

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 RIVERSIDE GENERAL PLAN AS TO PROPERTY LOCATED AT 3575-
5 3661 MERRILL AVENUE, SITUATED ON THE NORTH SIDE OF
6 MERRILL AVENUE, BETWEEN RIVERSIDE AND DE ANZA AVENUES,
7 AND SEGMENT OF MERRILL AVENUE BETWEEN RIVERSIDE AND
8 DE ANZA AVENUES, FROM COMMERCIAL (C) TO MIXED USE-
9 URBAN (MU-U).

10 WHEREAS, an application was submitted to the City of Riverside designated as Planning Case
11 No. P17-0467, to amend the Land Use Element of the Riverside General Plan as to property located
12 at 3575-3661 Merrill Avenue, situated on the north side of Merrill Avenue, between Riverside and De
13 Anza Avenues, and segment of Merrill Avenue between Riverside and De Anza Avenues, removing
14 it from the Commercial (“C”) land use designation, and placing it in the Mixed Use-Urban (“MU-U”)
15 land use designation; and

16 WHEREAS, the Planning Commission of the City of Riverside, California, advertised for and
17 held a public hearing on March 22 2018, to consider the proposed amendment to the Land Use Element
18 of the General Plan (Planning Case No. P17-0467) and recommended to the City Council that the
19 amendment be approved to change the land use designation as to property located at 3575-3661 Merrill
20 Avenue, situated on the north side of Merrill Avenue, between Riverside and De Anza Avenues, and
21 segment of Merrill Avenue between Riverside and De Anza Avenues, removing it from the C land use
22 designation, and placing it in the MU-U land use designation; and

23 WHEREAS, the City Council of the City of Riverside advertised and held a public hearing on
24 May 22, 2018, to consider Planning Case No. P17-0467; and

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

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

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

EXHIBIT "A"
LEGAL DESCRIPTION

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EXHIBIT "A"
LEGAL DESCRIPTION – GENERAL PLAN AMENDMENT
FROM: C
TO: MU-U

Project: Merrill Avenue Parcels
APN: 225-140-001, -002, -003, -004, -005 & -006

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

Parcel 3 and Parcel 4 of Record of Survey filed in Book 36, Page 57 of Record of Surveys, records of said Riverside County;

Parcel 1 of Record of Survey filed in Book 34, Page 23, of Record of Surveys, Records of said Riverside County;

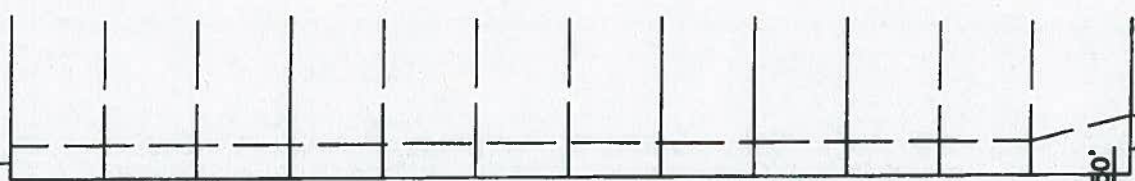
Parcel 1, Parcel 2 and Parcel 3 of Record of Survey filed in Book 44, Page 88 of Record of Surveys, records of Riverside County;

EXCEPTING THEREFROM the northerly 1.50 feet of the above described parcels as described in a Grant Deed to the City of Riverside for public street and utility purposes, recorded April 5, 1961, as Instrument No. 28902 of Official Records of said Riverside County.

