

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 THE BUSINESS AND MANUFACTURING PARK ZONE (BMP) TO BUSINESS AND MANUFACTURING PARK AND COMMERCIAL STORAGE OVERLAY ZONE (BMP-CS).

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 Zone (BMP) and placing in the Business and Manufacturing Park and Commercial Storage Overlay Zone (BMP-CS) 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 P16-0168, 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.

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14 _____
15 COLLEEN J. NICOL
16 City Clerk of the City of Riverside
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27 O:\Cycom\WPDocs\D010\P022\00290858.DOC
28 CA: 16-1199

EXHIBIT "A"

LEGAL DESCRIPTION

ZONING OVERLAY FROM BMP TO BMP-CS

REZONE CASE NO.
P16-0168
PORTION OF APN 213-060-014

PARCEL 1

THOSE PORTIONS OF BLOCKS 1 AND 2, RANGE 1, AND OF THE ADJACENT SECOND STREET OF THE MAP OF THE TOWN OF RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN ON A MAP FILED IN BOOK 7, PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED IN THE DEED TO 3RD AND VINE, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DOCUMENT RECORDED NOVEMBER 14, 2014 AS DOCUMENT NO. 2014-0437073 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF PARCEL 1 AS DESCRIBED IN THE GRANT OF EASEMENT TO THE CITY OF RIVERSIDE RECORDED AUGUST 20, 1999 AS INSTRUMENT NO. 1999-374581 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, SAID BEGINNING ALSO BEING ON THE NORTHWESTERLY LINE OF THE 33 FOOT RIGHT-OF-WAY ACQUIRED BY THE RIVERSIDE WATER COMPANY, A CORPORATION BY AGREEMENT RECORDED FEBRUARY 21, 1905 IN BOOK 199, PAGE 3 OF DEEDS OF SAID RIVERSIDE COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 NORTH 60° 16' 12" WEST 166.40 FEET TO A LINE PARALLEL WITH AND 136.40 FEET SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VINE STREET AS SHOWN ON SAID MAP OF THE TOWN OF RIVERSIDE; THENCE LEAVING SAID NORTHEASTERLY LINE NORTH 29° 43' 48" EAST 463.00 FEET ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND 69.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID BLOCK 1; THENCE LEAVING SAID PARALLEL LINE OF THE SOUTHEASTERLY RIGHT-OF-WAY OF VINE STREET AND ALONG SAID PARALLEL LINE OF THE SOUTHWESTERLY LINE OF SAID BLOCK 1 SOUTH 60° 16' 12" EAST 47.82 FEET TO THE SOUTHEASTERLY LINE OF THAT CERTAIN 10.00 FOOT STRIP OF LAND CONVEYED TO THE CITY OF RIVERSIDE FOR ALLEY PURPOSES RECORDED OCTOBER 16, 1901 IN BOOK 129, PAGE 176 OF DEEDS; THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID SOUTHEASTERLY LINE SOUTH 29° 19' 50" WEST 69.00 FEET TO SAID SOUTHWESTERLY LINE OF BLOCK 1, SAID SOUTHWESTERLY LINE ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SECOND STREET, 66.00 FEET WIDE, VACATED BY RESOLUTION NO. 2085 (NEW SERIES) OF SAID CITY OF RIVERSIDE RECORDED IN BOOK 257, PAGE 423 OF SAID OFFICIAL RECORDS; THENCE LEAVING SAID SOUTHEASTERLY LINE AND ALONG SAID SOUTHWESTERLY LINE AND NORTHEASTERLY RIGHT-OF-WAY LINE SOUTH 60° 16' 12" EAST 33.00 FEET TO THE SOUTHEASTERLY LINE OF THE UPPER CANAL OF THE RIVERSIDE WATER COMPANY; THENCE LEAVING SAID SOUTHWESTERLY LINE AND NORTHEASTERLY RIGHT-OF-WAY AND ALONG SAID SOUTHEASTERLY LINE NORTH 29° 19' 50" EAST 47.76 FEET TO THE SOUTHWESTERLY LINE OF THE 33 FOOT RIGHT-OF-WAY

ACQUIRED BY THE RIVERSIDE WATER COMPANY, A CORPORATION, BY AGREEMENT RECORDED FEBRUARY 21, 1905 IN BOOK 199 PAGE 3 OF DEEDS OF SAID RIVERSIDE COUNTY; THENCE LEAVING SAID SOUTHEASTERLY LINE AND ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING TWO COURSES; SOUTH 12° 46' 42" EAST 32.80 FEET; THENCE SOUTH 37° 46' 42" EAST 61.63 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 60° 16' 12" EAST 0.93 FEET TO THE SOUTHEASTERLY LINE OF SAID VACATION OF SECOND STREET, SAID SOUTHEASTERLY LINE BEING DISTANT 33.00 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF COMMERCE STREET, FORMERLY OLIVE STREET; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 29° 43' 48" WEST 66.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID VACATION OF SECOND STREET, SAID SOUTHWESTERLY RIGHT-OF-WAY ALSO BEING THE NORTHEASTERLY LINE OF SAID BLOCK 2; THENCE LEAVING SAID SOUTHEASTERLY LINE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY LINE SOUTH 60° 16' 12" EAST 5.40 FEET TO THE NORTHWESTERLY LINE OF SAID 33 FOOT RIGHT-OF-WAY; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY LINE AND ALONG SAID NORTHWESTERLY LINE OF 33 FOOT RIGHT-OF-WAY SOUTH 29° 43' 48" WEST 328.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 69,977 SQUARE FEET, 1.606 ACRES, MORE OR LESS.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO THE COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS, IF ANY, OF RECORD.

