

RESOLUTION NO.

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE SYCAMORE CANYON BUSINESS PARK SPECIFIC PLAN TO REVISE THE CIRCULATION PLAN TO REMOVE PLANNED BUT NOT CONSTRUCTED STREETS TO FACILITATE THE DEVELOPMENT OF TWO INDUSTRIAL WAREHOUSE BUILDINGS TO OPERATE AS A DISTRIBUTION CENTER SITUATED ON THE WEST SIDE OF LANCE DRIVE BETWEEN DAN KIPPER DRIVE AND SIERRA RIDGE DRIVE

WHEREAS, an application was submitted in connection with the development of two industrial warehouse buildings (“Project”) to the City of Riverside, designated as Planning Case No. P16-0101, to amend the Sycamore Canyon Park Specific Plan’s Circulation Plan to 1) delete the portion of Dan Kipper Drive (proposed 74-foot Collector) that traverses the Project site; 2) delete the north/south street known as River Ridge (60-foot Local) that traverses the Project site; 3) delete the no name east/west street that has been known as Kangaroo Court that traverses the Project site southerly of River Ridge; 4) delete the portion of Sierra Ridge Drive (74-foot Collector) that traverses the Project site; and 5) show Dan Kipper Drive terminating at Lance Drive; and

WHEREAS, on December 15, 2016, the Planning Commission of the City of Riverside, held public hearings to consider the proposed amendment to the Sycamore Canyon Park Specific Plan’s Circulation Plan and recommended to the City Council that the amendment be approved to remove the planned but not constructed streets; and

WHEREAS, on February 14, 2017, the City Council and advertised and held a public hearing to consider Planning Case No. P16-0101; and

WHEREAS, the City Council received and considered the staff report and recommendation of the Planning Commission and all other testimony, both written and oral, present at the public hearing.

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

Section 1: Figures 6, 6a and 7 of the Sycamore Canyon Park Specific Plan’s Circulation Plan are hereby amended by 1) deleting the portion of Dan Kipper Drive (proposed 74-foot Collector) that traverses the Project site; 2) deleting the north/south street known as River Ridge (60-

1 foot Local) that traverses the Project site; 3) deleting the no name east/west street that has been  
2 known as Kangaroo Court that traverses the Project site southerly of River Ridge; 4) deleting the  
3 portion of Sierra Ridge Drive (74-foot Collector) that traverses the Project site; and 5) showing Dan  
4 Kipper Drive terminating at Lance Drive, all of which is depicted in Exhibits “A,” “B,” and “C”  
5 which are attached hereto and incorporated herein by reference.

6 Section 2: The amendment adopted by this resolution shall be integrated into the adopted  
7 Sycamore Canyon Park Specific Plan’s Circulation Plan documents and shall be noted on the  
8 appropriate specific plan and general plan maps previously adopted by the City Council as  
9 appropriate.

10 ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

15 Attest:

16 \_\_\_\_\_  
17 COLLEEN J. NICOL  
18 City Clerk of the City of Riverside

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1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the  
2 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at  
3 its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the following vote, to wit:  
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5 Ayes:

