ORDINANCE NO. 1278

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET,
CALIFORNIA, APPROVING PRE-ANNEXATION ZONE CHANGE 88-13 FROM COUNTY A-2-10
(HEAVY AGRICULTURE, 10-ACRE MINIMUM LOT SIZE), C-P (GENERAL COMMERCIAL) AND
C-P-S (SCENIC HIGHWAY COMMERCIAL) TO SPECIFIC PLAN

The City Council of the City of Hemet, California, does hereby
ordinance as follows:

SECTION ONE:

The Official Zoning Map is hereby amended by changing the zone of the
subject property from County A-2-10 (Heavy Agriculture, 10-acre
minimum lot size), C-P (General Commercial) and C-P-S (Scenic Highway
Commercial) to City Specific Plan, delineating development standards
beyond those presently contained within the City’s Zoning Ordinance to
reflect the character and special design features of future
agricultural, residential and commercial land uses in the area for
the following described property:

208 ± acres located between Florida Avenue, Dvorshite Avenue,
California Avenue and the Second San Diego Aqueduct Canal.

(Legal description attached)

SECTION TWO:

A map of the property described in Section One herein is attached
hereeto as Exhibit "A".

Introduced at the regular meeting of April 26, 1988.

Enacted at the regular meeting of May 10, 1988

by the following vote:

AYES: Council Members Garrett, Herron, Quinn, Nishino

NOES: None

ABSTAIN: None

ABSENT: Baskett

Ken Fishino
Mayor, City of Hemet

ATTEST:

Patti Hefner, Clerk

APPROVED AS TO FORM:

Robert T. Henderson, City Attorney
ZONE CHANGE NO. 88-13
FROM: COUNTY C-P, C-P-5 & A-2-10
TO: CITY SPECIFIC PLAN
ORD.
SUBJECT PROPERTY 232.3±AC.

AS#120
RESOLUTION NO. 88-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL, THE APPROVAL OF ZONE CHANGE NO. 88-13 FROM COUNTY A-2-10 (HEAVY AGRICULTURE, 10-ACRE MINIMUM LOT SIZE) C-P (GENERAL COMMERCIAL) AND C-P-S (SCENIC HIGHWAY COMMERCIAL) TO SPECIFIC PLAN

WHEREAS, an application for a Zone Change was duly filed by:

APPLICANT: City-initiated

WHEREAS, the Zone Change is described as:

A proposed pre-annexation zone change from County A-2-10 (Heavy Agriculture, 10-acre minimum lot size) C-P (General Commercial) and C-P-S (Scenic Highway Commercial) to Specific Plan. The purpose of the Specific Plan is to delineate development standards beyond those presently contained within the City's Zoning Ordinance to reflect the character and special design features of future agricultural, residential and commercial land uses in the area.

WHEREAS, the Zone Change would apply to the following described real property:

208 ± acres between Florida Avenue, Devonshire Avenue, California Avenue and the Second San Diego Aqueduct Canal.

(Legal Description on file in Department of Community Development)

WHEREAS, notice was duly given of the public hearing on the Zone Change which public hearing was held before the Planning Commission on the 6th day of April, 1988, at the hour of 7:00 p.m., with all testimony received being made a part of the public record;

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at said hearing, the Planning Commission now finds as follows:

1. The change of zone is compatible with the proposed General Plan Land Use designations of A (Agriculture), RII (Single Family Residential, up to 7 du/ac), and GC (General Commercial).

2. Planned streets in the area are adequate to handle the potential traffic at level "B".

3. The proposed change of zone is compatible with adjacent Agricultural Land Uses.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council, approval of the proposed Specific Plan Zone Change No. 88-13. This Resolution shall be filed with the City Council and a copy thereof mailed to the applicant.

PASSED, APPROVED AND ADOPTED this 6th day of April, 1988, by the following vote:

AYES: Barton, Cain, Chipman, Kokes, Ryan, Quinn, Thomas

ABSTAIN: None

Jim Quinn, Chairman
City of Hemet Planning Commission

Mark Goldberg, Director
Community Development
ZONE CHANGE NO. 88-13

THAT PORTION OF SECTION 12, TOWNSHIP 5, SOUTH; RANGE 2, WEST; SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH ONE-HALF OF SECTION 12 LYING WESTERLY OF THE WEST RIGHT-OF-WAY LINE OF THE METROPOLITAN WATER DISTRICT'S SECOND SAN DIEGO AQUEDUCT, 250.00 FEET WIDE.

THE DESCRIBED AREA IS BOUNDED ON THE SOUTH BY THE CENTER LINE OF FLORIDA AVENUE; ON THE WEST BY THE CENTERLINE OF CALIFORNIA AVENUE; ON THE NORTH BY THE CENTERLINE OF DEVONSHIRE AVENUE AND ON THE EAST BY SAID METROPOLITAN WATER DISTRICT WEST RIGHT-OF-WAY LINE.