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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 14.42 ACRES OF PROPERTY LOCATED AT 2626 KANSAS AVENUE, 2069 MASSACHUSETTS AVENUE, AND 1989 MASSACHUSETTS AVENUE, FROM THE I-ID – GENERAL INDUSTRIAL AND INNOVATION DISTRICT (EE – EMPLOYMENT EMPHASIS AND HE - HOUSING EMPHASIS SUBDISTRICT) OVERLAY ZONE TO I-ID – GENERAL INDUSTRIAL AND INNOVATION DISTRICT (IE – INDUSTRIAL EMPHASIS SUBDISTRICT) OVERLAY 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 I-ID – General Industrial and Innovation District (EE – Employment Emphasis and HE - Housing Emphasis Subdistrict) Overlay Zone to I-ID – General Industrial and Innovation District (IE – Industrial Emphasis Subdistrict) Overlay Zone, the approximately 14.42 acres of property located at 2626 Kansas Avenue, 2069 Massachusetts Avenue, and 1989 Massachusetts Avenue, situated on the north side of Massachusetts Avenue, east of Kansas Avenue and south of Roberta Street, identified as Assessor’s Parcel Numbers 210-130-015, 210-130-016, and 210-130-020, 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-2024-001666, 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.

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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

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 _____, 2026, and that thereafter the said ordinance was duly and regularly adopted at a meeting of the City Council on the _____ day of _____, 2026, 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 _____, 2026.

DONESIA GAUSE
City Clerk of the City of Riverside

313280 ALB 02/02/26

EXHIBIT "A"
Legal Description-Change of Zone

From: I-ID - General Industrial and Innovation District (EE - Employment Emphasis and HE - Housing Emphasis Subdistrict) overlay zones
To: I-ID - General Industrial and Innovation District (IE - Industrial Emphasis Subdistrict) overlay zones

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

Parcel 1, Parcel 2 and Parcel 3 of City of Riverside, Certificate of Compliance for Parcel Map Waiver, PMW-016-834, Recorded September 16, 1986, as Instrument No. 225946, Recorded in Official Records of Riverside County California.

David W. Mackey 5-13-25
DAVID W. MACKEY, PLS 8912



DESCRIPTION APPROVAL:

BY: DBW 5/19/2025
DATE

DOUGLAS B. WEBBER, L.S. 9477
CITY SURVEYOR



☉ KANSAS AVENUE

☉ ROBERTA STREET

PARCEL 1

C.O.C. PMW-16-834

INST. NO. 225946, O.R.

PARCEL 3

C.O.C. PMW-16-834

INST. NO.
225946, O.R.

PARCEL 2

C.O.C. PMW-16-834

INST. NO. 225946, O.R.

☉ MASSACHUSETTS AVENUE



HUITT - ZOLLARS

Huitt-Zollars, Inc. Irvine
2603 Main Street, Suite 400, Irvine, CA 92614
Phone (949) 988-5815 Fax (949) 988-5820

APPROVED BY

David W. Mackey

5-13-25

SKETCH TO ACCOMPANY
A LEGAL DESCRIPTION

EXHIBIT 'B'

SCALE	1"=150'
DRAWN BY	PAA
CHECKED BY	DWM
DATE	5/13/2025
JOB NO.	R314146.01