

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 RIVERSIDE, CALIFORNIA, AMENDING THE MAGNOLIA AVENUE  
4 SPECIFIC PLAN TO INCLUDE THE MIXED USE-URBAN (MU-U)  
5 LAND USE DESIGNATION IN THE MAGNOLIA CENTER DISTRICT,  
6 TO FACILITATE THE CONSTRUCTION OF A THREE-STORY, 98,608  
7 SQUARE-FOOT MIXED USE DEVELOPMENT, CONSISTING OF 108  
8 RESIDENTIAL UNITS AND 1,200 SQUARE FEET OF COMMERCIAL  
9 SPACE, LOCATED AT 3575-3661 MERRILL AVENUE, SITUATED ON  
10 THE NORTH SIDE OF MERRILL AVENUE, BETWEEN RIVERSIDE  
11 AND DE ANZA AVENUES, AND SEGMENT OF MERRILL AVENUE  
12 BETWEEN RIVERSIDE AND DE ANZA AVENUES.

13 WHEREAS, an application was submitted in connection with the construction of a three-  
14 story, 98,608 square-foot mixed-use development, consisting of 108 residential units and 1,200  
15 square feet of commercial space located at 3575-3661 Merrill Avenue, situated on the north side of  
16 Merrill Avenue, between Riverside and DeAnza Avenues, and segment of Merrill Avenue between  
17 Riverside and DeAnza Avenues (“Project”) to the City of Riverside, designated as Planning Case  
18 No. P17-0466, to amend the Magnolia Avenue Specific Plan to include the Mixed Use-Urban (“MU-  
19 U”) land use designation in the Magnolia Center District; and

20 WHEREAS, on March 22, 2018, the Planning Commission of the City of Riverside held a  
21 public hearing to consider the proposed amendment to the Magnolia Avenue Specific Plan and  
22 recommended to the City Council that the amendment be approved to include the MU-U land use  
23 designation in the Magnolia Center District; and

24 WHEREAS, on May 22, 2018, the City Council and advertised and held a public hearing to  
25 consider Planning Case No. P17-0466; and

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

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

Section 1: The Magnolia Avenue Specific Plan is hereby amended to include the MU-U land  
use designation in the Magnolia Center District as depicted in Exhibit “A” attached hereto and  
incorporated herein by reference.



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

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION – SPECIFIC PLAN AMENDMENT**  
**ADD: 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;

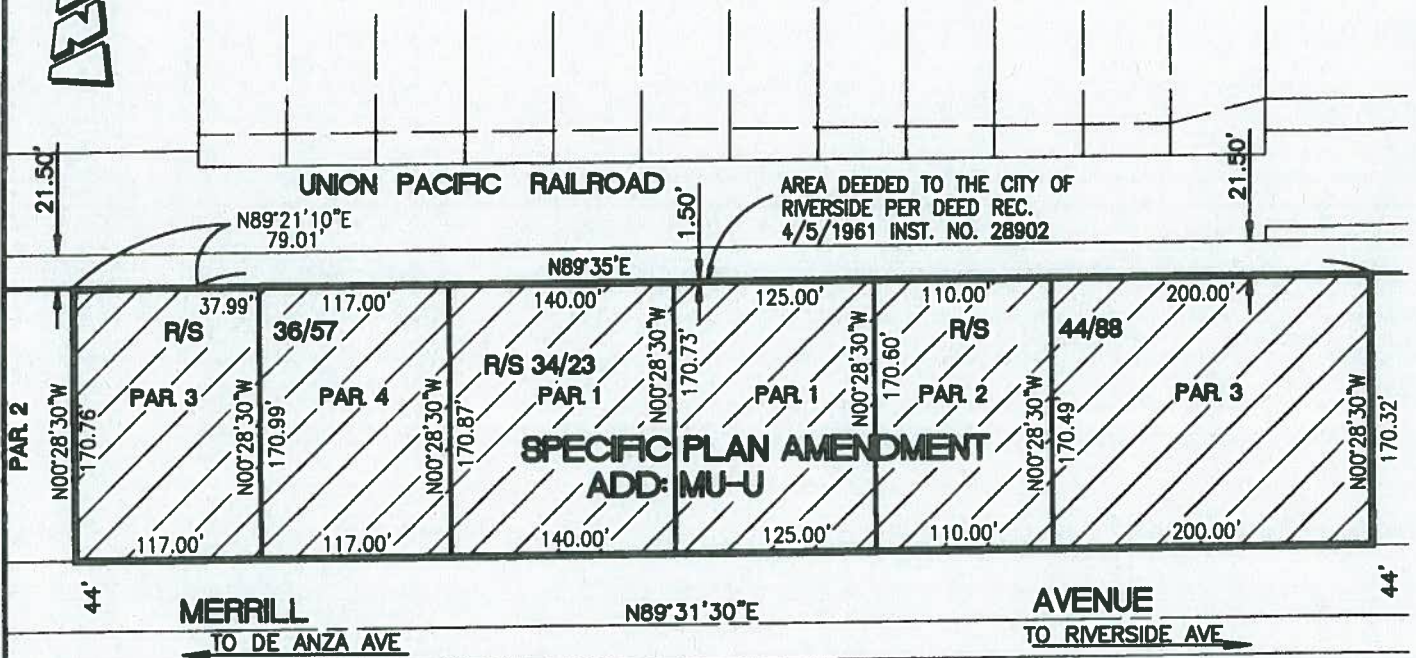
Parcel 1, Parcel 2 and Parcel 3 of Record of Survey filed in Book 44, Page 88 of Record of Surveys, records of Riverside County;