6 Noes:

7 Absent:

8 Abstain:

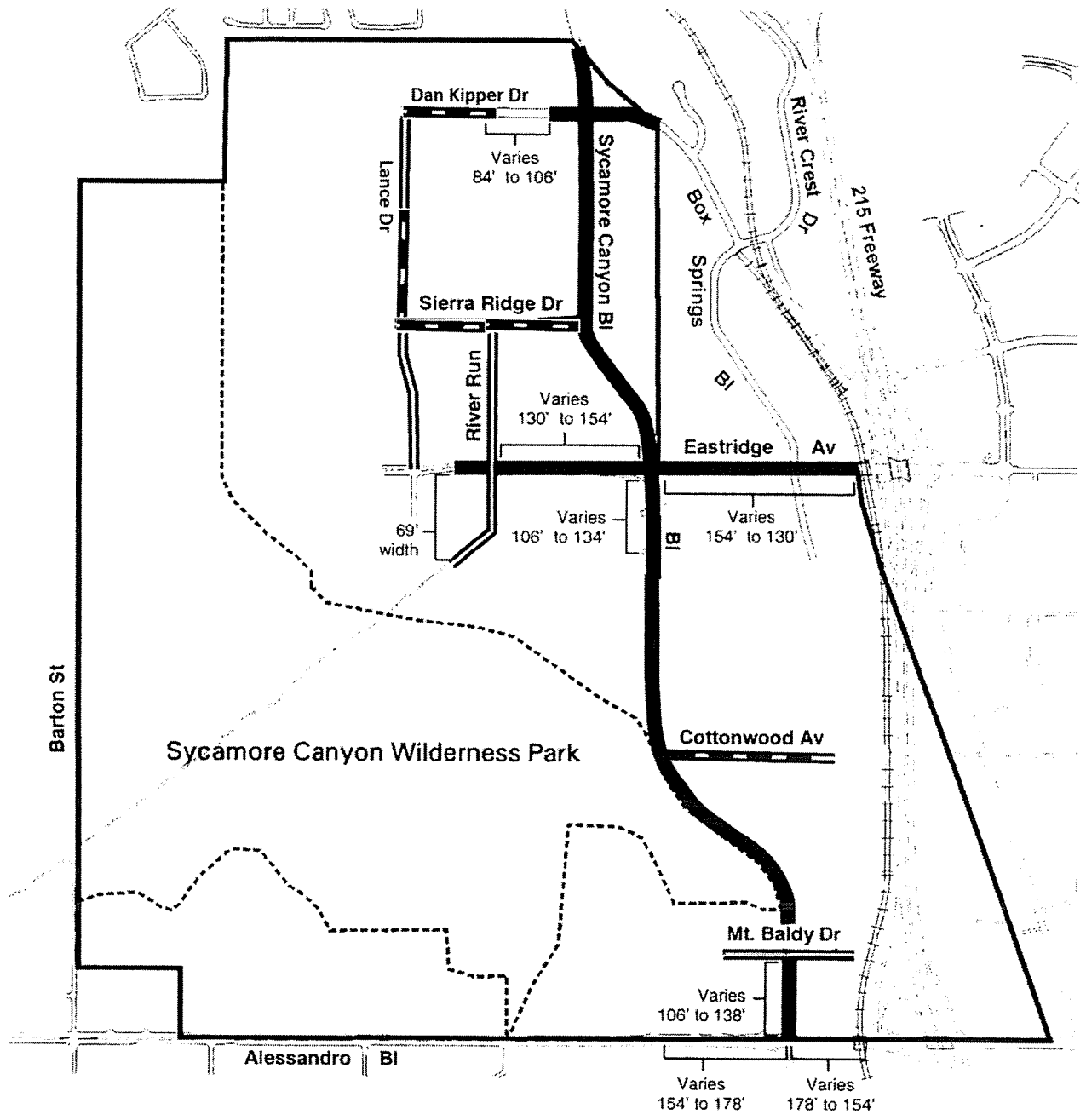
9 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
10 City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
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12 \_\_\_\_\_  
13 COLLEEN J. NICOL  
14 City Clerk of the City of Riverside  
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CA: 17-0164

EXHIBIT "A"

Proposed SCBP Circulation



- ==== 60' Local
- 74' Collector
- ..... 84' Collector
- 106' Thru-way

Figure 6 - Circulation Plan

EXHIBIT "B"

