

**CITY SPONSORED**  
**SP 88-13**

*Vicinity Map  
Specific Plan  
Resolutions*

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 ordain 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 th 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, Devonshire Avenue, California Avenue and the Second San Diego Aqueduct Canal.

(Legal description attached)

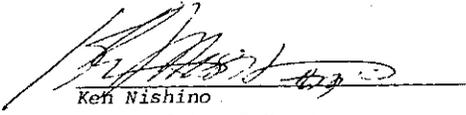
SECTION TWO:

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

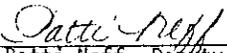
Introduced at the regular meeting of April 26, 1988.

Enacted at the regular meeting of May 10, 1988 by the following vote:

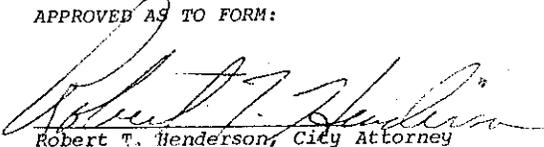
AYES: Council Members Garrett, Herron, Quinn, Nishino  
NOES: None  
ABSTAIN: None  
ABSENT: Baskett

  
Ken Nishino  
Mayor, City of Hemet

ATTEST:

  
Patti Neff, Deputy

APPROVED AS TO FORM:

  
Robert T. Henderson, City Attorney

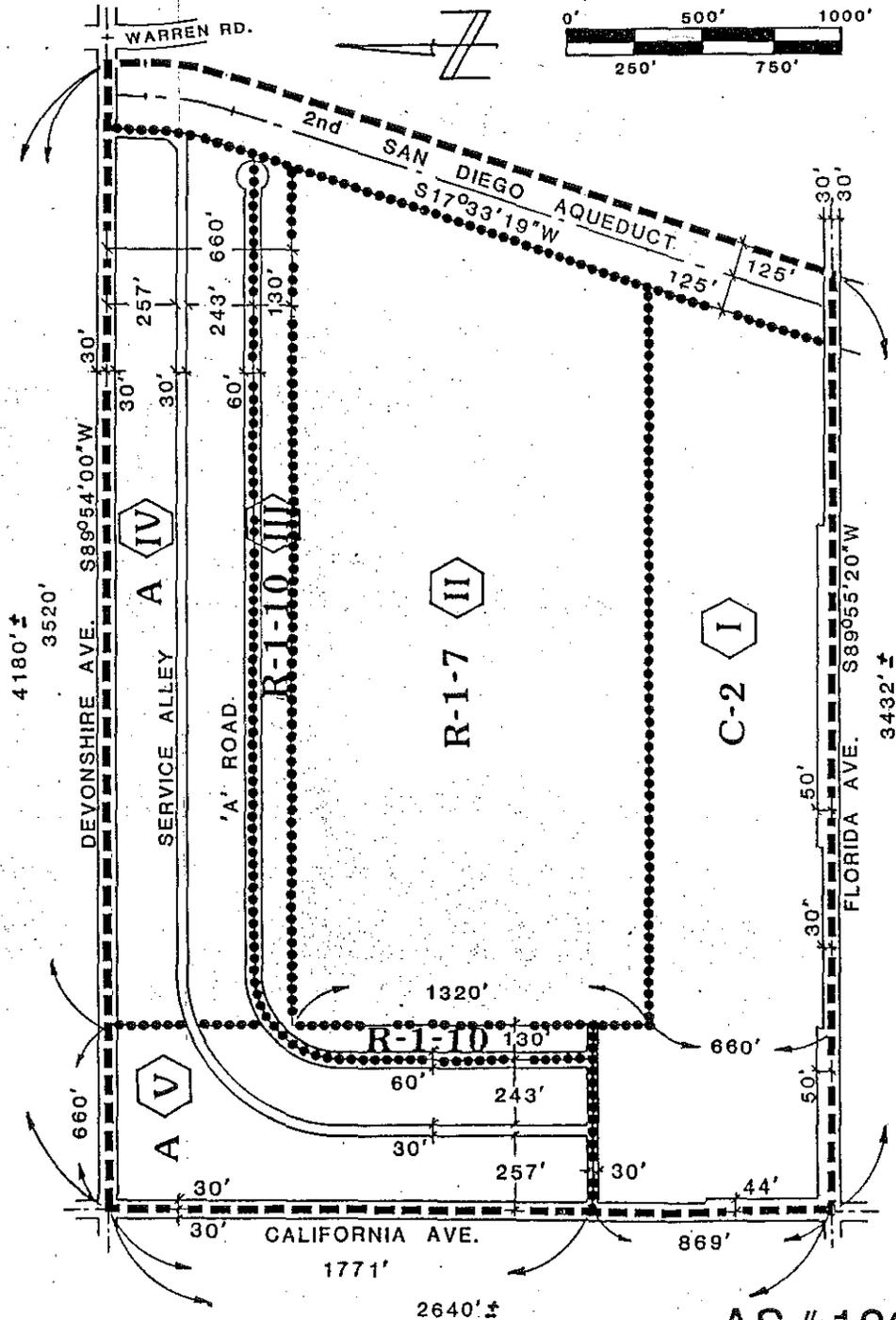
# ZONE CHANGE NO. 88-13

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

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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:

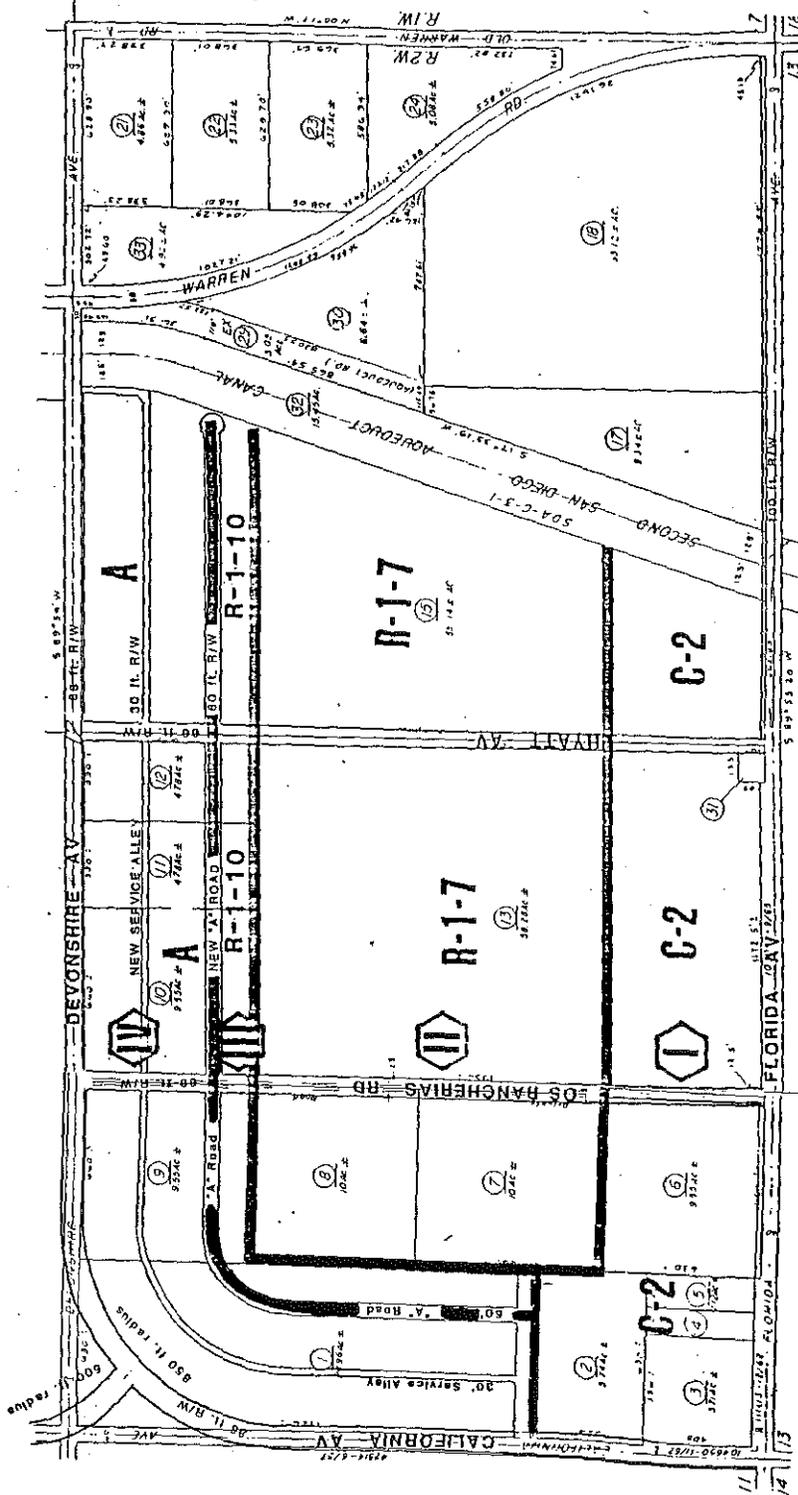
AYES: Barton, Cain, Chipman, Kokes, Ryan, Quinn, Thomas  
NOES: None  
ABSENT: None  
ABSTAIN: None

