

ORDINANCE NO. 1073

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE NO. 98-0149(a) TO AMEND THE CITY'S ZONING MAP BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 44.6 NET ACRES FROM COMMUNITY COMMERCIAL/COMMERCIAL NEIGHBORHOOD TO LIGHT INDUSTRIAL WITHIN THE WADE STREET STUDY AREA

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, The City as applicant, has requested a change in the land use designation from Community Commercial to Light Industrial on approximately 44.6 net acres of land located within the Wade Avenue Study Area that is adjacent to the I-215 Freeway, East of Redlands Avenue, from Markham Street to New Oleander Avenue to encourage industrial development in that area of the City; and

WHEREAS, on June 8, 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. 98-0149(a).

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 No. 98-0149(a) by changing the land use designation of the subject property from Community Commercial to Light Industrial.

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.

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. 1073 ADOPTED, SIGNED and APPROVED this 31<sup>st</sup> day of August, 1999.

\_\_\_\_\_  
MAYOR OF THE CITY OF PERRIS

ATTEST:

\_\_\_\_\_  
CITY CLERK

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 1073 was 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: Larios, Torres, Yarbrough, Landers  
Noes:  
Absent: Larragoitiy

\_\_\_\_\_  
City Clerk