

ORDINANCE NO. 1072

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE NO. 99-0003 TO AMEND THE CITY'S ZONING MAP BY CHANGING LAND USE DESIGNATION OF APPROXIMATELY 113 GROSS ACRES FROM RURAL RESIDENTIAL/ AGRICULTURAL AND OPEN SPACE TO RESIDENTIAL 7

WHEREAS, the City of Perris has adopted a General Plan and a Zoning Map as its blueprint for development throughout the City of Perris; and

WHEREAS, applicant has requested that the City change the land use designation from Rural Residential/Agricultural and Open Space to Residential 7 on approximately 113 gross acres of land located at the Southwest corner of Goetz Road and McLaughlin to develop approximately 308 residential lots with minimum lot sizes of 7,000 square feet and 7 open space lots pursuant to Tentative Tract Map 28986 (Case No. 99-0002); and

WHEREAS, said zoning is consistent with City General Plan Amendment 98-0003; and

WHEREAS, on July 13, 1999, the City Council held a legally, noticed, public hearing regarding this zone change and granted applicant preliminary approval of the Zone Change.

NOW, THEREFORE, THE City Council HEREBY ORDAINS AS FOLLOWS:

Section 1. The City Council HEREBY FINDS AND DETERMINES THAT:

A. The proposed Zone Change is consistent with the General Plan with the enactment of General Plan Amendment No. 99-0003.

B. The proposed Zone Change would better serve the subject property irrespective of the applicant's proposal, considering the nature, use, and proposed uses of adjacent properties, and the public necessity, general welfare and good City planning practices dictate and support the proposed zone change.

Section 2. The City Council HEREBY AMENDS the zoning map by approving Zone Change 99-0003, changing the land use designations of subject property from Rural Residential/Agricultural and Open Space to Residential 7 subject to full compliance with the Planning Department's Conditions of Approval for Tentative Tract Map No. 28986 (Case No. 002).

Section 3. The City Council of the City of Perris HEREBY DECLARES that no vested right to develop shall accompany this amendment to the Zoning Map. The Perris Municipal Code and State law require separate approval of a tentative tract map prior to or in connection with any other development entitlements.  
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Section 4. The Mayor shall sign and the City Clerk shall certify 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.

Ordinance No. 1072 ADOPTED, SIGNED and APPROVED this 31<sup>st</sup> day of August, 1999.

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MAYOR OF THE CITY OF PERRIS

ATTEST:

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CITY CLERK

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

I, Margaret Rey, City Clerk of the City of Perris, California, do hereby certify that the foregoing Ordinance Number 1072 was introduced at the regular meeting of the City Council held the 10<sup>th</sup> day of August 1999 and duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 31<sup>st</sup> day of August 1999, by the following called vote:

Ayes: 4 Larios, Torres, Yarbrough, Landers  
Noes: 0 None  
Absent: 1 Larragoitiy

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City Clerk