

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 2025 PURSUANT TO THE IMPLEMENTATION PLAN
5 OF THE 2014-2021 HOUSING ELEMENT.

6 WHEREAS, on October 10, 2017, the City of Riverside adopted the 2014-2021 Housing
7 Element ("Project"); and

8 WHEREAS, on October 19 and November 2, 2017, the Planning Commission of the City of
9 Riverside held a public hearing to consider the proposed amendments to the General Plan 2025 and
10 recommended to the City Council that the amendments be approved to comply with the
11 Implementation Plan of the 2014-2021 Housing Element; and

12 WHEREAS, the City Council of the City of Riverside advertised for and held a public hearing
13 on December 12, 2017, to consider the Project, including the General Plan 2025 amendments; and

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

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

19 Section 1: It is in the public interest to amend the Land Use Element of the General Plan
20 2025 as more particularly described below.

21 Section 2: The Land Use Element of the General Plan 2025 is hereby amended by placing
22 the properties listed in Exhibit "A" from their current land use designation to a new land use
23 designation, all as more particularly described and depicted in Exhibit "A" attached hereto and
24 incorporated herein by this reference.

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

26 _____
27 WILLIAM R. BAILEY, III
28 Mayor of the City of Riverside

1 Attest:

2
3 _____
4 COLLEEN J. NICOL
5 City Clerk of the City of Riverside

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

9 Ayes:

10 Noes:

11 Absent:

12 Abstain:

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

15
16 _____
17 COLLEEN J. NICOL
18 City Clerk of the City of Riverside
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22 CA: 17-1763
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EXHIBIT "A"
General Plan Amendment P17-0096

General Plan Amendment for 32 Sites Total

Site ID Number	Assessor Parcel Numbers	Location	General Plan Amendment	
			From:	To:
W1G3S11	250080002, 250080006, 250080007, 250080009, 250080013, 250080014, 250080016, 250080017, 250080018, 250080019	Northwest of the intersection of Iowa Avenue and Blaine Street	C – Commercial	MU-V - Mixed Use- Village
W1G4S01	250281001	Southeast of the intersection of Massachusetts Ave. & Iowa Ave.	HDR – High Density Residential	VHDR – Very High Density Residential
W1G4S08	219102001	Southeast of the intersection of Cridge St. & Olivewood Ave.	PF – Public Facilities and Institutional Uses	HDR – High Density Residential
W1G4S43	217040013, 217040014, 217050015, 217100002	Southeast of the intersection of Pine Street and Tequesquite Avenue	MU-V - Mixed Use- Village	VHDR – Very High Density Residential
W2G4S30	211111037, 211111040, 211111041, 211111053, 211111054, 211111055, 211111060	North side of Linden St. west of Dwight Ave.	MDR – Medium Density Residential	HDR – High Density Residential
W3G4S05	219182004	North side of Panorama Rd. west of 91 FWY	HDR – High Density Residential	VHDR – Very High Density Residential
W3G4S15	225052008, 225052009, 225052010, 225052019, 225052021	East side of Magnolia Ave. north of Merrill Ave.	C – Commercial	VHDR – Very High Density Residential
W3G4S27	190022044, 190022045	South side of Jurupa Ave. between Essex St. & Chester St.	MDR – Medium Density Residential	HDR – High Density Residential
W4G4S16	230351016, 230360001, 230360004, 230360005, 230360006, 230360010	Northeast of intersection at Lincoln Ave. & Bunker St.	MDR – Medium Density Residential; & PF – Public Facilities and Institutional Uses	HDR – High Density Residential

