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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 0.93 ACRES OF PROPERTY LOCATED AT 4100 CENTRAL AVENUE FROM CR-SP – COMMERCIAL RETAIL AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES, CG-SP – COMMERCIAL GENERAL AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES, AND O-SP – OFFICE AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES TO MU-V-SP – MIXED USE VILLAGE AND SPECIFIC PLAN (MAGNOLIA AVENUE) 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 amended by removing from the CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones, CG-SP – Commercial General and Specific Plan (Magnolia Avenue) Overlay Zones, and O-SP – Office and Specific Plan (Magnolia Avenue) Overlay Zones and placing in the MU-V-SP – Mixed Use Village and Specific Plan (Magnolia Avenue) Overlay Zones, the approximately 0.93 acres of property located at 4100 Central Avenue, situated on the south side of Central Avenue between School Circle Drive and Brockton Avenue, identified as Assessor’s Parcel Nos. 225-202-019, 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-2022-001326 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.

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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

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 _____, 2023, and that thereafter the said ordinance was duly and regularly adopted at a meeting of the City Council on the ____ day of _____, 2023, by the following vote, to wit:

Ayes:

Noes:

Absent:

Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this ____ day of _____, 2023.

DONESIA GAUSE
City Clerk of the City of Riverside

23-0679 05/23/23

EXHIBIT "A"

LEGAL DESCRIPTION – CHANGE OF ZONE

FROM: CR-SP - COMMERCIAL RETAIL AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES, CG-SP - COMMERCIAL GENERAL AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES, AND O-SP - OFFICE AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES, IN WARD 3
TO: MU-V-SP - MIXED-USE VILLAGE AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF RIVERSIDE, CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1

THOSE PORTIONS OF LOTS 1 THROUGH 6 INCLUSIVE, ALL IN BLOCK 7 OF TIBBETS TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 4 PAGE 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF SCHOOL CIRCLE (FORMERLY PARK AVENUE) VACATED BY RESOLUTION OF ABANDONMENT RECORDED JUNE 24, 1926 IN BOOK 680 PAGE 488 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THAT PORTION OF BROCKTON AVENUE (FORMERLY ELIZA STREET) VACATED BY RESOLUTION OF ABANDONMENT RECORDED FEBRUARY 15, 1926 IN BOOK 663 PAGE 287 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE THAT IS 44.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF CENTRAL AVENUE, WITH A LINE THAT IS 33.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SCHOOL CIRCLE; THENCE SOUTH 0° 44' 00" EAST PARALLEL TO SAID CENTERLINE OF SCHOOL CIRCLE, 131.00 FEET; THENCE NORTH 89° 16' 00" EAST PARALLEL TO SAID CENTERLINE OF CENTRAL AVENUE, 116.95 FEET, TO A POINT IN THE EASTERLY LINE OF SAID LOT 5; THENCE SOUTH 0° 00' 30" EAST, ALONG SAID EASTERLY LINE, 15.00 FEET, TO THE SOUTHEASTERLY CORNER OF SAID LOT 5; THENCE NORTH 89° 16' 00" EAST, ALONG THE SOUTHERLY LINE OF SAID LOTS 3 AND 4, PARALLEL TO SAID CENTERLINE OF CENTRAL AVENUE 100.00 FEET, TO THE SOUTHEASTERLY CORNER OF SAID LOT 3; THENCE NORTH 0° 00' 30" WEST, ALONG THE EASTERLY LINE OF SAID LOT 3, 50.00 FEET; THENCE NORTH 89° 16' 00" EAST, PARALLEL TO SAID CENTERLINE OF CENTRAL AVENUE, 120.00 FEET TO A LINE PARALLEL WITH AND 20.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 0° 00' 30" WEST, ALONG SAID PARALLEL LINE 72.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 28.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55° 57' 16" AN ARC DISTANCE OF 27.35 FEET TO A LINE PARALLEL WITH AND 44.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF CENTRAL AVENUE; THENCE SOUTH 89° 16' 00" WEST, ALONG SAID PARALLEL LINE, 326.28 FEET TO THE POINT OF BEGINNING.

Contains 0.95 acres, more or less.

EXHIBIT "A"

LEGAL DESCRIPTION – CHANGE OF ZONE

PURSUANT TO CERTIFICATE OF COMPLIANCE FOR WAIVER OF PARCEL MAP NO. PMW-29-889
RECORDED OCTOBER 12, 1989 AS INSTRUMENT NO. 353728, OFFICIAL RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA.

THIS DESCRIPTION AND PLAT WERE CREATED FOR THE PURPOSES OF A CHANGE OF ZONING 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.



