

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 13th
3 day of December, 2022, and that thereafter the said ordinance was duly and regularly adopted at a
4 meeting of the City Council on the 10th day of January, 2023, by the following vote, to wit:

5 Ayes: Councilmembers Edwards, Conder, Cervantes, Fierro, Perry, and Hemenway and
6 Councilwoman Plascencia

7 Noes: None

8 Absent: None

9 Abstain: None

10 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
11 City of Riverside, California, this 11th day of January, 2023.

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16 DONESIA GAUSE
17 City Clerk of the City of Riverside
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22-1978 11/16/22

EXHIBIT "A"
LEGAL DESCRIPTION – CHANGE OF ZONE

APN(s): 219-270-006 & 223-050-009

FROM:

"R-1-7000" – SINGLE-FAMILY RESIDENTIAL

"CG" – COMMERCIAL GENERAL

TO:

"CG-CS" – COMMERCIAL GENERAL & COMMERCIAL STORAGE OVERLAY

THAT REAL PROPERTY DESCRIBED IN GRANT DEED TO ASP IVY STREET, LLC, RECORDED NOVEMBER 29, 2018, AS INSTRUMENT NO. 2018-0466958 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN WITH THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN GRANT DEED TO THE STATE OF CALIFORNIA RECORDED JULY 12, 1955 AS INSTRUMENT NO. 45274 OF OFFICIAL RECORDS, SAID EASTERLY BOUNDARY BEING A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2600.00 FEET, A RADIAL LINE TO SAID INTERSECTION BEARS SOUTH 53°30'23"EAST;

THENCE, NORTHEASTERLY ALONG SAID CURVE AND EASTERLY BOUNDARY AND CONTINUING ALONG THE PROLONGATION OF SAID EASTERLY BOUNDARY THROUGH THE CENTRAL ANGLE OF 21°56'25" AN ARC DISTANCE OF 995.62 FEET;

THENCE, SOUTH 76°01'12"EAST, 19.95 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2888.39 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 80°29'44"EAST, SAID NONTANGENT CURVE ALSO BEING THE WESTERLY BOUNDARY OF BURLINGTON NORTHERN AND SANTA FE RAILWAY;

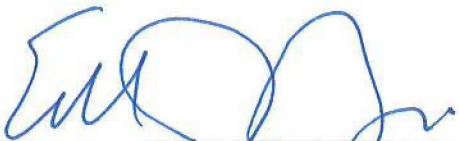
THENCE, SOUTHERLY ALONG SAID CURVE AND WESTERLY BOUNDARY THROUGH A CENTRAL ANGLE OF 20°16'18" AN ARC DISTANCE OF 1021.93 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN GRANT DEED

RECORDED SEPTEMBER 24, 1986 AS INSTRUMENT NO. 234477 OF OFFICIAL RECORDS;

THENCE, ALONG THE SOUTHWESTERLY LINE OF SAID LAND NORTH 56°19'38" WEST, 125.01 FEET TO THE **POINT OF BEGINNING**.

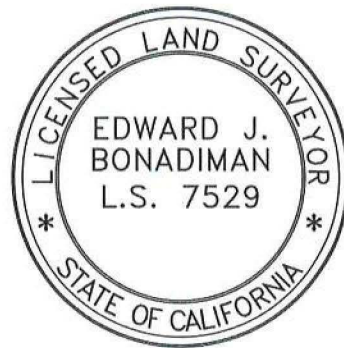
CONTAINING APPROXIMATELY 1.619 ACRES.

THIS LEGAL DESCRIPTION AND THE PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION PER THE CALIFORNIA LAND SURVEYOR'S ACT.

 9-27-22

Edward J. Bonadiman, PLS 7529

Date

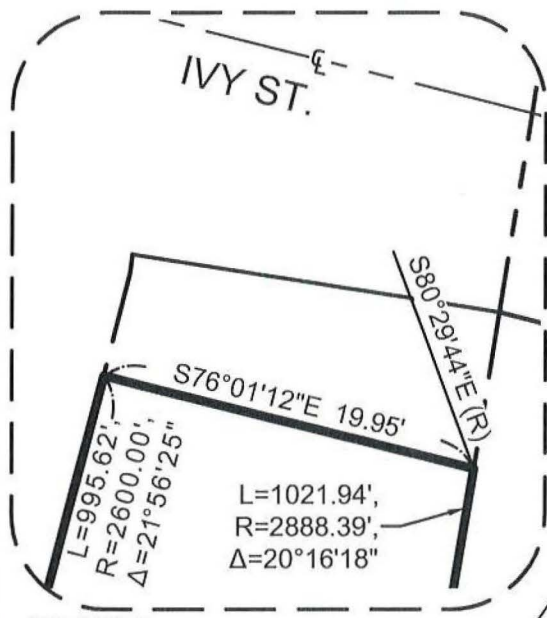


DESCRIPTION APPROVAL:

BY:  10/4/22
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

FOR CHANGE OF ZONE
 APN: 219-270-006 & 223-050-009, CITY OF RIVERSIDE
 PORTION OF INST. #2018-0466958,
 O.R. RIVERSIDE CO. (REC. 11-29-2018)



DETAIL:
 N.T.S.

SEE DETAIL



100' 0 100'



SCALE: 1"=100'

STATE HIGHWAY 91

L=995.62', R=2600.00', Δ=21°56'25"
 EX. ZONING: "R-1-7000"
 (SINGLE-FAMILY RESIDENTIAL)

AREA= 1.619 AC

B.N. & S.F. R.R.

PROPOSED ZONING:
 APN(S) 219-270-006 &
 223-050-009
 "CG-CS" - COMMERCIAL
 GENERAL & COMMERCIAL
 STORAGE OVERLAY

E. BOUNDARY GRANT DEED
 TO STATE OF CA PER
 INST. #45274, O.R.
 (REC. 07-12-1955)

2998 IVY ST.
 APN: 219-270-006
 OWNER: ASP IVY STREET, LLC
 PER GRANT DEED INST.
 #2018-466958, O.R.

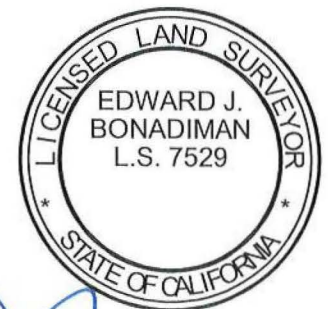
POINT OF
 BEGINNING

S55°30'23"E (R)

N. LINE SE 1/4 NW 1/4
 SEC. 35, T2S, R5W

L=1021.94', R=2888.39'

APN: 223-050-009
 PER GRANT DEED INST. #1986-234477, O.R.
 EX. ZONING: "CG" (COMMERCIAL GENERAL)



Edward J. Bonadiman
 EDWARD J. BONADIMAN

9-27-22
 DATE

JOSEPH E. BONADIMAN
 & ASSOCIATES, INC.
 234 N. ARROWHEAD AVE.
 SAN BERNARDINO, CA 92408
 (909) 885-3806

SHEET 1 OF 1
 DATE: 09-26-22