

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 ZONE R-1-7000 TO ZONE R-3-3000 AND ZONE PF TO ZONE R-3-3000.

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 2.75 acres of land from the Single Family Residential Zone ("R-1-7000") and placing it in the Multi-Family Residential Zone ("R-3-3000") and by removing 9.0 acres of land from the Public Facilities Zone ("PF") and placing in the Multi-Family Residential Zone ("R-3-3000") 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 P14-0684, 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 _____.

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

Attest:

COLLEEN J. NICOL
City Clerk of the City of Riverside

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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
7 Ayes:

8
9 Noes:

10 Absent:

11 Abstain:
12

13 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
14 City of Riverside, California, this ____ day of _____, 2016.
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17 _____
COLLEEN J. NICOL
18 City Clerk of the City of Riverside
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28 O:\Cycom\WPDocs\D013\P026\00285459.DOC
CA: 16-0860

EXHIBIT "A"
LEGAL DESCRIPTION

Change of Zone from R-1-7000 – Single Family Residential and
PF - Public Facilities to R-3-3000 – Multi-Family Residential

Por. A.P.N.: 253-240-020 and 253-240-028

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

All those portions of Parcel 2, Parcel 3 and Parcel 4 of Parcel Map No 22871, as shown by map on file in Book 156, Pages 50 through 54 of Parcel Maps, Records of Riverside County, California;

COMMENCING at the centerline intersection of Central Avenue and Quail Run Court as shown on said Parcel Map No 22871;

THENCE North 00°04'10" East, along the centerline of said Quail Run Court, a distance of 59.83 feet to a point thereon;

THENCE North 89°55'50" West, at right angles to said centerline, a distance of 60.22 feet to a point on the northerly right of way line of Central Avenue as shown on said Parcel Map No. 22871, and the beginning of a non-tangent curve concave northerly, having a radius of 1945.00 feet, a radial line to said point bears South 5°26'54" West and to the **POINT OF BEGINNING**;

THENCE Westerly to the right along said curve an arc length of 151.22 feet, through a central angle of 04°27'17" to a point thereon and an angle point in the southerly line of Parcel 4 of said Parcel Map No. 22871;

THENCE North 00°04'08" East, along the westerly line of said Parcel 4, a distance of 245.25 feet to an angle point therein;

THENCE North 77°57'34" West, along the southerly line of said Parcel 4 and the southerly line of Parcel 3 of said Parcel Map No. 22871, a distance of 222.90 feet to an angle point therein;

THENCE South 49°38'05" West, along the southerly line of said Parcel 3, a distance of 305.10 feet to an angle point therein and a point on the northerly right of way of said Central Avenue and the beginning of a non-tangent curve concave southerly, having a radius of 2055.00 feet, a radial line to said point bears North 10°59'26" East;

THENCE Westerly to the left along said curve an arc length of 198.70 feet through a central angle of 05°32'24" to a point thereon and an angle point in the southerly line of said Parcel 3;

THENCE North 51°10'05" West, along the southwesterly line of said Parcel 3, a distance of 469.59 feet to an angle point therein;

THENCE North 00°04'39" East, along the westerly line of said Parcel 3, a distance of 185.43 feet to an angle point therein;

THENCE North $46^{\circ}32'02''$ West, along the southwesterly line of said Parcel 3 a distance of 216.82 feet, to an angle point therein;

THENCE North $00^{\circ}04'39''$ East, along the westerly line of said Parcel 3 a distance of 143.74 feet, to a point thereon;

THENCE South $69^{\circ}06'43''$ East, leaving said westerly line, a distance of 72.01 feet;

THENCE South $66^{\circ}15'17''$ East, a distance of 110.53 feet;

THENCE South $61^{\circ}47'04''$ East, a distance of 35.44 feet to the beginning of a tangent curve, concave northerly, having a radius of 4.00 feet;

THENCE Easterly and Northerly to the left along said curve an arc length of 7.54 feet through a central angle of $108^{\circ}05'44''$;

THENCE North $10^{\circ}07'09''$ East, a distance of 13.49 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 3.00 feet;

THENCE Northerly and Easterly to the right along said curve an arc length of 4.76 feet through a central angle of $90^{\circ}50'42''$ to a point of compound curvature with a tangent curve concave Southwesterly, having a radius of 94.00 feet;