\_\_\_\_\_  
Jim Quinn, Chairman  
City of Hemet Planning Commission

ATTEST:

\_\_\_\_\_  
Mark Goldberg, Director  
Community Development

# EXHIBIT A



4/86

# SPECIFIC PLAN 88-13

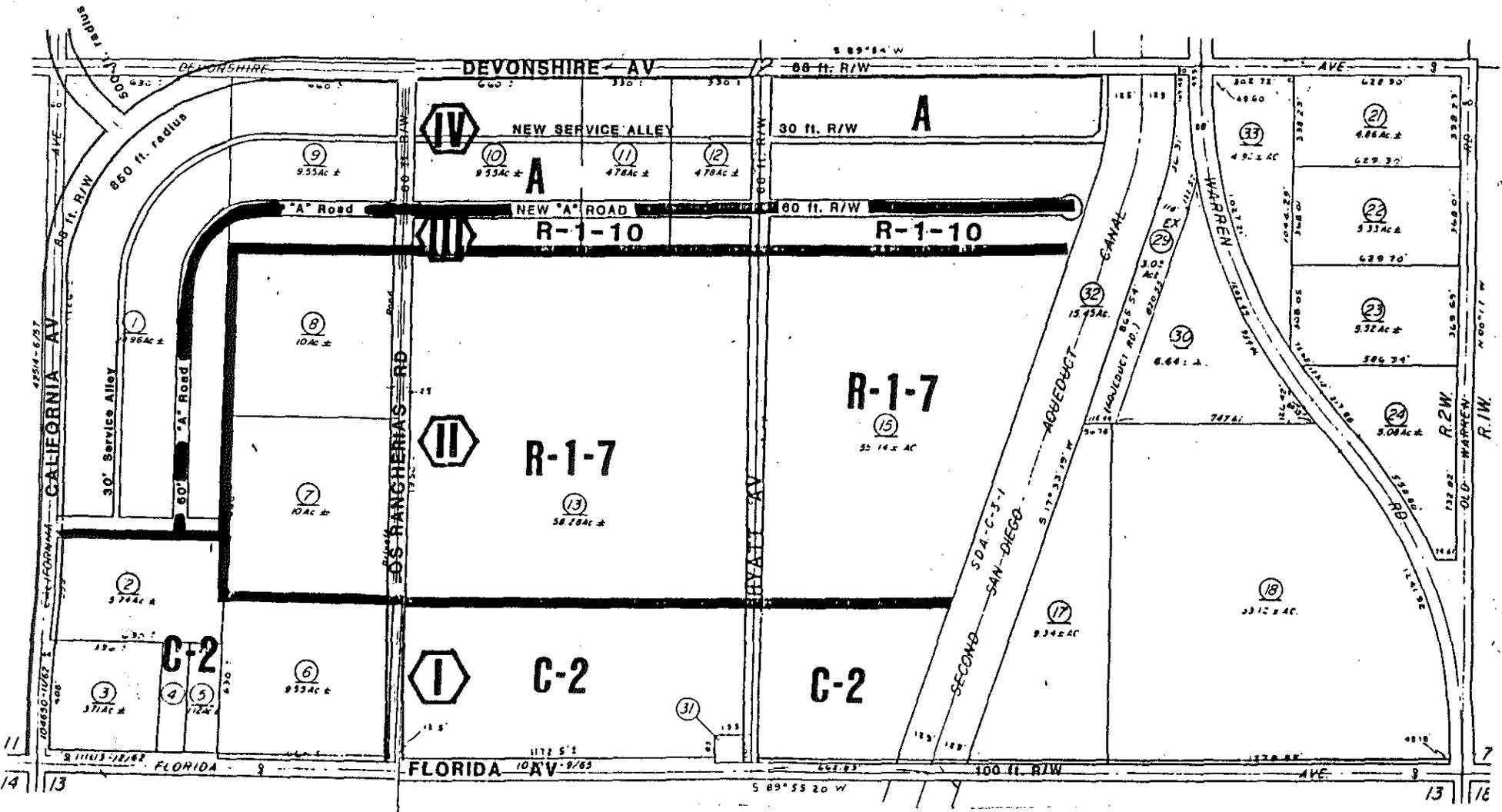
**ZONE CHANGE NO. 88-13**

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.

# EXHIBIT A



## SPECIFIC PLAN 88-13

4/88