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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 17.37 ACRES OF PROPERTY LOCATED AT 5261 ARLINGTON AVENUE, GENERALLY SITUATED NORTHEAST OF THE INTERSECTION OF ARLINGTON AND STREETER AVENUES, FROM THE CG – COMMERCIAL GENERAL ZONE TO MU-V – MIXED USE – VILLAGE 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 amended by removing from the CG – Commercial General Zone and placing in the MU-V – Mixed Use – Village Zone, the 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 Parcel No. 226-180-015, as described and depicted in Exhibit “A” and Exhibit “B” attached hereto and incorporated herein by reference, subject to all of the conditions, restrictions and covenants imposed under Planning Case Number PR-2022-00036, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
PATRICIA LOCK DAWSON  
Mayor of the City of Riverside

Attest:

\_\_\_\_\_  
DONESIA GAUSE  
City Clerk of the City of Riverside

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 \_\_\_\_\_, 2024, and that thereafter the said ordinance was duly and regularly  
4 adopted at a meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2024, 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 \_\_\_\_\_, 2024.

13  
14 \_\_\_\_\_  
15 DONESIA GAUSE  
16 City Clerk of the City of Riverside  
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28 24-1384 ALB 08/01/24

**EXHIBIT "A" - LEGAL DESCRIPTION  
CHANGE OF ZONE  
FROM: CG - COMMERCIAL GENERAL ZONE  
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.

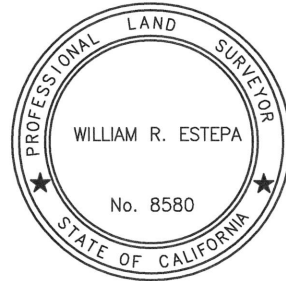
CONTAINING 17.43 ACRES, MORE OR LESS.

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

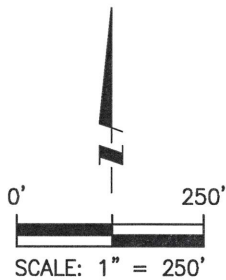
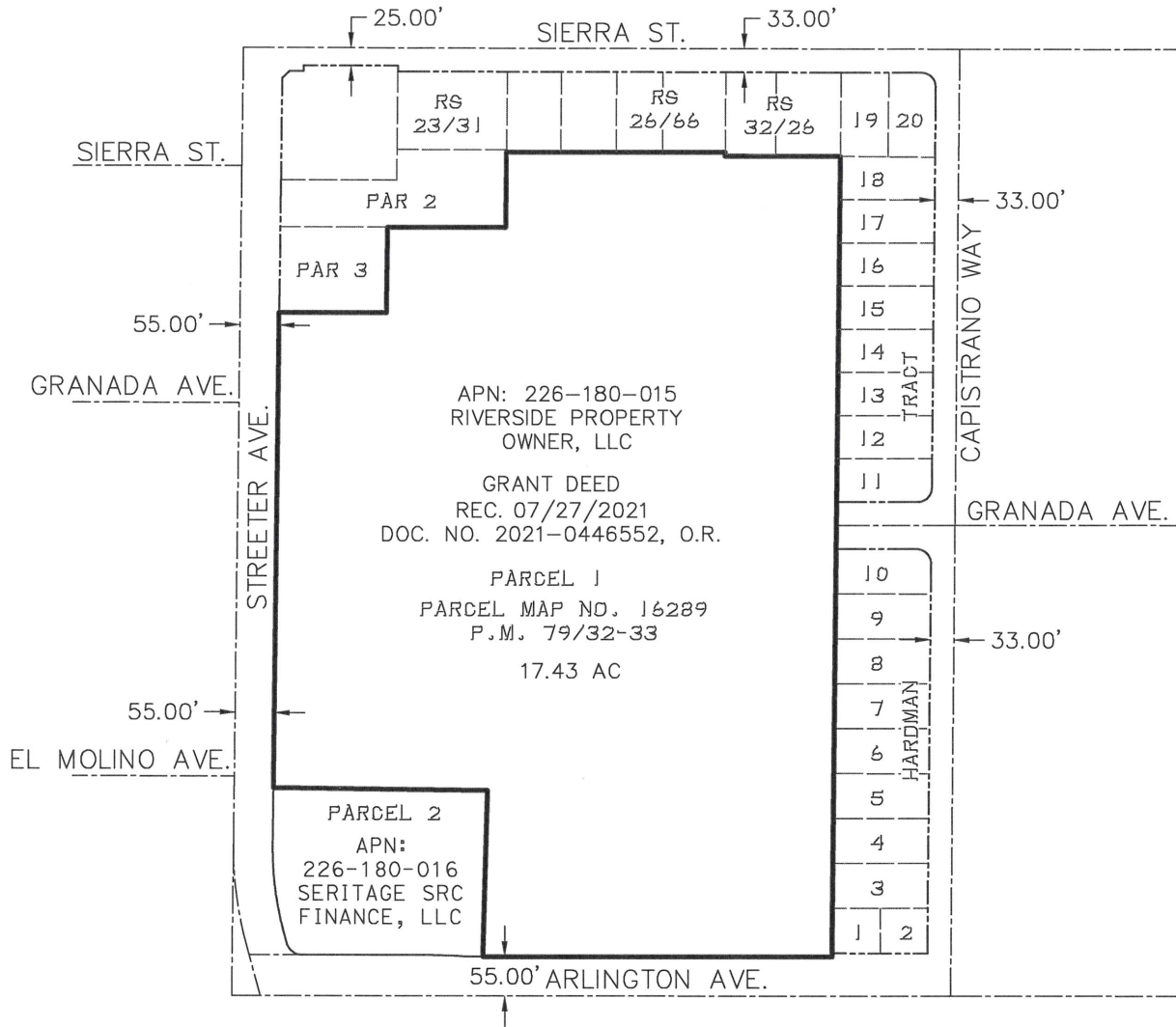


