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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL 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 9.92 ACRES OF PROPERTY LOCATED AT 375 ALESSANDRO BOULEVARD, FROM CR-SP – COMMERCIAL RETAIL AND SPECIFIC PLAN (MISSION GROVE) OVERLAY ZONES TO MU-U-SP – MIXED-USE – URBAN AND SPECIFIC PLAN (MISSION GROVE) OVERLAY ZONES.

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 CR-SP – Commercial Retail and Specific Plan (Mission Grove) Overlay Zones and placing in the MU-U-SP – Mixed-Use Urban and Specific Plan (Mission Grover) Overlay Zones, the approximately 9.92 acres of property located at 375 Alessandro Boulevard, generally situated on the northwest corner of Mission Grove Parkway and Mission Village Drive, south of Alessandro Boulevard, identified as Assessor’s Parcel No. 276-110-018, as described and depicted in Exhibit “A” attached hereto and incorporated herein by this reference, subject to all of the conditions, restrictions and covenants imposed under Planning Case Number PR-2022-001359, 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 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 \_\_\_\_\_, 2024.

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15 DONESIA GAUSE  
16 City Clerk of the City of Riverside  
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24- 1852 ALB 10/31/24

**EXHIBIT "A"**  
**ZONING CODE MAP AMENDMENT**  
FROM: CR-SP - COMMERCIAL RETAIL AND SPECIFIC PLAN (MISSION GROVE)  
OVERLAY ZONES  
TO: MU-U-SP - MIXED-USE-URBAN AND SPECIFIC PLAN (MISSION GROVE)  
OVERLAY ZONES

That portion of Parcel 1 of Parcel Map 26320, in the City of Riverside, County of Riverside, State of California, as shown by Map on file in Book 173, at Page 46-50 inclusive of Parcel Maps, records of Riverside County, California, described as follows:

**COMMENCING** at the centerline intersection of Mission Village Drive and Mission Grove Parkway South as shown on said Map;

THENCE South 70°39'56" West, along said centerline of said Mission Village Drive a distance of 75.00 feet;

THENCE North 19°20'04" West, perpendicular to said centerline a distance of 33.00 feet to the Southeast corner of said Parcel, said point also being on the Northerly right of way line of said Mission Village Drive, (33.00 foot half width) the **TRUE POINT OF BEGINNING**;

THENCE along said line, South 70°39'56" West, a distance of 16.96 feet, to the beginning of a tangent 967.00 foot radius curve concave Northerly;

THENCE Westerly along the arc of said curve through a central angle of 38°57'22", a distance of 657.48 feet;

THENCE non-tangent to said curve North 07°39'32" East, a distance of 123.42 feet;

THENCE North 55°15'45" East, a distance of 20.32 feet;

THENCE South 82°08'55" East, a distance of 27.88 feet;

THENCE North 07°52'27" East, a distance of 54.29 feet;

THENCE South 82°07'33" East, a distance of 16.94 feet;

THENCE North 07°43'49" East, a distance of 148.70 feet;

THENCE North 82°18'20" West, a distance of 26.21 feet;

THENCE South 82°41'40" West, a distance of 111.58 feet;

THENCE North 07°18'20" West, a distance of 413.67 feet;

THENCE North 89°50'32" East, a distance of 433.94 feet;

THENCE South 00°11'29" East, a distance of 112.65 feet;

THENCE North 89°50'53" East, a distance of 170.76 feet to the Westerly right of way line of said Mission Grove Parkway South (50.00 foot half width) and the beginning of a non-tangent 1050.00 foot radius curve concave Easterly, a radial line bears South 87°40'48" West;

THENCE along said line, Southerly along the arc of said curve through a central angle of 17°01'00", a distance of 311.85 feet;

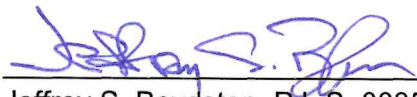
THENCE continuing along said line, South 19°20'12" East, a distance of 294.02 feet;

THENCE continuing along said line, South 26°50'04" West, a distance of 34.65 feet to the **TRUE POINT OF BEGINNING.**

Containing 9.914, acres more or less.

