

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,  
3 CALIFORNIA, AMENDING THE LAND USE ELEMENT OF THE  
4 GENERAL PLAN AS TO PROPERTY LOCATED AT 9170 INDIANA  
5 AVENUE FROM BUSINESS/OFFICE PARK ("B/OP") TO MEDIUM  
6 DENSITY RESIDENTIAL ("MDR").

7 WHEREAS, an application was submitted in connection to the City of Riverside  
8 designated as Planning Case Number P16-0112, to amend the Land Use Element of the General Plan  
9 as to property located at 9170 Indiana Avenue ("Property") from the Business/Office Park ("B/  
10 OP") to Medium Density Residential ("MDR"); and

11 WHEREAS, on September 21, 2017, the Planning Commission of the City of Riverside held  
12 a public hearing to consider the proposed amendment to the Land Use Element of the General Plan  
13 and recommended to the City Council that the amendment be approved to change the land use  
14 designation of the Property from B/OP to MDR; and

15 WHEREAS, the City Council of the City of Riverside advertised for and held a public hearing  
16 on November 14, 2017, to consider Planning Case Number P16-0112; 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 Element of the General Plan as  
23 more particularly described below.

24 Section 2. It is the independent judgment of the City Council of the City of Riverside that this  
25 amendment to the General Plan will not have a significant effect on the environment and is exempt  
26 from the California Environmental Quality Act ("CEQA") review pursuant to Section 15061.

27 Section 3. The Land Use Element of the General Plan is hereby amended by placing the  
28 property located at 9170 Indiana Avenue, APN 233-170-001 and 233-180-007, described and depicted  
in Exhibit "A" attached hereto and incorporated herein by this reference, into the MDR land use  
designation.

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

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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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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:

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Ayes:

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Noes:

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Absent:

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Abstain:

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

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COLLEEN J. NICOL  
City Clerk of the City of Riverside

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17-1574 KJS 10/12/17

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

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

Project: Tact 37032  
APN: 233-170-001 & 233-180-007

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

**PARCEL 1**

All that portion of Lot 1 and Lot 2 in Block 30 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, Records of San Bernardino County, California, described as follows:

The Southwesterly One-Half of the following described parcel of land:

**BEGINNING** at the Northeasterly corner of said Lot 1;

Thence Southwesterly along the Northwesterly line of said Lot 1, a distance of 435.6 feet;

Thence Southeasterly, at a right angle to said Northwesterly line and parallel with the Northeasterly line of said Lot 1, a distance of 428.7 feet;

Thence Northeasterly, 439 feet to a point on the Northeasterly line of said Lot 1, 356.3 feet Southeasterly from the Point of Beginning;

Thence Northwesterly along said Northeasterly line, a distance of 356.3 feet to the **POINT OF BEGINNING**, the Northeasterly line of said Southwesterly One-Half being parallel with the Northeasterly line of said Lot 1.

**TOGETHER WITH** that portion of said Lot 1, described as follows:

**BEGINNING** on the Northwesterly line of said Lot 1, at a point 435.6 feet Southwesterly from the Northeasterly corner thereof;

Thence Southwesterly along said Northeasterly line, a distance of 90.43 feet;

Thence Southeasterly, at a right angle to said Northwesterly line, a distance of 463.28 feet to the Northwesterly line of the Atcheson, Topeka and Santa Fe Railroad Right of Way (formerly Southern California Railroad);

Thence Northeasterly along the Northwesterly of said Right of Way to a point on a line that is right angle to said Northwesterly line of Lot 1 and passes through the Point of Beginning;

Thence Northwesterly, along last said line, a distance of 500.15 feet to the **POINT OF BEGINNING**.

**ALSO TOGETHER WITH** that portion of said Lot 1, described as follows:

All that portion of Lot 1 and Lot 2 in Block 30 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, Records of San Bernardino County, California, described as follows:

**COMMENCING** at the Northeasterly corner of said Lot 1;

Thence Southwesterly along the Northwesterly line of said Lot 1, a distance of 526.03 feet to the **POINT OF BEGINNING**;

Thence South 34°00' East, parallel with the Northeasterly line of said Lot 1, a distance of 463.28 feet to the Northwesterly line of the Atcheson, Topeka and Santa Fe Railroad Right of Way;

Thence South 78°12' West, along the Northwesterly line of said Atcheson, Topeka and Santa Fe Railroad Right of Way, a distance of 493.35 feet;

Thence North 34°00' West, a distance of 276.65 feet to the Northwesterly line of said Lot 2;

Thence North 56°00' East, along the Northwesterly lines of said Lots 1 and 2, a distance of 457.33 feet to the **POINT OF BEGINNING**.

