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 0.81 ACRES OF PROPERTY LOCATED AT 4440 AND 4468 BROCKTON AVENUE FROM DSP-AS – DOWNTOWN SPECIFIC PLAN – ALMOND STREET DISTRICT OVERLAY ZONE TO RCHSP – RIVERSIDE COMMUNITY HOSPITAL SPECIFIC PLAN OVERLAY 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 DSP-AS Downtown Specific Plan – Almond Street District Overlay Zone and placing in the RCHSP – Riverside Community Hospital Specific Plan Overlay Zone, the approximately 0.81 acres of property located at 4440 and 4468 Brockton Avenue, generally situated on the southeast corner of Brockton Avenue and 14th Street, identified as Assessor's Parcel Nos. 217-060-020 and 217-060-009, as described and depicted in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by this reference, subject to all of the conditions, restrictions and covenants imposed under Planning Case Number PR-2024-001701, 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 _____, 2025.

_____
PATRICIA LOCK DAWSON
Mayor of the City of Riverside

Attest:

_____
DONESIA GAUSE
City Clerk of the City of Riverside

CITY ATTORNEY'S OFFICE
3750 UNIVERSITY AVENUE,
SUITE 250
RIVERSIDE, CA 92501
(951) 826-5567

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 _____, 2025, and that thereafter the said ordinance was duly and regularly adopted at a meeting of the City Council on the _____ day of _____, 2025, 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 _____, 2025.

_____
DONESIA GAUSE
City Clerk of the City of Riverside

25-0436 / 04/15/25

CITY ATTORNEY'S OFFICE
3750 UNIVERSITY AVENUE,
SUITE 250
RIVERSIDE, CA 92501
(951) 826-5567

EXHIBIT "A"
"ZONING CODE MAP AMENDMENT"
LEGAL DESCRIPTION
FROM: DOWNTOWN SPECIFIC PLAN-ALMOND STREET DISTRICT OVERLAY ZONE
TO: RCHSP – RIVERSIDE COMMUNITY HOSPITAL SPECIFIC PLAN OVERLAY ZONE

THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING LOTS 6 THROUGH 10 AND THAT PORTION OF THE NORTHWESTERLY HALF OF THAT CERTAIN 10 FOOT ALLEY ADJACENT TO SAID LOTS ON THE SOUTHEAST, AS VACATED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, A CERTIFIED COPY OF SAID RESOLUTION RECORDED ON JUNE 23, 1966 AS INSTRUMENT NO. 65087, OFFICIAL RECORDS, ALL IN B. S. FINCH SUBDIVISION AS SHOWN AS MAP ON FILE IN BOOK 4, PAGE 87 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM THE NORTHWESTERLY 4 FEET OF SAID LOTS 6 THROUGH 9, INCLUSIVE, LYING WITHIN BROCKTON AVENUE.

CONTAINING AN AREA OF 0.825 ACRES, MORE OR LESS.

THIS DESCRIPTION AND PLAT WERE CREATED FOR THE PURPOSE OF A "ZONING CODE MAP AMENDMENT" 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 LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

