

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
3 CALIFORNIA, AMENDING THE LAND USE DESIGNATION OF THE
4 RIVERSIDE GENERAL PLAN 2025 FOR A VACANT 9.44-ACRE PARCEL
5 LOCATED AT THE NORTHWEST CORNER OF CENTRAL AVENUE
6 AND SYCAMORE CANYON BOULEVARD, FROM COMMERCIAL TO
7 VERY HIGH DENSITY RESIDENTIAL.

8 WHEREAS, an application was submitted to the City of Riverside designated as Planning Case
9 No. P19-0775, to amend the Land Use Designation of the Riverside General Plan for a vacant 9.44-
10 acre parcel, located at the northwest corner of Central Avenue and Sycamore Canyon Boulevard,
11 identified as Assessor's Parcel No. 256-050-012, removing it from the Commercial ("C") land use
12 designation, and placing it in the Very High Density Residential ("VHDR") land use designation; and

13 WHEREAS, the Planning Commission of the City of Riverside, California, advertised for and
14 held a public hearing on May 27, 2021, to consider the General Plan Amendment and recommended
15 to the City Council that the General Plan Amendment be approved; and

16 WHEREAS, the City Council of the City of Riverside advertised and held a public hearing on
17 October 19, 2021, to consider Planning Case No. P19-0775; and

18 WHEREAS, the City Council received and considered the reports and recommendation from
19 the Planning Commission and all other testimony, whether written or oral, presented 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: It is in the public interest to amend the Land Use Designation of the Riverside
25 General Plan 2025 as more particularly described below.

26 Section 3: The Land Use Designation of the Riverside General Plan 2025 is hereby
27 amended by removing a vacant 9.44-acre parcel, located at the northwest corner of Central Avenue
28 and Sycamore Canyon Boulevard, identified as Assessor's Parcel No. 256-050-012, removing it from
the Commercial ("C") land use designation, and placing it in the Very High Density Residential
("VHDR") land use designation, as described and depicted in Exhibit "A" attached hereto and
incorporated herein by this reference.

Section 4: The Community & Economic Development Director is directed to make the changes to the Land Use Designation of the Riverside General Plan 2025 to conform to Exhibit “A.”

ADOPTED by the City Council this _____ day of _____, 2021.

PATRICIA LOCK DAWSON
Mayor of the City of Riverside

Attest:

DONESIA GAUSE
City Clerk of the City of Riverside

I, Donesia Gause, 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 _____, 2021, by the following vote, to wit:

Ayes:

Noes:

Absent:

Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
City of Riverside, California, this _____ day of _____, 2021.

DONESIA GAUSE
City Clerk of the City of Riverside

21-0649 – 09/16/21

EXHIBIT "A"
LEGAL DESCRIPTION-GENERAL PLAN AMENDMENT
FROM: C-COMMERCIAL
TO: VHDR-VERY HIGH DENSITY RESIDENTIAL

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 1°07'09" WEST 217.34 FEET ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 68°27'41" EAST, 77.46 FEET;

THENCE SOUTH 77°36'12" EAST, 264.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 1,480.97 FEET, TO WHICH A RADIAL LINE BEARS NORTH 49°20'50" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°06'10" AN ARC DISTANCE OF 416.22 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 24°33'00" EAST, 239.89 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 82.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 107°09'43" AN ARC DISTANCE OF 153.37 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 82°36'43" WEST, 475.78 FEET;

THENCE SOUTH 5°08'58" EAST, 29.11 FEET;

THENCE SOUTH 84°51'02" WEST, 18.60 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 1,255.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°30'00" AN ARC DISTANCE OF 120.47 FEET TO THE WESTERLY LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 1°07'09" EAST, 876.94 FEET ALONG SAID WESTERLY LINE TO THE TRUE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 441,221 SQ. FT. (9.440 ACRES) OF LAND MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION



TY E. THOMAS L.S. 9309

EXPIRATION DATE: 9/30/2020

06/30/2020

DATE



PREPARED BY:

