

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 I-SP-CR – INDUSTRIAL SPECIFIC PLAN (MARKETPLACE SPECIFIC PLAN) – CULTURAL RESOURCES (SEVENTH STREET EAST HISTORIC DISTRICT) OVERLAY ZONES, BMP-SP-CR – BUSINESS AND MANUFACTURING PARK – SPECIFIC PLAN (MARKETPLACE SPECIFIC PLAN) – CULTURAL RESOURCES (SEVENTH STREET EAST HISTORIC DISTRICT) OVERLAY ZONES, BMP-SP – BUSINESS AND MANUFACTURING PARK – SPECIFIC PLAN (MARKETPLACE SPECIFIC PLAN) OVERLAY ZONE, CR-SP – COMMERCIAL RETAIL – SPECIFIC PLAN (MARKET PLAN SPECIFIC PLAN) OVERLAY ZONE, I-SP – INDUSTRIAL – SPECIFIC PLAN (MARKETPLACE SPECIFIC PLAN) OVERLAY ZONE TO MU-U-SP – MIXED USE URBAN – SPECIFIC PLAN (MARKETPLACE SPECIFIC PLAN) OVERLAY ZONE AND MU-U-SP-CR – MIXED USE – URBAN – SPECIFIC PLAN (MARKETPLACE SPECIFIC PLAN) – CULTURAL RESOURCES (SEVENTH STREET EAST HISTORIC DISTRICT).

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 hereby amended from I-SP-CR – Industrial Specific Plan (Marketplace Specific Plan) – Cultural Resources (Seventh Street East Historic District) Overlay Zones, BMP-SP-CR – Business and Manufacturing Park – Specific Plan (Marketplace Specific Plan) – Cultural Resources (Seventh Street East Historic District) Overlay Zones, BMP-SP – Business and Manufacturing Park – Specific Plan (Marketplace Specific Plan) Overlay Zone, CR-SP – Commercial Retail – Specific Plan (Market Plan Specific Plan) Overlay Zone, I-SP – Industrial – Specific Plan (Marketplace Specific Plan) Overlay Zone to MU-U-SP – Mixed Use Urban – Specific Plan (Marketplace Specific Plan) Overlay Zone and MU-U-SP-CR – Mixed Use – Urban – Specific Plan (Marketplace Specific Plan) – Cultural Resources (Seventh Street East Historic District) the property described in Exhibit “A” and depicted in Exhibit “B,” attached hereto and incorporated herein by reference, subject to all of the conditions, restrictions and covenants imposed under Planning Case Number P15-0047, 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

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1 of the City of Riverside. This ordinance shall become effective on the 30th day after the date of its
2 adoption.

3 ADOPTED by the City Council this ____ day of _____, 2016.

4
5 _____
6 WILLIAM R. BAILEY, III
Mayor of the City of Riverside

7 Attest:

8
9 _____
10 COLLEEN J. NICOL
City Clerk of the City of Riverside

11
12
13 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
14 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the
15 ____ day of _____, 2016, and that thereafter the said ordinance was duly and regularly
16 adopted at a meeting of the City Council on the ____ day of _____, 2016, by the
17 following vote, to wit:

18 Ayes:

19 Noes:

20 Absent:

21 Abstain:

22 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
23 City of Riverside, California, this ____ day of _____, 2016.

