1 ORDINANCE NO. AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING 2 THE ZONING MAP OF THE CITY OF RIVERSIDE PURSUANT TO CHAPTER 3 19.090 OF THE RIVERSIDE MUNICIPAL CODE BY APPLYING THE CULTURAL RESOURCES OVERLAY ("CR") ZONE TO CITY LANDMARK NO. 146, THE 4 POWELL-WHEELER RESIDENCE, LOCATED AT 3860 EL HIJO STREET. 5 The City Council of the City of Riverside, California, does ordain as follows: 6 Section 1: Pursuant to Chapter 19.090 of the Riverside Municipal Code, the Zoning Map of 7 the City of Riverside is amended by applying the Cultural Resources Overlay Zone ("CR") Zone to 8 City Landmark No. 146, the Powell-Wheeler Residence, located at 3860 El Hijo Street, as described 9 and depicted in Exhibit "A" attached hereto and incorporated herein by reference, subject to all of 10 the conditions, restrictions and covenants imposed under Planning Case Number DP-2022-00914 11 which conditions, restrictions and covenants are incorporated herein by reference. 12 The City Council has reviewed the matter and, based upon the facts and Section 2: 13 information contained in the staff reports, administrative record, and written and oral testimony, 14 hereby finds that this ordinance is not subject to CEQA pursuant to Sections 15061(b)(3) and 15308 15 of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, in that it will not 16 result in a direct or reasonably foreseeable indirect physical change in the environment nor have a significant impact on the environment. 17 Section 3: The City Clerk shall certify to the adoption of this ordinance and cause 18 publication once in a newspaper of general circulation in accordance with Section 414 of the Charter 19 of the City of Riverside. This ordinance shall become effective on the 30th day after the date of its 20 adoption. 21 ADOPTED by the City Council this day of , 2023. 22 23 24

PATRICIA LOCK DAWSON
Mayor of the City of Riverside

DONESIA GAUSE
City Clerk of the City of Riverside

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1	I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
2	foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the
3	day of, 2023, and that thereafter the said ordinance was duly and regularly
4	adopted at a meeting of the City Council on theday of, 2023, by the following
5	vote, to wit:
6	Ayes:
7	Noes:
8	Absent:
9	Abstain:
10	IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
11	City of Riverside, California, this day of, 2023.
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13	DONESIA GAUSE
14	City Clerk of the City of Riverside
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EXHIBIT "A" LEGAL DESCRIPTION

Address: 3860 El Hijo Street

APN: 227-281-009

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

That portion of Lot 10 of Resubdivision of a portion of the El Padro Rancho, as shown by Map on file in Book 9, Page 72 of Maps, Records of Riverside County, California, described as follows:

Beginning at a point on the Southwesterly line of said Lot, 424.77 feet Northerly from the most Southerly corner thereof;

Thence North 34 degrees West on said Southwesterly line, 102 feet;

Thence North 56 degrees East, 192 feet to the Southwesterly line of a certain parcel conveyed to the City of Riverside by Deed recorded April 20, 1929 in Book 722, Page 355 of Deeds, Records of Riverside County, California;

Thence South 34 degrees East on the Southwesterly line of said Parcel, 72.30 feet;

Thence continuing Southerly on the Southwesterly line of said Parcel on a curve to the left of whose radius is 72.42 feet and whose central angle is 45 degrees, a distance of 30.63 feet to a point on said curve (a radial line at that point of beginning of said curve bears North 56 degrees East);

Thence South 56 degrees West, 198.43 feet to the point of beginning.

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

Stephens I S 7519 Date Curtis C. Stephens, L.S. 7519

