

ORDINANCE NO. 1074

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE NO. 98-0149 (b) TO AMEND THE DOWNTOWN SPECIFIC PLAN ZONING MAP BY CHANGING THE LAND USE DESIGNATION FROM RESIDENTIAL 14 TO COMMERCIAL NEIGHBORHOOD ON 0.86 NET ACRES OF LAND WITHIN THE DOWNTOWN SPECIFIC PLAN

WHEREAS, the City Council approved the Downtown Specific Plan establishing the land use designation and development standards for approximately 0.86 acres of land; and

WHEREAS, City as the applicant has requested a change in the land use designation of the Specific Plan changing such from Residential 14 to Commercial Neighborhood on property located at 314 E. 3rd Street to develop commercial uses; and

WHEREAS, said zoning is consistent with City General Plan Amendment 98-0149 (b) and Specific Plan Amendment No. 98-0149 (b); and

WHEREAS, on June 8, 1999 and August 10, 1999, the City Council held a legally, noticed, public hearing regarding this 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 and the Downtown Specific Plan with the enactment of General Plan Amendment No. 98-0149 (b) and Specific Plan Amentment No. 98-0149 (b).

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 98-0149 (b), changing the land use designation of subject property from Residential 14 to Commercial Neighborhood.

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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 requires 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. 1074 ADOPTED, SIGNED and APPROVED this 31st day of August, 1999.

MAYOR OF THE CITY OF PERRIS

ATTEST:

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 1074 was introduced for first reading on August 10, 1999 and duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 31st day of August, 1999, by the following called vote:

Ayes: 4 Larios, Torres, Yarbrough, Landers

Noes: 0 None

Absent: 1 Larragoitiy

City Clerk