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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 0.24-ACRES OF REMNANT PROPERTY FROM THE FORMER RIVERSIDE WATER COMPANY’S UPPER CANAL RIGHT-OF-WAY, LOCATED AT THE SOUTHWEST CORNER OF ARLINGTON AND INDIANA AVENUES, FROM THE R-1-7000 – SINGLE FAMILY RESIDENTIAL ZONE TO CR - COMMERCIAL RETAIL 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 R-1-7000 – Single Family Residential Zone and placing in the CR – Commercial Retail Zone, the approximately 0.24-acres of remnant property from the former Riverside Water Company’s Upper Canal right-of-way, located at the southwest corner of Arlington and Indiana Avenues, identified as Assessor Parcel No. 229-082-013, 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 PR-2023-001525, 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
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 \_\_\_\_\_, 2023, and that thereafter the said ordinance was duly and regularly  
4 adopted at a meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2023, 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 \_\_\_\_\_, 2023.

13  
14 \_\_\_\_\_  
15 DONESIA GAUSE  
16 City Clerk of the City of Riverside  
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28 23-1110 ALB 09/07/23

**EXHIBIT "A"**  
**LEGAL DESCRIPTION – CHANGE OF ZONE**  
**FROM: R-1-7000 – SINGLE FAMILY RESIDENTIAL ZONE**  
**TO: CR – COMMERCIAL RETAIL ZONE**

Address: Riverside Water Company Upper Canal  
APN: 229-082-013

That certain real property located in the City of Riverside, County of Riverside, State of California, being that portion of the Riverside Water Company's Upper Canal and Parcel No. 20405-2 per CALTRANS Right of Way Appraisal Map No's 428515-9, 428515-9A and 428515-9B more particularly described as follows:

**BEGINNING** at the Southwesterly corner of Lot 2 of Arlington Avenue Tract, as shown by map on file in Book 24, Page 67 of Maps, Records of Riverside County, California;

Thence North 74°22'40" East, along the South line of said Lot 2, a distance of 67.37 feet;

Thence North 68°59'38" East, along the South line of Lot 1 of said Arlington Avenue Tract, a distance of 75.60 feet;

Thence North 62°07'38" East, continuing along the South line of said Lot 1, a distance of 32.74 feet to the Southeast corner of said Lot 1;

Thence South 00°45'07" West, along the Southerly prolongation of the East line of said Lot 1, a distance of 37.76 feet to the Northeasterly corner of Lot 10, Block 12 of Orange Acres No. 3, as shown by map on file in Book 16, Page 47 of Maps, Records of Riverside County, California;

Thence South 63°18'47" West, along the Northerly line of said Lot 10, a distance of 22.81 feet;

Thence South 69°42'21" West, along the Northerly line of said Lot 10, a distance of 70.00 feet;

Thence South 74°01'27" West, along the Northerly line of said Lot 10, a distance of 67.33 feet to the most Northerly corner of Lot 9 of said Orange Acres No. 3;

Thence South 74°01'27" West, along the Northerly line of said Lot 9, a distance of 75.70 feet to the most Northerly corner of Lot 8 of said Orange Acres No. 3;

Thence South 76°52'58" West, along the Northerly line of said Lot 8, a distance of 37.21 feet;

Thence South 49°50'42" West, a distance of 170.45 feet;

Thence North 43°58'03" East, a distance of 108.19 feet;

Thence North 44°54'31" East, a distance of 98.67 feet;

Thence North 79°21'12" East, a distance of 10.28 feet;

Thence North 74°28'06" East, a distance of 73.99 feet to the **POINT OF BEGINNING.**

This description and plat were created for the purposes of a Rezoning only. This description and plat is not intended to create a separate parcel of real property and for the purpose of sale, lease or financing would be in violation of the California Subdivision Map Act and Local Ordinance regulating the division of real property.