24
25 _____
26 COLLEEN J. NICOL
City Clerk of the City of Riverside

27 O:\Cycom\WPDocs\D021\P024\00280950.DOC
28 CA: 16-0556

EXHIBIT A

REZONING

FROM I-SP-CR – INDUSTRIAL - SPECIFIC PLAN (MARKETPLACE SPECIFIC PLAN) – CULTURAL RESOURCES (SEVENTH STREET EAST HISTORIC DISTRICT) OVERLAY ZONES, BMP-SP-CR – BUSINESS AND MANUFACTURING PARK – SPECIFIC PLAN (MARKETPLACE SPECIFIC PLAN) – CULTURAL RESOURCES (SEVENTH STREET EAST HISTORIC DISTRICT) OVERLAY ZONES, BMP-SP – BUSINESS AND MANUFACTURING – SPECIFIC PLAN (MARKETPLACE SPECIFIC PLAN) OVERLAY ZONE, CR-SP – COMMERCIAL RETAIL – SPECIFIC PLAN (MARKET PLAN SPECIFIC PLAN) OVERLAY ZONE TO MU-U-SP – MIXED USE-URBAN – SPECIFIC PLAN (MARKETPLACE SPECIFIC PLAN) OVERLAY ZONE AND MU-U-SP-CR – MIXED USE – URBAN – SPECIFIC PLAN (MARKETPLACE SPECIFIC PLAN) – CULTURAL RESOURCES (SEVENTH STREET EAST HISTORIC DISTRICT)

GENERAL PLAN AMENDMENT

FROM MU-V – MIXED USE VILLAGE AND B/OP – BUSINESS/OFFICE PARK TO MU-U – MIXED USE URBAN

EXHIBIT "A"

LOTS 1, 2, 3, 4, 5, 19, 20, 25, 26, 27, 28, 29, 30, 31, 32, 33, AND A PORTION OF LOTS 21, 22, 23, 24, 34, 35, AND THE ALLEY IN BLOCK 10 OF WHITE'S ADDITION TO RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 6, PAGE 48 OF MAPS; TOGETHER WITH A PORTION OF COMMERCE STREET (FORMERLY PACHAPPA AVENUE) VACATED BY RESOLUTION NO. 21692, AS INSTRUMENT NO. 08-447410 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 5; THENCE SOUTH 28°50'59" WEST 165.15 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE SOUTH 61°05'51" EAST 180.35 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 19; THENCE SOUTH 28°50'48" WEST 165.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE NORTH 61°06'21" WEST 158.26 FEET; THENCE NORTH 28°53'37" EAST 15.49 FEET; THENCE NORTH 57°22'10" WEST 202.88 FEET; THENCE SOUTH 28°51'04" WEST 28.71 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 35; THENCE NORTH 61°06'21" WEST 65.75 FEET; THENCE NORTH 28°53'39" EAST 33.00 FEET; THENCE NORTH 57°22'10" WEST 106.81 FEET TO THE SOUTHEASTERLY LINE OF COMMERCE STREET; THENCE ALONG SAID LINE NORTH 28°51'04" EAST 264.93 FEET; THENCE NORTH 70°55'46" EAST 34.35 FEET; THENCE SOUTH 61°05'22" EAST 329.59 FEET TO THE **POINT OF BEGINNING**.

END OF DESCRIPTION

THE AREA OF THE ABOVE DESCRIBED LEGAL DESCRIPTION CONSISTS OF APPROXIMATELY 137,620 SQUARE FEET (3.159 ACRES).

THIS LEGAL DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF THE FOLLOWING STATE OF CALIFORNIA REGISTERED CIVIL ENGINEER.