THENCE Easterly and Southeasterly to the right along said curve an arc length of 64.99 feet through a central angle of $39^{\circ}36'48''$ to a point of compound curvature with a tangent curve concave Southwesterly, having a radius of 280.00 feet;

THENCE Southeasterly to the right along said curve an arc length of 44.93 feet through a central angle of $9^{\circ}11'40''$ to a point of compound curvature with a tangent curve concave Westerly, having a radius of 4.00 feet;

THENCE Southeasterly and Southwesterly to the right along said curve an arc length of 6.08 feet through a central angle of $87^{\circ}03'07''$;

THENCE South $60^{\circ}23'40''$ West, a distance of 17.64 feet to the beginning of a tangent curve, concave Easterly, having a radius of 4.00 feet;

THENCE Southwesterly and Southeasterly to the left along said curve an arc length of 8.03 feet through a central angle of $115^{\circ}04'01''$ to a point of compound curvature with a tangent curve concave Northeasterly, having a radius of 15.00 feet;

THENCE Southeasterly to the left along said curve an arc length of 13.29 feet through a central angle of $50^{\circ}46'58''$ to a point of reverse curvature with a tangent curve concave Southerly, having a radius of 24.00 feet;

THENCE Easterly and Southeasterly to the right along said curve an arc length of 28.40 feet through a central angle of $67^{\circ}47'38''$;

THENCE South $37^{\circ}39'41''$ East, a distance of 38.04 feet to the beginning of a tangent curve, concave Southwesterly, having a radius of 43.00 feet;

THENCE Southerly to the right along said curve an arc length of 20.04 feet through a central angle of $26^{\circ}41'51''$ to a point of compound curvature with a tangent curve concave Westerly, having a radius of 274.00 feet;

THENCE Southerly to the right along said curve an arc length of 116.03 feet through a central angle of $24^{\circ}15'44''$ to a point of reverse curvature with a tangent curve concave Easterly, having a radius of 202.00 feet;

THENCE Southerly to the left along said curve an arc length of 38.92 feet through a central angle of $11^{\circ}02'25''$ to a point of reverse curvature with a tangent curve concave Westerly, having a radius of 250.00 feet;

THENCE Southerly to the right along said curve an arc length of 53.76 feet through a central angle of $12^{\circ}19'13''$ to a point of compound curvature with a tangent curve concave Northwesterly, having a radius of 42.00 feet;

THENCE Southerly to the right along said curve an arc length of 37.64 feet through a central angle of $51^{\circ}20'42''$ to a point of reverse curvature with a tangent curve concave Southeasterly, having a radius of 5.00 feet;

THENCE Southwesterly and Southerly to the left along said curve an arc length of 5.76 feet through a central angle of $66^{\circ}01'05''$;

THENCE South $00^{\circ}05'41''$ East, a distance of 11.19 feet to the beginning of a tangent curve, concave Northeasterly, having a radius of 50.00 feet;

THENCE Southerly and Southeasterly to the left along said curve an arc length of 44.41 feet through a central angle of $50^{\circ}53'28''$;

THENCE South $50^{\circ}59'09''$ East, a distance of 20.53 feet;

THENCE South $39^{\circ}00'51''$ West, a distance of 19.51 feet;

THENCE South $51^{\circ}48'09''$ East, a distance of 43.11 feet;

THENCE North $38^{\circ}44'55''$ East, a distance of 19.02 feet to the beginning of a tangent curve, concave Southerly, having a radius of 40.00 feet;

THENCE Northeasterly, Easterly and Southeasterly to the right along said curve an arc length of 77.17 feet through a central angle of $110^{\circ}32'32''$ to a point of compound curvature with a tangent curve concave Southwesterly, having a radius of 25.00 feet;

THENCE Southeasterly and Southwesterly to the right along said curve an arc length of 22.21 feet through a central angle of $50^{\circ}54'13''$ to a point of reverse curvature with a tangent curve concave Easterly, having a radius of 70.00 feet;

THENCE Southerly to the left along said curve an arc length of 35.64 feet through a central angle of $29^{\circ}10'15''$ to a point of compound curvature with a tangent curve concave Northeasterly, having a radius of 10.00 feet;

