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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL 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 0.85-ACRES OF PROPERTY LOCATED AT 3570 AND 3596 VAN BUREN BOULEVARD, GENERALLY SITUATED ON THE SOUTHWEST CORNER OF VAN BUREN BOULEVARD AND PRIMROSE DRIVE, FROM THE MU-V-SP – MIXED-USE – VILLAGE AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES TO CR-SP – COMMERCIAL RETAIL 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 MU-V-SP – Mixed-Use – Village and Specific Plan (Magnolia Avenue) Overlay Zones to CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones, the approximately 0.85-acres of property, located at 3570 and 3596 Van Buren Boulevard, generally situated on the southwest corner of Van Buren Boulevard and Primrose Drive, identified as Assessor Parcel Nos. 234-150-039 and 234-150-040, 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 Number PR-2024-001665, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
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 \_\_\_\_\_, 2024, and that thereafter the said ordinance was duly and regularly  
4 adopted at a meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2024, 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 \_\_\_\_\_, 2024.

13  
14 \_\_\_\_\_  
15 DONESIA GAUSE  
16 City Clerk of the City of Riverside  
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28 24-1745 TAT 09/25/24

EXHIBIT "A"

LEGAL DESCRIPTION - CHANGE OF ZONE

FROM: MU-V-SP - MIXED USE-VILLAGE AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES

TO: CR - COMMERCIAL RETAIL AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES

APN:

234-150-039

234-150-040

PARCEL "1"

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP 13745, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 104, PAGE 1 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

CONTAINING 0.33 ACRES, MORE OR LESS.

PARCEL "2"


REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP 13745, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 104, PAGE 1 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

CONTAINING 0.53 ACRES, MORE OR LESS.



THIS DESCRIPTION AND PLAT WERE CREATED FOR THE PURPOSES OF ENTITLEMENT 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 MY SUPERVISION

  
RICHARD D. REAVES  
LS 9386



DESCRIPTION APPROVAL:

  
DOUGLAS B. WEBBER, L.S. 9477 DATE 8/20/2024  
 City Surveyor

**EXHIBIT "B"**

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**SHEET 1 OF 1**

**PLAT – CHANGE OF ZONE**

FROM: MU-V-SP – MIXED USE-VILLAGE AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES  
TO: CR – COMMERCIAL RETAIL & SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES

**LEGEND:**

- EXISTING LOT LINE
- - - OLD LOT LINE AND RIGHT OF WAYS

