

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE LAND USE DESIGNATION OF THE RIVERSIDE GENERAL PLAN 2025 AS TO 2.72 ACRES OF THE PROJECT SITE IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 143-040-010 AND 143-040-011, FROM MDR – MEDIUM DENSITY RESIDENTIAL TO HDR – HIGH DENSITY RESIDENTIAL.

WHEREAS, an application was submitted to the City of Riverside designated as Planning Case No. PR-2021-001114, to amend the Land Use Designation of the Riverside General Plan 2025 (“General Plan Amendment”) as to 2.72-acres of the project site identified as Assessor’s Parcel Numbers 143-040-010 and 143-040-011, bounded by Hedrick Avenue to the west and Jones Avenue to the east, removing them from the MDR – Medium Density Residential land use designation, and placing them in the HDR – Hight Density Residential land use designation; and

WHEREAS, the Planning Commission of the City of Riverside, California, advertised for and held a public hearing on December 18, 2025, to consider the General Plan Amendment and recommended to the City Council that the General Plan Amendment be approved; and

WHEREAS, the City Council of the City of Riverside advertised and held a public hearing on February 3, 2026, to consider Planning Case No. PR-2021-001114 and continued the public hearing until April 21, 2026; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,

California, as follows:

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

Section 2: It is in the public interest to amend the Land Use Designation of the Riverside General Plan 2025, as more particularly described below.

1 in the HDR – High Density Residential land use designation, as described and depicted in Exhibit  
2 “A” attached hereto and incorporated herein by this reference.

Section 3: The Land Use Designation of the Riverside General Plan 2025 is hereby  
3 amended by removing the 2.72-acres of the project site identified as Assessor’s Parcel Numbers

Section 4: The Community & Economic Development Director is directed to make the  
4 143-040-010 and 143-040-011, bounded by Hedrick Avenue to the west and Jones Avenue to the

5 east, removing them from the MDR – Medium Density Residential land use designation, and placing  
ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

6 them

7  
8 PATRICIA LOCK DAWSON  
Mayor of the City of Riverside

9 Attest:

10  
11 DONESIA GAUSE  
City Clerk of the City of Riverside

12  
13 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the  
14 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at  
15 its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote, to wit:

16 Ayes:

17 Noes:

18 Absent:

19 Abstain:

20  
21 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
22 City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

24

25

DONESIA GAUSE  
City Clerk of the City of Riverside

26

27

313051 ALB 01/05/26

**EXHIBIT "A" - LEGAL DESCRIPTION  
GENERAL PLAN AMENDMENT  
FROM: MDR - MEDIUM DENSITY RESIDENTIAL LAND USE  
TO: HDR - HIGH DENSITY RESIDENTIAL LAND USE**

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

**Parcel A**

Lot 22 of El Rincon as shown by map on file in Book 11, Pages 85 and 86 of Maps, in the Office of the County Recorder of Riverside County, California.

**Excepting therefrom** the Southerly 180.00 feet of the Westerly 180.00 feet thereof.

**Parcel B**

Lot 23 of El Rincon as shown by map on file in Book 11, Pages 85 and 86 of Maps, in the Office of the County Recorder of Riverside County, California.

Area = 74,850<sup>W</sup> sq. ft. +/-

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

DBW 12/23/2025 Prep. dbw  
Douglas B. Webber, L.S. 9477 Date



**EXHIBIT "A" - PLAT GENERAL  
PLAN AMENDMENT**

FROM: MDR - MEDIUM DENSITY RESIDENTIAL LAND USE  
TO: HDR - HIGH DENSITY RESIDENTIAL LAND USE

**NOTES**

BEARINGS AND DISTANCES  
SHOWN HEREON ARE  
RECORD DATA M.B. 11/85.



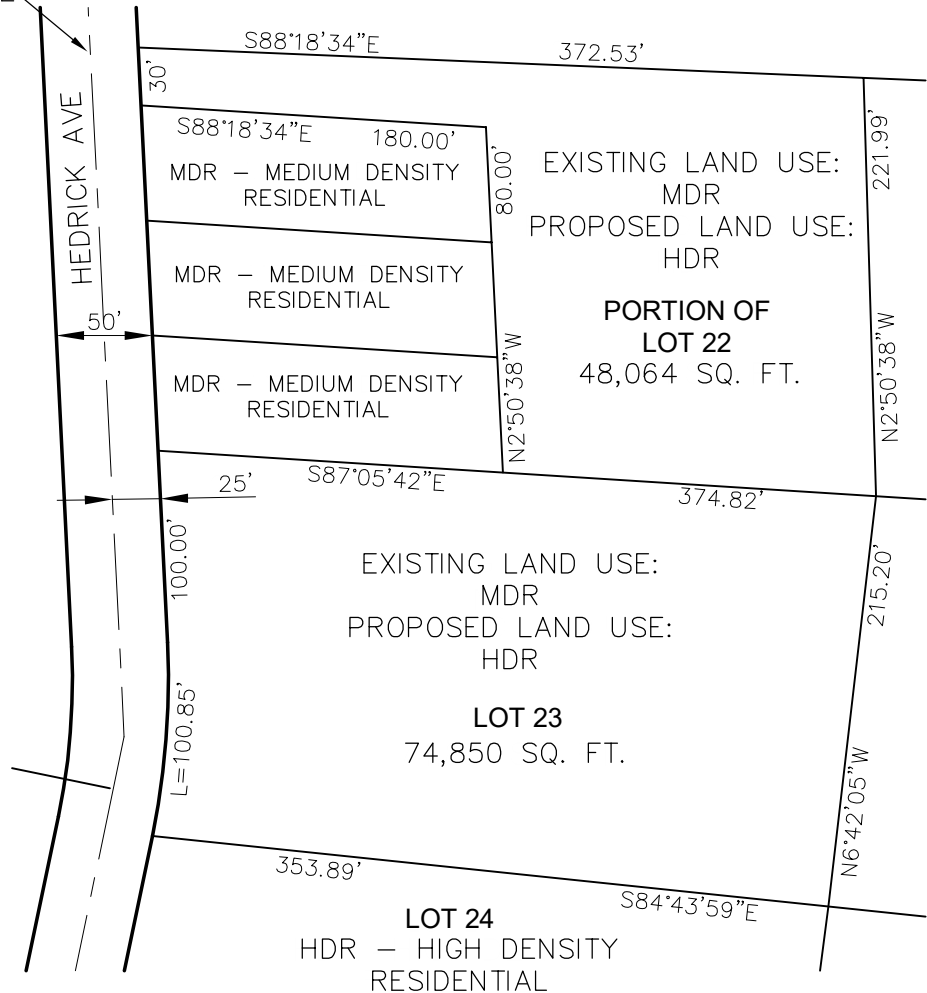
☉ HEDRICK AVE

**EXHIBIT PREPARED FOR:**  
A&L CAPITAL, LLC  
P.O. BOX 893130  
TEMECULA, CA 92589

**EXHIBIT PREPARED BY:**  
G&G ENGINEERING, INC.  
1251 N. MANASSERO  
ST. SUITE 402  
ANAHEIM, CA 92807

**DATE EXHIBIT PREPARED:**  
DECEMBER 18, 2023

**ASSESSOR'S PARCEL NO.**  
A PORTION OF  
143-040-010  
& 143-040-011



**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

GPA-000-0000

SCALE: 1" = 100'

DRAWN BY: A.G.

DATE: 12/18/23

SUBJECT: GENERAL PLAN AMENDMENT