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

DBW

7/24/23

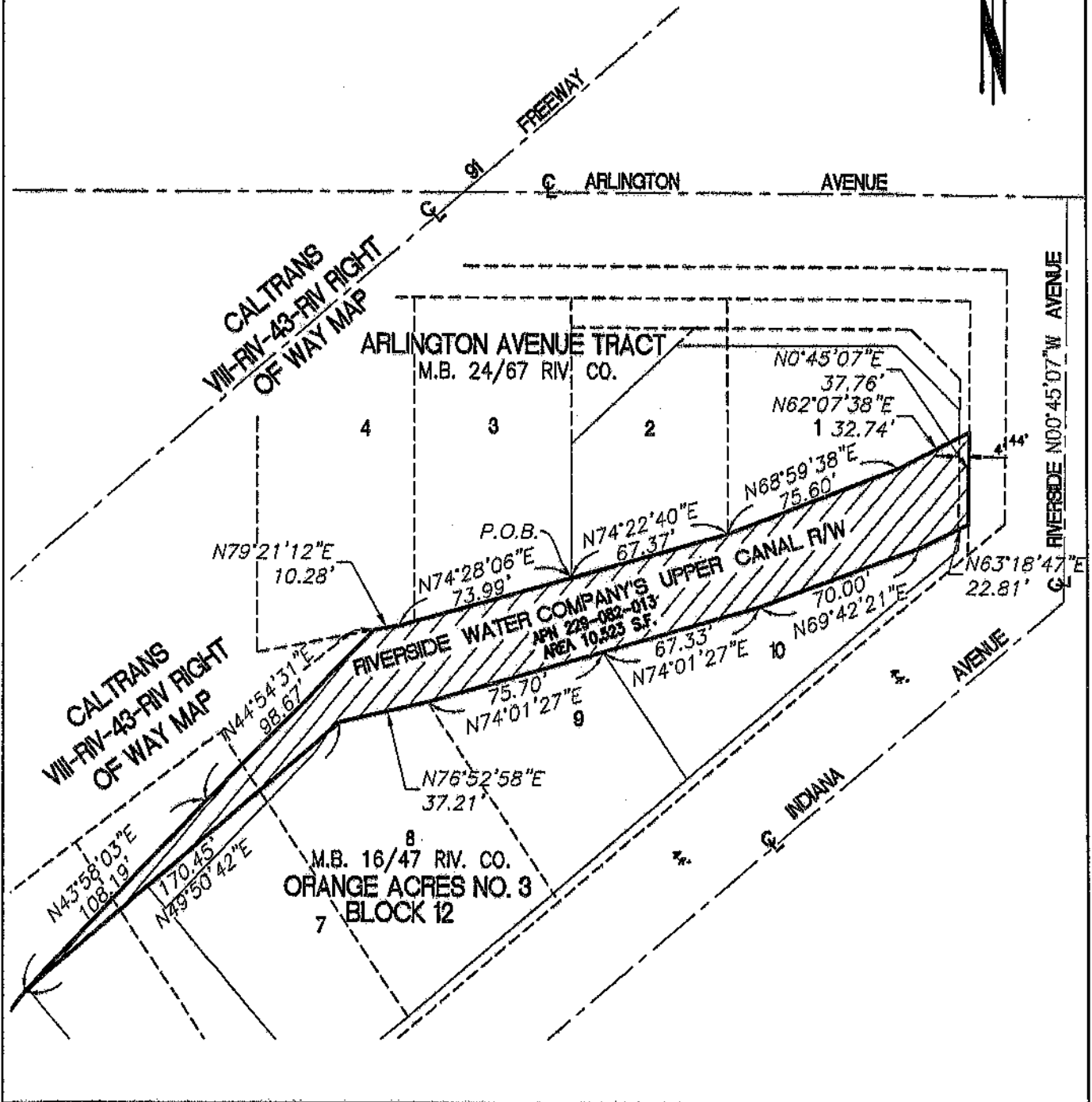
Prep. dbw

Douglas B. Webber, L.S. 9477

Date



Exhibit  
Change of Zone  
From: R1-7000 - Single Family Residential Zone  
To: CR - Commercial Retail Zone



• 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: 7/21/23

SUBJECT: Rezone APN: 229-082-013