

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 RIVERSIDE, CALIFORNIA, AMENDING THE LAND USE  
4 DESIGNATION OF THE RIVERSIDE GENERAL PLAN 2025 AS TO  
5 APPROXIMATELY 7.03 ACRES OF PROPERTY LOCATED AT 3093,  
6 2993 MISSION INN AVENUE, 3596 COMMERCE STREET, 2993 SIXTH  
7 STREET, 2992, AND 3008 FIFTH STREET, FROM B/OP –  
8 BUSINESS/OFFICE PARK TO MU-U – MIXED-USE – URBAN.

9 WHEREAS, an application was submitted to the City of Riverside designated as Planning  
10 Case No. PR-2023-001469, to amend the Land Use Designation of the Riverside General Plan as to  
11 approximately 7.03 acres of property located at 3093, 2993 Mission Inn Avenue, 3596 Commerce  
12 Street, 2993 Sixth Street, 2992, and 3008 Fifth Street, situated on the east side of Commerce Street,  
13 between Mission Inn Avenue and 5th Street, identified as Assessor’s Parcel Numbers 211-072-002,  
14 211-072-001, 211-071-002, 211-071-001, 211-072-021, 211-072-020, 211-072-004, 211-071-024,  
15 211-071-005, 211-071-004, 211-071-023, and 211-072-022, removing it from the Business/Office  
16 Park (“B/OP”) land use designation, and placing it in the Mixed-Use – Urban (“MU-U”) land use  
17 designation; and

18 WHEREAS, the Planning Commission of the City of Riverside, California, advertised for  
19 and held a public hearing on May 21, 2026, to consider the General Plan Amendment and  
20 unanimously recommended to the City Council that the General Plan Amendment be approved; and

21 WHEREAS, the City Council of the City of Riverside advertised and held a public hearing  
22 on July 14, 2026, to consider Planning Case No. PR-2023-001469; and

23 WHEREAS, the City Council received and considered the reports and all other testimony,  
24 whether written or oral, presented at the public hearing.

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

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

28 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 7.03 acres of property located at 3093, 2993 Mission Inn

1 Avenue, 3596 Commerce Street, 2993 Sixth Street, 2992, and 3008 Fifth Street, situated on the east  
2 side of Commerce Street, between Mission Inn Avenue and 5th Street, identified as Assessor’s  
3 Parcel Numbers 211-072-002, 211-072-001, 211-071-002, 211-071-001, 211-072-021, 211-072-020,  
4 211-072-004, 211-071-024, 211-071-005, 211-071-004, 211-071-023, and 211-072-022, removing it  
5 from the Business/Office Park (“B/OP”) land use designation, and placing it in the Mixed-Use –  
6 Urban (“MU-U”) land use designation, as described and depicted in Exhibit “A” which is attached  
7 hereto and incorporated herein by reference.

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

10 ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

11  
12 \_\_\_\_\_  
13 PATRICIA LOCK DAWSON  
14 Mayor of the City of Riverside

15 Attest:

16 \_\_\_\_\_  
17 DONEISA GAUSE  
18 City Clerk of the City of Riverside

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

22 Ayes:

23 Noes:

24 Absent:

25 Abstain:

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

28 \_\_\_\_\_  
29 DONESIA GAUSE  
30 City Clerk of the City of Riverside

31 314229 ALB 05/29/26

**EXHIBIT "A"**  
**GENERAL PLAN AMENDMENT**  
**LEGAL DESCRIPTION**

FROM: B/OP BUSINESS OFFICE PARK  
TO: MIXED-USE URBAN

**PARCEL 1**

LOTS 1 THROUGH 7, AND 22 THROUGH 37, INCLUSIVE, IN BLOCKS 6 AND 8; TOGETHER WITH THAT ALLEY IN SAID BLOCK 8 AND A PORTION OF SIXTH STREET AS SHOWN ON WHITE'S ADDITION TO RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHERLY CORNER OF LOT 22 IN SAID BLOCK 8;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 8, A DISTANCE OF 420 FEET, MORE OR LESS, TO THE WESTERLY CORNER OF LOT 37 IN SAID BLOCK 8;

THENCE ALONG THE NORTHWESTERLY LINES OF SAID BLOCKS 8 AND 6, AND CROSSING SIXTH STREET, A DISTANCE OF 726 FEET, MORE OR LESS, TO THE NORTHERLY CORNER OF LOT 1 IN SAID BLOCK 6;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 6, A DISTANCE OF 420 FEET, MORE OR LESS, TO THE EASTERLY CORNER OF LOT 7 IN SAID BLOCK 6;

THENCE ALONG THE SOUTHEASTERLY LINES OF LOTS 7 AND 22 OF SAID BLOCKS 6 AND 8, AND CROSSING SIXTH STREET, A DISTANCE OF 726 FEET, MORE OR LESS, TO THE SOUTHERLY CORNER OF LOT 22 IN SAID BLOCK 8 AND THE **POINT OF BEGINNING**.

