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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 1.62 ACRES OF PROPERTY LOCATED AT 2998 IVY STREET AND 3399 CENTRAL AVENUE FROM R-1-7000 - SINGLE FAMILY RESIDENTIAL AND CG – COMMERCIAL GENERAL TO CG-CS – COMMERCIAL GENERAL AND COMMERCIAL STORAGE 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 R-1-7000 - Single Family Residential and CG – Commercial General and placing in the CG-CS – Commercial General and Commercial Storage Overlay Zones, the approximately 1.62 acres of property located at 2998 Ivy Street and 3399 Central Avenue, situated on the south side of Ivy Street, west of Rockhill Way and east of State Route 91, identified as Assessor’s Parcel Nos. 219-270-006, 223-050-009, 223-050-011 and 225-190-017, 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 Number PR-2021-001120, 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 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 \_\_\_\_\_, 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.

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14 \_\_\_\_\_  
15 DONESIA GAUSE  
16 City Clerk of the City of Riverside  
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22-1978 11/16/22

**EXHIBIT "A"**  
**LEGAL DESCRIPTION – CHANGE OF ZONE**

**APN(s):** 219-270-006 & 223-050-009

**FROM:**

"R-1-7000" – SINGLE-FAMILY RESIDENTIAL

"CG" – COMMERCIAL GENERAL

**TO:**

"CG-CS" – COMMERCIAL GENERAL & COMMERCIAL STORAGE OVERLAY

THAT REAL PROPERTY DESCRIBED IN GRANT DEED TO ASP IVY STREET, LLC, RECORDED NOVEMBER 29, 2018, AS INSTRUMENT NO. 2018-0466958 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN WITH THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN GRANT DEED TO THE STATE OF CALIFORNIA RECORDED JULY 12, 1955 AS INSTRUMENT NO. 45274 OF OFFICIAL RECORDS, SAID EASTERLY BOUNDARY BEING A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2600.00 FEET, A RADIAL LINE TO SAID INTERSECTION BEARS SOUTH 53°30'23"EAST;

THENCE, NORTHEASTERLY ALONG SAID CURVE AND EASTERLY BOUNDARY AND CONTINUING ALONG THE PROLONGATION OF SAID EASTERLY BOUNDARY THROUGH THE CENTRAL ANGLE OF 21°56'25" AN ARC DISTANCE OF 995.62 FEET;

THENCE, SOUTH 76°01'12"EAST, 19.95 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2888.39 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 80°29'44"EAST, SAID NONTANGENT CURVE ALSO BEING THE WESTERLY BOUNDARY OF BURLINGTON NORTHERN AND SANTA FE RAILWAY;

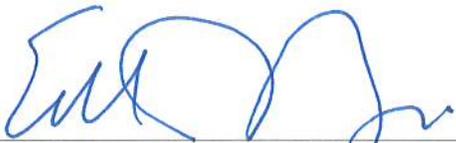
THENCE, SOUTHERLY ALONG SAID CURVE AND WESTERLY BOUNDARY THROUGH A CENTRAL ANGLE OF 20°16'18" AN ARC DISTANCE OF 1021.93 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN GRANT DEED

RECORDED SEPTEMBER 24, 1986 AS INSTRUMENT NO. 234477 OF OFFICIAL RECORDS;

THENCE, ALONG THE SOUTHWESTERLY LINE OF SAID LAND NORTH 56°19'38" WEST, 125.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING APPROXIMATELY 1.619 ACRES.

THIS LEGAL DESCRIPTION AND THE PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION PER THE CALIFORNIA LAND SURVEYOR'S ACT.

 9-27-22

Edward J. Bonadiman, PLS 7529

Date

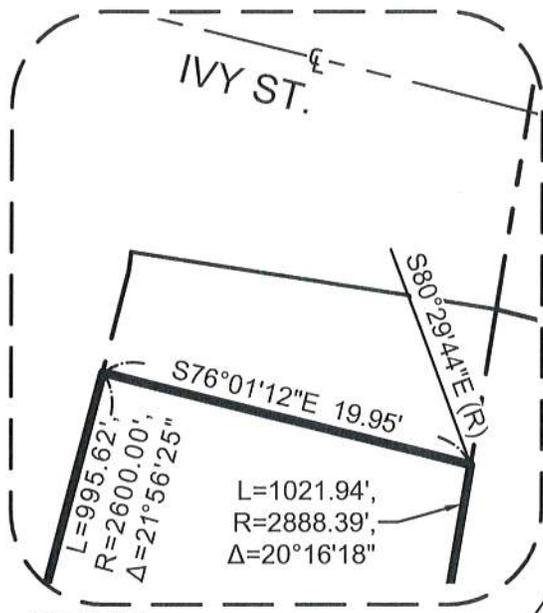


DESCRIPTION APPROVAL:

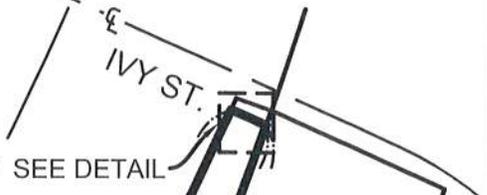
BY:  10/4/22  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

FOR CHANGE OF ZONE  
 APN: 219-270-006 & 223-050-009, CITY OF RIVERSIDE  
 PORTION OF INST. #2018-0466958,  
 O.R. RIVERSIDE CO. (REC. 11-29-2018)



**DETAIL:**  
 N.T.S.



100' 0 100'



SCALE: 1"=100'

STATE HIGHWAY 91

L=995.62', R=2600.00', Δ=21°56'25"  
 L=1021.94', R=2888.39', Δ=20°16'18"  
 AREA= 1.619 AC EX. ZONING: "R-1-7000"  
 (SINGLE-FAMILY RESIDENTIAL)

B.N. & S.F. R.R.

PROPOSED ZONING:  
 APN(S) 219-270-006 &  
 223-050-009  
 "CG-CS" - COMMERCIAL  
 GENERAL & COMMERCIAL  
 STORAGE OVERLAY

E. BOUNDARY GRANT DEED  
 TO STATE OF CA PER  
 INST. #45274, O.R.  
 (REC. 07-12-1955)

2998 IVY ST.  
 APN: 219-270-006  
 OWNER: ASP IVY STREET, LLC  
 PER GRANT DEED INST.  
 #2018-466958, O.R.

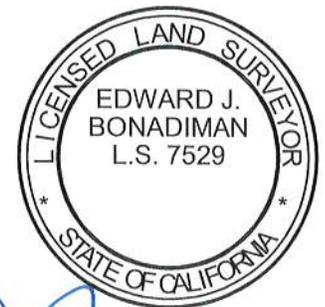
POINT OF BEGINNING

S55°30'23"E (R)

N. LINE SE 1/4 NW 1/4  
 SEC. 35, T2S, R5W

N56°19'38"W  
 125.01'

APN: 223-050-009  
 PER GRANT DEED INST. #1986-234477, O.R.  
 EX. ZONING: "CG" (COMMERCIAL GENERAL)



*Edward J. Bonadiman*  
 EDWARD J. BONADIMAN

9-27-22  
 DATE

JOSEPH E. BONADIMAN  
 & ASSOCIATES, INC.  
 234 N. ARROWHEAD AVE.  
 SAN BERNARDINO, CA 92408  
 (909) 885-3806

SHEET 1 OF 1  
 DATE: 09-26-22