

ORDINANCE NUMBER 1076

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE NUMBER 99-0159A (CITY OF PERRIS) TO AMEND THE ZONING MAP BY CHANGING THE ZONING DESIGNATION FROM RESIDENTIAL 7 TO COMMERCIAL COMMUNITY ON .40 NET ACRES LOCATED ON THE NORTH SIDE OF FOURTH STREET AND APPROXIMATELY 905 FEET WEST OF PARK AVENUE

WHEREAS, the City Council approved the General Plan establishing the land use designation for .40 acres of land; and

WHEREAS, City as the applicant has initiated a change in the land use designation of the General Plan and Zoning Map changing such .40 acres from Residential 7 to Commercial Community; and

WHEREAS, said zoning is consistent with City General Plan Amendment 99-0159A; and

WHEREAS, on October 26 and December 28, 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 HEARBY FINDS AND DETERMINES THAT:

- A. The proposed Zone Change is consistent with the General Plan with the enactment of General Plan Amendment No. 99-0159A
- B. The proposed Zone Change is compatible with and provides adequate buffering of the adjoining uses. The Zone Change would better serve the subject property 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.

- C. The proposed Zone Change is a logical extension of the existing commercial zoning pattern on Fourth Street.

SECTION 2. The City Council HEREBY AMENDS the zoning map by approving Zone change 99-0159A, as described in Exhibit A attached hereto and incorporated herein, changing the land use designation of the subject property from Residential 7 to Commercial Community.

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 or other discretionary approval 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.1076, SIGNED AND APPROVED this 11th day of January 2000.

Mayor of the City of Perris

Attest:

City Clerk

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

I, Margaret Rey, duly elected City Clerk of the City of Perris, California, do hereby certify that the foregoing Resolution 1076 was introduced at a regular meeting thereof held on the 28th day of December 1999, and adopted by the City Council of the City of Perris at a regular meeting thereof held on the 11th day of January 2000, by the following vote:

Ayes: 5 Yarbrough, Larios, Motte, Rogers, Busch
Noes: 0
Absent: 0

City Clerk