PREPARED BY ME OR UNDER MY DIRECTION


THEODORE M. KRULL L.S. 5848

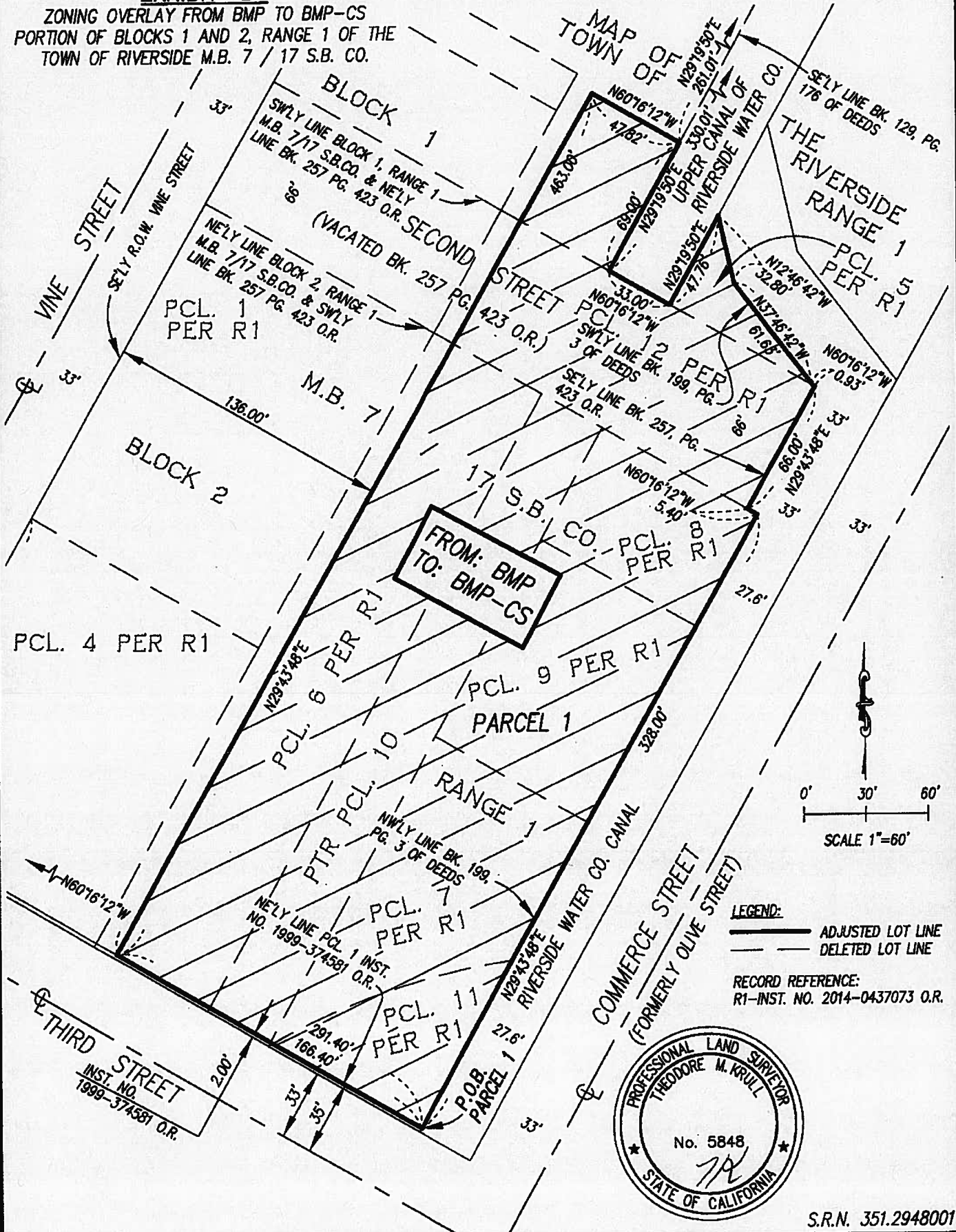

DATE

SRN: 351.2948001
August 8, 2016



EXHIBIT "B"

ZONING OVERLAY FROM BMP TO BMP-CS
PORTION OF BLOCKS 1 AND 2, RANGE 1 OF THE
TOWN OF RIVERSIDE M.B. 7 / 17 S.B. CO.



SCALE: 1"=60'

DRAWN BY: JWS

DATE 08-05-2016

SUBJECT: ZONING OVERLAY TO BMP-CS

SHEET 1 OF 1