**EXCEPTING THEREFROM** that portion lying within said Lot 2.

## **PARCEL 2**

All that portion of Lot 1 and Lot 2 in Block 30 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, Records of San Bernardino County, California, described as follows:

**COMMENCING** at the Northeasterly corner of said Lot 1;

Thence Southwesterly along the Northwesterly line of said Lot 1, a distance of 526.03 feet to the **POINT OF BEGINNING**;

Thence South 34°00' East, parallel with the Northeasterly line of said Lot 1, a distance of 463.28 feet to the Northwesterly line of the Atcheson, Topeka and Santa Fe Railroad Right of Way;

Thence South 78°12' West, along the Northwesterly line of said Atcheson, Topeka and Santa Fe Railroad Right of Way, a distance of 493.35 feet;

Thence North 34°00' West, a distance of 276.65 feet to the Northwesterly line of said Lot 2;

Thence North 56°00' East, along the Northwesterly lines of said Lots 1 and 2, a distance of 457.33 feet to the **POINT OF BEGINNING**.

**EXCEPTING THEREFROM** that portion lying within said Lot 1.

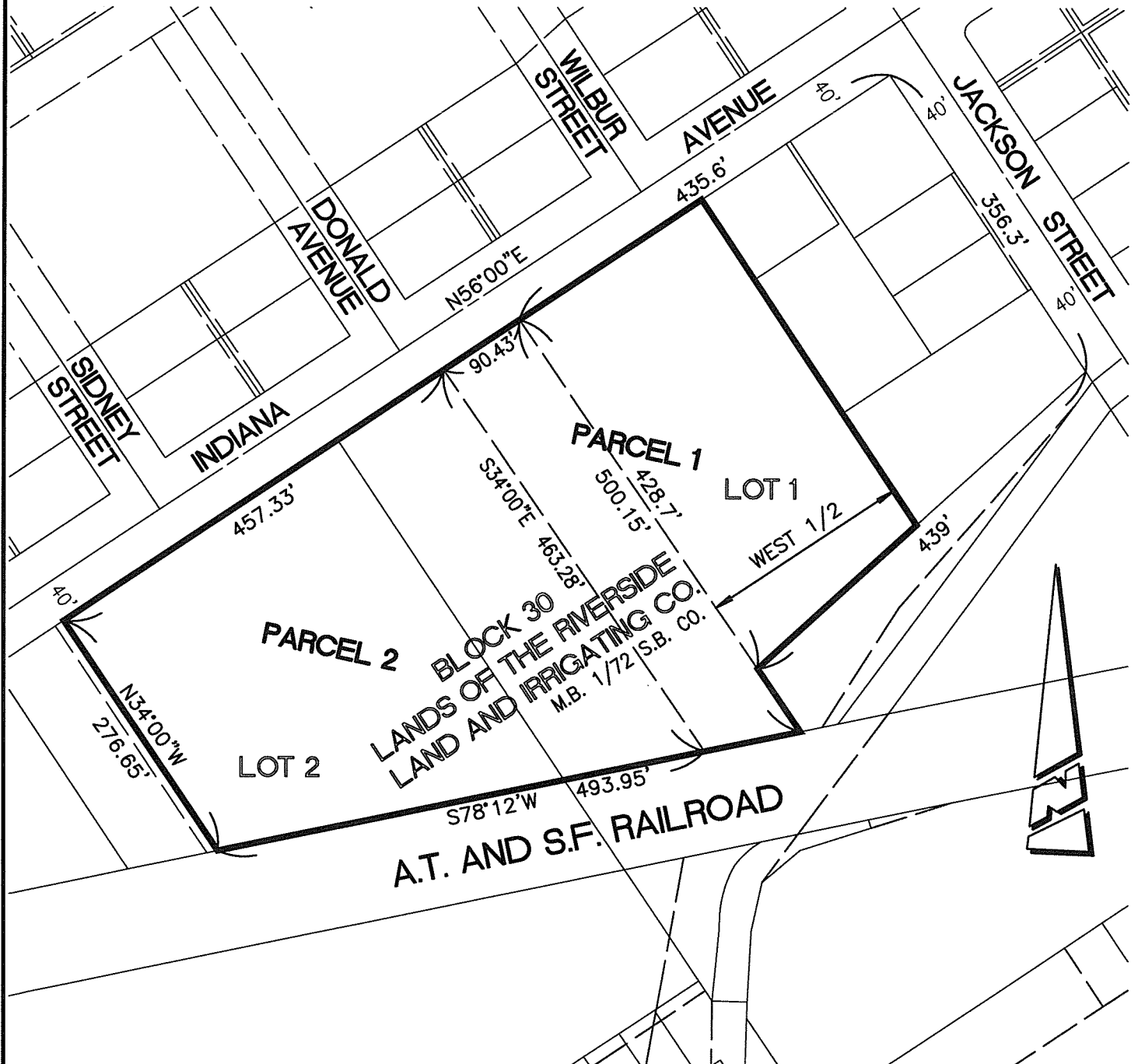
This description and plat were created for the purposes of a General Plan Amendment only. This description and plat is not intended to create a separate parcel of real property and for the purpose of sale, lease or financing would be in violation of the California Subdivision Map Act and Local Ordinance regulating the division of real property.

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

Curtis C. Stephens 9/26/17 Prep. (e)  
Curtis C. Stephens, L.S. 7519 Date



FROM: B/OP - BUSINESS/OFFICE PARK  
TO: MDR - MEDIUM 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"=150'

DRAWN BY: CURT

DATE: 9/26/17

SUBJECT: TRACT 37032 - GENERAL PLAN AMENDMENT