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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 APPROXIMATELY 17.37 ACRES OF PROPERTY LOCATED AT 5261 ARLINGTON AVENUE, FROM C – COMMERCIAL TO MU-V – MIXED USE – VILLAGE.

WHEREAS, an application was submitted to the City of Riverside designated as Planning Case No. PR-2022-00035, to amend the Land Use Designation of the Riverside General Plan as to approximately 17.37 acres of property located at 5261 Arlington Avenue, generally situated northeast of the intersection of Arlington and Streeter Avenues, identified as Assessor’s Parcel No. 226-180-015, removing from the Commercial (“C”) land use designation, and placing it in the MU-V (“MU-V”) land use designation; and

WHEREAS, the Planning Commission of the City of Riverside, California, advertised for and held a public hearing on April 25, 2024, 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 September 17, 2024, to consider Planning Case No. PR-2022-00035; 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.

Section 3: The Land Use Designation of the Riverside General Plan 2025 is hereby amended by removing approximately 17.37 acres of property located at 5261 Arlington Avenue, generally situated northeast of the intersection of Arlington and Streeter Avenues, identified as Assessor’s Parcel No. 226-180-015, removing it from the Commercial (“C”) land use designation, and

1 placing it in the MU-V (“MU-V”) land use designation, as described and depicted in Exhibit “A” and
2 Exhibit “B” attached hereto and incorporated herein by this reference.

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

6 ADOPTED by the City Council this _____ day of _____, 2024.

7
8 _____
9 PATRICIA LOCK DAWSON
Mayor of the City of Riverside

10 Attest:

11
12 _____
DONEISA GAUSE
City Clerk of the City of Riverside

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 _____, 2024, by the following vote, to wit:

16 Ayes:

17
18 Noes:

19 Absent:

20 Abstain:

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 _____, 2024.

23
24 _____
25 DONESIA GAUSE
City Clerk of the City of Riverside

26
27
28 24-1384 ALB 08/01/24

**EXHIBIT "A" - LEGAL DESCRIPTION
GENERAL PLAN AMENDMENT
FROM: C - COMMERCIAL
TO: MU-V - MIXED USE-VILLAGE**

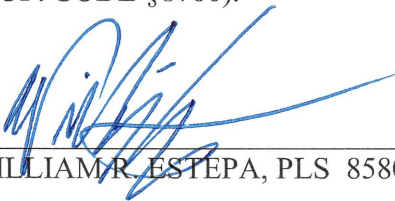
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 16289, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN ON MAP RECORDED IN PARCEL MAP BOOK 79, PAGES 32 AND 33 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PARCEL MORE PARTICULARLY DESCRIBED IN A GRANT DEED RECORDED JULY 07, 2021 AS DOCUMENT NO. 2021-0446552 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

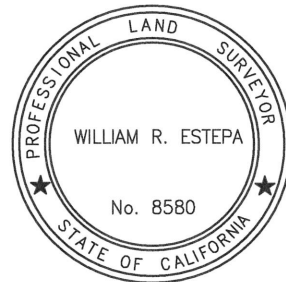
CONTAINING 17.43 ACRES, MORE OR LESS.

SEE **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.


THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT (BUS. & PROF. CODE §8700).

