

ORDINANCE NUMBER 1283

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT SP 08-08-0004 TO UPDATE TO THE PERRIS DOWNTOWN SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the City of Perris initiated an application for a Specific Plan Amendment SP 08-08-0004 to amend the existing Downtown Specific Plan to allow a mix of uses, including a maximum of 852,056 square feet (s.f.) of retail uses, 1,878,641 s.f. of office uses, and 4,946 dwelling units (single- and multiple-family). The Downtown Specific Pan area is bounded by I-215 Freeway on the north, Ellis Avenue on the south, A Street to the west, and Redlands Avenue to the east; and

WHEREAS, the City of Perris also initiated an application for a General Plan Amendment GP 11-06-0018 to amend the General Plan to allow for the implementation of the DSP update and to designate the project area to Downtown Specific Plan on the Perris General Plan Land Use Map; and

WHEREAS, City of Perris Municipal Code Section 19.49 specifies the purpose, requirements, regulations and procedures for an amendment to a Specific Plan;

WHEREAS, a Draft Environmental Impact Report (“Draft EIR”) for the Downtown Specific Plan Update (State Clearinghouse No. 2010031028) has been prepared and was circulated on June 29, 2011 for a 45-day public review period pursuant to the California Environmental Quality Act (“CEQA”), Public Resources Code Section 21000 *et seq.*, and State and Agency Guidelines adopted pursuant thereto; and

WHEREAS, notice was duly provided to the public, government agencies and all other interested parties that they may submit written comments on the Draft EIR to the City; and

WHEREAS, a Final Environmental Impact Report (“Final EIR”) for the Project has been prepared pursuant to CEQA and the State CEQA Guidelines, and incorporates the Draft EIR with changes and revisions thereto, written Responses to Comments made during the CEQA review period, and the Mitigation and Monitoring Program; and

WHEREAS, on November 16, 2011, the Planning Commission conducted a duly noticed public hearing on the proposed Downtown Specific Plan Update, including the approval of Specific Plan Amendment SP 08-08-0004 and General Plan Amendment GP 11-06-0018, considering testimony and materials in the staff report and accompanying documents, and recommended that the City Council approve SP 08-08-0004 and GP 11-006-0018; and

WHEREAS, on December 13, 2011, the City Council conducted a duly noticed public hearing on the proposed Downtown Specific Plan Update, including the approval of Specific

Plan Amendment SP 08-08-0004 and General Plan Amendment GP 11-06-0018, considering testimony and materials in the staff report and accompanying documents.

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

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

Section 2. The City Council finds that all the requirements of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines and the City’s Local CEQA Guidelines have been satisfied in the EIR, which is sufficiently detailed so that all of the significant environmental effects of the Project have been adequately evaluated.

Section 3. Based upon the information contained within the staff report and accompanying attachments and exhibits, the City Council hereby finds in regard to the with respect to the Downtown Specific Plan update, the following regarding Specific Plan Amendment SP 08-08-0004:

1. The proposed Specific Plan Update is inconsistent with the General Plan Land Use Map. The proposed General Plan Amendment GP 11-06-0018 will change all the land use designations within the project area to Specific Plan, which will make the proposed Specific Plan Update consistent with the General Plan Land Use Map.
2. The proposed Specific Plan Update is consistent with the Zoning Map. The current Zoning Map designates the specific plan area as Specific Plan, in which this project will be consistent with the current Zoning.
3. In compliance with State Law (Government Code Section 65450 et seq.) the proposed Specific Plan Update includes the following information: (1) distribution, location and extent of land uses, including open space; (2) the distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities within the project area required to support the land uses described in the plan; (3) standards and criteria by which development will proceed; (4) a program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the project; and (5) a statement of the relationship of the specific plan to the adopted General Plan.

Section 3. The City Council hereby approved Specific Plan Amendment SP 08-08-00004, based on the findings listed above.

Section 4. The City Council declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections,

paragraphs, sentences and words of this Resolution shall remain in full force and effect.

Section 5. The Mayor shall sign this Ordinance and the City Clerk shall certify to the adoption of this Ordinance.

ADOPTED, SIGNED and **APPROVED** this 13th day of December, 2011.

