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1 ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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\_\_\_\_\_  
PATRICIA LOCK DAWSON  
Mayor of the City of Riverside

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Attest:

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\_\_\_\_\_  
DONESIA GAUSE  
City Clerk of the City of Riverside

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I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that  
the foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the  
\_\_\_\_ day of \_\_\_\_\_, 2026, and that thereafter the said ordinance was duly and regularly  
adopted at a meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2026, by the  
following vote, to wit:

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Ayes:

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Noes:

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Absent:

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Abstain:

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IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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\_\_\_\_\_  
DONESIA GAUSE  
City Clerk of the City of Riverside

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314229 ALB 05/29/26

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**EXHIBIT "A"**  
**ZONING CODE AMENDMENT**  
**LEGAL DESCRIPTION**

FROM: BMP-SP - BUSINESS AND MANUFACTURING PARK AND SPECIFIC PLAN  
(RIVERSIDE MARKETPLACE) OVERLAY ZONES AND BMP-SP-CR - BUSINESS AND  
MANUFACTURING PARK, SPECIFIC PLAN (RIVERSIDE MARKETPLACE), AND CULTURAL  
RESOURCES OVERLAY ZONES

TO: MU-U-SP - MIXED-USE URBAN AND SPECIFIC PLAN (RIVERSIDE MARKETPLACE)  
OVERLAY ZONES AND MU-U-SP-CR – MIXED-USE URBAN, SPECIFIC PLAN  
(RIVERSIDE MARKETPLACE), AND CULTURAL RESOURCES OVERLAY ZONES

**PARCEL 1**

LOTS 1 THROUGH 7, AND 22 THROUGH 37, INCLUSIVE, IN BLOCKS 6 AND 8; TOGETHER WITH  
THAT ALLEY IN SAID BLOCK 8 AND A PORTION OF SIXTH STREET AS SHOWN ON WHITE'S  
ADDITION TO RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF  
CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 48 OF MAPS, IN THE OFFICE OF THE  
COUNTY RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEASTERLY CORNER OF LOT 22 IN SAID BLOCK 8;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 8, A DISTANCE OF 420 FEET, MORE  
OR LESS, TO THE SOUTHWESTERLY CORNER OF LOT 37 IN SAID BLOCK 8;

THENCE ALONG THE NORTHWESTERLY LINES OF SAID BLOCKS 8 AND 6, A DISTANCE OF 726  
FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF LOT 1 IN SAID BLOCK 6;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 6, A DISTANCE OF 420 FEET, MORE  
OR LESS, TO THE NORTHEASTERLY CORNER OF LOT 7 IN SAID BLOCK 6;

THENCE ALONG THE SOUTHEASTERLY LINES OF LOTS 7 AND 22 OF SAID BLOCKS 6 AND 8, A  
DISTANCE OF 726 FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF LOT 22 IN SAID  
BLOCK 8 AND THE **POINT OF BEGINNING**.

AREA = 304,920 S.F.

PREPARED BY OR UNDER MY DIRECTION OF:

