

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 LAND FROM BUSINESS AND MANUFACTURING PARK (BMP) TO COMMERCIAL RETAIL ZONE (CR).

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 Business and Manufacturing Park (BMP) and placing in Commercial Retail Zone (CR) the property 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 P14-0843, 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 _____, 2016.

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

Attest:

COLLEEN J. NICOL
City Clerk of the City of Riverside

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 ____, 2016, and that thereafter the said ordinance was duly and regularly
4 adopted at a meeting of the City Council on the ____ day of ____, 2016, 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 ____, 2016.

12
13
14 _____
15 COLLEEN J. NICOL
16 City Clerk of the City of Riverside
17

18 O:\Cycom\WPDocs\D023\P024\00266437.DOC
19 CA: 15-2287
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EXHIBIT "A"
CITY OF RIVERSIDE
LEGAL DESCRIPTION - ZONE CHANGE FROM BMP-SP TO CR-SP

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER, DISTANT NORTH 00°32'52" EAST, 968.04 FEET FROM THE SOUTHWEST CORNER THEREOF, SAID POINT OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 7727-01-01, IN FINAL ORDER OF CONDEMNATION TO THE STATE OF CALIFORNIA, RECORDED JULY 7, 1992 AS INSTRUMENT NO. 249946 AND ALSO BEING SHOWN AS THE SOUTHWEST CORNER OF PARCEL 5 OF PARCEL MAP NO. 32297, RECORDED IN BOOK 218, OF PARCEL MAPS, PAGES 66 THROUGH 70, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE ALONG THE BOUNDARY OF SAID PARCEL 7727-01-01 THE FOLLOWING FOUR (4) COURSES;

- 1) SOUTH 89°52'03" EAST, 575.85 FEET;
- 2) SOUTH 00°32'52" WEST, 375.25 FEET;
- 3) NORTH 89°52'19" WEST, 10.00 FEET;
- 4) SOUTH 00°32'52" WEST, 262.75 FEET;



THENCE CONTINUING ALONG SAID BOUNDARY, NORTH 89°52'19" WEST, 115.85 FEET TO THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT DEED TO THE STATE OF CALIFORNIA, RECORDED NOVEMBER 16, 1989 AS INSTRUMENT NO. 402506;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 00°32'52" WEST, 280.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ALESSANDRO BOULEVARD, SAID NORTHERLY RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 50.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 89°52'19" WEST, 89.59 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY PROLONGATION OF A LINE THAT IS PARALLEL WITH AND 16.00 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM A SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 7727-01-01 DESCRIBED AS HAVING A BEARING SOUTH 61°43'56" EAST PER SAID FINAL ORDER OF CONDEMNATION;

THENCE ALONG SAID PARALLEL LINE, NORTH 61°43'56" WEST, 110.53 FEET TO AN ANGLE POINT BEING AN INTERSECTION WITH A LINE THAT IS PARALLEL AND 16.00 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM A SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 7727-01-01 DESCRIBED AS HAVING A BEARING OF SOUTH 28°37'34" EAST PER SAID FINAL ORDER OF CONDEMNATION;

THENCE ALONG SAID PARALLEL LINE, NORTH 28°37'34" WEST, 179.77 FEET TO AN INTERSECTION WITH SAID BOUNDARY OF PARCEL 7727-01-01;

THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES;

- 1) NORTH 60°11'00" EAST, 86.04 FEET;
- 2) NORTH 27°30'41" WEST, 144.73 FEET;

THENCE CONTINUING ALONG SAID BOUNDARY, SOUTH 65°10'50" WEST, 84.29 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND 16.00 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM A SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 7727-01-01 DESCRIBED AS HAVING A BEARING OF SOUTH 26°51'09" EAST PER SAID FINAL ORDER OF CONDEMNATION;

THENCE ALONG SAID PARALLEL LINE AND THE NORTHWESTERLY PROLONGATION THEREOF, NORTH 26°51'09" WEST, 227.98 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 10;

THENCE ALONG SAID WEST LINE, NORTH 00°32'52" EAST, 369.53 FEET TO THE POINT OF BEGINNING.