Daryl R. Busch, Mayor

ATTEST:

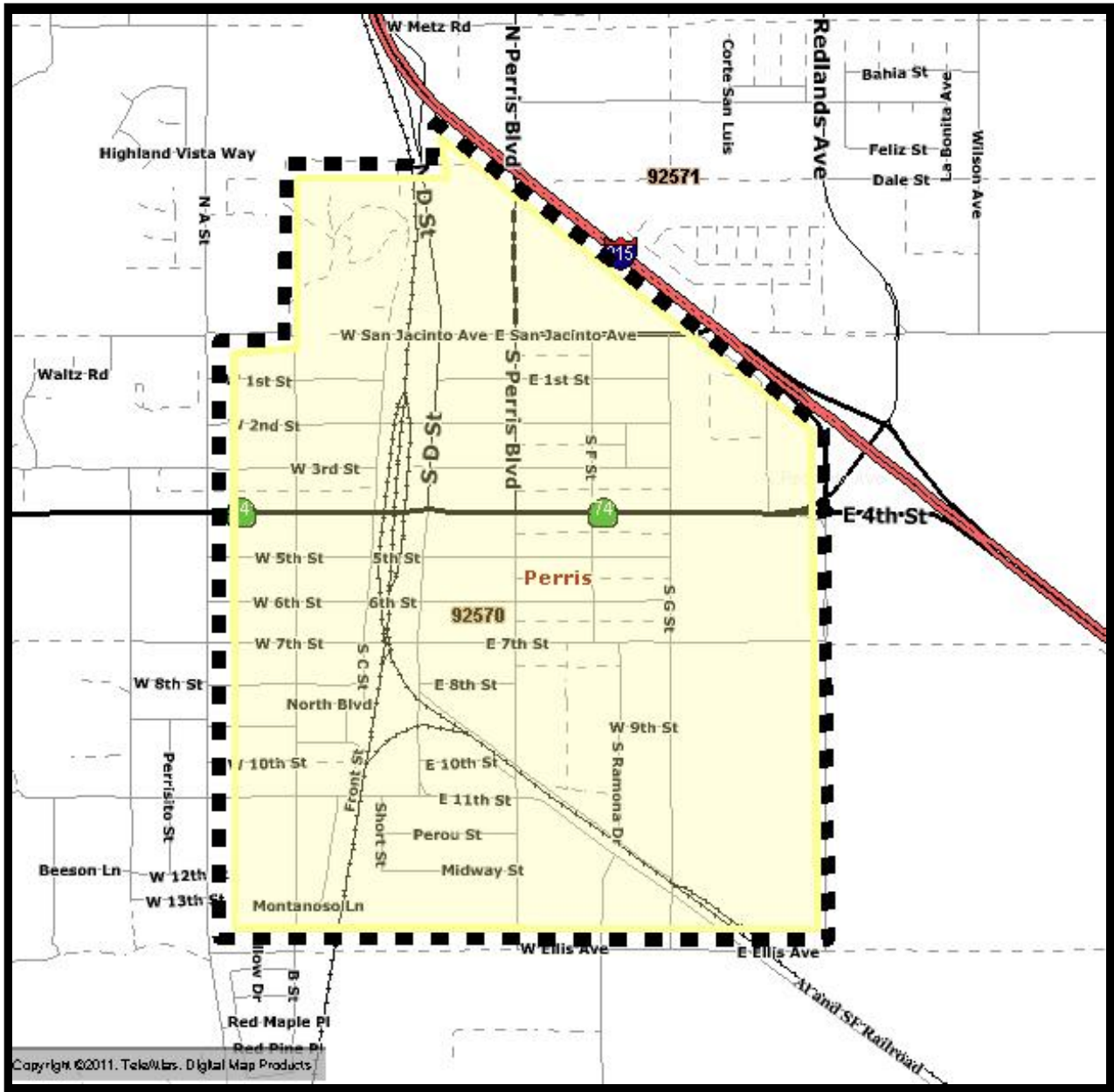
Judy L. Haughney, C.M.C., City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Judy L. Haughney, City Clerk of the City Council of the City of Perris, do hereby certify that the foregoing Ordinance Number 1283 was duly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 13th day of December, 2011, by the following vote:

AYES: Landers, Evans, Rogers, Yarbrough, Busch
NOES:
ABSTAIN:
ABSENT:

Judy L. Haughney, C.M.C., City Clerk



Downtown Specific Plan



1461 ft

CityGIS

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