

ORDINANCE NUMBER 1088

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE NUMBER 00-031 TO AMEND THE DOWNTOWN SPECIFIC PLAN ZONING MAP TO CHANGE THE ZONING DESIGNATIONS ON APPROXIMATELY 53.4 ACRES LOCATED, SOUTH OF FIFTH STREET BETWEEN "C" STREET AND "G" STREET, INCLUDING THE SOUTH SIDE OF ELEVENTH STREET, EAST OF SHORT STREET, AND 1.1 ACRES ON THE SOUTH SIDE OF SAN JACINTO AVENUE, LOCATED APPROXIMATELY 180 FEET WEST OF "C" STREET WITHIN THE DOWNTOWN SPECIFIC PLAN

WHEREAS, the City Council approved General Plan Amendment No. 00-0031, establishing revised land use designations on approximately 53.4 acres located, south of Fifth Street between "C" Street and "G" Street, including the south side of Eleventh Street, east of Short Street, and 1.1 acres on the south side of San Jacinto Avenue, located approximately 180 feet west of "C" Street; and,

WHEREAS, the City Council approved the Downtown Specific Plan (Specific Plan 92-36) establishing the land use designations and development standards for this area; and,

WHEREAS, the City as the applicant has requested a change in the land use designation of the Specific Plan changing the land use designations on approximately 53.4 acres located, south of Fifth Street between "C" Street and "G" Street, including the south side of Eleventh Street, east of Short Street, and 1.1 acres on the south side of San Jacinto Avenue, located approximately 180 feet west of "C" Street; and,

WHEREAS, said zoning is consistent with City General Plan Amendment No. 00-0031 and Specific Plan Amendment No. 00-0031; and,

WHEREAS, on June 27, 2000, January 30, May 8, June 12, June 26, and July 10, 2001, the City Council conducted legally, notified public hearings on General Plan Amendment, Specific Plan Amendment, and Zone Change 00-0031 and considered testimony and materials in the staff report and accompanying document and exhibits; and,

WHEREAS, the City has prepared an Initial Study regarding this proposal and 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 hereby ordains as follows:

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

Section 2. The City Council has reviewed and considered the environmental documentation included in the staff reports prior to taking action on the proposed General Plan Amendments. The City Council further finds and determines that the City has complied with the California Environmental Quality Act and the City Council determinations reflect the independent judgement of the City Council.

Section 3. The City Council hereby finds and determines that:

- A. The proposed Zone Change is consistent with the General Plan Land Use Map with the enactment of General Plan Amendment No. 00-0031; and is consistent with the applicable General Plan objectives, policies, and programs.
- B. The proposed Zone Change is compatible with the adjoining uses. The Zone Change.
- C. The proposed Zone Change is a logical extension of the existing zoning of adjacent properties.

Section 4. The City Council hereby amends the zoning map by approving Zone Change No. 00-0031, changing the zoning designations of the subject property as shown on Exhibit A, attached hereto and incorporated herein.

Section 5. 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 development plan prior to or in connection with any other development entitlements.

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 14th day of August 2001.

MAYOR OF THE CITY OF PERRIS

Attest:

City Clerk

Attachments:

Exhibit A: Proposed Land Use & Zoning Designations

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 1088 was introduced at a regular meeting thereof held 31st day of July 2001, and adopted by the City Council of the City of Perris at a regular meeting thereof held on the 14th day of August 2001, by the following vote:

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

City Clerk