

## 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 7111 INDIANA AVENUE, SITUATED ON THE NORTH SIDE OF INDIANA AVENUE AT THE TERMINUS OF WASHINGTON STREET, FROM THE R-1-7000 – SINGLE FAMILY RESIDENTIAL ZONE TO CR-X-10-X-5 COMMERCIAL RETAIL – LANDSCAPE SETBACKS (10-FOOT LANDSCAPE SETBACK ON INDIANA AVENUE AND 5-FOOT LANDSCAPE SETBACK ALONG 91 FREEWAY).

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 amended by removing from the R-1-7000 Single Family Residential Zone and placing in the CR-X-10-X-5 – Commercial Retail – Landscape Setbacks (10-foot landscape setback on Indiana Avenue and 5-foot landscape setback along 91 freeway), the 0.59 acre property located 7111 Indiana Avenue, situated on the north side of Indiana Avenue at the terminus of Washington Street, 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 Number P04-1036, 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 \_\_\_\_\_, 2020.

**PATRICIA LOCK DAWSON**  
Mayor of the City of Riverside

Attest:

---

**DONESIA GAUSE**  
City Clerk of the City of Riverside

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

Ayes:

Noes:

Absent:

Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**DONESIA GAUSE**  
City Clerk of the City of Riverside