

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-SP TO ZONE CG-SP.

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 Single Family Residential Zone ("R-1-7000-SP") and placing in Commercial General and Specific Plan (Riverside Auto Center) Overly Zone ("CG-SP") 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 Numbers P16-0617, 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 _____, 2017.

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 ____, 2017, and that thereafter the said ordinance was duly and regularly
4 adopted at a meeting of the City Council on the ____ day of ____, 2017, 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 ____, 2017.

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14 _____
15 COLLEEN J. NICOL
16 City Clerk of the City of Riverside
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19 CA: 17-1435
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EXHIBIT "A"

EXHIBIT "A"
LEGAL DESCRIPTION – CHANGE OF ZONE
FROM: R-1-7000-SP – SINGLE FAMILY RESIDENTIAL AND SPECIFIC PLAN
(RIVERSIDE AUTO CENTER) OVERLAY ZONE
TO: CG-SP – COMMERCIAL GENERAL AND SPECIFIC PLAN
(RIVERSIDE AUTO CENTER) OVERLAY ZONE

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

PARCEL A - APN 230-100-007 - 7735 Indiana Avenue

Lot 33 of Galeta Manor, as shown by map on file in Book 26, Page 29 of Maps, Records of Riverside County California.

PARCEL B - APN 230-100-009 – 7715 Indiana Avenue

Lot 35 of Galeta Manor, as shown by map on file in Book 26, Page 29 of Maps, Records of Riverside County California.

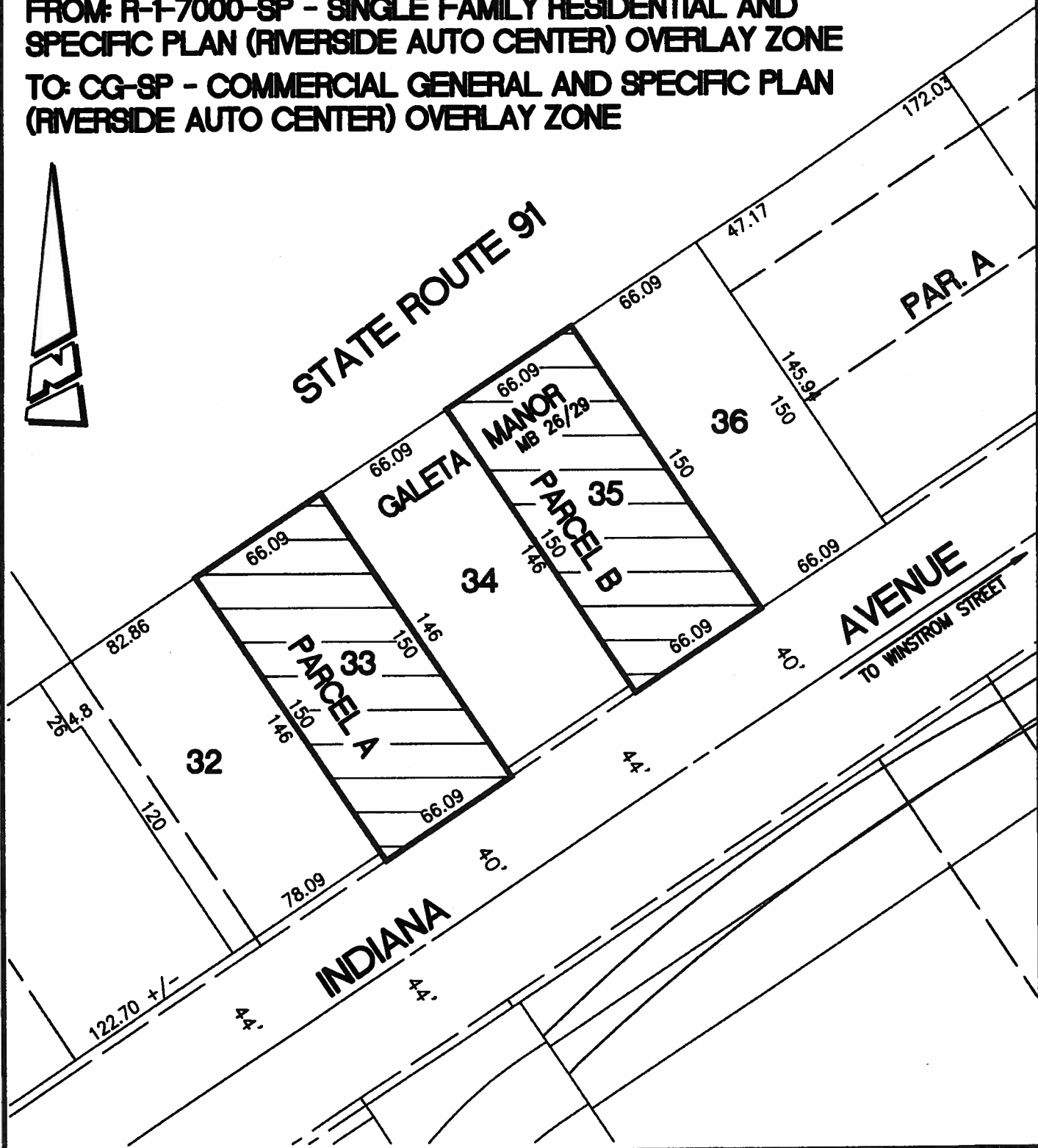
This description and plat were created for the purposes of a Rezoning only. This description and plat is not intended to create a separate parcel of real property and for the purpose of sale, lease or financing would be in violation of the California Subdivision Map Act and Local Ordinance regulating the division of real property.

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

Curtis C. Stephens 9/6/17 Prep. CS
Curtis C. Stephens, L.S. 7519 Date



FROM: R-1-7000-SP - SINGLE FAMILY RESIDENTIAL AND
 SPECIFIC PLAN (RIVERSIDE AUTO CENTER) OVERLAY ZONE
 TO: CG-SP - COMMERCIAL GENERAL AND SPECIFIC PLAN
 (RIVERSIDE AUTO CENTER) OVERLAY ZONE



• 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"=60'

DRAWN BY: CURT

DATE: 9/8/17

SUBJECT: 230-100-007 & 230-100-009 - REZONE