THENCE Southerly and Southeasterly to the left along said curve an arc length of 15.41 feet through a central angle of $88^{\circ}16'14''$ to a point of reverse curvature with a tangent curve concave Southerly, having a radius of 200.00 feet;

THENCE Easterly to the right along said curve an arc length of 85.63 feet through a central angle of $24^{\circ}31'54''$ to a point of compound curvature with a tangent curve concave Southwesterly, having a radius of 30.00 feet;

THENCE Southeasterly to the right along said curve an arc length of 11.38 feet through a central angle of $21^{\circ}44'12''$;

THENCE South $50^{\circ}58'43''$ East, a distance of 84.01 feet to the beginning of a tangent curve, concave Southwesterly, having a radius of 45.00 feet;

THENCE Southeasterly to the right along said curve an arc length of 34.05 feet through a central angle of $43^{\circ}20'54''$;

THENCE South $7^{\circ}37'48''$ East, a distance of 15.23 feet to the beginning of a tangent curve, concave Northeasterly, having a radius of 30.00 feet;

THENCE Southeasterly to the left along said curve an arc length of 38.94 feet through a central angle of $74^{\circ}22'06''$;

THENCE South $81^{\circ}59'54''$ East, a distance of 24.69 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 14.00 feet;

THENCE Easterly and Northerly to the left along said curve an arc length of 27.72 feet through a central angle of $113^{\circ}25'35''$;

THENCE North $15^{\circ}25'30''$ West, a distance of 29.87 feet to the beginning of a tangent curve, concave Easterly, having a radius of 250.00 feet;

THENCE Northerly to the right along said curve an arc length of 110.87 feet through a central angle of $25^{\circ}24'38''$ to a point of reverse curvature with a tangent curve concave Westerly, having a radius of 360.00 feet;

THENCE Northerly to the left along said curve an arc length of 82.06 feet through a central angle of $13^{\circ}03'37''$ to a point of reverse curvature with a tangent curve concave Southeasterly, having a radius of 10.00 feet;

THENCE Northerly to the right along said curve an arc length of 8.50 feet through a central angle of $48^{\circ}40'26''$ to a point of compound curvature with a tangent curve concave Southeasterly, having a radius of 600.00 feet;

THENCE Northeasterly to the right along said curve an arc length of 91.97 feet through a central

angle of $8^{\circ}46'59''$ to a point of reverse curvature with a tangent curve concave Northwesterly, having a radius of 20.00 feet;

THENCE Northeasterly and Northerly to left right along said curve an arc length of 18.93 feet through a central angle of $54^{\circ}12'59''$;

THENCE North $00^{\circ}09'57''$ East, a distance of 154.37 feet to the beginning of a tangent curve, concave Southeasterly, having a radius of 130.00 feet

THENCE Northerly and Northeasterly to right along said curve an arc length of 157.82 feet through a central angle of $69^{\circ}33'26''$;

THENCE North $69^{\circ}43'23''$ East, a distance of 110.05 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 20.00 feet;

THENCE Northeasterly to left along said curve an arc length of 3.12 feet through a central angle of $8^{\circ}56'01''$ to a point of reverse curvature with a tangent curve concave Southerly, having a radius of 200.00 feet;

THENCE Northeasterly and Easterly to right along said curve an arc length of 103.38 feet through a central angle of $29^{\circ}37'03''$ to a point of reverse curvature with a tangent curve concave Northerly, having a radius of 50.00 feet;

THENCE Easterly to left along said curve an arc length of 33.03 feet through a central angle of $37^{\circ}50'40''$;

THENCE North $52^{\circ}33'44''$ East, a distance of 31.91 feet to the beginning of a tangent curve, concave Southerly, having a radius of 20.00 feet;

THENCE Easterly to right along said curve an arc length of 15.74 feet through a central angle of $45^{\circ}06'14''$;

THENCE South $82^{\circ}20'02''$ East, a distance of 163.88 feet;

THENCE North $80^{\circ}22'00''$ East, a distance of 36.96 feet

THENCE South $00^{\circ}04'10''$ West, a distance of 838.90 feet to the **POINT OF BEGINNING.**

