

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 2881 RUMSEY DRIVE, SITUATED ON THE EAST SIDE OF RUMSEY DRIVE, BETWEEN CARAMEL WAY AND VICTORIA AVENUE, FROM THE R-1-13000 SINGLE-FAMILY RESIDENTIAL ZONE TO R-1-13000-CR – SINGLE-FAMILY RESIDENTIAL AND CULTURAL RESOURCES 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-1-13000 – Single-Family Residential Zone and placing in the R-1-13000-CR – Single-Family Residential and Cultural Resources Overlay Zones, the property located at 2881 Rumsey Drive, situated on the east side of Rumsey Drive between Caramel Way and Victoria Avenue, identified as Assessor’s Parcel Number 223-092-031, as described and depicted in Exhibit “A” and Exhibit “B” attached hereto and incorporated herein by reference, subject to all of the conditions, restrictions and covenants imposed under Planning Case No. PC-2026-00388, 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

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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 _____, 2026, and that thereafter 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.

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14 _____
15 DONESIA GAUSE
16 City Clerk of the City of Riverside
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314639 ALB 07/01/26

EXHIBIT "A"
Legal Description

Project: Historic property Designation
APN: 223-092-031
Address: 2881 Rumsey

PARCEL A

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

Parcel 2 of Record of Survey, as shown by map on file in Book 31, Page 12 of Records of Survey, Records of Riverside County, California;

TOGETHER WITH that portion of Lot "E" of Victoria Heights, as shown by map on file in Book 4, Page 92 of Maps, Records of Riverside County, California, described as follows:

BEGINNING at the most easterly corner of said Parcel 2 as shown on Tract No. 27803-R, as shown by map on file in Book 248, Pages 4 and 5 of Maps, Records of Riverside County, California;

Thence South 79°12'50" East, on the easterly prolongation of the northerly line of said Parcel 2, a distance of 23.02 feet to a line parallel with and distant 23.00 feet easterly, measured at right angles from the easterly line of said Parcel 2, also being an angle point in the westerly line of Lot 1 of said Tract No 27803-R;

Thence South 13°00'21" West, along said westerly line, a distance of 245.84 feet to an angle point therein and the easterly prolongation of the south line of said Parcel 2;

Thence North 88°34'48" West, on said easterly prolongation, a distance of 23.48 feet to the southeast corner of said Parcel 2;

Thence North 13°00'21" East, along the easterly line of said Parcel 2, a distance of 249.46 feet to the **POINT OF BEGINNING**.

ALSO TOGETHER WITH that portion of Lot 1 of said Tract No. 27803-R, described as follows:

COMMENCING at the northwesterly corner of said Lot 1;

Thence South 20°30'10" West, along the westerly line thereof, a distance of 118.01 feet to an angle point therein and the **POINT OF BEGINNING**;

Thence continuing along said westerly line, South 13°00'21" West, a distance of 245.84 feet to an angle point therein;

Thence leaving said westerly line, South 88°34'48" East, along the easterly prolongation of the southerly line of said Parcel 2, a distance of 8.75 feet;

Thence North 17°18'30" East, a distance of 245.82 feet to the easterly prolongation of the northerly line of said Parcel 2;

Thence North 79°12'50" West, along said easterly prolongation, a distance of 27.04 feet to the **POINT OF BEGINNING**.

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

DBW 6/30/2026 Prep. dbw
Douglas B. Webber, L.S. 9477 Date



PAR. 3

P.O.B.

-27.04'
N79°12'50"W

**NORTHEAST CORNER
PARCEL 2**

Grant Deed
Rec. 3/6/2020
as 2020-0105716

- WESTERLY LINE
LOT 1

LOT 1

PARCEL A

2881

APN: 223-092-031

PARCEL 2
R/S 31/12

TRACT NO. 27803-R
MB 248/4-5

VICTORIA HEIGHTS
MB 4/92

PAR. 1

• 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' = 50'

DRAWN BY: dbw

DATE: 6/16/26

SUBJECT: Mills Act - 2881 Rumsey Drive