

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 REMOVE THE PROPERTIES LOCATED AT 3582  
5 MONROE STREET (HEALTH SCIENCES CAMPUS) AND 3626  
6 MONROE STREET (WELLNESS CENTER), FROM THE MAGNOLIA  
7 HERITAGE DISTRICT.

8 WHEREAS, an application was submitted to the City of Riverside designated as Planning  
9 Case No. P15-0989, to amend the Magnolia Avenue Specific Plan ("MASP") to remove two (2)  
10 properties located at 3532 Monroe Street (Health Sciences Campus) and 3626 Monroe Street  
11 (Wellness Center) located within the boundaries of the Magnolia Heritage District and include them  
12 in the California Baptist University Specific Plan; and

13 WHEREAS, on November 29, 2018, the Planning Commission of the City of Riverside held  
14 a public hearing to consider the proposed amendment to the MASP and recommended that the City  
15 Council adopt the proposed amendment; and

16 WHEREAS, on January 8, 2018, the City Council and advertised and held a public hearing to  
17 consider Planning Case No. P17-0543; and

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

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

23 Section 1: The above recitals are hereby incorporated as if set forth herein in full.

24 Section 2: The Magnolia Avenue Specific Plan is hereby amended by removing the  
25 properties located at 3532 Monroe Street (Health Sciences Campus) and 3626 Monroe Street  
26 (Wellness Center), as depicted in Exhibits marked as "A" attached hereto and incorporated herein by  
27 reference, from the Magnolia Avenue Specific Plan.

28 Section 3: The amendment adopted by this resolution shall be integrated into the adopted  
Magnolia Avenue Specific Plan document and shall be noted on the appropriate specific plan and  
general plan maps previously adopted by the City Council as appropriate.

1        Section 4:     An Environmental Impact Report was prepared in connection with this action  
2 and has been certified concurrently with this action.

3        ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

5 \_\_\_\_\_  
6 WILLIAM R. BAILEY, III  
Mayor of the City of Riverside

7 Attest:

8 \_\_\_\_\_  
9 COLLEEN J. NICOL  
City Clerk of the City of Riverside

10        I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the  
11 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at  
12 its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the following vote, to wit:

13        Ayes:

14        Noes:

15        Absent:

16        Abstain:

17  
18        IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
19 City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

20  
21 \_\_\_\_\_  
22 COLLEEN J. NICOL  
City Clerk of the City of Riverside

23  
24  
25  
26  
27  
28 18-1701 KJS 12/12/18

**EXHIBIT "A"**  
**LEGAL DESCRIPTION-SPECIFIC PLAN AMENDMENT**  
**FROM MASP-MAGNOLIA AVENUE SPECIFIC PLAN**  
**TO CBUSP-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN**

Parcel 1 of Parcel Map No 21327 as shown by Map on file in Book 143, Pages 32 and 33 of Parcel Maps, records of Riverside County, within the City of Riverside, State of California,

Containing 1.077 acres, more or less.

This description was prepared by me or under my direction.




William Rohal L.S. 8805

11-30-2018

Date



DESCRIPTION APPROVAL:

 12/3/18

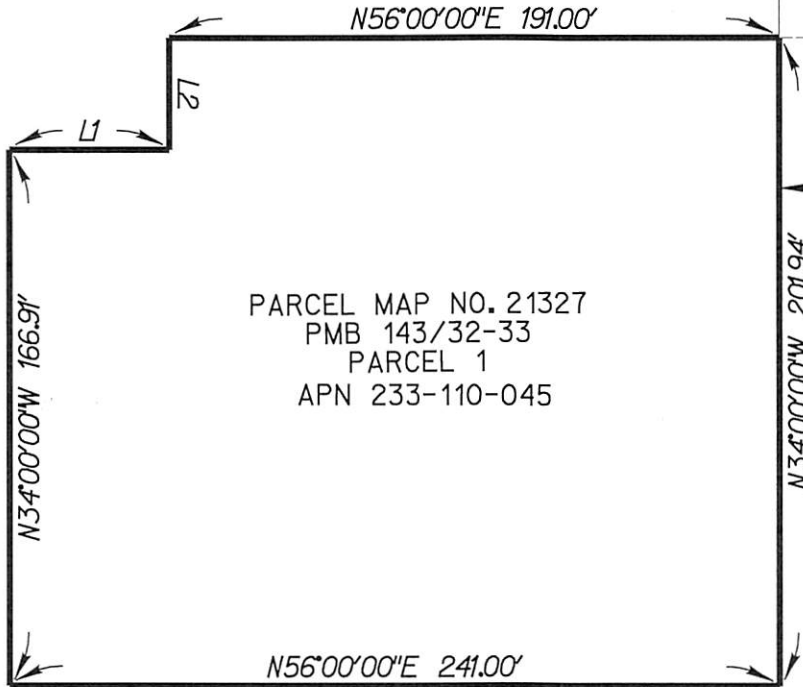
CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

DATE

MAGNOLIA AVE.

PM 143/32-33  
PARCEL 2

PARCEL MAP NO. 21327  
PMB 143/32-33  
PARCEL 1  
APN 233-110-045



MONROE STREET

DIANA AVENUE



SCALE: 1" = 60'



LINE TABLE		
NAME	DIRECTION	LENGTH
L1	N 55°58'20" E	50.00'
L2	N 34°00'00" W	35.00'

## CITY OF RIVERSIDE

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

**RICK**  
ENGINEERING COMPANY  
Riverside

1770 IOWA AVENUE - SUITE 100  
RIVERSIDE, CA 92507  
951.782.0707  
(FAX) 951.782.0723

rickengineering.com

San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

**SPECIFIC PLAN AMENDMENT**  
FROM: MASP-MAGNOLIA AVENUE  
SPECIFIC PLAN  
TO: CBUSP-CALIFORNIA BAPTIST  
UNIVERSITY SPECIFIC PLAN

SCALE: 1"=60' DATE: OCTOBER 31, 2018

**EXHIBIT "A"**  
**LEGAL DESCRIPTION-SPECIFIC PLAN AMENDMENT**  
**FROM MASP-MAGNOLIA AVENUE SPECIFIC PLAN**  
**TO CBUSP-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN**

Parcel 1 of and Parcel 2 of Record of Survey, on file in Book 40, Page 84 of Records of Surveys, records of the County of Riverside, State of California.

**EXCEPTING THEREFROM** that portion of Parcel 2 of Parcel Map No 21327, as shown by map on file in Book 143, Pages 32 and 33 of Parcel Maps, records of Riverside County, State of California, lying Southeasterly of the Northwesterly line of Lot 9, in Block 24 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.

**SUBJECT TO** a Grant Deed conveyed to the City of Riverside by Document Recorded July 13, 1979 as Instrument No. 147167, Book 2024, Page 191, of Official Records of Riverside County, California.

Containing 9.905 acres, more or less

This description was prepared by me or under my direction.




