

ORDINANCE NUMBER 1256

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AMENDING SECTIONS 19.69 AND 19.08 OF THE PERRIS ZONING ORDINANCE REGARDING PARKING REQUIREMENTS FOR HIGH-CUBE WAREHOUSES/ DISTRIBUTION CENTERS, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the City Council of the City of Perris adopted a General Plan to guide development throughout the City and a Zoning Map to implement the vision set forth in the General Plan; and,

WHEREAS, Ordinance Amendment 08-10-0018 was filed by the applicant to amend Section 19.69 of the Zoning Ordinance to reduce unneeded automobile parking and set new industrial parking standards for high-cube warehousing; and

WHEREAS, Section 19.69 of the Zoning Code does not include truck and trailer parking requirements for warehouses/distribution centers; and

WHEREAS, Section 19.08 of the Zoning Code does not include a definition of high cube warehousing and distribution centers; and

WHEREAS, a parking study was undertaken by Linscott, Law, & Greenspan, Engineers at the direction of the applicant, as overseen by the City, to analyze parking patterns at three high cube warehouse facilities in Southern California; and

WHEREAS, based on the analysis, an amendment to Section 19.69 of the Zoning Code is providing industrial parking standards for all types of parking associated with high-cube warehousing is warranted; and

WHEREAS, on April 15, 2009, the Planning Commission considered testimony and materials in the staff report and accompanying documents, and recommended approval of the proposed ordinance; and

WHEREAS, on May 12, 2009, the City Council conducted a duly noticed public hearing on the proposed ordinance, considered testimony and materials in the staff report, accompanying documents and exhibits; and,

WHEREAS, The proposed project is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15305, Minor Alterations in Land Use Limitations for the proposed Ordinance Amendment 08-10-0018; and

WHEREAS, all legal prerequisites for the adoption of this Ordinance have occurred.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris, as follows:

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

Section 2. The City Council has reviewed and considered the environmental information included in the staff report and accompanying attachments prior to taking action on the applications for the proposed projects and finds that the City has complied with the California Environmental Quality Act, and the City Council determinations reflect the independent judgment of the City.

Section 3. Based on the information contained in the staff report, this Commission finds:

Ordinance Amendment 08-10-0018

- A. The proposed Ordinance Amendment will not result in a significant adverse effect on the environment.
- B. The proposed Ordinance Amendment will not conflict with the goals, policies, and implementation measures set forth in the General Plan and Zoning Ordinance.
- C. The proposed Ordinance Amendment will not have a negative affect on public health, safety, or the general welfare of the community.

Section 4. The City Council hereby adopts Ordinance Amendment 08-10-0018 amending Sections 19.08 and 19.69 of the Zoning Ordinance to add a definition for high cube warehousing, and to add parking provisions for high cube warehouse/distribution centers, respectively, based on the information and findings presented in the staff report, as follows:

19.08.10 DEFINITIONS [*To be inserted after “Height of Building” and before “Hog Ranch”*]

“High-cube Warehousing” means warehouses and distribution centers with a minimum gross floor area of 200,000 square feet, a minimum ceiling height of 24 feet, and a minimum dock high door loading ratio of 1 door per 10,000 square feet. High-cube warehouses are characterized by a small employment count due to a high level of automation. High-cube warehouses shall not be used for manufacturing or labor-intensive purposes, nor exceed the ratio of 25 employees per acre.

19.69.030.d PARKING AND LOADING STANDARDS – NON-RESIDENTIAL REGULATIONS – Industrial Uses [*To be inserted after “Warehousing” and before “Mini-Warehousing”*]

High-cube warehousing: 1 space per 1,000 square feet of gross floor area for the first 20,000 square feet, plus 1 space per 2,000 square feet for the second 20,000 square feet, plus 1 space per 5,000 square feet for that portion over 40,000 square feet. Parking for office area comprising less than 10% of the total square footage of the building shall be included in this calculation. Office area over 10% shall be calculated at the Professional Office rate. Truck and trailer parking shall be provided at the rate of 1 oversized space for every 5,000 square feet of gross floor area. Truck docks shall not be included in this calculation.

Section 5. 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 6. The Mayor shall sign this resolution and the City Clerk shall certify to the passage and adoption of this Ordinance.

ADOPTED, SIGNED and APPROVED this 26th day of May, 2009.

Daryl R. Busch, Mayor

ATTEST:

Judy L. Haughney, City Clerk

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

I Judy L. Haughney, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1256 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 26th day of May 2009, by the following vote:

AYES: COUNCILMEMBERS: Landers, Evans, Rogers, Yarbrough, Busch
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None

Judy L. Haughney, City Clerk