CONTAINS 397,792 SQUARE FEET, 9.13 ACRES, MORE OR LESS

PREPARED UNDER THE SUPERVISION OF:

 12/21/15
DATE



DESCRIPTION APPROVAL:

 12/21/15
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR

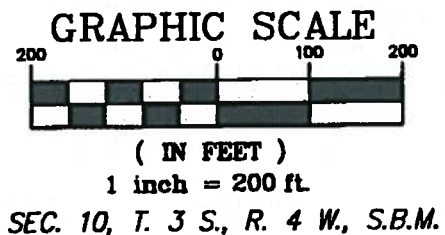
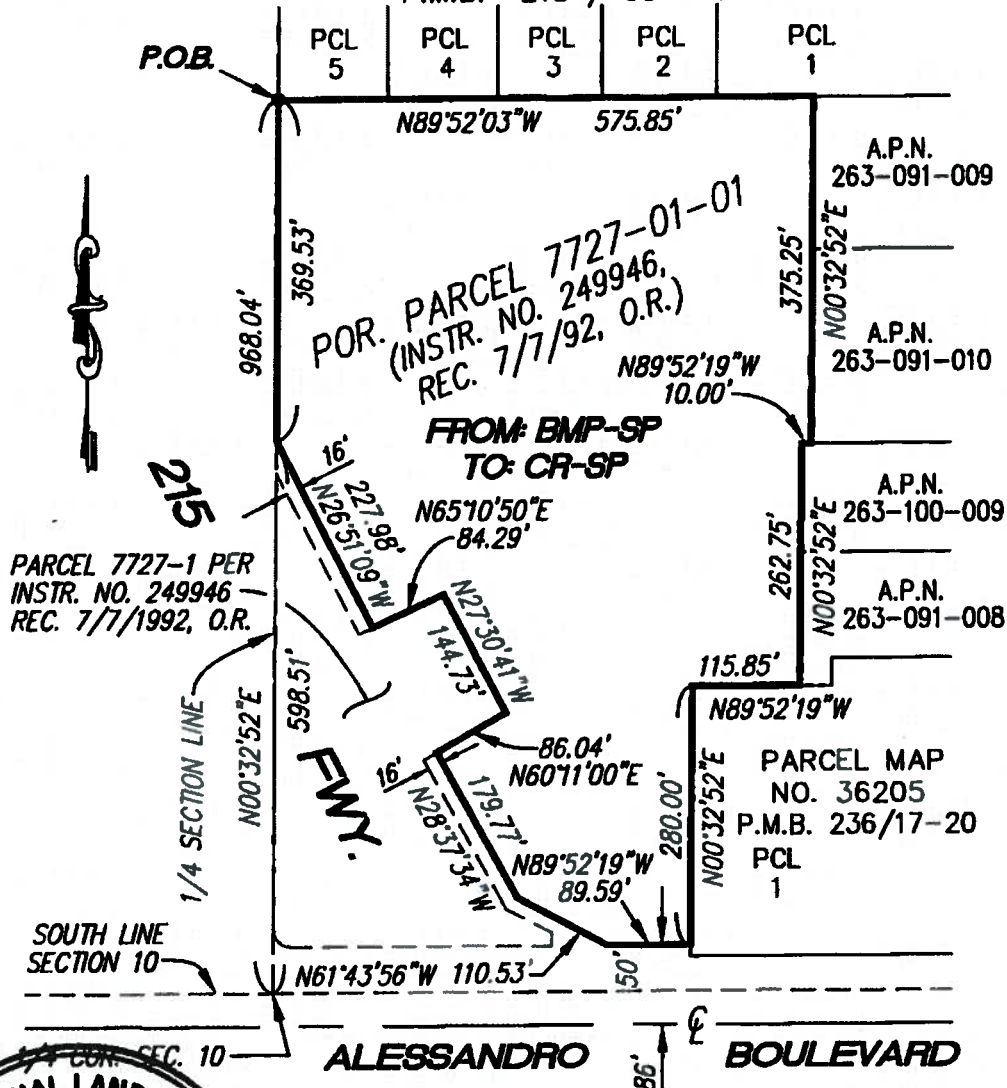
EXHIBIT "B"

ZONE CHANGE

SHEET 1 OF 1

PARCEL MAP NO. 32297

P.M.B. 218 / 66 - 70



INDICATES ZONE
CHANGE AREA

P.O.B.



POINT OF BEGINNING
CENTERLINE

ZONE CHANGE PLAT - CITY OF RIVERSIDE

PREPARED BY:

[Signature]
DATE 5/12/15

PREPARED BY:

SAXON ENGINEERING SERVICES, INC.
2605 TEMPLE HEIGHTS DR., SUITE A
OCEANSIDE, CA 92056
(949) 366-2180

NOTE:

THIS PLAT WAS PREPARED FROM RECORD
DATA AND DOES NOT REPRESENT A SURVEY
OF THE PROPERTY SHOWN HEREON.