

ORDINANCE NUMBER 1080

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE NUMBER 98-0149C (CITY OF PERRIS) TO AMEND THE DOWNTOWN SPECIFIC PLAN BY CHANGING THE ZONING DESIGNATION IN THE TOWN CENTER DISTRICT ON 18.45 ACRES FROM COMMERCIAL NEIGHBORHOOD AND RESIDENTIAL 14 TO LIGHT INDUSTRIAL AND ON 3.86 ACRES FROM RESIDENTIAL 14 AND PARKS/RECREATION/OPEN SPACE TO COMMERCIAL COMMUNITY; LOCATED EAST OF PERRIS BOULEVARD, SOUTH OF SAN JACINTO AVENUE, NORTH OF FOURTH STREET, AND WEST OF THE I-215 FREEWAY; AND CHANGE THE DESIGNATION IN THE NEIGHBORHOOD III DISTRICT ON .86 ACRES FROM PROFESSIONAL OFFICE TO COMMERCIAL COMMUNITY LOCATED AT THE SOUTHWEST CORNER OF FOURTH STREET AND "G" STREET

WHEREAS, the City Council approved the General Plan establishing the land use designation for 23.17 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 18.45 acres from Commercial Neighborhood and Residential 14 to Light Industrial Community; and 3.86 acres from Residential 14 and Parks/Recreation /Open Space to Commercial Community, and .86 acres from Professional Office to Commercial Office; and

WHEREAS, said zoning is consistent with City General Plan Amendment 98-0149C and Specific Plan Amendment 98-0149C; and

WHEREAS, on August 31 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 and Downtown Specific Plan with the enactment of General Plan Amendment No. 98-0149C and Specific Plan Amendment No. 98-0149C.
- 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 industrial and commercial zoning pattern in the specific plan.

SECTION 2. The City Council HEREBY AMENDS the zoning map by approving Zone Change 98-0149C, as described in Exhibit A attached hereto and incorporated herein, changing the land use designation of the subject properties from Commercial Neighborhood and Residential 14 to Light Industrial Community; and from Residential 14 and Parks/Recreation/open space to Commercial Community, and from Professional Office to Commercial Office.

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 approvals 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. 1080 ADOPTED, 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 1080 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