

ORDINANCE NUMBER 1146

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE 04-0198 FROM 6.73 ACRES OF R4 RESIDENTIAL AND 2.84 ACRES OF NC NEIGHBORHOOD COMMERCIAL TO R14 RESIDENTIAL ON A 9.57-ACRE SITE, AND SPECIFIC PLAN AMENDMENT 04-0392 TO AMEND THE BOUNDARIES OF THE VILLAGES OF AVALON SPECIFIC PLAN BY REMOVING THE 2.84 ACRES NC NEIGHBORHOOD COMMERCIAL SITE FOR PROPERTY LOCATED ON THE EASTERLY SIDE OF BRADLEY ROAD, NORTH OF RIDER STREET, AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, the City Council adopted a Zoning Ordinance establishing zoning designations and development standards for the City of Perris; and,

WHEREAS, the City Council adopted Villages of Avalon Specific Plan; and

WHEREAS, an applicant has applied to amend the existing zoning and 2.84 acres within the Villages of Avalon Specific Plan totaling 9.57 acres of land located at the easterly side of Bradley Road, north of Rider Street; and,

WHEREAS, the Zone Change and Specific Plan Amendment are consistent with General Plan Amendment 04-0197; and

WHEREAS, on October 6, 2004, the Planning Commission conducted a duly noticed public hearing on the proposed Zone Change, considered testimony and materials in the staff report and accompanying documents, and unanimously recommended approval of the proposed project; and,

WHEREAS, on November 30, 2004, the City Council conducted a duly noticed public hearing on the proposed Zone Change, considered testimony and materials in the staff reports, accompanying documents and exhibits; and,

WHEREAS, all legal prerequisites for the adoption of this Ordinance have occurred;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Perris, California, as follows:

Section 1. The above recitals are all true and correct.

Section 2. Based on the information contained within the Staff Report and the accompanying attachments and exhibits, the City Council hereby finds the following:

A. Zone Change

1. The proposed zoning is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.
2. The proposed zoning is compatible with adjoining uses.
3. The proposed zoning is a logical extension of the existing pattern.

B. Specific Plan Amendment

1. The proposed Specific Plan Amendment is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.
2. The proposed Specific Plan Amendment provides adequate text and diagrams to adequately address the issues in detail.

Section 3. The City Council hereby approves Zone Change 04-0198 and Specific Plan Amendment 04-0392 based on the information and findings presented in the staff report.

Section 4. The City Council declares that should any provision, section, paragraph, sentence, or word of this Ordinance be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance shall remain in full force and effect.

Section 5. The Mayor shall sign this Ordinance and the City Clerk shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty days after its final passage.

ADOPTED, SIGNED and *APPROVED* this 14th day of December, 2004.

Mayor, Daryl R. Busch

ATTEST:

City Clerk, Margaret Rey

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Margaret Rey, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1146, introduced at a regular meeting of the City Council of the City of Perris held on the 30th day of November, 2004, was duly and regularly adopted by the City Council at a regular meeting thereof held on the 14th day of December, 2004, and that it was so adopted by the following called vote:

AYES: Yarbrough, Landers, Motte, Rogers, Busch

NOES:

ABSENT:

ABSTAIN:

City Clerk, Margaret Rey