

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE ZONING MAP OF THE CITY OF RIVERSIDE PURSUANT TO CHAPTER 19.090 OF THE RIVERSIDE MUNICIPAL CODE BY REZONING APPROXIMATELY 2.72 ACRES OF PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 143-040-010 AND 143-040-011, FROM THE R-1-7000 SINGLE FAMILY RESIDENTIAL ZONE TO R-3-1500 –MULTIPLE FAMILY RESIDENTIAL ZONE.

The City Council of the City of Riverside, California, does ordain as follows:

Section 1: Pursuant to Chapter 19.090 of the Riverside Municipal Code, the Zoning Map of the City of Riverside is hereby amended by removing from the R-1-7000 Single Family Residential Zone to R-3-1500 – Multiple Family Residential Zone, the approximately 2.72 acres of property, bounded by Hedrick Avenue to the west and Jones Avenue to the east, identified as Assessor’s Parcel Numbers 143-040-010 and 143-040-011, as described and depicted in Exhibit “A” attached hereto and incorporated herein by reference, subject to all of the conditions, restrictions and covenants imposed under Planning Case No. PR-2021-001114, which conditions, restrictions and covenants are incorporated herein by reference.

Section 2: The City Clerk shall certify to the adoption of this ordinance and cause publication once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City of Riverside. This ordinance shall become effective on the 30th day after the date of its adoption.

ADOPTED by the City Council this _____ day of _____, 2026.

PATRICIA LOCK DAWSON
Mayor of the City of Riverside

Attest:

DONESIA GAUSE
City Clerk of the City of Riverside

11

111

1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that
2 the foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the
3 _____ day of _____, 2021, and that thereafter the said ordinance was duly and regularly
4 adopted at a meeting of the City Council on the _____ day of _____, 2021, by the
5 following vote, to wit:

6 Ayes:

7
8 Noes:

9 Absent:

10 Abstain:

11 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
12 City of Riverside, California, this _____ day of _____, 2026.

13
14
15 _____
16 DONESIA GAUSE
17 City Clerk of the City of Riverside
18
19
20
21
22
23
24
25
26
27
28

313052 ALB 01/06/26

**EXHIBIT "A" - LEGAL DESCRIPTION
CHANGE OF ZONE
FROM: R-1-7000 SINGLE FAMILY RESIDENTIAL ZONE
TO: R-3-1500 MULTIPLE FAMILY RESIDENTIAL ZONE**

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 sq. ft. +/-

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



Douglas B. Webber, L.S. 9477

12/23/2025 Prep. dbw

Date



**EXHIBIT "A" - PLAT
CHANGE OF ZONE**

SHEET 1 OF 1

FROM: R-1-7000 SINGLE FAMILY RESIDENTIAL ZONE
TO: R-3-1500 MULTIPLE FAMILY RESIDENTIAL ZONE

NOTES

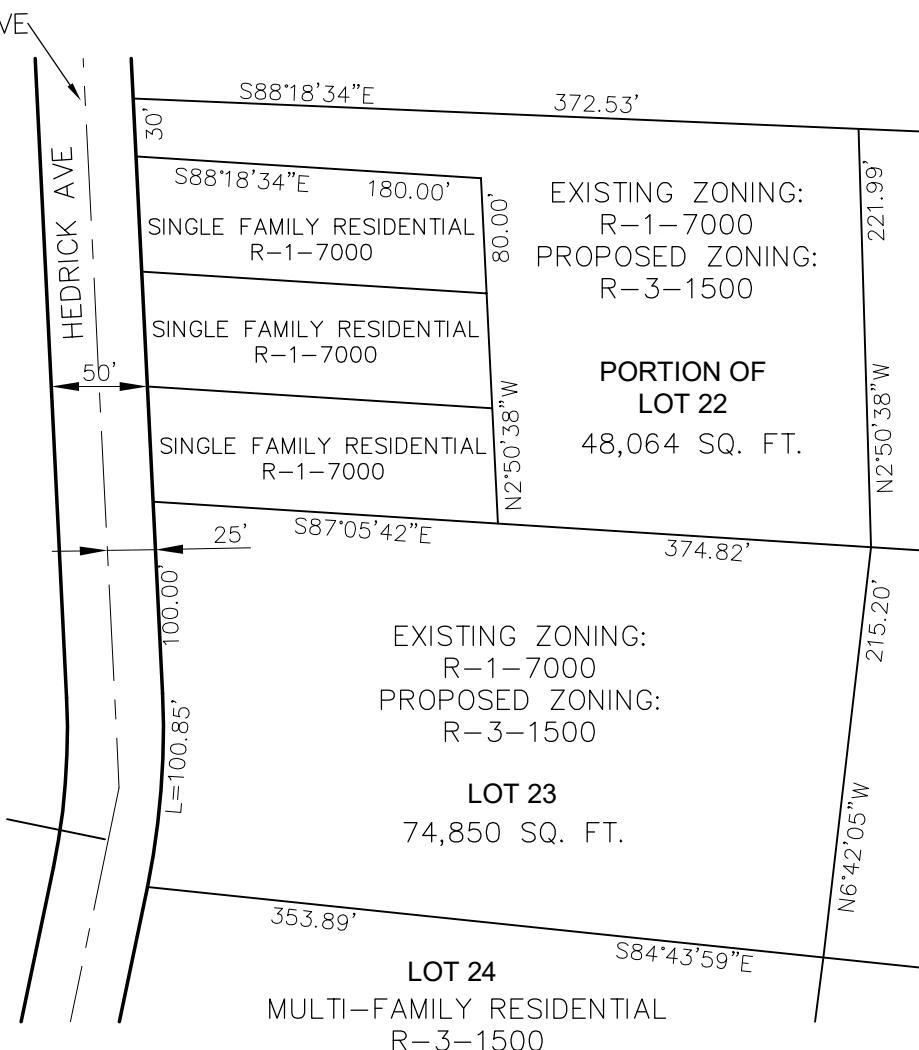
BEARINGS AND
DISTANCES SHOWN
HEREON ARE RECORD
DATA M.B. 11/85.

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 COZ-000-0000

SCALE: 1" = 100'

DRAWN BY: A.G.

DATE: 12/18/23

SUBJECT: CHANGE OF ZONE