  
JAMES H. KAWAMURA R.C.E. 30560



DATED: 9/27/24



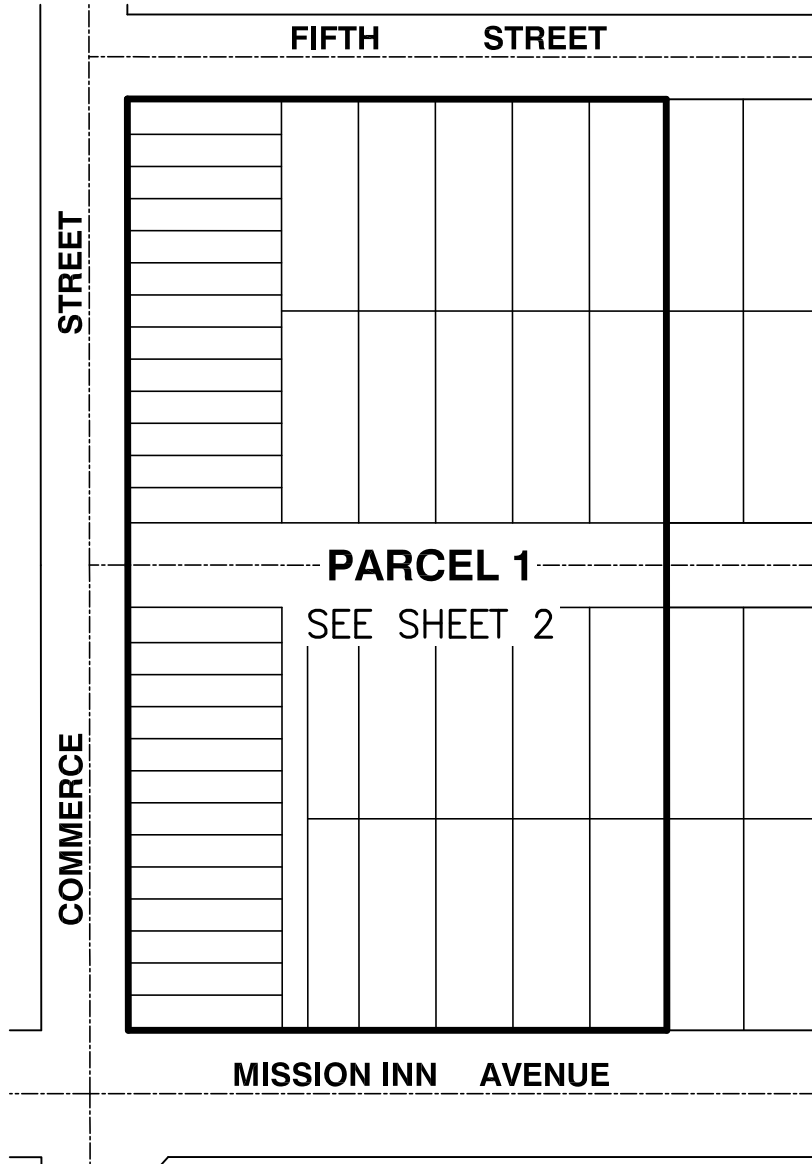
NO SCALE

# ZONING CODE AMENDMENT

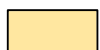
SHEET 1 OF 2

FROM: *BMP-SP – BUSINESS AND MANUFACTURING PARK AND SPECIFIC PLAN (RIVERSIDE MARKETPLACE) OVERLAY ZONES AND BMP-SP-CR – BUSINESS AND MANUFACTURING PARK, SPECIFIC PLAN (RIVERSIDE MARKETPLACE), AND CULTURAL RESOURCES OVERLAY ZONES*

TO: *MU-U-SP – MIXED-USE URBAN AND SPECIFIC PLAN (RIVERSIDE MARKETPLACE) OVERLAY ZONES AND MU-U-SP-CR – MIXED-USE URBAN, SPECIFIC PLAN (RIVERSIDE MARKETPLACE), AND CULTURAL RESOURCES OVERLAY ZONES*



MU-U-SP – MIXED-USE URBAN AND SPECIFIC PLAN (RIVERSIDE MARKETPLACE) OVERLAY ZONES



MU-U-SP-CR – MIXED-USE URBAN, SPECIFIC PLAN (RIVERSIDE MARKETPLACE), AND CULTURAL RESOURCES OVERLAY ZONES



CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
17530 Von Karman Avenue - Suite 200 Tel (949) 756-6440  
Irvine, California 92614 Fax (949) 756-6444



