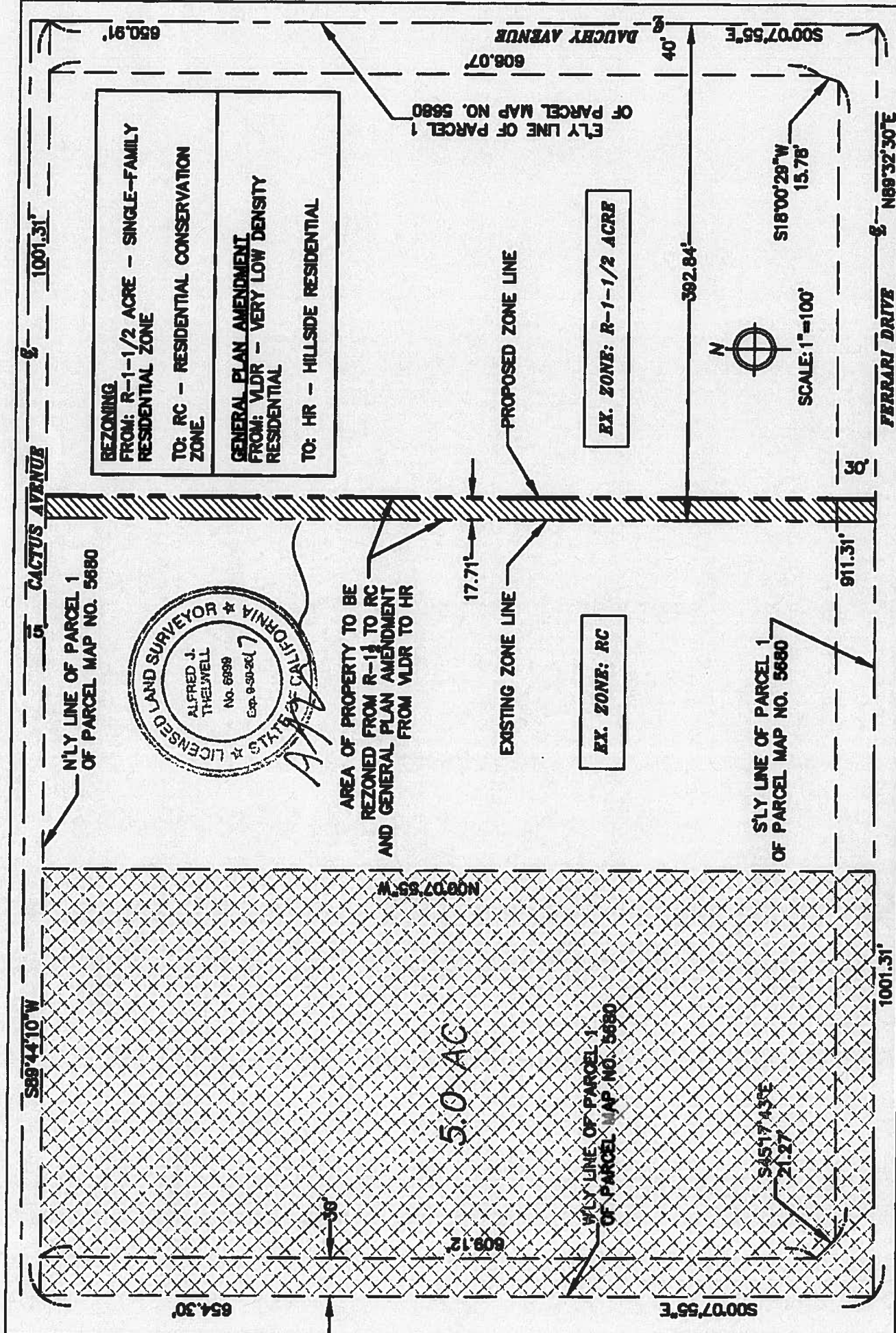
  
ALFRED J. THELWELL, L.S. 6999  
MY REGISTRATION EXPIRES: 9/30/2017



**DESCRIPTION APPROVAL:**

BY:    
DATE

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

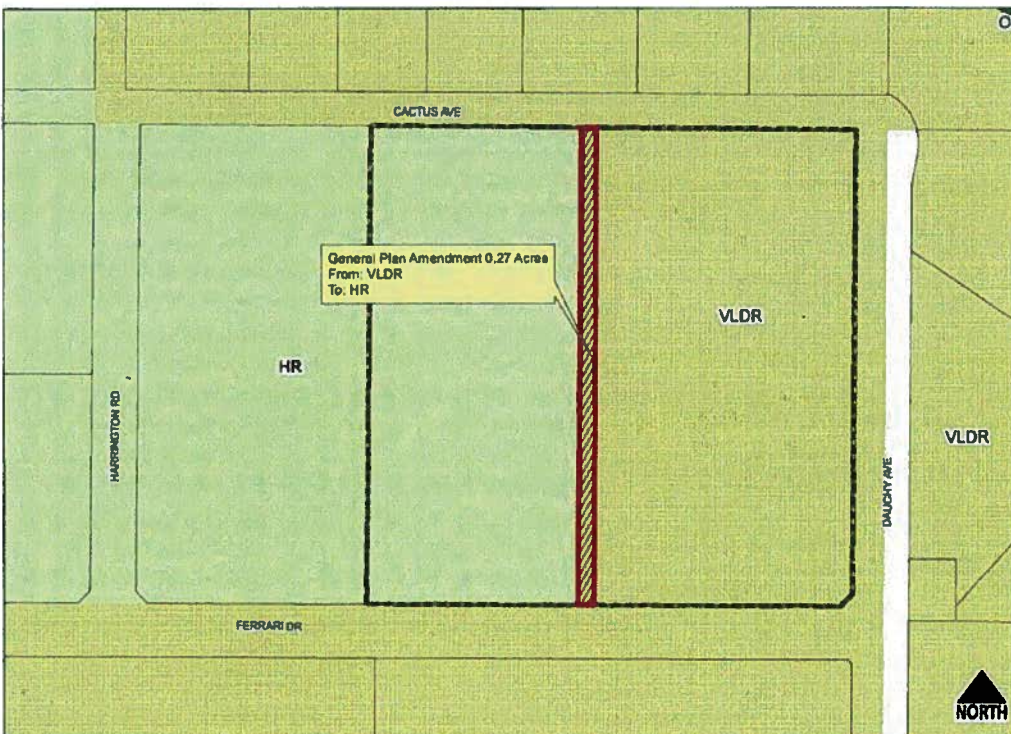


CITY OF RIVERSIDE			
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION HEREIN.			
EXHIBIT "A"		SHEET 1 OF 1	
SCALE: 1"=100'	DRAWN BY: JY	DATE: 5/16/2016	
PREPARED BY: EGL ASSOCIATES, INC. 11819 GOLDRING ROAD, UNIT A ARCADIA, CA 91006 TEL: (626)263-3588 FAX: (562)263-3599			





**Rezone from R-1-1/2 Acre – Single Family Residential to RC – Residential Conservation**



**General Plan Amendment from VLDR – Very Low Density Residential to HR – Hillside Residential**