DONESIA GAUSE

City Clerk of the City of Riverside

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 A 0.40-ACRE SITE LOCATED AT 3845 LA SIERRA AVENUE, FROM THE CR-SP – COMMERCIAL RETAIL AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES TO MU-V-SP – MIXED USE VILLAGE AND SPECIFIC PLAN (MAGNOLIA AVENUE) 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 (Magnolia Avenue) Overlay Zones and placing in the MU-V-SP – Mixed Use Village and Specific Plan (Magnolia Avenue) Overlay Zones, a 0.40-acre site located at 3845 La Sierra Avenue, situated on the east side of La Sierra Avenue, between Channing Drive and Magnolia Avenue, identified as Assessor Parcel No. 142-262-009, 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 PR-2021-001151, 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		_, 2022.
		PATRICIA L	OCK DAWSON	
		Mayor of the	City of Riverside	
Attest	:			

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, 2022, and that thereafter the said ordinance was duly and regularly			
4	adopted at a meeting of the City Council on the day of, 2022, 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, 2022.			
12				
13	DONESIA GAUSE			
14	City Clerk of the City of Riverside			
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27	22-0799 05/20/22			
28	22-0177 USIZUIZZ			

EXHIBIT "A"

LEGAL DESCRIPTION - CHANGE OF ZONE

FROM: CR-SP - COMMERCIAL RETAIL AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONE TO: MU-V - MIXED USE VILLAGE AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONE

Project: PR-2021-001151

Address: 3845 La Sierra Avenue

APN: 142-262-009

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

That portion of Lots 5 and 6 in Block 42 of LA SIERRA GARDENS, as shown by map on file in Book 11 of Maps at Page 46 thereof, Records of Riverside County, California, being also portions of those lands described by deed recorded June 10, 1977, as Instrument #166464 and deed recorded August 4, 1978, as Instrument #164268, both of Official Records of said County, more particularly described as follows:

Beginning at the most Westerly corner of Parcel No. 1, as shown by Record of Survey on file in Book 45, Page 79 of Records of Survey, Records of said Riverside County;

Thence North 55° 41' 45" East along the Northwesterly line of last said parcel 171.50 feet;

Thence leaving said Northwesterly line North 34° 17' 30" West 102.00 feet to a point in the Southeasterly line of Parcel No. 2 as shown by parcel map on file in Book 11, Page 34 of Parcel Maps, Records of said Riverside County.

Thence South 55° 41' 45" West along said southeasterly line 171. 50 feet to a point in a line which is parallel with and distant 55.00 feet northeasterly as measured at right angle from the centerline of La Sierra Avenue:

Thence South 34° 17' 30" East along said parallel line 102.00 feet to the Point of Beginning.

Said legal description is pursuant to Certificate of Compliance for Waiver of Parcel Map, PMW-44-812, Recorded August 5, 1982, as Instrument No. 134507, of Official Records of Riverside County.

This description and plat were created for the purposes of a Rezoning only. This description and plat is not intended to create a separate parcel of real property and for the purpose of sale, lease or financing would be in violation of the California Subdivision Map Act and Local Ordinance regulating the division of real property.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens, L.S. 7519

Prep. dbw Date C. STERRENCOR SILVENCOR C. STERRENCOR SILVENCOR SIL

