

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 PROPERTY LOCATED AT 4472 AND 4480 ORANGE STREET, SITUATED ON THE EAST SIDE OF ORANGE STREET, BETWEEN FOURTEENTH STREET AND PROSPECT AVENUE, FROM THE DSP-RES-SP-CR – DOWNTOWN SPECIFIC PLAN RESIDENTIAL DISTRICT AND CULTURAL RESOURCES OVERLAY ZONES TO DSP-RES-SP – DOWNTOWN SPECIFIC PLAN RESIDENTIAL DISTRICT.

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 DSP-RES-SP-CR – Downtown Specific Plan Residential District And Cultural Resources Overlay Zones and placing in the DSP-RES-SP – Downtown Specific Plan Residential District, the property located at 4472 and 4480 Orange Street, situated on the east side of Orange Street, between Fourteenth Street and Prospect Avenue, identified as Assessor’s Parcel Numbers 219-023-028 and 219-023-029, 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. PC-2026-00128, 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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
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  
2 the foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the  
3 \_\_\_\_ day of \_\_\_\_\_, 2026, and that thereafter the said ordinance was duly and regularly  
4 adopted at a meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2026, by the  
5 following vote, to wit:

6 Ayes:

7 Noes:

8 Absent:

9 Abstain:

10  
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 \_\_\_\_\_, 2026.

13  
14 \_\_\_\_\_  
15 DONESIA GAUSE  
16 City Clerk of the City of Riverside  
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314245 ALB 06/18/26

**EXHIBIT "A"**  
**Legal Description**

Project: Historic Properties  
APN: 219-023-028  
Address: 4472 Orange Street

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Lot 10 in Block 1 of Victoria Place, as shown by map on file in Book 5, Page 55, of Maps, Records of San Bernardino County California;

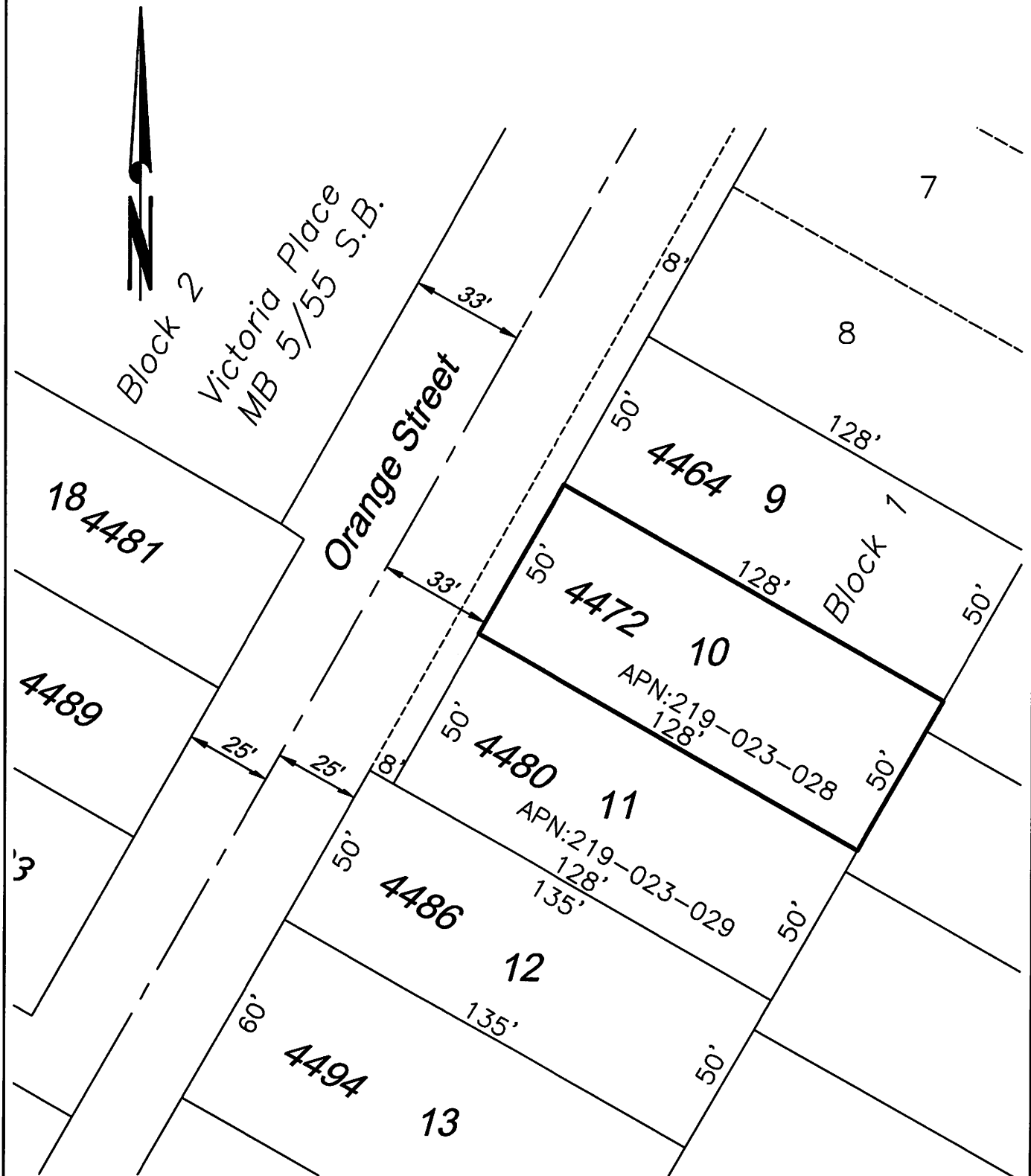
**Excepting therefrom** the Northwesterly 8.00 feet as described in Grant Deed Recorded January 15, 1987, as Instrument No. 12032, Official Records of Riverside County, California.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