AREA = 304,920 S.F.

PREPARED BY OR UNDER MY DIRECTION OF:

  
\_\_\_\_\_  
JAMES H. KAWAMURA R.C.E. 30560

DATED: 1/24/25



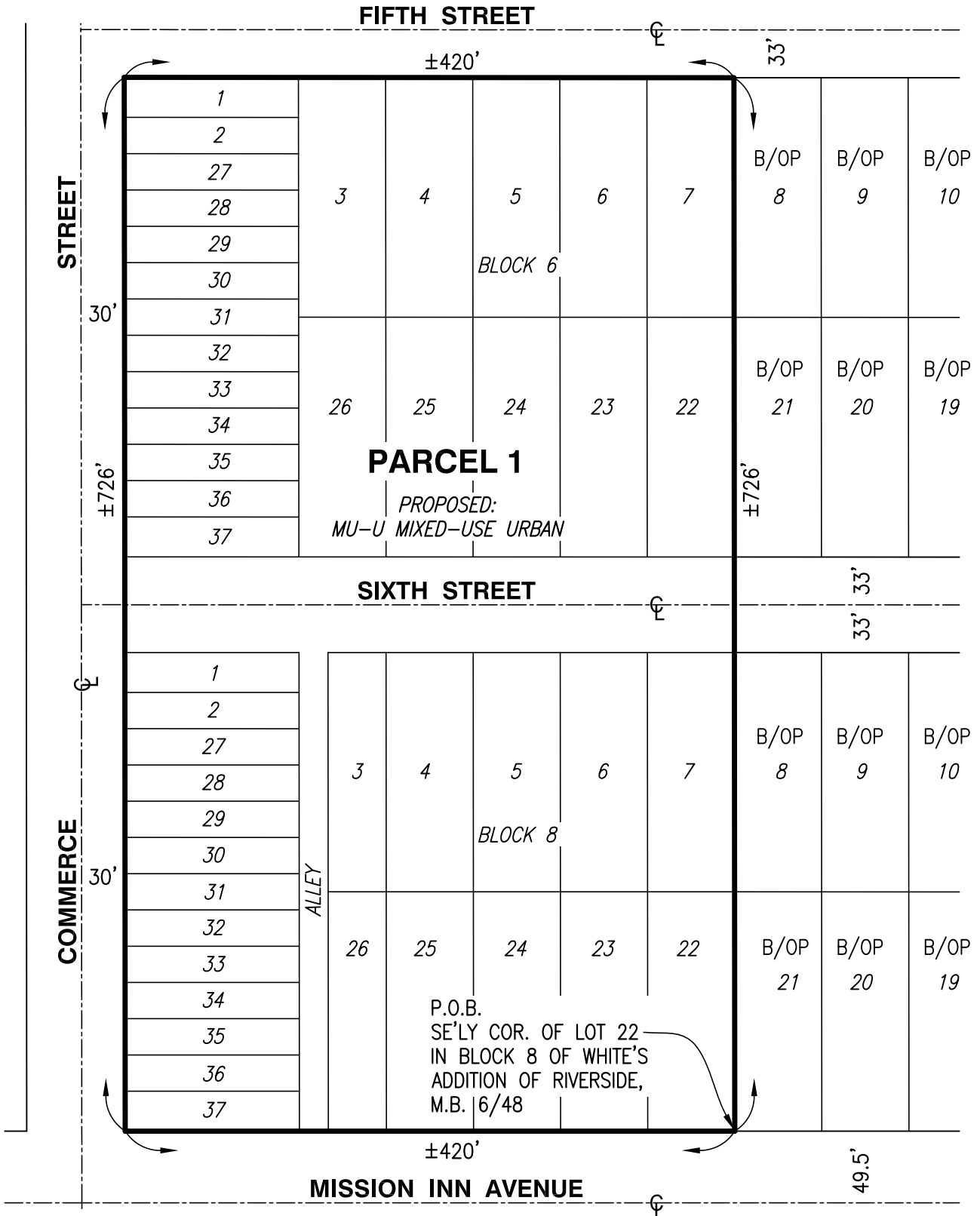


SCALE: 1"=100'

# GENERAL PLAN AMENDMENT

SHEET 1 OF 1

FROM: B/OP BUSINESS/OFFICE PARK  
TO: MU-U MIXED-USE URBAN



DATE: 1-24-2025