

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 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, 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
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.

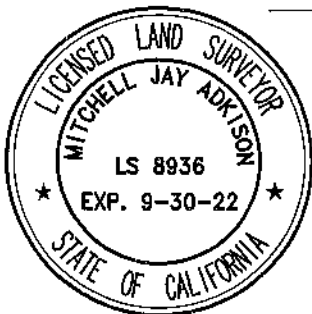
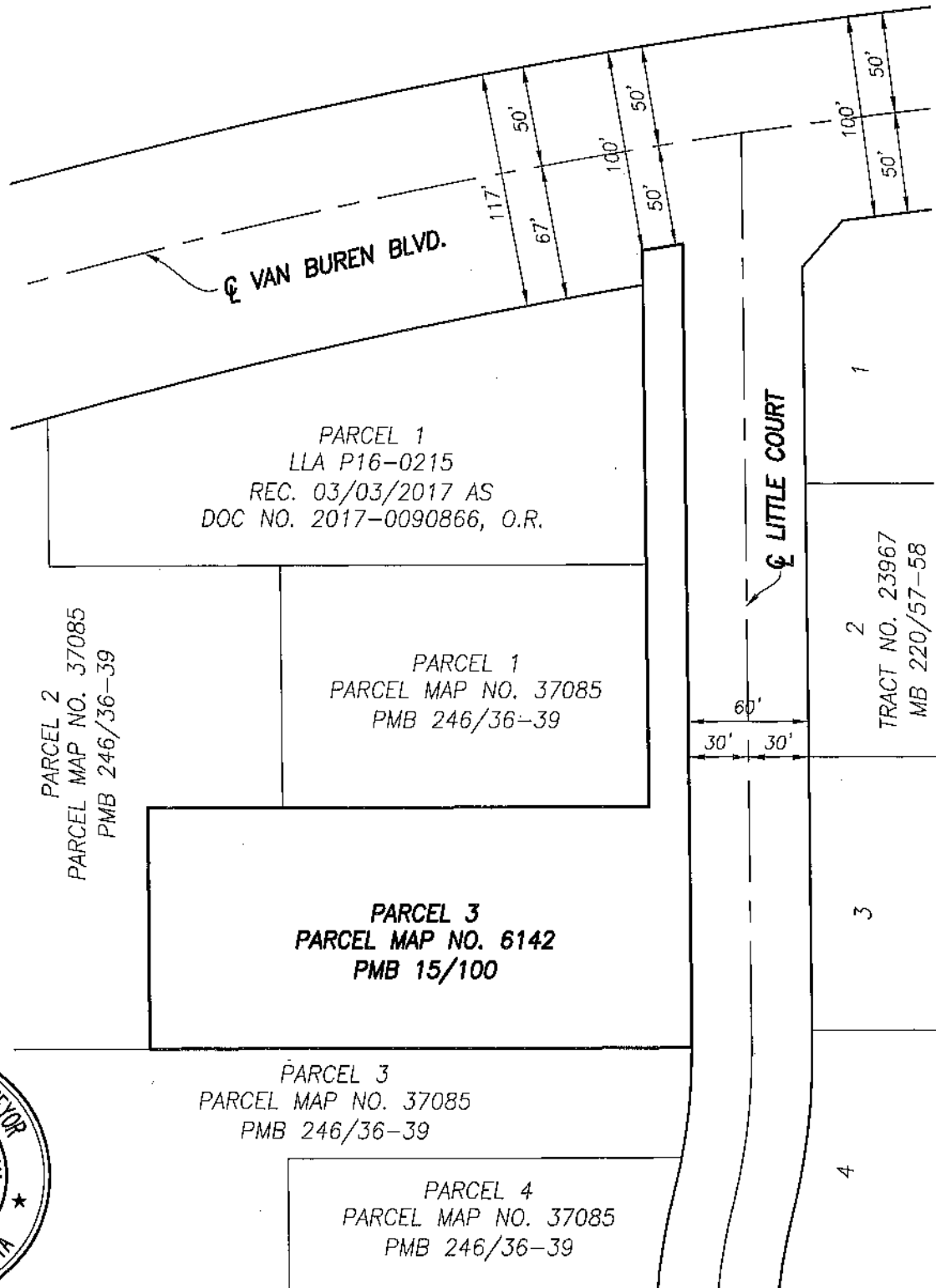
13
14 _____
15 DONESIA GAUSE
16 City Clerk of the City of Riverside
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27 21-0919 09/22/21
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FROM: R-1-1/2 ACRE; SINGLE FAMILY RESIDENTIAL ZONE
TO: CR; COMMERCIAL RETAIL ZONE



1" = 80'



PREPARED BY:

adkan
ENGINEERS

Civil Engineering · Surveying · Planning
6820 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 · Fax: (951) 688-0599

07-15-2021

18233 VAN BUREN BLVD. - CHANGE OF ZONE

APPROVED BY:

[Signature]
MITCHELL JAY ADKISON, PLS 8936

PARCEL 3
PMB 15/100
RIVERSIDE COUNTY, CA

JN. 9999

SHEET 2 OF 2

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:



7/16/21

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