ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE ZONING MAP OF THE CITY OF RIVERSIDE PURSUANT TO CHAPTER 19.090 **RIVERSIDE** OF THE MUNICIPAL CODE BY REZONING APPROXIMATELY 0.87 ACRES OF PROPERTY LOCATED AT 18233 VAN BUREN BOULEVARD, FROM THE R-1-1/2 ACRE-SP SINGLE FAMILY RESIDENTIAL AND SPECIFIC PLAN (ORANGECREST) OVERLAY ZONES TO CR-SP-X-15-S-2 COMMERCIAL RETAIL, SPECIFIC PLAN (ORANGECREST), BUILDING SETBACK (15 FEET FROM VAN BUREN BOULEVARD), AND BUILDING STORIES (TWO-STORY MAXIMUM) 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 hereby amended by removing from the R-1-1/2 Acre-SP – Single Family Residential and Specific Plan (Orangecrest) Overlay Zones to CR-SP-X-15-S-2 – Commercial Retail, Specific Plan (Orangecrest), Building Setback (15 Feet from Van Buren Boulevard), and Building Stories (Two-Story Maximum) Overlay Zones, the approximately 0.87 acres of property located at 18233 Van Buren Boulevard, situated on the southwest corner of Van Buren Boulevard and Little Court, identified as Assessor's Parcel No. 266-020-022, 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 No. PR-2021-000949, which conditions,

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:

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28 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:
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8	Noes:
9	Absent:
10	Abstain:
11	IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
12	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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EXHIBIT "A" LEGAL DESCRIPTION – CHANGE OF ZONE FROM: R-1-1/2 ACRE; SINGLE FAMILY RESIDENTIAL ZONE TO: CR; COMMERCIAL RETAIL ZONE

APN: 266-020-022

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

PARCEL 3 OF PARCEL MAP NO. 6142, PER MAP FILED IN BOOK 15, PAGE 100 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

PREPARED BY ME OR UNDER MY DIRECTION

7.15-2021

MITCHELL JAY ADKISON PLS 8936



DESCRIPTION APPROVAL:

CURTIS C. STEPHENS, L.S. 7519 D CITY SURVEYOR

