## 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 t	his day of, 2021.
Attest:	PATRICIA LOCK DAWSON Mayor of the City of Riverside
DONESIA GAUSE City Clerk of the City of Riverside	

1	I, Donesia Gause, 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	DONESIA GAUSE
15	City Clerk of the City of Riverside
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28	21-0087/KJS/03/03/21

### **EXHIBIT "A"**

#### **LEGAL DESCRIPTION- CHANGE OF ZONE**

## FROM: 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

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

THOSE PORTIONS OF LOTS 2 AND 3 OF EL GRANDE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 174 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST NORTHERLY CORNER OF A PARCEL, AS DESCRIBED IN GRANT DEED TO DBA RIVERSIDE HARLEY DAVIDSON, IN DOCUMENT NO. 2019-0211084, RECORDED JUNE 12, 2019, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 34°00'29" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL IN HARLEY DAVIDSON DEED, A DISTANCE OF 92.32 FEET;

THENCE SOUTH 55°59'31" WEST, A DISTANCE OF 129.79 FEET THE SOUTHWESTERLY LINE OF SAID LOT 2;

THENCE NORTH 33°57'34" WEST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 92.33 FEET TO THE SOUTHEASTERLY LINE OF PARCEL B, AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT LL-010-012, RECORDED FEBRUARY 5, 2002, INSTRUMENT NO. 2002-065154, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 55°59'50" EAST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 129.72 FEET TO THE TO THE **POINT OF BEGINNING**;

CONTAINING 11,979 SQUARE FEET, MORE OR LESS.

THIS DESCRIPTION AND PLAT WERE CREATED FOR THE PURPOSES OF A CHANGE OF ZONING 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.

PREPARED BY ME OR UNDER MY SUPERVISION:

MICHAEL R. BRENDECKE, PLS 9299

1-25-2021

DESCRIPTION APPROVAL:

CURTIS C. STEPHENS, L.S. 7519

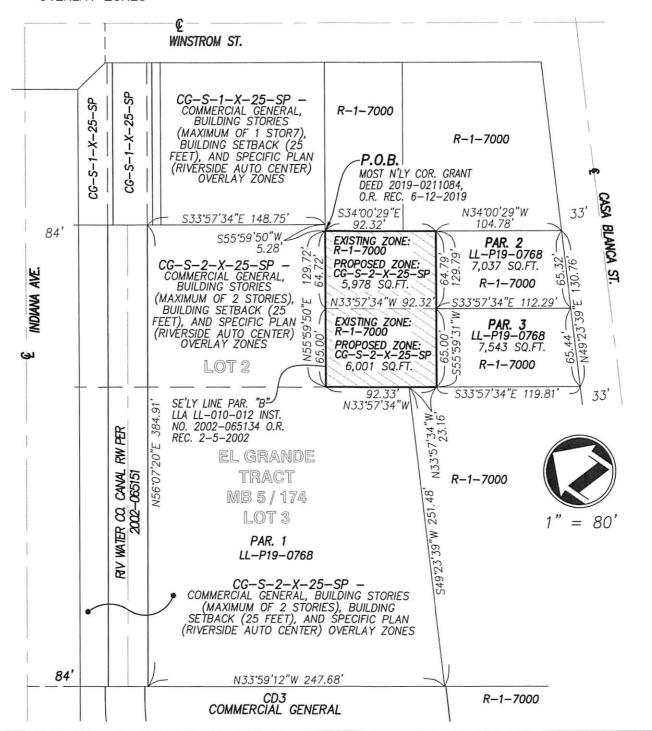
CITY SURVEYOR

DATE

# CHANGE OF ZONE EXHIBIT

FROM: R-1-7000-SINGLE FAMILY RESIDENTIAL ZONE

TO: CG-S-2-X-25-SP-COMMERCIAL GENERAL, BUILDING STORIES (MAXIMUM OF 2 STORIES), BUILDING SETBACK (25 FEET), AND SPECIFIC PLAN (RIVERSIDE AUTO CENTER) OVERLAY ZONES





CM Engheering Surveying Flanning 6879 Airport Drive, Riverside, CA 92504 Tel:(951) 688-0241 Fax:(951) 688-0599 JOB NO. 9206

DATE: 1-25-2021

CLIENT: THE MOTORCYCLE COMPANY

APPROVED BY:

Michael R Brendecke, PLS

CHANGE OF ZONE EXHIBIT