

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 VACANT 9.44-ACRE PARCEL LOCATED AT THE NORTHWEST CORNER OF CENTRAL AVENUE AND SYCAMORE CANYON BOULEVARD, FROM THE CG – COMMERCIAL GENERAL ZONE TO R-4 – MULTIPLE FAMILY RESIDENTIAL ZONE.

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 CG – Commercial General Zone and placing in the R-4 – Multiple Family Residential Zone, the vacant 9.44-acre parcel, located at the northwest corner of Central Avenue and Sycamore Canyon Boulevard, identified as Assessor's Parcel No. 256-050-012, 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 P19-0776, 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:

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.

12
13
14 _____
15 DONESIA GAUSE
16 City Clerk of the City of Riverside
17
18
19
20
21
22
23
24
25
26
27
28

21-0649 – 09/16/21

EXHIBIT "A"
LEGAL DESCRIPTION-ZONING CODE AMENDMENT
FROM: CG-COMMERCIAL GENERAL ZONE
TO: R-4-MULTIPLE-FAMILY RESIDENTIAL ZONE

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 1°07'09" WEST 217.34 FEET ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 68°27'41" EAST, 77.46 FEET;

THENCE SOUTH 77°36'12" EAST, 264.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 1,480.97 FEET, TO WHICH A RADIAL LINE BEARS NORTH 49°20'50" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°06'10" AN ARC DISTANCE OF 416.22 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 24°33'00" EAST, 239.89 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 82.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 107°09'43" AN ARC DISTANCE OF 153.37 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 82°36'43" WEST, 475.78 FEET;

THENCE SOUTH 5°08'58" EAST, 29.11 FEET;

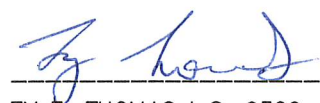
THENCE SOUTH 84°51'02" WEST, 18.60 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 1,255.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°30'00" AN ARC DISTANCE OF 120.47 FEET TO THE WESTERLY LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 1°07'09" EAST, 876.94 FEET ALONG SAID WESTERLY LINE TO THE TRUE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 441,221 SQ. FT. (9.440 ACRES) OF LAND MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION

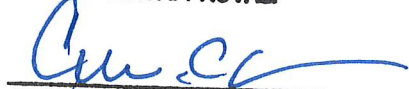


TY E. THOMAS L.S. 9309
EXPIRATION DATE: 9/30/2020

06/30/2020

DATE

DESCRIPTION APPROVAL:



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

DATE



PREPARED BY:

