

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF CITY OF RIVERSIDE,
3 CALIFORNIA, AMENDING THE LAND USE ELEMENT OF THE
4 GENERAL PLAN AS TO APPROXIMATELY 3.66 ACRES OF LAND
5 LOCATED AT 3203 HARRISON STREET FROM MEDIUM DENSITY
6 RESIDENTIAL ("MDR") TO BUSINESS/OFFICE PARK ("B/OP").

7 WHEREAS, an application was submitted to the City of Riverside designated as
8 Planning Case P09-0113, to amend the Land Use Element of the Urban Design Element of the
9 General Plan Amendment as to approximately 159,581 square feet (3.66 acres) of land located at
10 3203 Harrison Street, APN 234-231-048 ("Property") from the Medium Density Residential
11 ("MDR") land use designation to Business/Office Park ("B/OP") land use designation; and

12 WHEREAS, on April 23, 2009, the Planning Commission of the City of Riverside held a
13 public hearing to consider the proposed amendment to the Land Use Element of the General Plan
14 and recommended to the City Council that the amendment be approved to change the land use
15 designation of the Property from the Medium Density Residential ("MDR") land use designation
16 to the Business/Office Park ("B/OP") land use designation; and

17 WHEREAS, the City Council of the City of Riverside advertised for and held a public
18 hearing on May 26, 2009, to consider Planning Case No. P09-0113; and

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

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

24 Section 1: It is in the public interest to amend the Land Use Element of the General
25 Plan as more particularly described below.
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Section 2: It is the independent judgment of the City Council of the City of Riverside that this amendment to the General Plan will not have a significant effect on the environment and is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15061.

Section 3: The Land Use Element of the General Plan is hereby amended by placing approximately 159,581 square feet (3.66 acres) of land located at 3203 Harrison Street, APN 234-231-048 described and depicted in Exhibit “A” attached hereto and incorporated herein by this reference, into the Business/Office Park (“B/OP”) land use designation.

ADOPTED by the City Council this ____ day of _____, 2017.

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

Attest:

COLLEEN J. NICOL
City Clerk of the City of Riverside

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

Ayes:

Noes:

Absent:

Abstained:

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of
the City of Riverside, California, this ____ day of _____, 2017.

COLLEN J. NICOL
City Clerk of the City of Riverside

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CA: 17-0238 KS Rev. 3/21/17

EXHIBIT "A"
LEGAL DESCRIPTION – GENERAL PLAN AMENDMENT
FROM: MDR – MEDIUM DENSITY RESIDENTIAL
TO: B/OP – BUSINESS/OFFICE PARK

PARCEL 1 APN 234-231-048

PARCEL "C" OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P09-0817 PER DOCUMENT RECORDED MARCH 24, 2010 AS DOCUMENT NO. 2010-0132836 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 13 OF PARCEL MAP NO. 36029 RECORDED IN BOOK 227, PAGES 45 TO 49 INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY;

THENCE SOUTH 55°59'58" WEST ALONG THE SOUTHEASTERLY LINE THEREOF, A DISTANCE OF 411.19 FEET;

THENCE NORTH 34°00'02" WEST, A DISTANCE OF 22.00 FEET;

THENCE SOUTH 55°59'58" WEST, PARALLEL WITH SAID SOUTHEASTERLY LINE, A DISTANCE OF 181.10 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 35°08'55" WEST, A DISTANCE OF 250.35 FEET;

THENCE SOUTH 56°01'22" WEST, A DISTANCE OF 16.91 FEET TO THE MOST EASTERLY CORNER OF PARCEL 1020-15B3, DESCRIBED IN A DEED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER DOCUMENT RECORDED NOVEMBER 20, 1996 AS INSTRUMENT NO. 443343 OF OFFICIAL RECORDS;

THENCE SOUTH 56°01'22" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1020-15B3, AND ALONG THE SOUTHEASTERLY LINES OF PARCELS 1020-15B2 AND 1020-15A AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 100, PAGES 36 AND 37 OF RECORDS OF SURVEYS, RECORDS OF SAID COUNTY, A DISTANCE 705.13 FEET TO THE SOUTHWESTERLY LINE OF PARCEL 1 OF PARCEL MAP RECORDED IN BOOK 8, PAGE 40 OF PARCEL MAPS, RECORDS OF SAID COUNTY;

THENCE ALONG THE LINES OF SAID PARCEL 1 THE FOLLOWING ELEVEN COURSES;

THENCE SOUTH 34°00'04" EAST, A DISTANCE OF 134.93 FEET;

THENCE NORTH 55°59'17" EAST, A DISTANCE OF 189.72 FEET;

THENCE SOUTH 33°55'49" EAST, A DISTANCE OF 142.22 FEET;

THENCE NORTH 55°59'17" EAST, A DISTANCE OF 196.15 FEET;

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FROM: MDR – MEDIUM DENSITY RESIDENTIAL
TO: B/OP – BUSINESS/OFFICE PARK

THENCE SOUTH 33°55'49" EAST, A DISTANCE OF 142.22 FEET;

THENCE NORTH 55°59'17" EAST, A DISTANCE OF 196.15 FEET;

THENCE NORTH 34°00'04" WEST, A DISTANCE OF 21.87 FEET;

THENCE NORTH 55°59'56" EAST, A DISTANCE OF 105.23 FEET;

THENCE NORTH 34°00'54" WEST, A DISTANCE OF 33.79 FEET;

THENCE NORTH 55°59'06" EAST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 34°00'54" EAST, A DISTANCE OF 5.86 FEET;

THENCE NORTH 28°58'42" EAST, A DISTANCE OF 28.03 FEET;


THENCE NORTH 55°59'19" EAST, A DISTANCE OF 85.22 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 13;

THENCE SOUTH 33°59'45" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 36.08 FEET TO A LINE PARALLEL WITH AND 22.00 FEET NORTHWESTERLY OF THE AFORESAID SOUTHEASTERLY LINE OF PARCEL 13;

THENCE NORTH 55°59'58" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 65.95 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID DESCRIPTION IS PURSUANT TO LOT LINE ADJUSTMENT P09-0817.