Site ID Number	Assessor Parcel Numbers	Location	General Plan Amendment	
			From:	To:
W4G4S42	266020061	Southeast corner of Van Buren Blvd. & Chicago Ave.	C – Commercial	HDR – High Density Residential
W5G1S12	234140019	North side of the 91 Freeway between Myers St. & Van Buren Blvd.	MDR – Medium Density Residential	MU-V - Mixed Use- Village
W5G3S12	233190001, 233160022, 233150017, 233190004	East side of Van Buren Blvd. south of Indiana Avenue (Van Buren Drive-in)	C - Commercial; B/OP - Business Office Park; and HDR - High Density Residential	MU-V - Mixed Use- Village
W5G4S10	191200010, 191200011, 191200012, 191200013, 191200017, 191200024, 191200027, 191200028	Northeast of Intersection at Duncan Ave. & Van Buren Blvd.	MDR – Medium Density Residential, & MHDR – Medium High Density Residential	HDR – High Density Residential
W5G4S12	233170002, 233170003	Vacant land at the southeast corner of Indiana Ave. & Gibson St.	PF – Public Facilities and Institutional Uses	HDR – High Density Residential
W5G4S13	233180001, 233180002, 233180003, 233180004, 233180005, 233180006, 233180008, 233180009, 233180010	Southwest of Intersection at Indiana Ave. & Jackson St.	B/OP - Business/Office Park	HDR – High Density Residential
W5G4S14	233180014, 233180015, 233180016, 233180017, 233180018, 233180019	West of Jackson St. & south of the Railroad	MDR – Medium Density Residential	HDR – High Density Residential
W5G4S23	233160012, 233160013, 233160014, 233160015, 233160018, 233160019, 233160025, 233160026, 233160028	West of Gibson St. & adjacent to & northerly of the Van Buren Drive-In theater	B/OP – Business/Office Park	VHDR – Very High Density Residential
W5G4S29	233170005	East side of Gibson Street, southerly of the railroad & northerly of Maywood Way	B/OP – Business/Office Park	HDR – High Density Residential

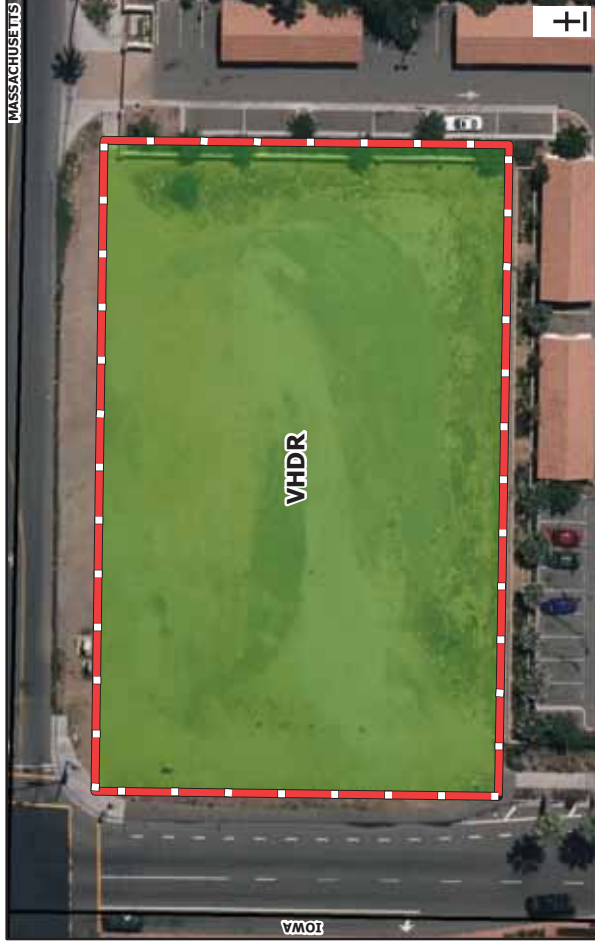
Site ID Number	Assessor Parcel Numbers	Location	General Plan Amendment	
			From:	To:
W5G4S37	234270020	West side of Van Buren Blvd. north of Lincoln Ave.	MDR – Medium Density Residential	VHDR – Very High Density Residential
W5G4S38	233150012, 233190007, 233190017	East side of Van Buren Blvd. northwesterly of the Van Buren Drive-in	C – Commercial	VHDR – Very High Density Residential
W6G4S17	143040012	Northerly of Hole Avenue west side of Jones Ave. at Cook Ave.	MDR – Medium Density Residential	HDR – High Density Residential
W6G4S18	143051001	Northeast of intersection of Hole Ave. & Mitchell Ave.	C – Commercial	HDR – High Density Residential
W6G4S19	143020004 143020007 143020010	Southeast of intersection at Wells Ave. and Mitchell Ave.	MHDR – Medium High Density Residential	HDR – High Density Residential
W6G4S20	143080019, 143080020, 143080021, 143080022, 143080024, 143080029, 143080030, 143080033, 143080034, 143332002	Intersection of Hole Ave. & California Ave.	C – Commercial; MDR – Medium Density Residential; & MHDR – Medium High Density Residential	HDR – High Density Residential
W6G4S21	147270015, 147270016, 147270017, 147270035, 147270038, 147270039, 147270040, 147281017	Northerly side of Cook Ave. at Meredith St. westerly of Tyler Street	MDR – Medium Density Residential	HDR – High Density Residential
W6G4S22	147282011, 147282014, 147282015, 147282016, 147282018, 147282021, 147282022	Southeast of intersection of Mull Ave. & Tyler St.	O - Office	HDR – High Density Residential
W6G4S32	151111034 151111046	Janet Ave. between Challen Ave. & Picker St.	MDR – Medium Density Residential	HDR – High Density Residential
W6G4S46	135220035	South side of Magnolia Ave. easterly of Buchanan St.	B/OP – Business/Office Park	VHDR – Very High Density Residential
W7G4S07	142231006 142231007	North side of Magnolia Ave. westerly of Golden Ave.	HDR – High Density Residential	VHDR – Very High Density Residential
W7G4S28	141221006, 141221007, 141221009, 141221011,	South side of Raley Dr. northerly of Knoefler Dr.	MHDR – Medium High Density Residential	HDR – High Density Residential