**T&M
SURVEYING**

531 E. TRENTON AVE.
ORANGE, CA
OFFICE 714-912-4042 CELL 714-906-8771
WWW.TNMSURVEYING.COM



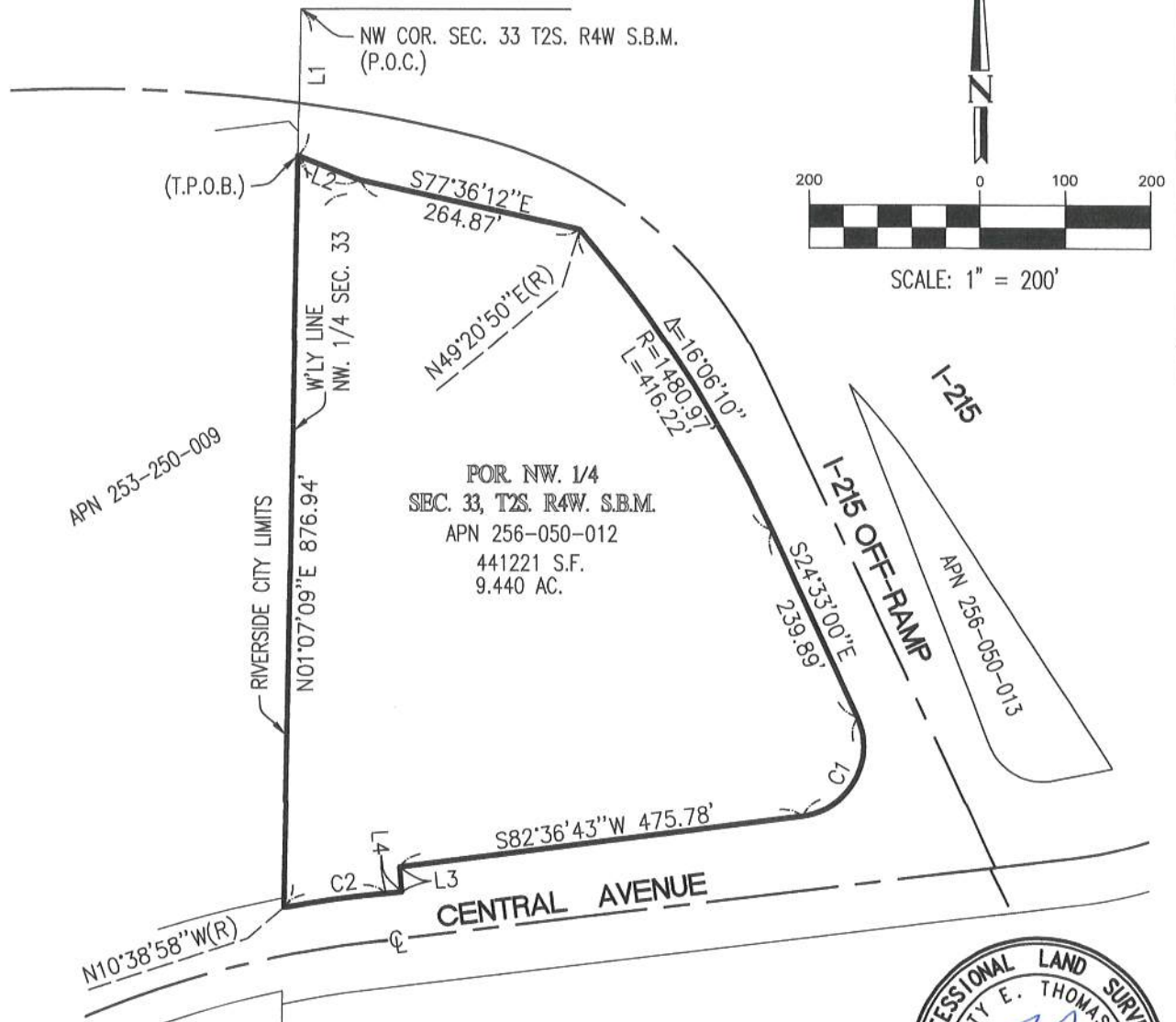
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357 SYCAMORE

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TET
SHEET

1 OF 2

LEGAL DESCRIPTION-GENERAL PLAN AMENDMENT
FROM: C-COMMERCIAL
TO: VHDR-VERY HIGH DENSITY RESIDENTIAL



Line Table

Line #	Direction	Length
L1	S01°07'09"W	217.34'
L2	S68°27'41"E	77.46'
L3	S05°08'58"E	29.11'
L4	S84°51'02"W	18.60'

Curve Table

Curve #	Delta	Radius	Length
C1	107°09'43"	82.00'	153.37'
C2	05°30'00"	1255.00'	120.47'