DATE: 9-27-2024

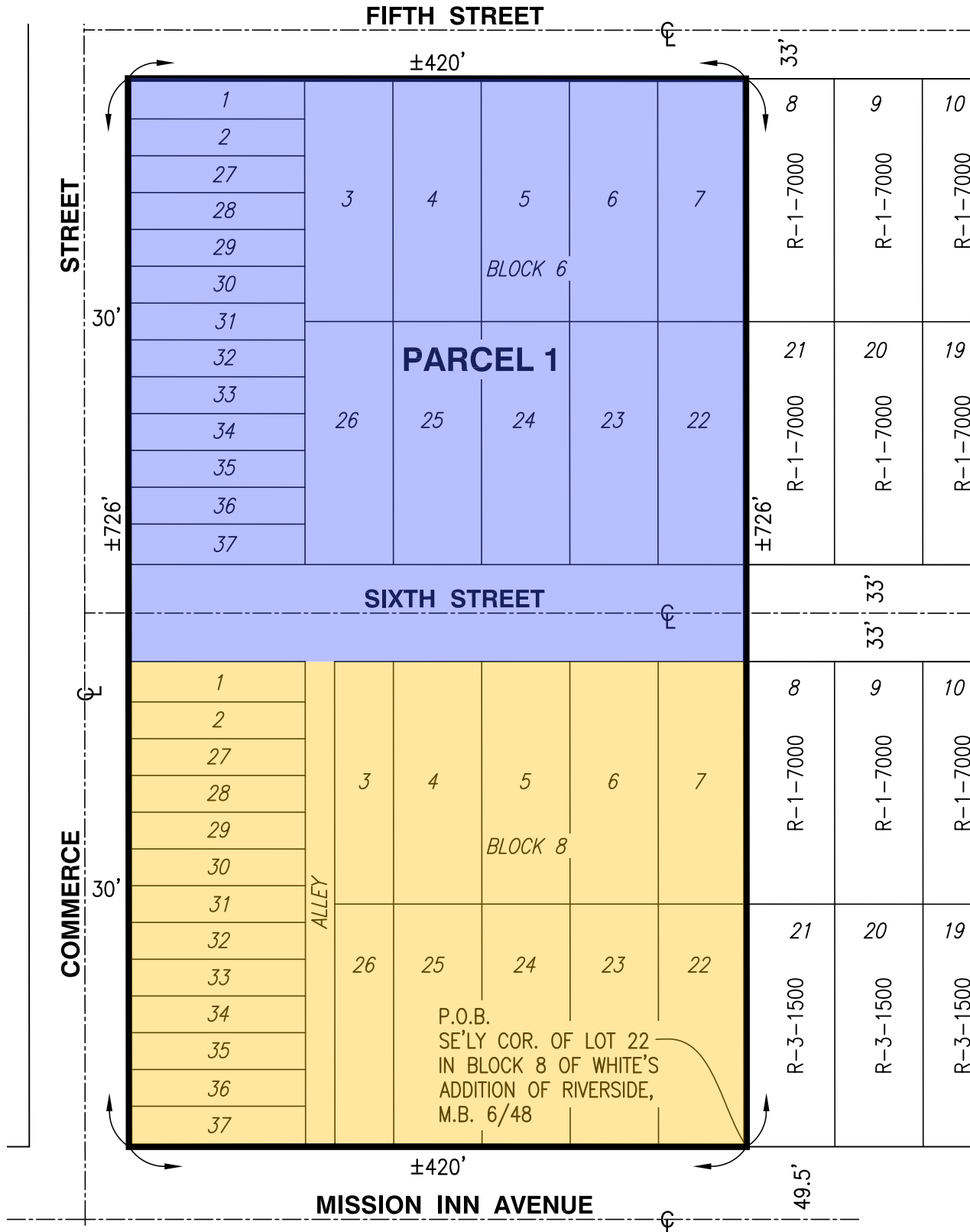


# ZONING CODE AMENDMENT

SHEET 2 OF 2

SCALE: 1"=100'

FROM: BMP-SP – BUSINESS AND MANUFACTURING PARK AND SPECIFIC PLAN (RIVERSIDE MARKETPLACE) OVERLAY ZONES AND BMP-SP-CR – BUSINESS AND MANUFACTURING PARK, SPECIFIC PLAN (RIVERSIDE MARKETPLACE), AND CULTURAL RESOURCES OVERLAY ZONES  
TO: MU-U-SP – MIXED-USE URBAN AND SPECIFIC PLAN (RIVERSIDE MARKETPLACE) OVERLAY ZONES AND MU-U-SP-CR – MIXED-USE URBAN, SPECIFIC PLAN (RIVERSIDE MARKETPLACE), AND CULTURAL RESOURCES OVERLAY ZONES



DATE: 4-20-2026