Site ID Number	Assessor Parcel Numbers	Location	General Plan Amendment	
			From:	To:
	141221026, 141221031, 141221032, 141221033			
W7G4S35	155290012, 155290013, 155290014, 155290015, 155290016, 155290017, 155290018, 155290019	Northwest of the intersection of Arlington Ave. & Van Buren Blvd.	C – Commercial	VHDR – Very High Density Residential
W7G4S45	146210024	Southeast of intersection at Pierce St. & Riverwalk Parkway	MU-V - Mixed Use- Village	HDR – High Density Residential



Site W1 G3S11 P17-0096 General Plan Map Amendment

Proposed General Plan



P17-0096 General Plan Map Amendment

Site W1 G4S01
Proposed General Plan



Site W1 G4S08
Proposed General Plan

P17-0096 General Plan Map Amendment

0 120 240 Feet



P17-0096 General Plan Map Amendment

Site W1 G4S43
Proposed General Plan



Site W2G4S30
Proposed General Plan

P17-0096 General Plan Map Amendment



Site W3G4S05
Proposed General Plan

P17-0096 General Plan Map Amendment



Site W3G4S15
Proposed General Plan

P17-0096 General Plan Map Amendment



Site W3G4S27
Proposed General Plan

P17-0096 General Plan Map Amendment



Site W4G4S16
Proposed General Plan

P17-0096 General Plan Map Amendment



P17-0096 General Plan Map Amendment

Site W4G4S42
Proposed General Plan



P17-0096 General Plan Map Amendment

Site W5G1S12
Proposed General Plan



Site W5G3S12
Proposed General Plan

P17-0096 General Plan Map Amendment



Site W5G4S10
Proposed General Plan

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Site W5G4S12
Proposed General Plan

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Site W5G4S13
Proposed General Plan

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P17-0096 General Plan Map Amendment

Site W5G4S14
Proposed General Plan



Site W5G4S23
Proposed General Plan

P17-0096 General Plan Map Amendment



P17-0096 General Plan Map Amendment

Site W5G4S29
Proposed General Plan



Site W5G4S37
Proposed General Plan

P17-0096 General Plan Map Amendment

0 212.5 425 850 Feet



P17-0096 General Plan Map Amendment

Site W5G4S38
Proposed General Plan





Site W6G4S17

Proposed General Plan

P17-0096 General Plan Map Amendment



P17-0096 General Plan Map Amendment

Site W6G4S18
Proposed General Plan



Site W6G4S19
Proposed General Plan

P17-0096 General Plan Map Amendment



P17-0096 General Plan Map Amendment

Site W6G4S20
Proposed General Plan



Site W6G4S21

Proposed General Plan

P17-0096 General Plan Map Amendment



Site W6G4S22
Proposed General Plan

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Site W6G4S32
Proposed General Plan

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Site W6G4S46
Proposed General Plan

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Site W7G4S07
Proposed General Plan



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Site W7G4S28
Proposed General Plan



Site W7G4S35
Proposed General Plan

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Site W7G4S45

Proposed General Plan

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