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

Curtis C. Stephens 4/10/19 Prep. (CS)
Curtis C. Stephens, L.S. 7519 Date





UNION PACIFIC RAILROAD

AREA DEEDED TO THE CITY OF RIVERSIDE PER DEED REC. 4/5/1961 INST. NO. 28902

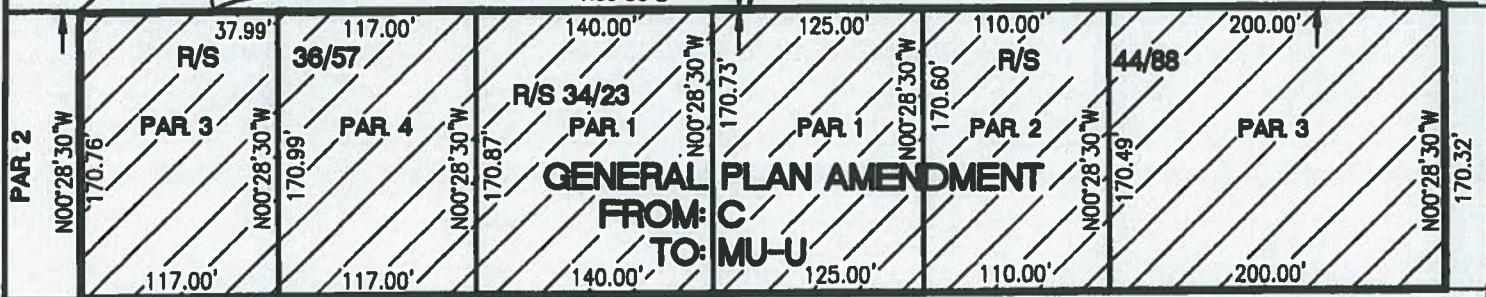
21.50'

21.50'

N89°21'10"E
79.01'

1.50'

N89°35'E



GENERAL PLAN AMENDMENT
FROM: C
TO: MU-U

44'

MERRILL
TO DE ANZA AVE

N89°31'30"E

AVENUE
TO RIVERSIDE AVE

44'

• 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: N.T.S.

DRAWN BY: CURT

DATE: 10/03/17

SUBJECT: 255-140-001, -002, -003, -004, -005 & -006 REZONE

Table 3.5: General Plan Land Use Designations in the Magnolia Center District

General Plan Land Use Designation	Location
Mixed Use –Neighborhood (MU-N)	• Northwestern and northeastern portions of the District
Mixed Use-Village (MU-V)	• Central portion of the District between Brockton and De Anza Avenues, north of San Simeon Way and Merrill Avenue. • Southwestern portion of the District, fronting Magnolia Avenue between San Rafael Way and Arlington Avenue.
Mixed Use – Urban (MU-U)	• Parcels to the immediate north of Riverside Plaza
Medium Density Residential (MDR)	• Four properties south of Maplewood Place.
Office (O)	• Southern portion of the District.
Commercial (C)	• North central portion of the district, at the Brockton Arcade. • Parcels to the immediate north and south of Riverside Plaza
Commercial Regional Center (CRC)	• Riverside Plaza site between Central and Merrill Avenues and between De Anza and Riverside Avenues.
Public Facilities/Institutional (PF)	• Riverside Adult School across the Brockton Arcade
Public Park (P)	• Low Park at the corner Magnolia and Arlington Avenues



Examples of projects that illustrate Mixed Use-Village densities.

The Mixed Use Land Use Designations occur at key nodes along Magnolia Avenue, where pedestrian-oriented activity centers are focused. The properties designated MU-N, MU-V and MU-U in the Magnolia Center District are illustrated in Figure 3.9 of this Chapter. Mixed use development will have the greatest impact in the Magnolia Center District, as it can include office, housing and live/work spaces in mixed use buildings with retail uses primarily at the street level. This will bring additional residences and employees to the area to support the retail expansion and re-energize the District.

Framing the Vision

Area generally between Merrill Avenue and the Brockton Arcade:

- It offers a prime opportunity for retail, office and residential uses in a mixed use development format per the City’s Mixed Use-Village (MU-V) Zoning.

Riverside Plaza and Brockton Arcade:

- Nodes of shopping activity should be focused at Riverside Plaza and the Brockton Arcade to avoid the dispersal of retail uses throughout the District. This will help create a focus for the District and energize the retail area.
- With a new RapidLink Station near Riverside Plaza, transit-oriented development that promotes pedestrian activity is strongly encouraged.