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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 0.44 ACRES OF PROPERTY LOCATED AT 3542 CENTRAL AVENUE FROM THE R-1-7000-SP – SINGLE FAMILY RESIDENTIAL AND SPECIFIC PLAN (MAGNOLIA AVENUE) OVERLAY ZONES TO THE 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 hereby amended by removing from the R-1-7000-SP – Single Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones to the CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones, the approximately 0.44 acres of property located at 3542-3524 Central Avenue, situated on the southerly side of Central Avenue, westerly of Riverside Avenue, easterly of San Diego Avenue, identified as Assessor’s Parcel Number 225-250-004, 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 No. P09-0551, 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
2 the foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the
3 ____ day of _____, 2026, and that thereafter the 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

8

Noes:

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Absent:

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Abstain:

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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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DONESIA GAUSE
City Clerk of the City of Riverside

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