**DESCRIPTION APPROVAL:**

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

Interim City Surveyor

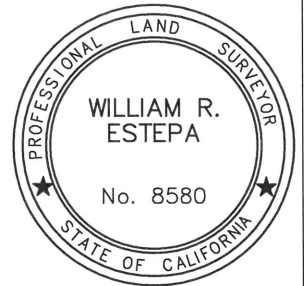
**EXHIBIT "B"**  
**CHANGE OF ZONE**  
**FROM: C - COMMERCIAL**  
**TO: MU-V - MIXED USE-VILLAGE**



THIS EXHIBIT WAS PREPARED  
 UNDER MY DIRECTION:

*[Signature]*  
 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'
<b>EXHIBIT "B"</b>	<b>PSOMAS</b> 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  
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TO: MU-V - MIXED USE-VILLAGE**


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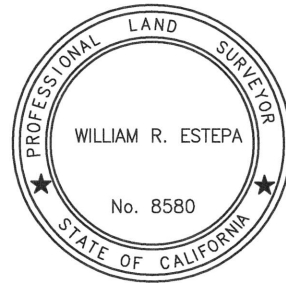
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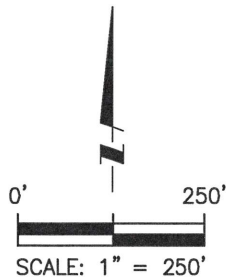
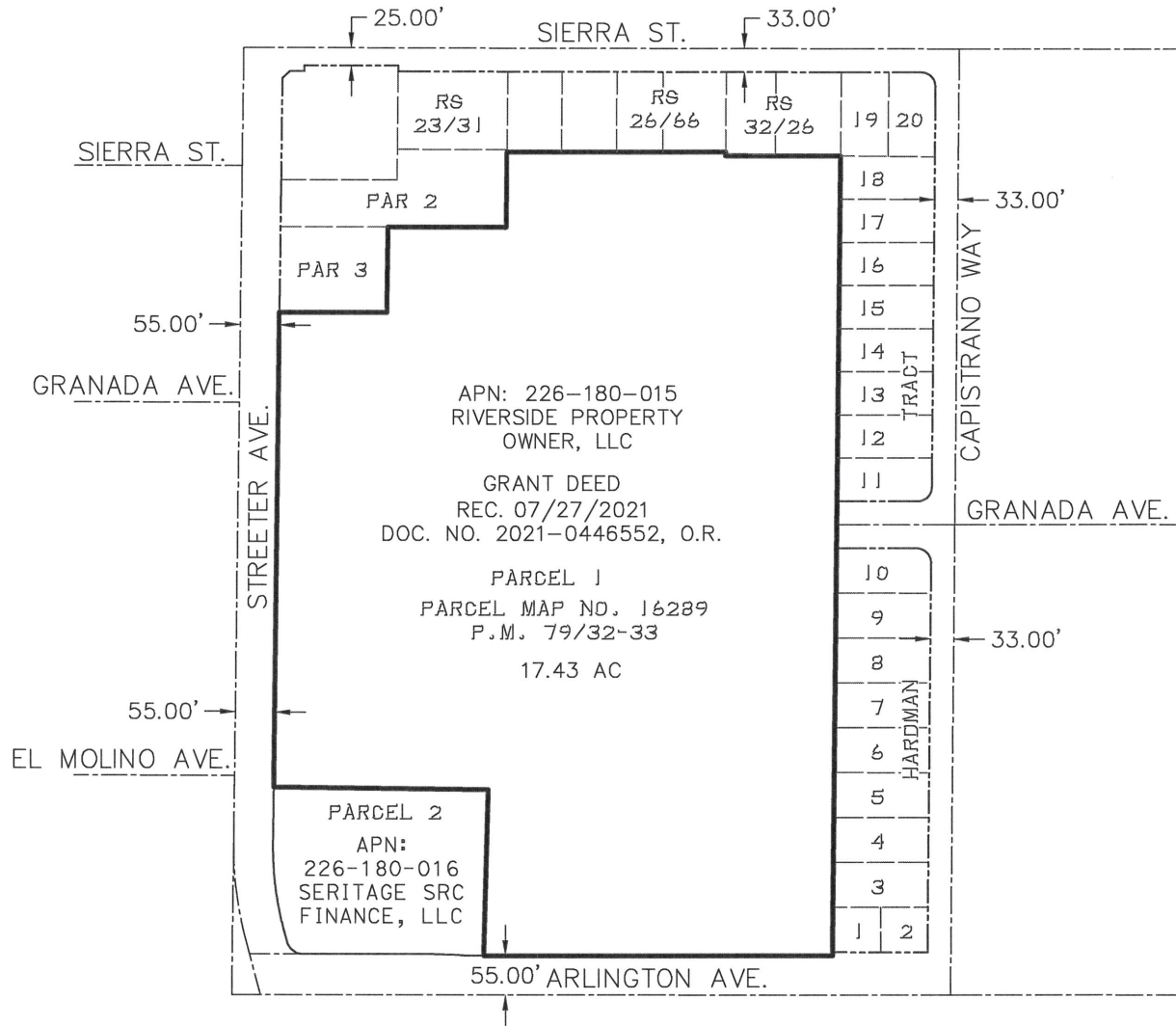
THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT (BUS. & PROF. CODE §8700).

SIGNATURE:   
WILLIAM R. ESTEPA, PLS 8580

DATE: 5/10/24



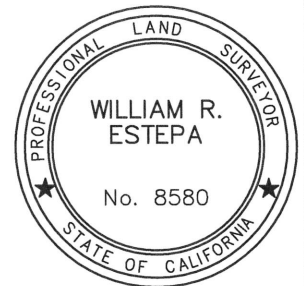
**EXHIBIT "B"**  
**CHANGE OF ZONE**  
**FROM: C - COMMERCIAL**  
**TO: MU-V - MIXED USE-VILLAGE**



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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