Jeffrey J Lenherr

4/8/2025

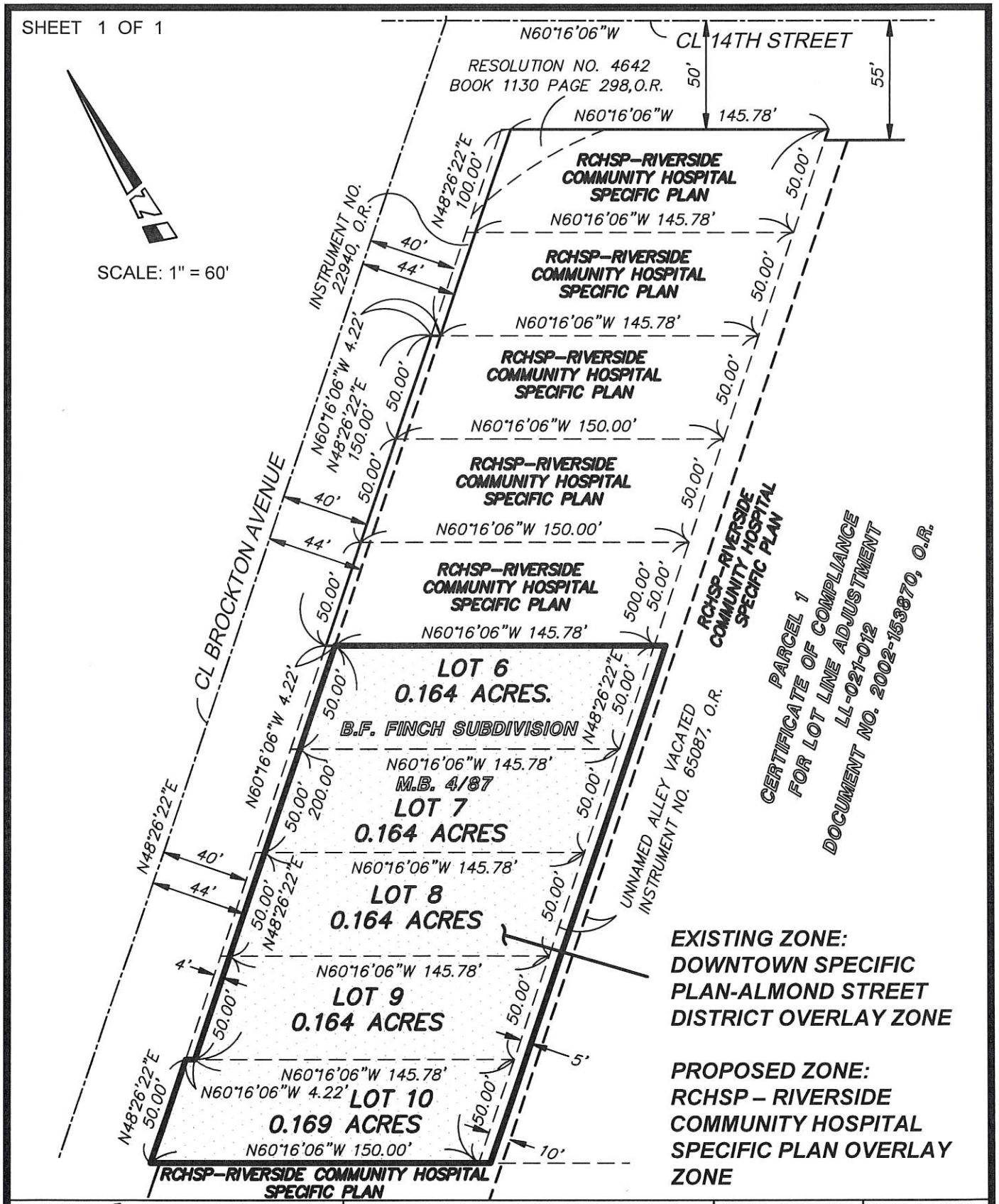
JEFFREY J. LENHERR — DATE
P.L.S. 9305

DESCRIPTION APPROVAL:

BY: _____ 4/16/25
DATE

FOR: DOUGLAS B. WEBBER, L.S. 9477
CITY SURVEYOR

EXHIBIT "B"



Kimley»Horn
1100 TOWN AND COUNTRY ROAD, SUITE 700
ORANGE, CA 92868
PHONE: 714–939–1031
WWW.KIMLEY–HORN.COM

ZONING CODE MAP AMENDMENT
FROM: DOWNTOWN SPECIFIC PLAN-ALMOND STREET DISTRICT OVERLAY ZONE
TO: RCHSP – RIVERSIDE COMMUNITY HOSPITAL SPECIFIC PLAN OVERLAY ZONE

JOB NO:099670012 | DATE: 4-8-2025

APPROVED BY:

JEFFREY J. LENHERR P.L.S. 9305