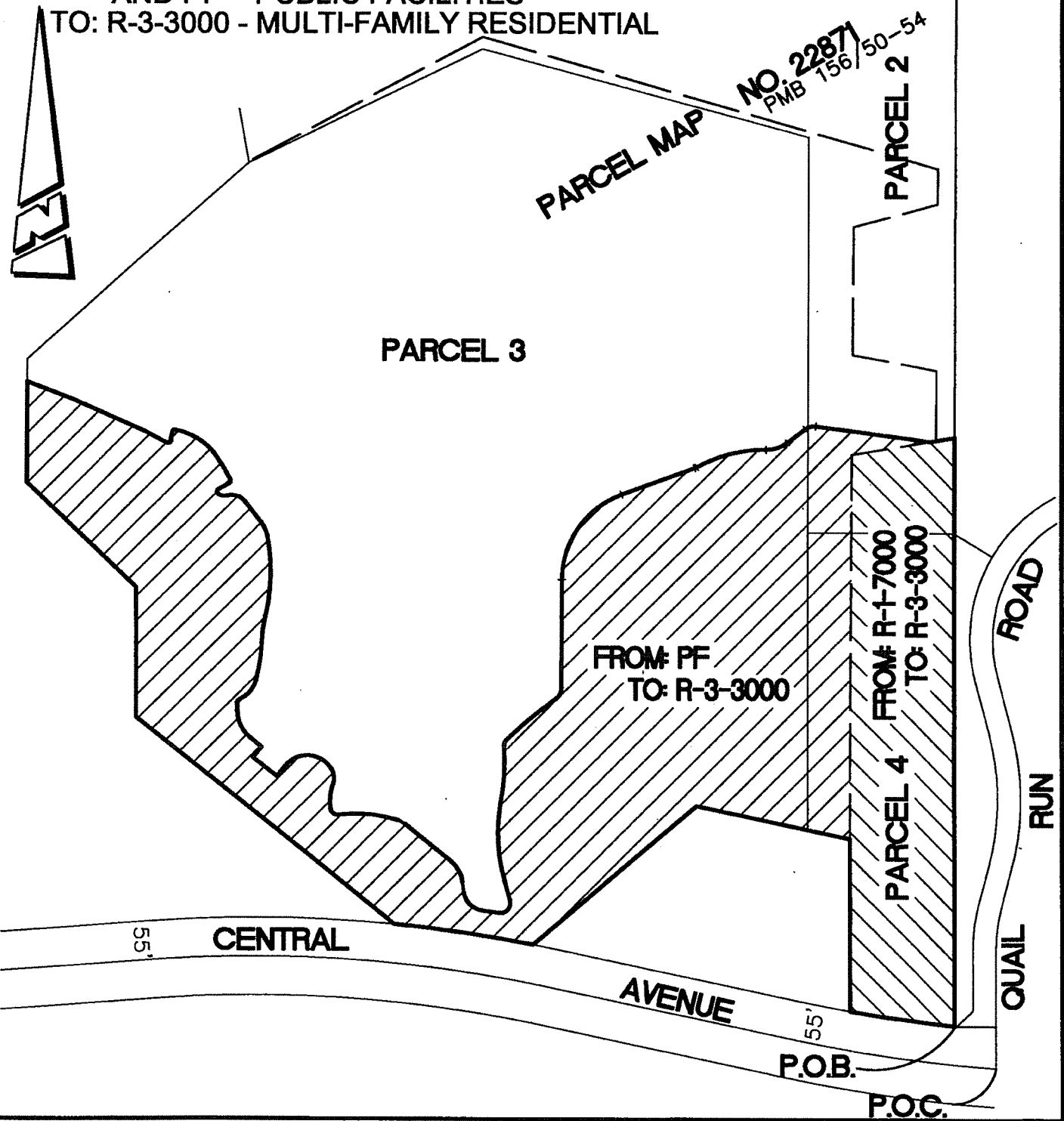
Area – 511,572 square feet, 11.74 acres

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

Curtis C. Stephens 6/14/16 Prep. (Signature)
Curtis C. Stephens, L.S. 7519 Date



CHANGE OF ZONE
FROM: R-1-7000 - SINGLE FAMILY RESIDENTIAL
AND PF - PUBLIC FACILITIES
TO: R-3-3000 - MULTI-FAMILY RESIDENTIAL



• CITY OF RIVERSIDE, CALIFORNIA •

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.

SHEET 1 OF 1

SCALE: 1"=200'

DRAWN BY: CURT

DATE: 5/25/16

SUBJECT: CHANGE OF ZONE