William Rohal L.S. 8805

11-30-2018

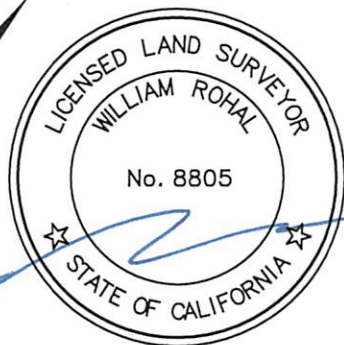
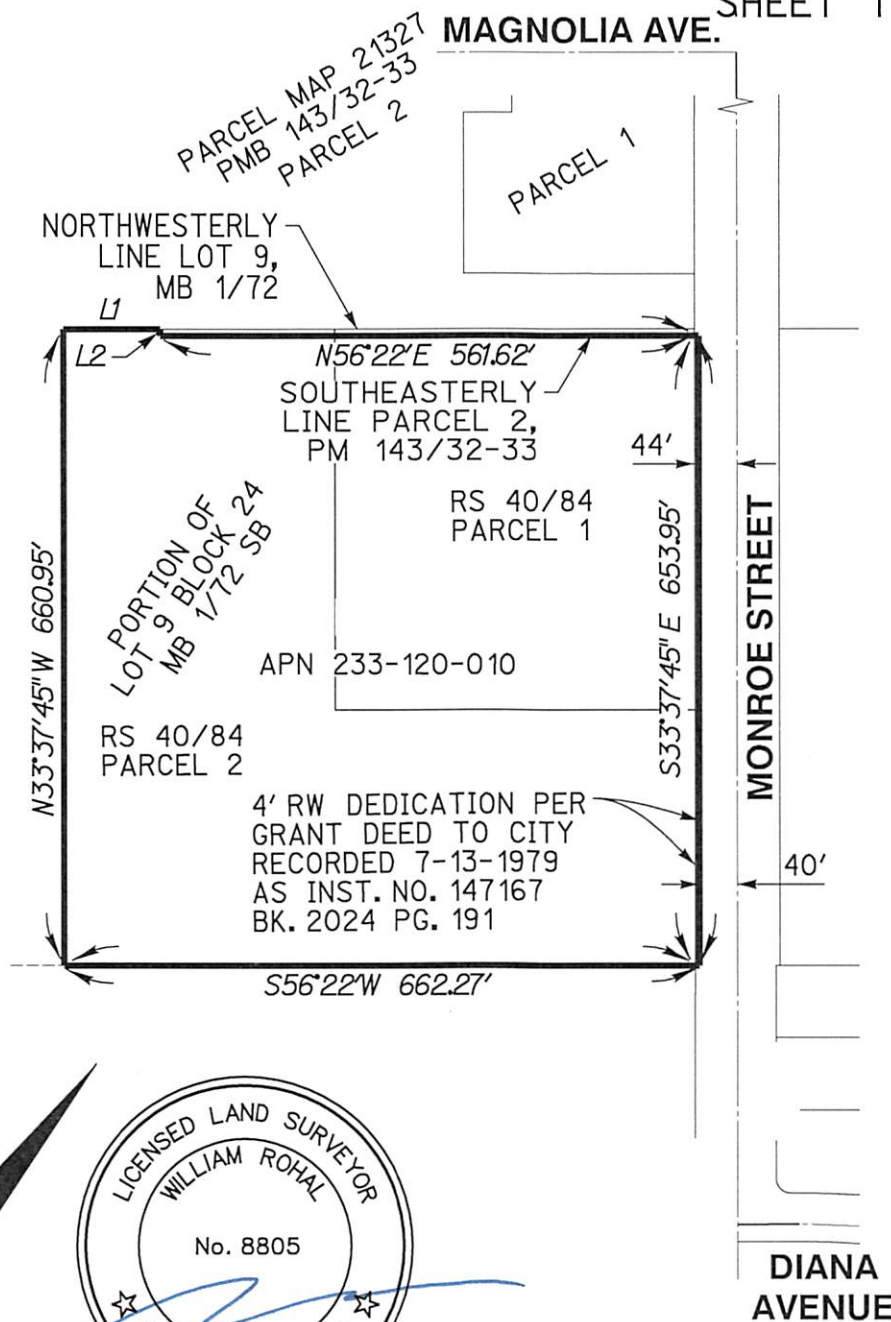
Date



DESCRIPTION APPROVAL:

 11/30/18  
CURTIS C. STEPHENS, L.S. 7519      DATE  
CITY SURVEYOR





SCALE: 1" = 200'



NAME	LINE TABLE DIRECTION	LENGTH
L1	N 56°22' E	100.65'
L2	S 33°37'45" E	7.00'

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FROM: MASP-MAGNOLIA AVENUE  
SPECIFIC PLAN  
TO: CBUSP-CALIFORNIA BAPTIST  
UNIVERSITY SPECIFIC PLAN

SCALE: 1"=200'

DATE: OCTOBER 31, 2018