SIGNATURE: 
WILLIAM R. ESTEPA, PLS 8580

DATE: 5/10/24

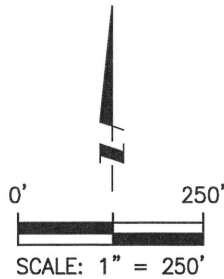
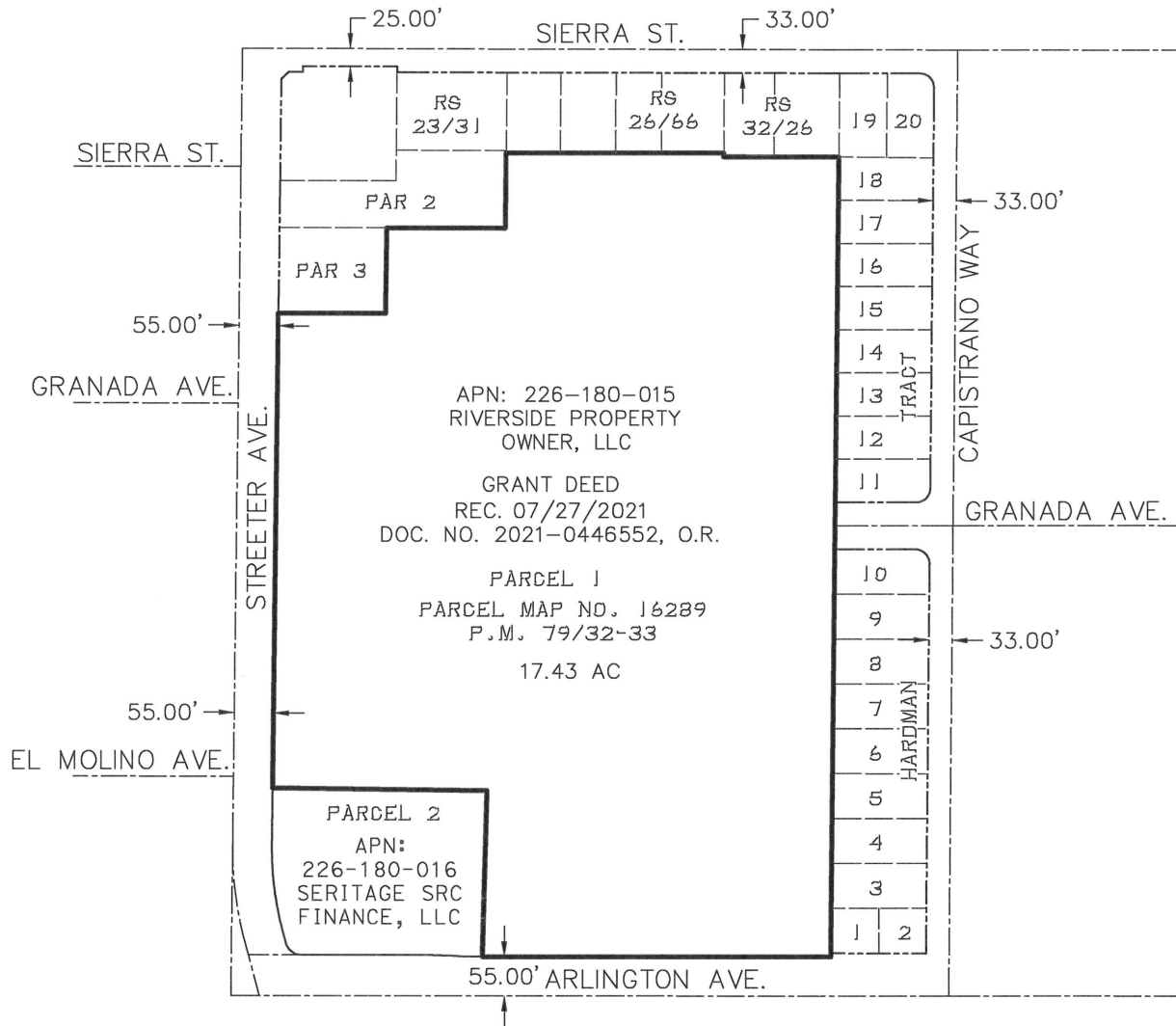


DESCRIPTION APPROVAL:


DOUGLAS B. WEBBER, L.S. 9477 DATE 6/4/24

Interim City Surveyor

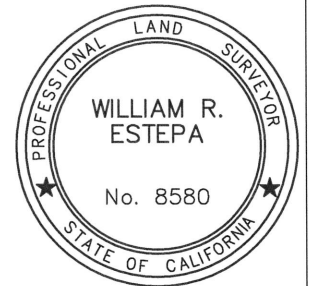
EXHIBIT "B"
GENERAL PLAN AMENDMENT
FROM: CG - COMMERCIAL ZONE
TO: MU-V - MIXED USE-VILLAGE ZONE



THIS EXHIBIT WAS PREPARED
 UNDER MY DIRECTION:

William R. Estepa
 WILLIAM ESTEPA, PLS 8580

5/10/24
 DATE



LEGEND

- LIMITS OF PARCEL
- CENTER LINE
- RIGHT OF WAY LINE
- LOT LINE
- A.P.N. ASSESSOR PARCEL MAP

APN 226-180-015	SHEET 1 OF 1	SCALE 1" = 250'
EXHIBIT "B"	PSOMAS 1650 SPRUCE STREET, SUITE 400 Riverside, California 92507 (951) 787-8421 www.psomas.com	DRAFTED JAU
		CHECKED WRE
		DATE MAY 10, 2024
		JOB NUMBER 4RIV290100

**EXHIBIT "A" - LEGAL DESCRIPTION
GENERAL PLAN AMENDMENT
FROM: C - COMMERCIAL
TO: MU-V - MIXED USE-VILLAGE**


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CONTAINING 17.43 ACRES, MORE OR LESS.

SEE **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT (BUS. & PROF. CODE §8700).