# Proposed SCBP Circulation

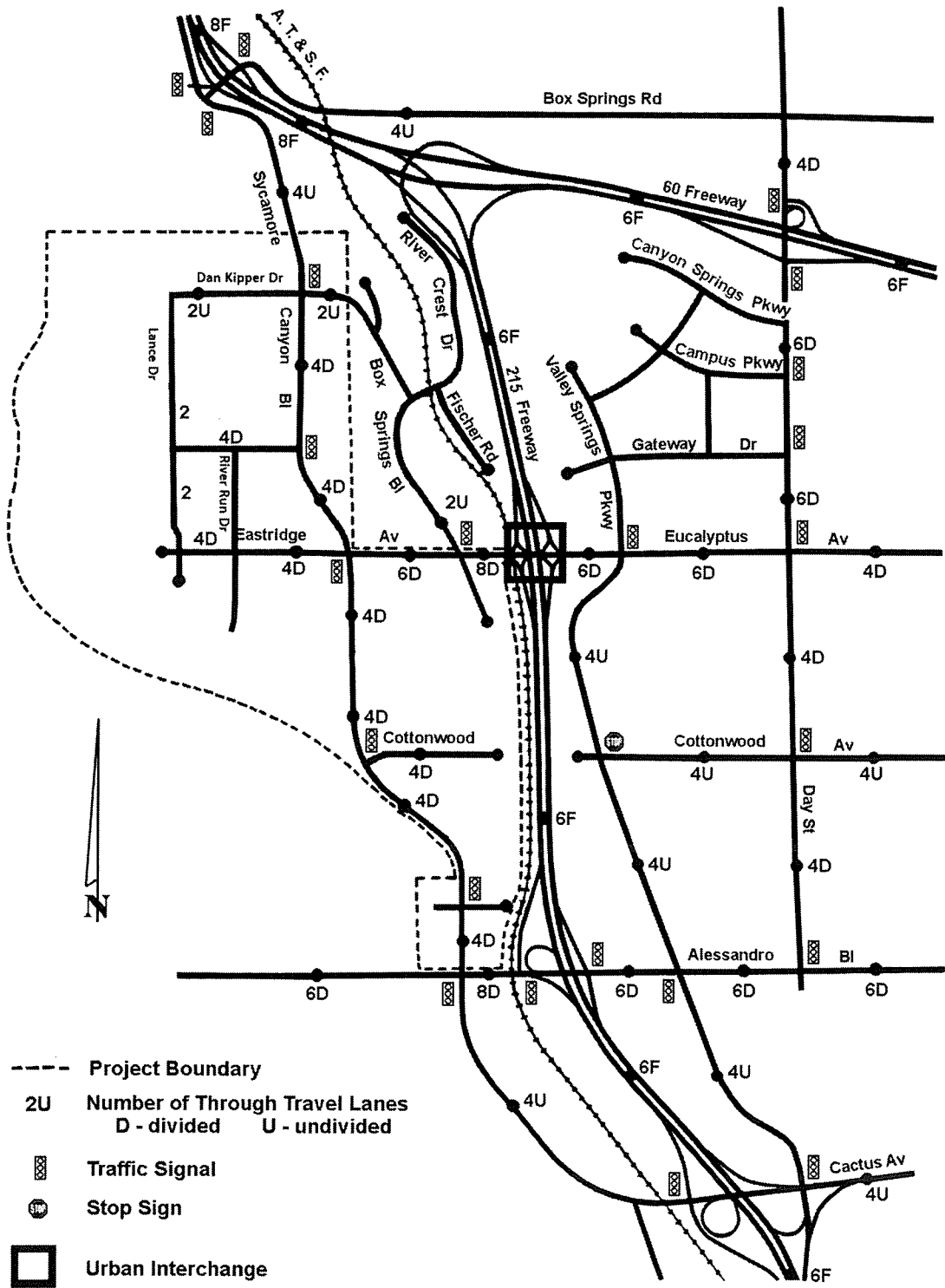
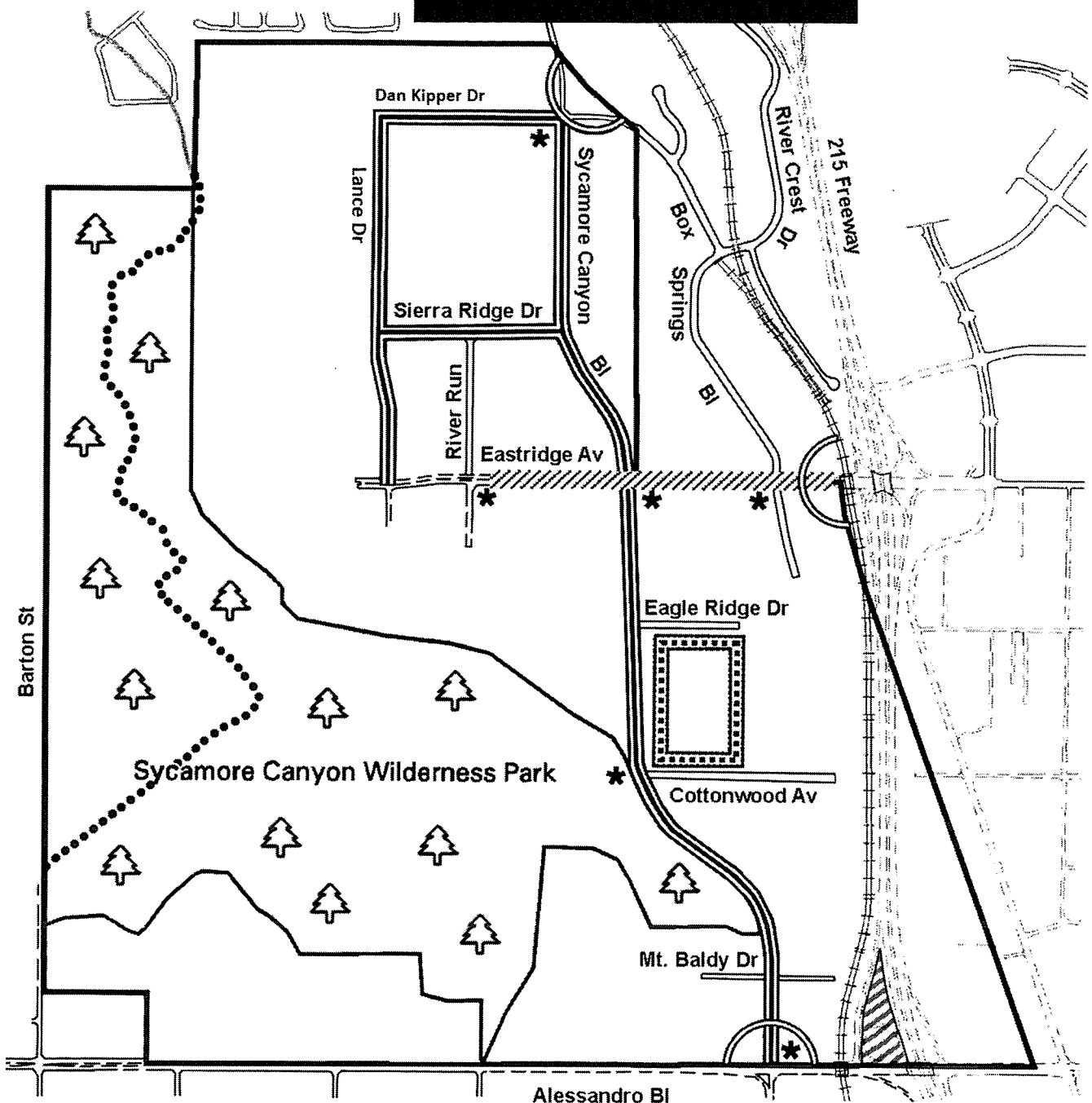


Figure 6a - Circulation Plan

EXHIBIT "C"



Proposed SCBP Streetscape











-  Thru-way Streetscape
-  Collector Road Streetscape
-  Buffer Zone
-  Recreation Trail
-  Directory Signage
-  Sycamore Canyon Open Space
-  Entry Statement
-  Freeway Interchange Landscape

Figure 7 - Landscaping/Urban