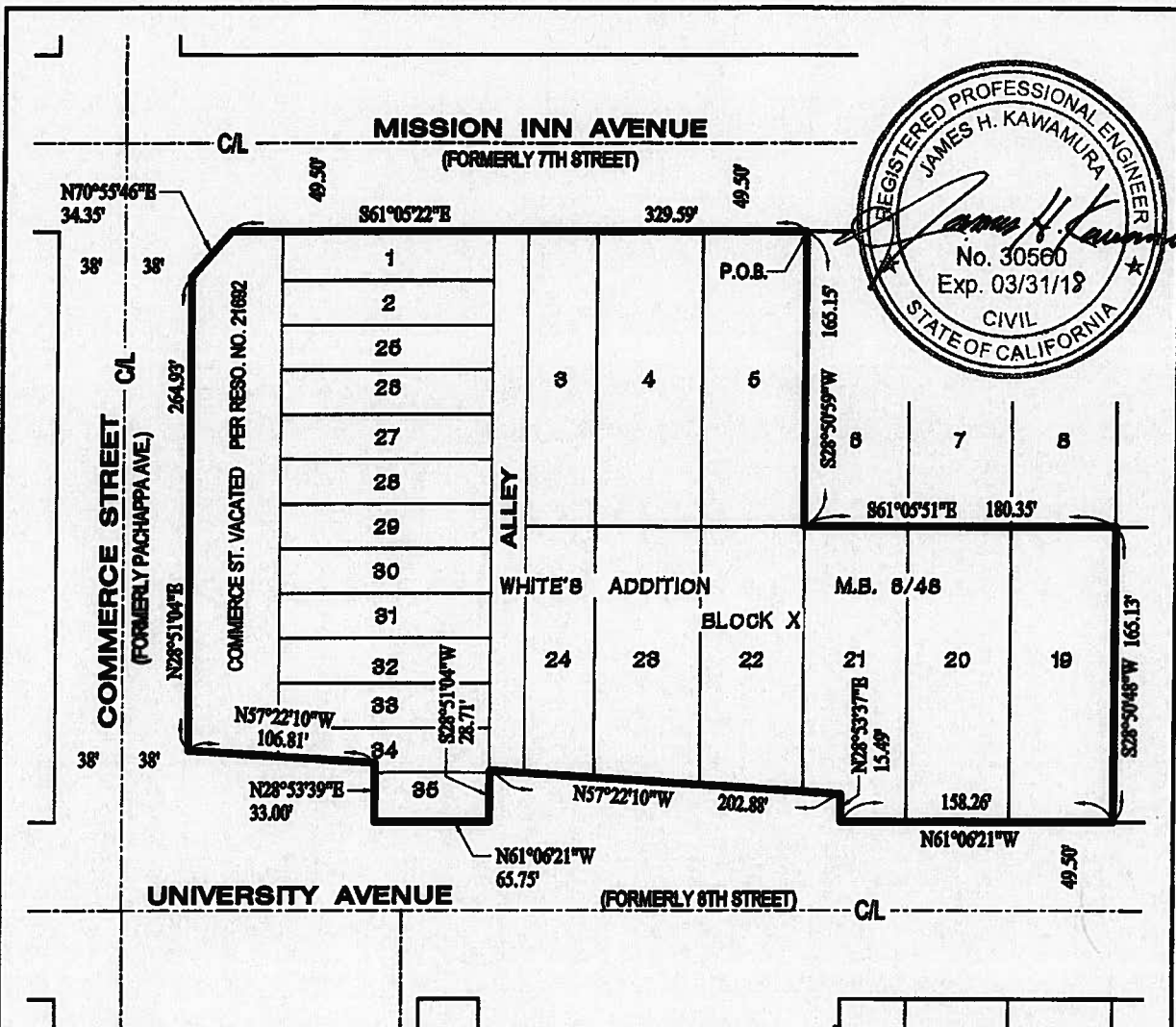

JAMES H. KAWAMURA, R.C.E. NO. 30560
MY REGISTRATION EXPIRES: 3/31/2018

DESCRIPTION APPROVAL:

BY:  4/7/16
DATE

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





REZONING

FROM: I-SP-CR - INDUSTRIAL - SPECIFIC PLAN (MARKETPLACE SPECIFIC PLAN) - CULTURAL RESOURCES (SEVENTH STREET EAST HISTORIC DISTRICT) OVERLAY ZONES, BMP-SP-CR - BUSINESS AND MANUFACTURING PARK - SPECIFIC PLAN (MARKETPLACE SPECIFIC PLAN) - CULTURAL RESOURCES (SEVENTH STREET EAST HISTORIC DISTRICT) OVERLAY ZONES, BMP-SP - BUSINESS AND MANUFACTURING - SPECIFIC PLAN (MARKETPLACE SPECIFIC PLAN) OVERLAY ZONE, CR-SP - COMMERCIAL RETAIL - SPECIFIC PLAN (MARKET PLAN SPECIFIC PLAN) OVERLAY ZONE