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DATE: 5/10/24

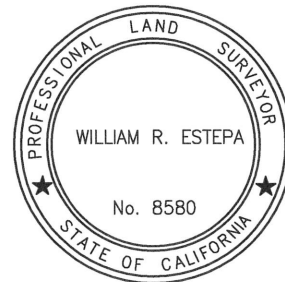
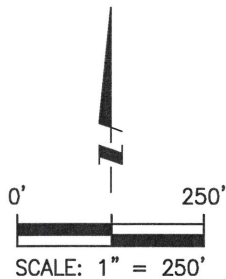
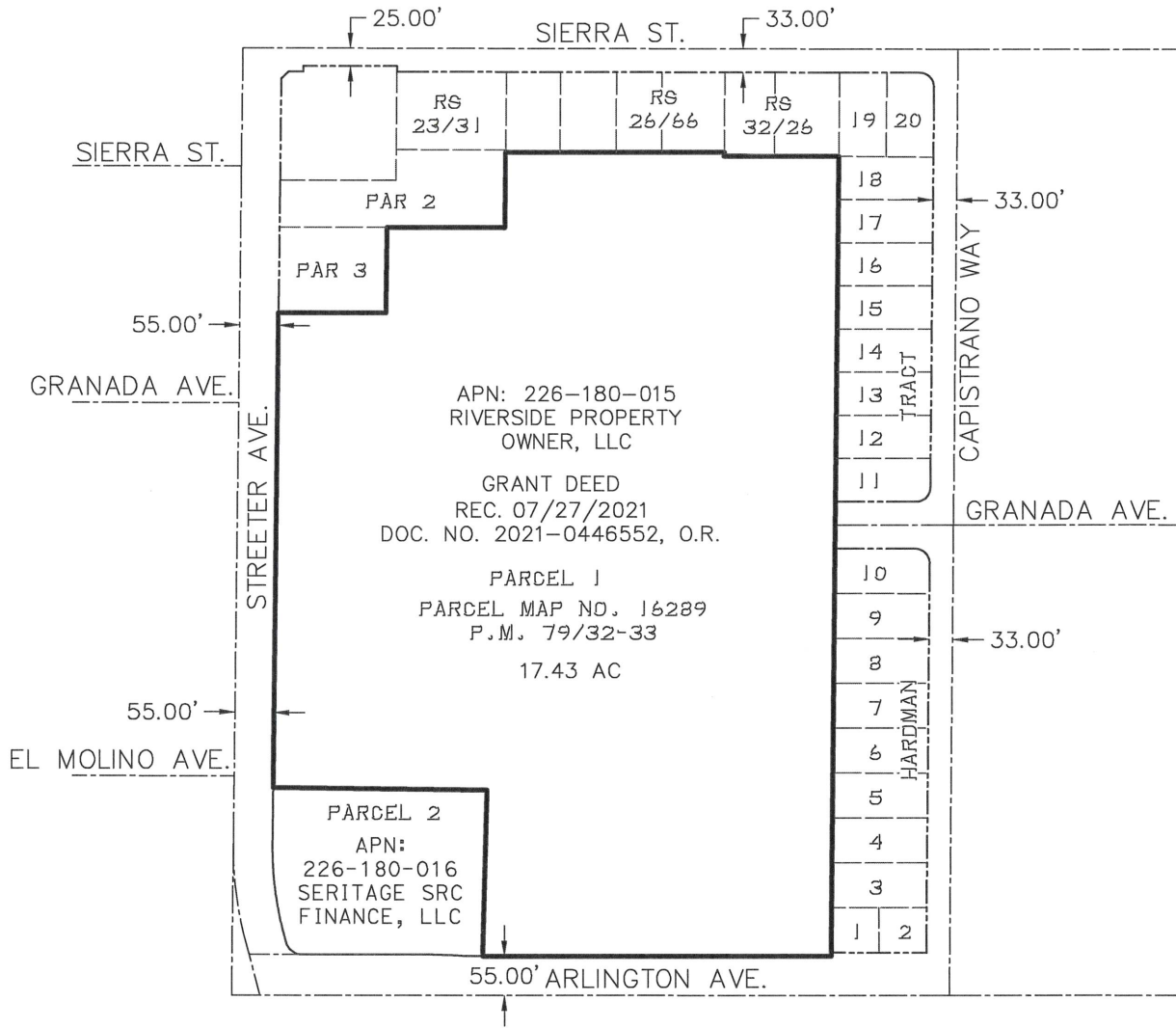


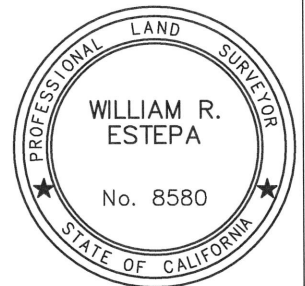
EXHIBIT "B"
GENERAL PLAN AMENDMENT
FROM: CG - COMMERCIAL ZONE
TO: MU-V - MIXED USE-VILLAGE ZONE



THIS EXHIBIT WAS PREPARED
 UNDER MY DIRECTION:

William R. Estepa
 WILLIAM ESTEPA, PLS 8580

5/10/24
 DATE



LEGEND

- LIMITS OF PARCEL
- CENTER LINE
- RIGHT OF WAY LINE
- LOT LINE
- A.P.N. ASSESSOR PARCEL MAP

APN 226-180-015	SHEET 1 OF 1	SCALE 1" = 250'
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