This description was prepared by me or under my direction.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

  
\_\_\_\_\_  
Jeffrey S. Boydston, P.L.S. 8835



10-9-24  
\_\_\_\_\_  
Date

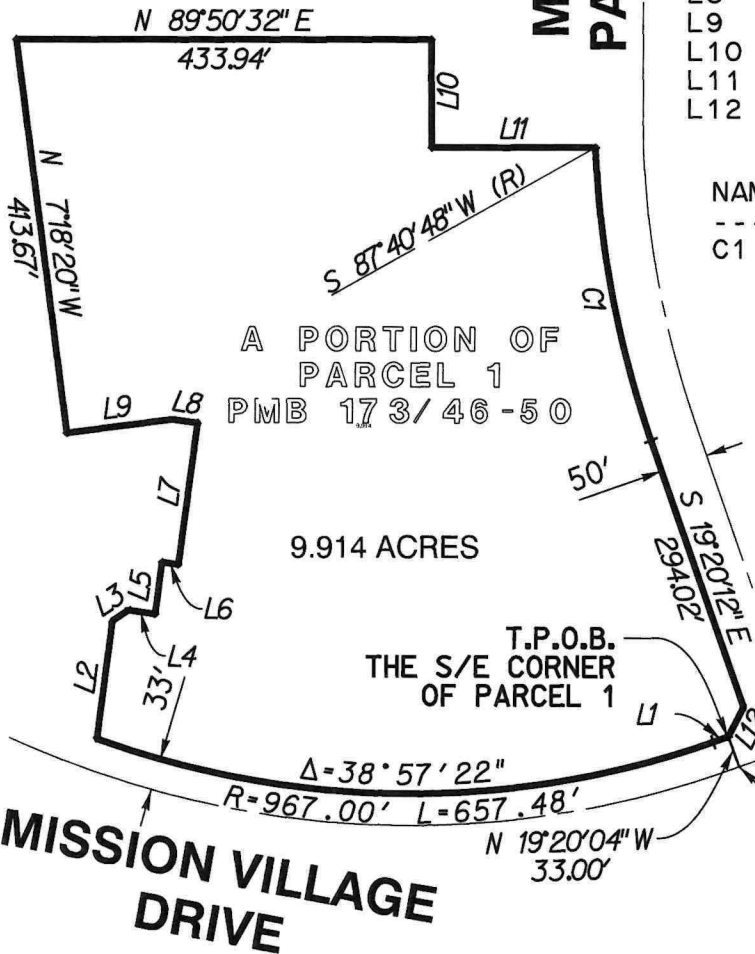
# EXHIBIT "A"

## ZONING CODE MAP AMENDMENT

FROM: CR-SP - COMMERCIAL RETAIL AND SPECIFIC PLAN (MISSION GROVE) OVERLAY ZONES  
 TO: MU-U-SP - MIXED-USE-URBAN AND SPECIFIC PLAN (MISSION GROVE) OVERLAY ZONES



**MISSION GROVE  
 PARKWAY SOUTH**



NAME	LINE TABLE DIRECTION	LENGTH
L1	S 70°39'56" W	16.96'
L2	N 7°39'32" E	123.42'
L3	N 55°15'45" E	20.32'
L4	S 82°08'55" E	27.88'
L5	N 7°52'27" E	54.29'
L6	S 82°07'33" E	16.94'
L7	N 7°43'49" E	148.70'
L8	N 82°18'20" W	26.21'
L9	S 82°41'40" W	111.58'
L10	S 0°11'29" E	112.65'
L11	N 89°50'53" E	170.76'
L12	S 26°50'04" W	34.65'

NAME	CURVE TABLE DELTA	RADIUS	ARC
C1	17°01'00"	1050.00'	311.85'



10-9-24  
 DATE

P.O.C.  
 S 70°39'56" W  
 75.00'



951-782-0707  
 rickengineering.com  
 1770 IOWA AVENUE, SUITE 100  
 RIVERSIDE, CA 92507

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO  
 SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

**MISSION GROVE  
 PROPERTY**

SCALE: 1" = 200' | DATE: OCT. 8, 2024

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