TO: MU-U-SP - MIXED USE-URBAN - SPECIFIC PLAN (MARKETPLACE SPECIFIC PLAN) OVERLAY ZONE AND MU-U-SP-CR - MIXED USE - URBAN - SPECIFIC PLAN (MARKETPLACE SPECIFIC PLAN) - CULTURAL RESOURCES (SEVENTH STREET EAST HISTORIC DISTRICT)

GENERAL PLAN AMENDMENT

FROM: MU-V - MIXED USE VILLAGE AND B/OP - BUSINESS/OFFICE PARK
TO: MU-U - MIXED USE URBAN



SCALE: 1"=100'

CITY OF RIVERSIDE

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.

EXHIBIT "A"

SHEET 1 OF 1

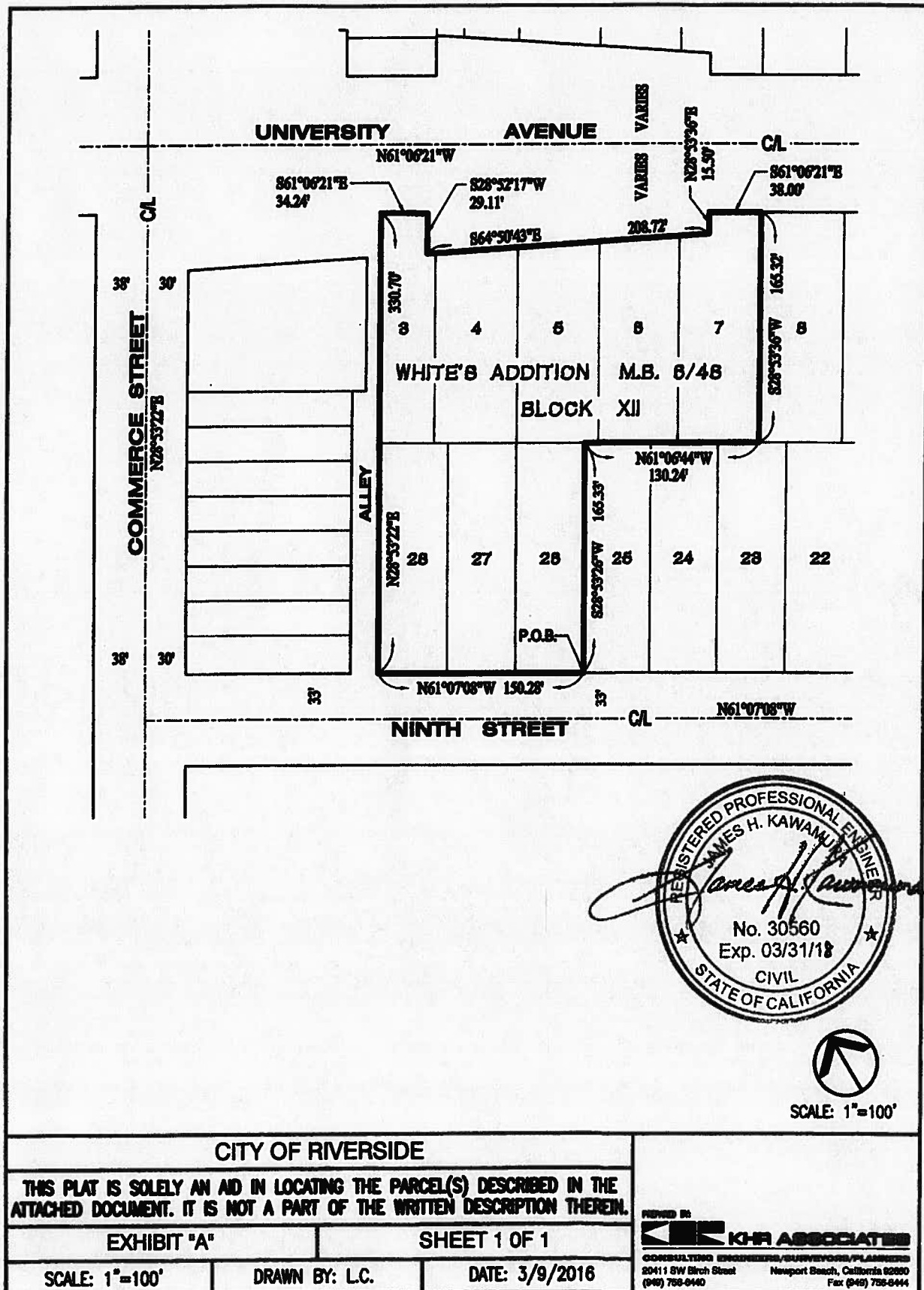
SCALE: 1"=100'