**T&M
SURVEYING**

531 E. TRENTON AVE.
ORANGE, CA.
OFFICE 714-912-4042 CELL 714-906-8771
WWW.TNMSURVEYING.COM



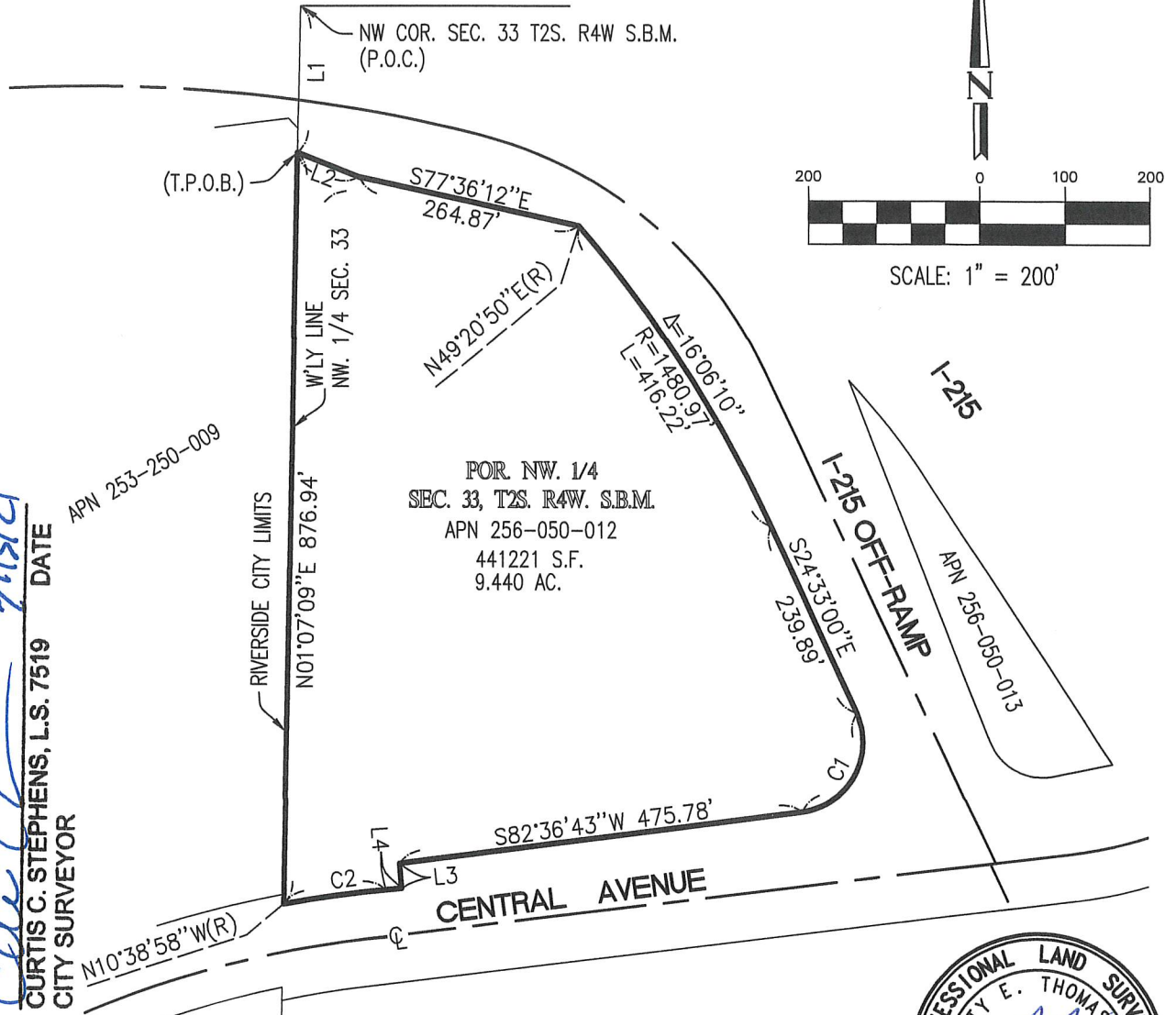
JN:

357 SYCAMORE

CHECKED
TET
SHEET

1 OF 2

LEGAL DESCRIPTION-ZONING CODE AMENDMENT
FROM: CG-COMMERCIAL GENERAL ZONE
TO: R-4-MULTIPLE-FAMILY RESIDENTIAL ZONE



DESCRIPTION APPROVAL:

Curtis C. Stephens
CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

APN 253-250-009



Line Table		
Line #	Direction	Length
L1	S01°07'09"W	217.34'
L2	S68°27'41"E	77.46'
L3	S05°08'58"E	29.11'
L4	S84°51'02"W	18.60'

Curve Table			
Curve #	Delta	Radius	Length
C1	107°09'43"	82.00'	153.37'
C2	05°30'00"	1255.00'	120.47'

LEGEND

P.O.C. POINT OF COMMENCEMENT
T.P.O.B. TRUE POINT OF BEGINNING
(R) RADIAL BEARING

LIMITS OF PROPERTY TO BE AMENDING THE GENERAL LAND USE PLAN DESIGNATION

PREPARED BY:

T&M
SURVEYING

331 E. TRENTON AVE.
ORANGE, CA.
OFFICE 714-912-4042 CELL 714-906-8771
WWW.TNMSURVEYING.COM



JN:
357 SYCAMORE

CHECKED
TET
SHEET

2 OF 2

Ty E. Thomas 6-30-20
TY E. THOMAS L.S. 9309