Ty E. Thomas 6-30-20
TY E. THOMAS L.S. 9309

LEGEND

P.O.C. POINT OF COMMENCEMENT
T.P.O.B. TRUE POINT OF BEGINNING
(R) RADIAL BEARING

LIMITS OF PROPERTY TO BE
AMENDING THE GENERAL LAND
USE PLAN DESIGNATION

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2 OF 2

EXHIBIT "A"
LEGAL DESCRIPTION-ZONING CODE AMENDMENT
FROM: CG-COMMERCIAL GENERAL ZONE
TO: R-4-MULTIPLE-FAMILY RESIDENTIAL ZONE

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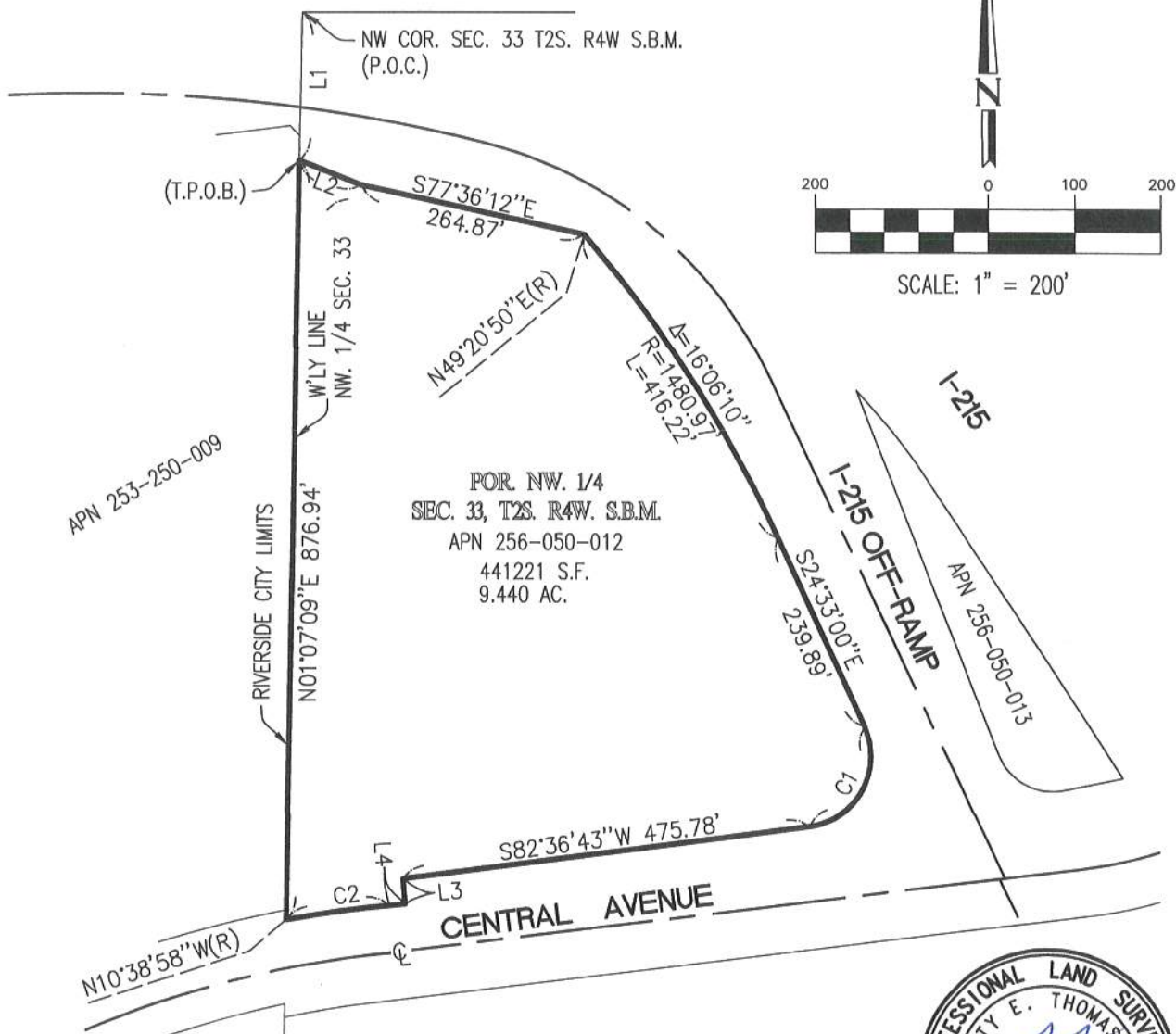
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