



**CITY OF HEMET
Hemet, California
ORDINANCE NO. 1953**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET APPROVING ZONE CHANGE 18-001 AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONE DISTRICT DESIGNATIONS OF 8,899 PARCELS (5,401 ACRES) TO MAKE TECHNICAL REVISIONS, REFLECT EXISTING LAND USES, AND ESTABLISH CONSISTENCY WITH THE GENERAL PLAN LAND USE DESIGNATIONS IN ACCORDANCE WITH STATE LAW.

WHEREAS, Section 90-6 (Official Zoning Map) of Chapter 90 (Zoning) of the Hemet Municipal Code designates the location and boundaries of the various zone districts established by Chapter 90 as shown on the official zoning map; and

WHEREAS, on January 24, 2012, the City Council approved Resolution No. 4476 adopting a comprehensive update to the Hemet General Plan that included the establishment of a land use map with land use designations indicating the nature and intensity of development permitted in the City; and

WHEREAS, State law requires that after a comprehensive update to the General Plan, the City must bring its General Plan land use map and its zoning map into compliance; and

WHEREAS, a consistency review of the General Plan and zoning maps has determined that zone district map changes are necessary to achieve consistency; and

WHEREAS, approval of these zoning map changes will not detrimentally affect the health, safety, or welfare of residents of the City of Hemet; and

WHEREAS, in accordance with Government Code Section 65091(4) on November 21 and November 22, 2019, the City placed an 1/8 page notice in The Press

Enterprise of the holding of a public hearing at which the proposed Zone Change 18-001 would be considered by the Planning Commission, and

WHEREAS, on December 4, 2018, the Planning Commission was presented with a draft of this Ordinance Bill No. 18-085 and, after conducting a duly noticed public hearing, voted to recommend that the City Council approve Ordinance Bill No. 18-085; and

WHEREAS, in accordance with Government Code Section 65091(4) on December 21, 2018, the City placed an 1/8 page notice in The Press Enterprise of the holding of a public hearing at which the proposed Zone Change 18-001 would be considered by the City Council; and

WHEREAS, on January 8, 2019, the City Council considered the Ordinance, the Planning Commission's findings, and the record of information regarding Zoning Change Amendment 18-001 at a duly noticed public hearing, at which time interested persons had an opportunity to provide testimony on this matter.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HEMET DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: AMENDMENT OF SECTION 90-6 (OFFICIAL ZONING MAP)

In compliance with State law, Section 90-6 (Official Zoning Map) of Chapter 90 (Zoning) of the Hemet Municipal Code is hereby amended to change the zone district designation of 8,899 parcels as reflected in Exhibit A, and incorporated into the Official Zoning Map in Exhibit B, and listed by Assessor Parcel Map Number in Exhibit C, which are attached hereto and incorporated by reference.

SECTION 3: ZONE CHANGE FINDINGS.

Pursuant to Hemet Municipal Code Section 90-41.5 (b) and in light of the record before it including the staff report dated January 8, 2019, and all evidence and testimony heard at the public hearing of this item, the City Council hereby finds as follows:

1 1. *The proposed change of zone is in conformance with the latest adopted general*
2 *plan for the city.*

3 The purpose of the proposed zone change is to bring the zoning map into conformance
4 with the General Plan land use map. Adoption of ZC18-001 ensures that the proposed
5 change of zone is in conformance with the latest adopted General Plan for the City.

6 2. *The affected site is physically suited for the proposed zone change in terms of*
7 *location, shape, size, and design.*

8 The proposed zone change allows for development projects of the type and size
9 permitted by the underlying General Plan land use designation for each parcel.
10 Additionally, the majority of the parcels are already developed and the proposed zone
11 simply reflects that fact and helps create an accurate zoning map.

12 3. *The proposed change of zone is substantially compatible with adjacent zoning,*
13 *established land uses, and/or the planned development patterns in the vicinity, in terms*
14 *of density, development standards, and character.*

15 Of the 5,400 acres proposed for a change in zone, 3,005 acres (57 percent) are
16 technical revisions or changes to reflect the existing built environment. Additionally, the
17 Addendum to the Final Environmental Impact Report (EIR) prepared for the companion
18 application, GPA18-001, analyzed the impact of the proposed General Plan land use
19 map changes, which are reflected in the zone changes proposed by ZC18-001. The
20 analysis concluded that proposed changes in density would not result in any significant
21 changes to established land uses or planned development patterns; therefore, to the
22 development standards or character of the City.

23 **SECTION 2: CEQA FINDINGS.**

24 On January 24, 2012, the City Council approved Resolution No. 4476 adopting a
25 comprehensive update to the Hemet General Plan and certifying the associated Final
26 Environmental Impact Report (SCH #2010061088). A Notice of Determination was filed
27 in accordance with CEQA requirements on January 26, 2012. The proposed zone district
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changes establish consistency with the land use designations previously analyzed by certified Final Environmental Impact Report (SCH #2010061088). The proposed zone district changes do not increase the severity of previously identified significant effects or present any new effects; therefore, pursuant to Section 15162 of the CEQA Guidelines, no further review is required.

SECTION 3: SEVERABILITY.

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 4: EFFECTIVE DATE.

This Ordinance shall take effect thirty (30) days from its passage by the City Council of the City of Hemet.

SECTION 5: PUBLICATION.

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Section 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Section 39633(c).

INTRODUCED at the regular meeting of Hemet City Council on the 8th day of January, 2019.

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APPROVED AND ADOPTED this 22nd day of January, 2019.

Bonnie Wright, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah McComas, City Clerk

Eric S. Vail, City Attorney

1 State of California)
2 County of Riverside)
3 City of Hemet)
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5 I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the
6 foregoing Ordinance was introduced and first read on the 8th day of January 2019, and
7 had its second reading at the regular meeting of the Hemet City Council on the 22nd day
8 of January, 2019, and was passed by the following vote:
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10 **AYES: Council Members Krupa, Meyer and Perciful, Mayor Pro Tem Brown**
11 **and Mayor Wright**

12 **NOES:**

13 **ABSTAIN:**

14 **ABSENT:**
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17 _____
18 Sarah McComas, City Clerk
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