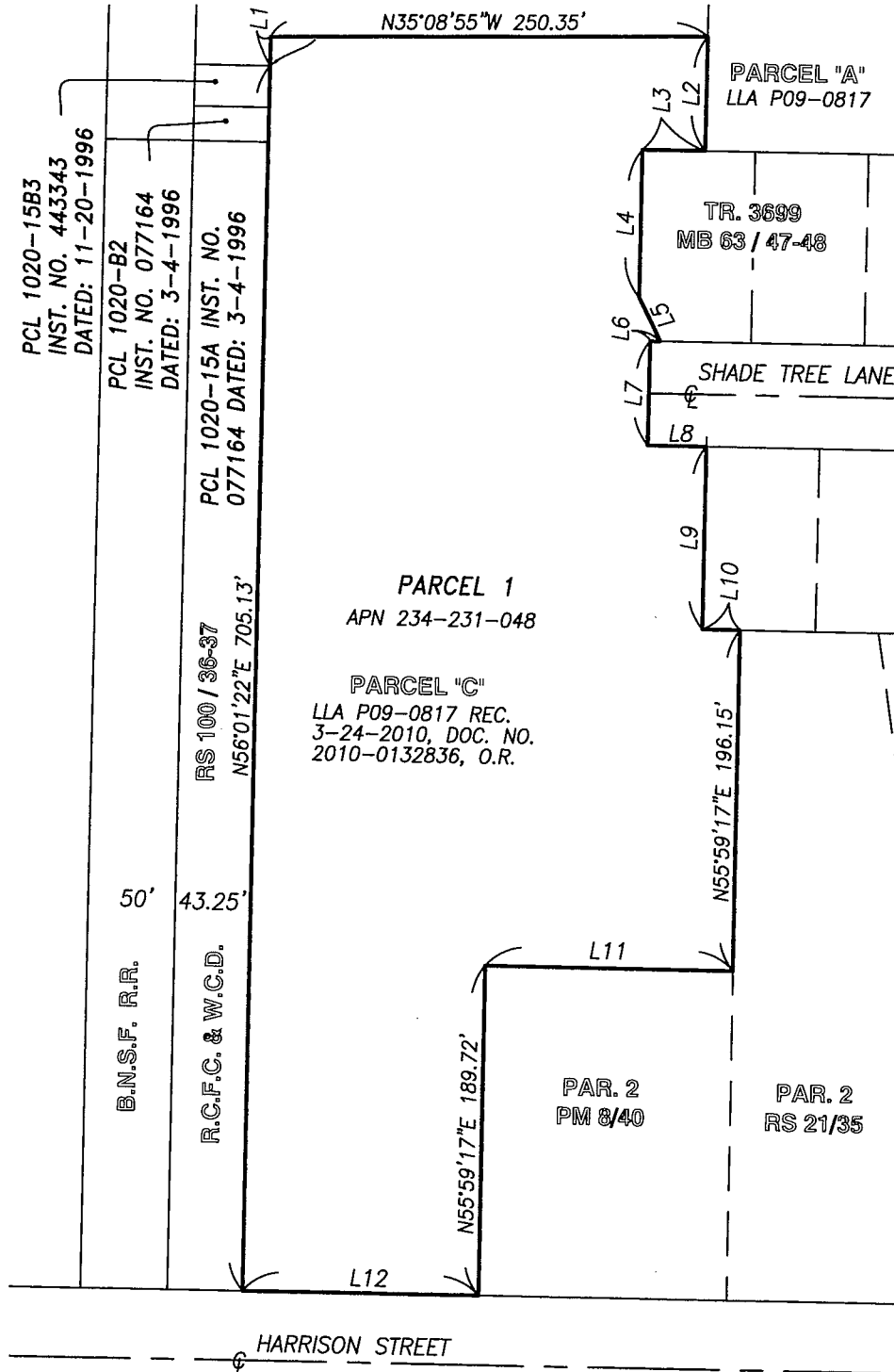
DESCRIPTION APPROVAL:

 2/2/17

CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR

FROM: MDR- MEDIUM DENSITY RESIDENTIAL
TO: B/OP- BUSINESS/OFFICE PARK

SHEET 1 OF 1



1" = 100'

LINE TABLE

LINE	LENGTH	BEARING
L1	16.91'	N56°01'22"E
L2	65.95'	N55°59'58"E
L3	36.08'	S33°59'45"E
L4	85.22'	S55°59'19"W
L5	28.03'	S28°58'42"W
L6	5.86'	N34°00'54"W
L7	60.00'	S55°59'06"W
L8	33.79'	S34°00'54"E
L9	105.23'	S55°59'56"W
L10	21.87'	S34°00'04"E
L11	142.22'	N33°55'49"W
L12	134.93'	N34°00'04"W

PLAT PREPARED BY:

adkan
ENGINEERS

Civil Engineering - Surveying - Planning

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