DRAWN BY: L.C.

DATE: 3/23/2016

PREPARED BY

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
20411 SW Birch Street Newport Beach, California 92660
(949) 758-9440 Fax (949) 758-5444



CITY OF RIVERSIDE

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.

EXHIBIT "A"

SHEET 1 OF 1

SCALE: 1"=100'

DRAWN BY: L.C.

DATE: 3/9/2016

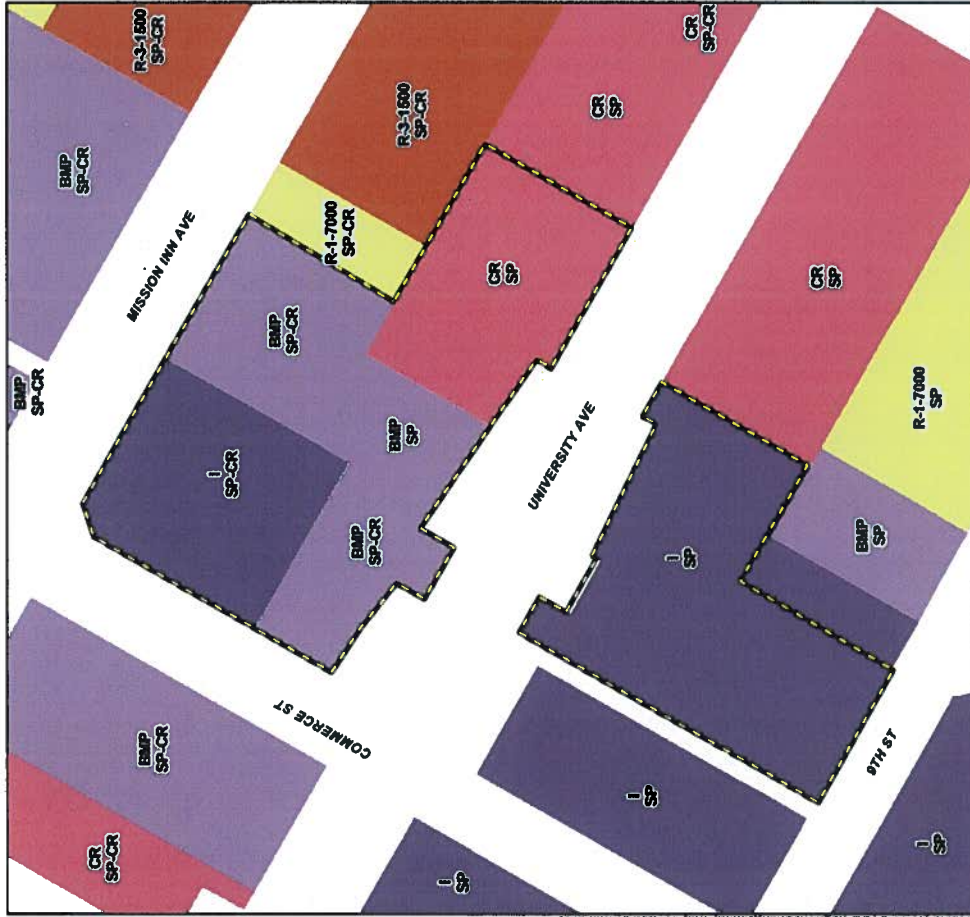
DESIGNED BY



