

CHAPTER 19.56

PUBLIC HEARING PROCEDURES

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19.56.010 SETTING OF HEARINGS

All proposals requiring a public hearing by the City Council shall be set by the City Clerk.

19.56.020 NOTICE REQUIREMENTS FOR PUBLIC HEARINGS

Applications requiring a public hearing shall contain specific information and be distributed as in the manner prescribed below:

A. ***Notification Process***

Notice shall be provided in all of the following ways:

1. Notice of the hearing shall be mailed or delivered at least 10 days prior to the hearing to the owner of the subject real property or the owner's duly authorized agent, and to the project applicant.
2. Notice of the hearing shall be mailed or delivered at least 10 days prior to the hearing to each local agency expected to provide water, sewage, streets, roads, schools, or other residential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected.
3. Notice of the hearing shall be mailed or delivered at least 10 days prior to the hearing to all owners of real property as shown on the latest equalized assessment roll within 300 feet of the real property that is the subject of the hearing. In lieu of utilizing the assessment roll, the local agency may utilize records of the County Assessor or Tax Collector which contain more recent information than the assessment roll. If the number of owners to whom notice would be mailed or delivered pursuant to this paragraph or paragraph 1 above is greater than 1,000, the City, in lieu of mailed or delivered notice, may provide notice at least 10 days prior to the hearing by placing a display advertisement of at least one-eight page in at

least one newspaper of general circulation within the City of Perris.

4. If the notice is mailed or delivered pursuant to paragraph 3 above, the notice shall also either be:
 - a. Published at least 10 days prior to the hearing pursuant to Section 6061 of the California Government Code in at least one newspaper of general circulation within the City of Perris.
 - b. Posted at least 10 days prior to the hearing in at least three public places within the boundaries of the City of Perris, including one public place in the area directly affected by the applicant.
5. In addition to the notice procedures listed above, the City may provide notice of the public hearing in any manner it deems necessary to desirable.

B. *Contents of Notification*

The contents of the public hearing notice shall include all of the following:

1. A title stating “Notice of Proposed _____” (with the blank space containing the title of the hearing).
2. The date, time, and place of the public hearing.
3. The identity of the hearing body.
4. A general explanation of the matter to be considered.
5. A general description, in text or as a diagram of the location of the property to be considered.

19.56.030 NOTICE AND HEARING

Upon the filing of an application for public hearing, the Director of Planning and Community Development shall provide public notice of the intent to consider the application, as provided in Section 19.56.020, NOTICE REQUIREMENTS FOR PUBLIC HEARINGS.

A public hearing shall be scheduled consistent with the time provisions contained in Section 19.56.040, NOTICE REQUIREMENTS FOR PUBLIC HEARINGS, and other applicable requirements, including the California Environmental Quality Act.

19.56.040 HEARING DECISION

Not more than 40 calendar days following the termination of the proceedings of the public hearing, the City Council shall announce its findings by formal

resolution or ordinance

19.56.050 CONTINUATION OF A PUBLIC HEARING

If, for any reason, testimony on any case set for public hearing cannot be completed on the date set for the hearing, the person presiding at the public hearing may, before adjournment or recess thereof, publicly announce the time and place at which the hearing will be continued. No further notice is required.

19.56.060 HEARING FILES

A summary of all pertinent testimony offered at public hearings held in connection with an application filed pursuant to this Title and the names of persons testifying shall be recorded and made a part of the permanent files of the case.