

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 PROPERTY LOCATED AT 4838 ARLINGTON AVENUE FROM SINGLE FAMILY RESIDENTIAL (R-1-7000) TO OFFICE AND BUILDING OVERLAY (O-S-1).

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 Single-Family Residential Zone ("R-1-7000") and placing in the Office and Building Stories Overlay Zone ("O-S-1"), the property located at 4838 Arlington Avenue, 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 P17-0478, 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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
WILLIAM R. BAILEY, III  
Mayor of the City of Riverside

Attest:

\_\_\_\_\_  
COLLEEN J. NICOL  
City Clerk of the City of Riverside

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1 I, Colleen J. Nicol, 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 \_\_\_\_\_, 2018, and that thereafter the said ordinance was duly and regularly  
4 adopted at a meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2018, by the  
5 following 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 \_\_\_\_\_, 2018.

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14 \_\_\_\_\_  
15 COLLEEN J. NICOL  
16 City Clerk of the City of Riverside  
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18-0118 KJS 02/06/18

**“EXHIBIT A”**  
**LEGAL DESCRIPTION – CHANGE OF ZONE**  
**FROM: R-1-7000 – SINGLE FAMILY RESIDENTIAL**  
**TO: 0 – OFFICE**  
**TO: O-S-1 – OFFICE & BUILDING STORIES OVERLAY ZONES**

**APN 227-263-010**

**ADDRESS: 4838 ARLINGTON AVENUE**

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ALL THAT PORTION OF LOT 11 OF BLOCK 17 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1, OF MAPS AT PAGE 72, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT ON THE NORTHERLY LINE OF SAID LOT 11, DISTANT NORTH 89°21' 30" EAST, A DISTANCE OF 528.21 FEET FROM THE MOST WESTERLY CORNER OF LOT 6 IN SAID BLOCK 17;

THENCE SOUTH 0°38' 30" EAST, A DISTANCE OF 160.00 FEET;

THENCE NORTH 89°21' 30" EAST, A DISTANCE OF 90.00 FEET;


THENCE NORTH 0°38' 30" WEST, A DISTANCE OF 160.00 FEET;

THENCE SOUTH 89°21' 30" WEST, A DISTANCE OF 90.00 FEET TO **THE POINT OF BEGINNING.**

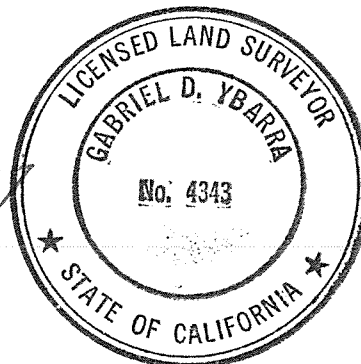
**EXCEPTING THEREFROM** THE NORTHERLY 27.00 FEET THEREOF INCLUDED IN ARLINGTON AVENUE.

SAID PROPERTY IS ALSO SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 15 OF RECORDS OF SURVEY, AT PAGE 25, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.


PREPARED UNDER THE SUPERVISION OF:

  
GABRIEL D. YBARRA  
L.S. 4343  
REG. EXP. 06-30-18

11-8-2017  
DATE



DESCRIPTION APPROVAL:

  
CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR  
11/16/17  
DATE

# LEGAL PLAT

FROM: R-1-7000, SINGLE FAMILY RESIDENTIAL

TO: O, OFFICE

TO: O-S-1 - OFFICE & BUILDING STORIES OVERLAY ZONES

## LINE DATA

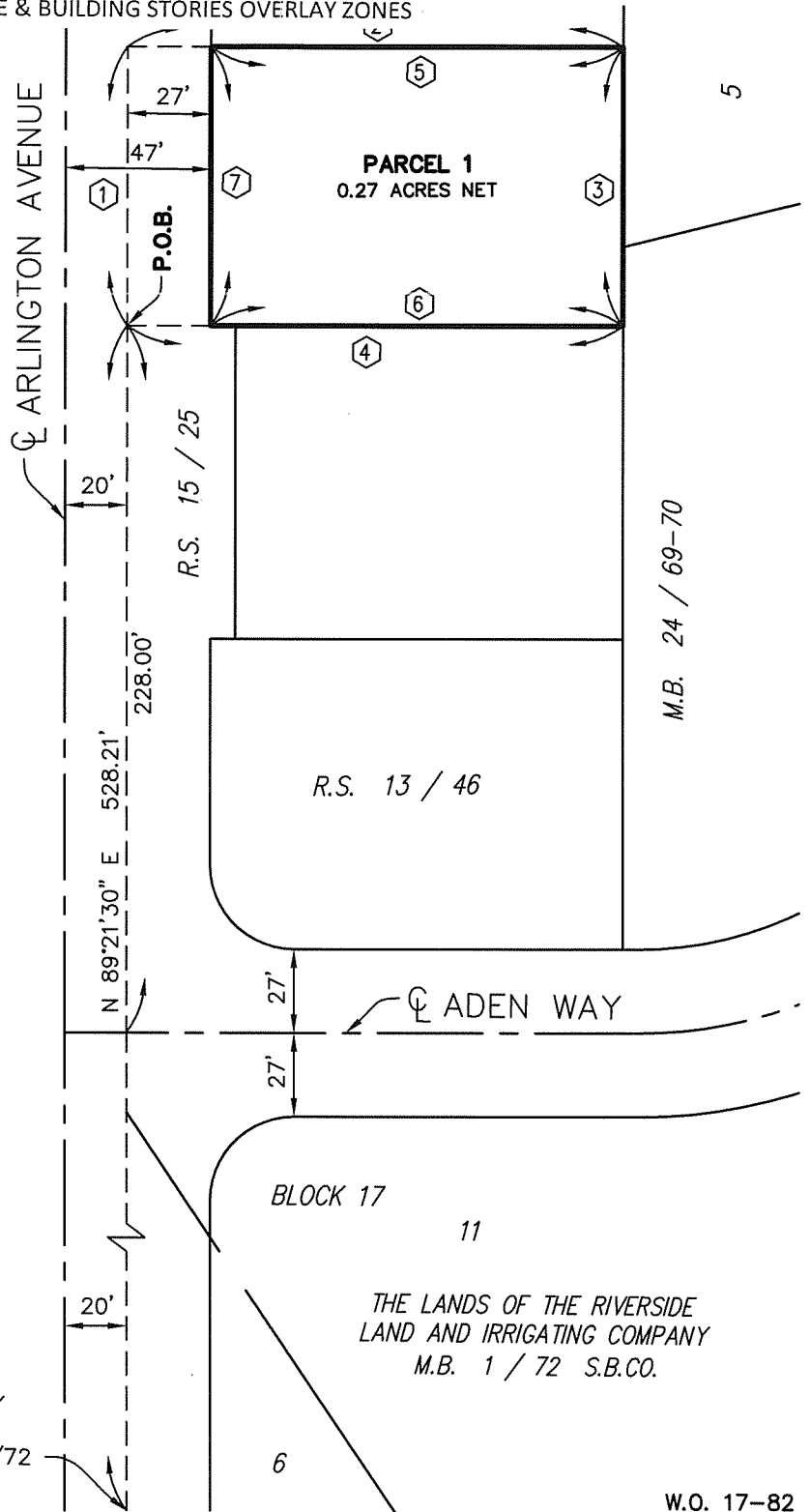
N	BEARING	DISTANCE
①	S 89°21'30" W	90.00'
②	N 00°38'30" W	160.00'
③	N 89°21'30" E	90.00'
④	S 00°38'30" E	160.00'
⑤	N 00°38'30" W	133.00'
⑥	N 00°38'30" W	133.00'
⑦	N 89°21'30" E	90.00'



PREPARED UNDER THE SUPERVISION OF:

*Gabriel D. Ybarra* 11/8/17  
GABRIEL D. YBARRA L.S. 4343 DATE

MOST WESTERLY  
CORNER LOT 6  
BLOCK 17 M.B. 1/72  
S.B.CO.



W.O. 17-82

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

CASE No. P17-0478

SCALE: 1" = 60'

DRAWN BY: M.B.

DATE: 11/8/17

SUBJECT: A.P.N. 227-263-010 4838 ARLINGTON AVE