Prepared under the supervision of:

Andrew T. Grenier

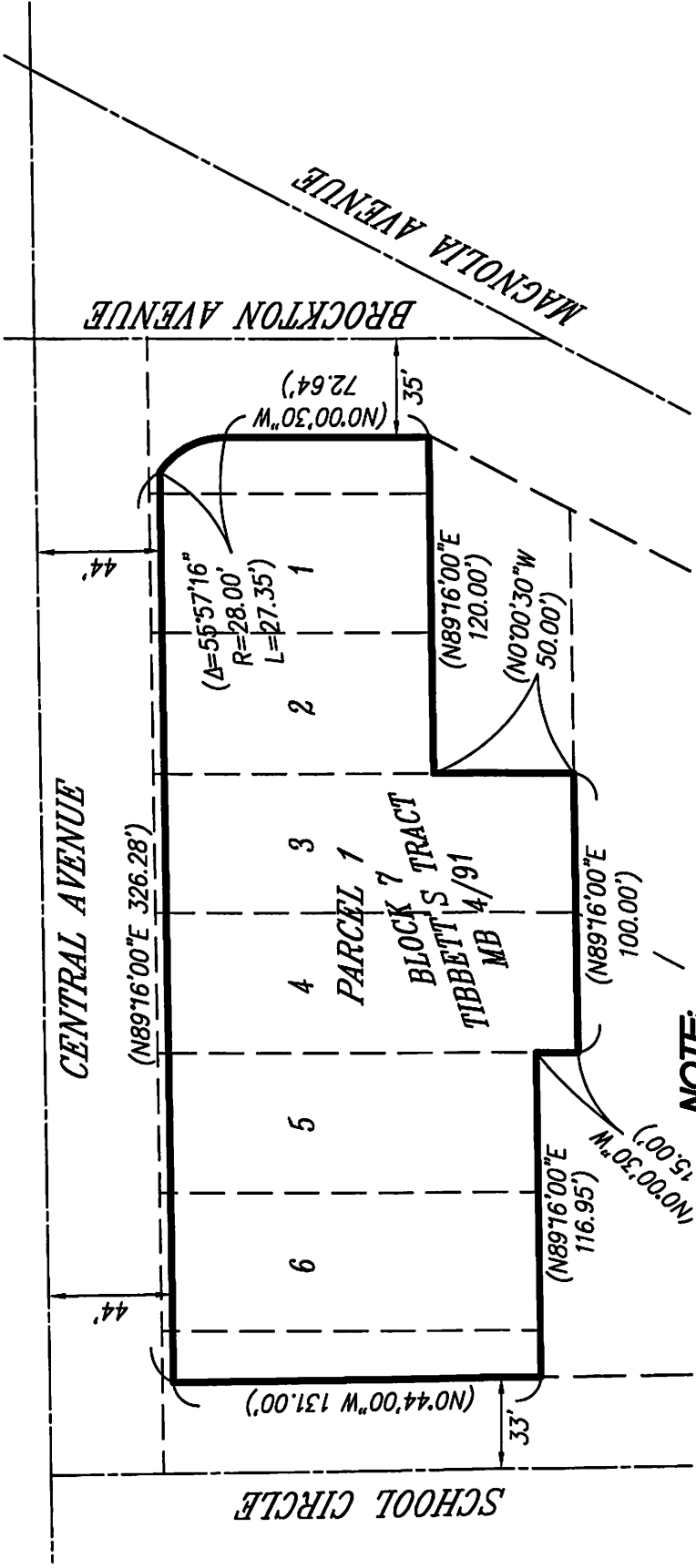
Andrew T. Grenier, LS 7891
Expires: December 31, 2023

5/9/2023

Date

CHANGE OF ZONE EXHIBIT

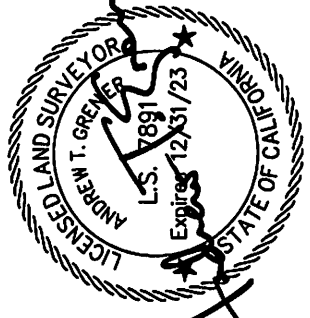
FROM: CR-SP - COMMERCIAL RETAIL AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES, CG-SP - COMMERCIAL GENERAL AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES, AND O-SP - OFFICE AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES, IN WARD 3
 TO: MU-V-SP - MIXED-USE VILLAGE AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES



NOTE:
 () INDICATES RECORD DATA PER CERTIFICATE OF COMPLIANCE FOR WAIVER OF PARCEL MAP NO. PMW-29-889 RECORDED OCTOBER 12, 1989 AS INSTRUMENT NO. 353728, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA



SCALE: 1"=60'



CHANGE OF ZONE EXHIBIT

APPROVED BY: ANDREW T GRENIER, LS 7891

FOR: RAISING CANES RESTAURANTS, LLC

DATE: 05/04/2023

JOB NO.: 2021-27

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OF

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