K-H ASSOCIATES

CONSULTING ENGINEERS/SURVEYORS/PLANNERS
 20411 SW Birch Street Newport Beach, California 92660
 (949) 755-6440 Fax (949) 755-6444

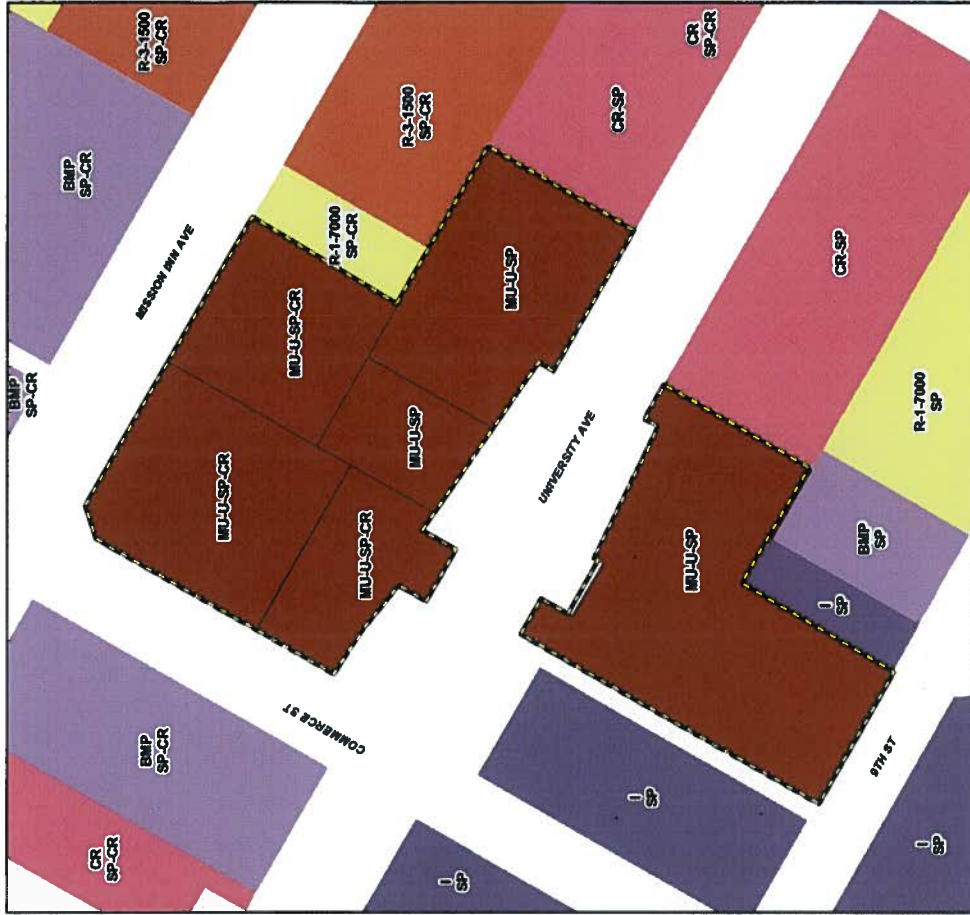
EXHIBIT B



Existing Zoning

LEGEND

- Project Boundary
- R-1-7000-SP; R-1-7000-SP-CR
- R-3-1500-SP-CR
- CR-SP; CR-SP-CR



Proposed Zoning

- BMP-SP; BMP-SP-CR
- I-SP; I-SP-CR
- MU-U-SP; MU-U-SP-CR