DBW 5/20/2026 Prep. dbw  
Douglas B. Webber, L.S. 9477      Date



# EXHIBIT



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1" = 40'

DRAWN BY: dbw DATE: 5/20/26

SUBJECT: 4472 Orange Street - Historic Properties

**EXHIBIT "A"**  
**Legal Description**

Project: Historic Properties  
APN: 219-023-029  
Address: 4480 Orange Street

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Lot 11 in Block 1 of Victoria Place, as shown by map on file in Book 5, Page 55, of Maps, Records of San Bernardino County California;

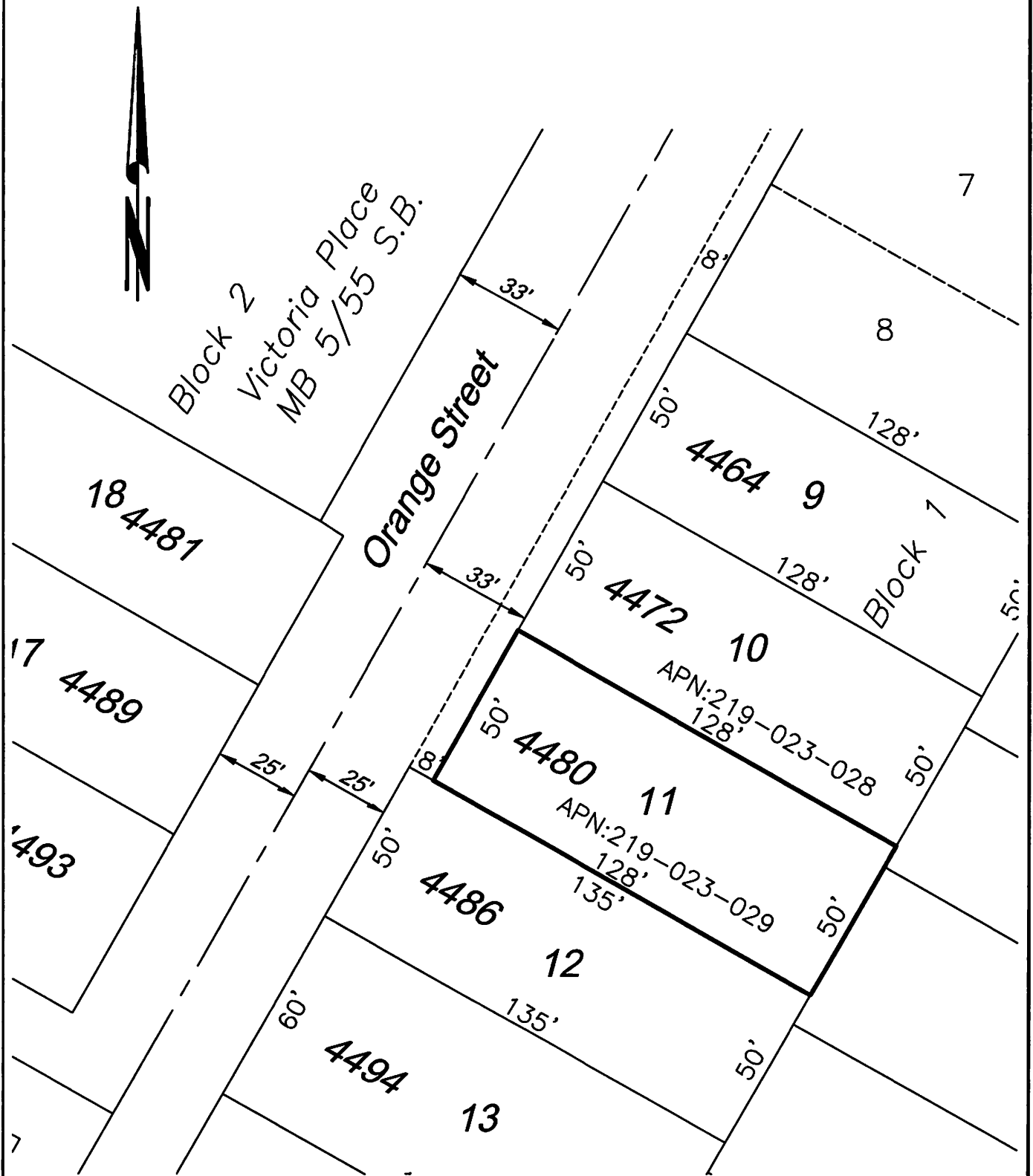
**Excepting therefrom** the Northwesterly 8.00 feet as described in Grant Deed Recorded January 15, 1987, as Instrument No. 12032, Official Records of Riverside County, California.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

DBW 5/29/2026 Prep. dbw  
Douglas B. Webber, L.S. 9477 Date



# EXHIBIT



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 1

SCALE: 1" = 40'

DRAWN BY: dbw DATE: 5/20/26

SUBJECT: 4480 Orange Street - Historic Properties