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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 A PORTION OF THE LOTS LOCATED AT 7681 AND 7691 CASA BLANCA STREET, FROM THE R-1-7000 – SINGLE FAMILY RESIDENTIAL ZONE TO CG-S-2-X-25-SP – COMMERCIAL GENERAL, BUILDING STORIES (MAXIMUM OF 2 STORIES), BUILDING SET BACK (25 FEET), AND SPECIFIC PLAN (RIVERSIDE AUTO CENTER) OVERLAY ZONES.

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 R-1-7000 Single Family Residential Zone and placing in the CG-S-2-X-25-SP – Commercial General, Building Stories (Maximum of 2 Stories), Building Set Back (25 feet), and Specific Plan (Riverside Auto Center) Overlay Zones – Commercial Retail Zone, 5,978 square feet of the lot located at 7681 Casa Blanca Street, and 6,001 square feet of the lot located at 7691 Casa Blanca Street, both of which are situated on the south side of Indiana Avenue, north side of Casa Blanca Street, and west of Winstrom Street, as 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 P20-0216, 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
PATRICIA LOCK DAWSON  
Mayor of the City of Riverside

Attest:  
  
\_\_\_\_\_  
EVA ARSEO  
Interim City Clerk of the City of Riverside

1 I, Eva Arseo, Interim 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 \_\_\_\_\_, 2021, and that thereafter the said ordinance was duly and regularly  
4 adopted at a meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2021, 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 \_\_\_\_\_, 2021.

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14 \_\_\_\_\_  
15 EVA ARSEO  
16 Interim City Clerk of the City of Riverside  
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28 21-0087/KJS/03/03/21