**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 4/2/18 Prep.   
Curtis C. Stephens, L.S. 7519 Date





**• 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.

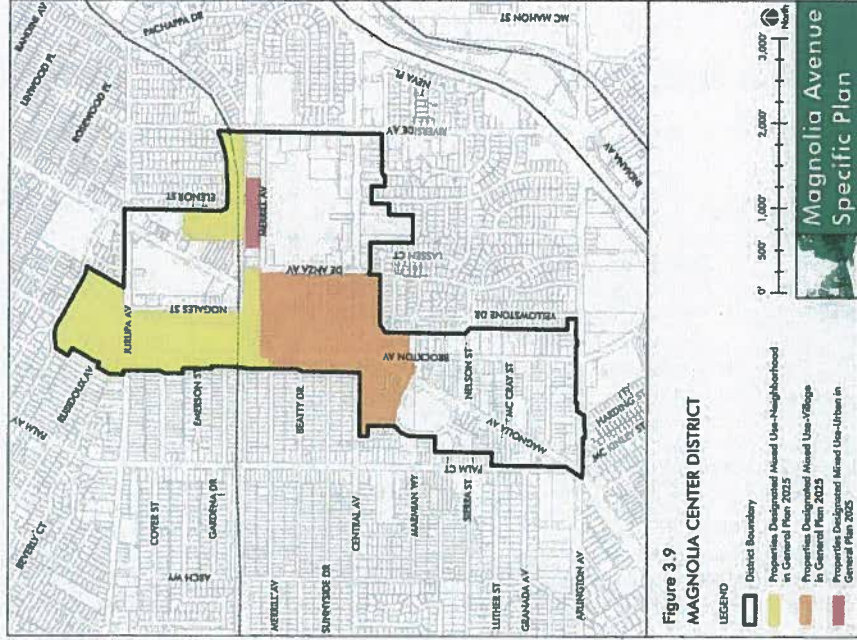
SHEET 1 OF 1

SCALE: N.T.S.

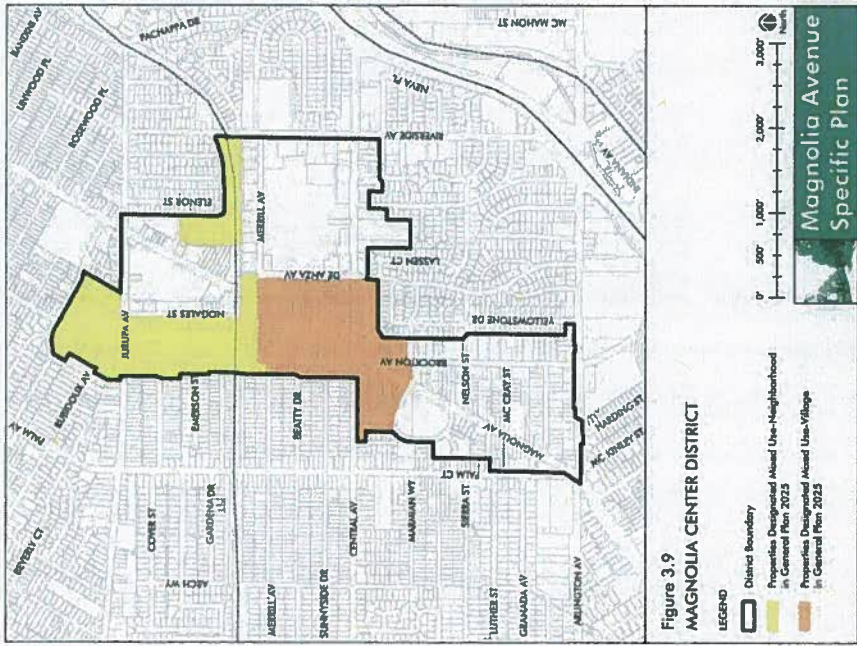
DRAWN BY: CURT

DATE: 10/03/17

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



Proposed Figure 3.9



Existing Figure 3.9

Proposed Specific Plan Amendment  
Merrill Avenue Brownstones Project