

ORDINANCE NUMBER 1087

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AMENDING CHAPTERS 19.25 (R-7 ZONE), 19.26 (R-14 ZONE) AND 19.28 (R-22) OF THE ZONING ORDINANCE OF THE CITY OF PERRIS, RELATING TO DEVELOPMENT STANDARDS FOR SMALLER LOTS AND LOT WIDTHS, PROCESSING AND SPECIAL STANDARDS FOR MULTIPLE FAMILY, AND ADDING HORTICULTURAL USES TO THE LIST OF CONDITIONAL USES (ORDINANCE AMENDMENT 01-0067).

WHEREAS, the City Council approved the Zoning Ordinance in November 1997;
and

WHEREAS, the Pacific Communities and Aware Development Company, Inc, the applicants, have requested an amendment to the Zoning Ordinance to facilitate the development of existing smaller lots in the City; and

WHEREAS, on June 26, 2001, the City Council conducted a legally, noticed public hearing on the proposed amendment to the Zoning Ordinance and considered testimony and materials in the staff report and accompanying document and exhibits; and,

WHEREAS, the City has complied with the California Environmental Quality Act;
and,

WHEREAS, all legal prerequisites for the adoption of this Ordinance have occurred.

NOW, THEREFORE, The City Council of the City of Perris does ordain as follows:

Section 1. The above recitals are all true and correct.

Section 2. The City Council has reviewed and considered the proposed project and determined that the proposed project amends the Zoning Ordinance and any physical changes to the environment will require additional review, there is no possibility that the proposed Amendment to the Zoning Ordinance will have a significant adverse effect on the environment, and therefore is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

Section 3. The City Council *HEREBY FINDS AND DETERMINES THAT:*

- A. The proposed amendment is consistent with the General Plan objectives, policies, and programs.
- B. The project will not adversely affect the public health, safety, and welfare.
- C. The proposed project will not result in a significant adverse effect on the environment.

Section 4. “Horticultural uses and related facilities” shall hereby be added to the list of Uses Subject to a Conditional Use Permit in Chapters 19.25 (R-7 Zone), Chapter 19.26 (R-14 Zone) and Chapter 19.28 (R-22 Zone).

Section 5. Approval. The proposed amendments to the Zoning Ordinance, a copy of which is attached hereto as Exhibit A, including the addition of Special Architectural and Design Standards for Multiple Family Dwellings and revisions to Chapters 19.25 (R-7 Zone), Chapter 19.26 (R-14 Zone) and Chapter 19.28 (R-22 Zone) is hereby approved.

Section 6. 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.

ADOPTED, SIGNED and APPROVED this 10th day of July 2001.

Attachments:

- Exhibit A: Amendments to Chapters 19.25 (R-7 Zone), Chapter 19.26 (R-14 Zone) and Chapter 19.28 (R-22 Zone), including pages 19.25-3, 4, 6, 7, 8, 9 & 10; 19.26-3, 4, 5, 7, 8, 9, 10, & 11; and 19.28-4, 5, 7, 8, 9, 10, & 11.

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 Ordinance Number 1087 was introduced at a regular meeting thereof held 26th day of June 2001, and adopted by the City Council of the City of Perris at a regular meeting thereof held on the 10th day of July 2001, by the following vote:

Ayes: Larios, Motte, Rogers, Yarbrough, Busch

Noes:

Absent:

City Clerk