

ORDINANCE NUMBER 1207

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2232) AND SPECIFIC PLAN AMENDMENT 05-0203 TO AMEND THE DOWNTOWN SPECIFIC PLAN BY ADDING A NEW LAND USE DISTRICT, VILLAGE WALK DISTRICT, APPLYING NEW LAND USE DISTRICT TO TENTATIVE TRACT MAP 33549 (05-0204) FOR A 127-LOT RESIDENTIAL SUBDIVISION, AND CHANGING THE ZONING DESIGNATION OF THE PROJECT SITE FROM R-7 AND LIGHT INDUSTRIAL TO MFR-14/PLANNED DEVELOPMENT OVERLAY ZONE LOCATED ON THE NORTHEAST CORNER OF PERRIS BOULEVARD AND COMMERCIAL STREET; AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, the applicant applied for Specific Plan Amendment 05-0203 to amend the Downtown Specific Plan by adding a new land use district, Village Walk District, apply new land use district to associated Tentative Tract Map 33549 (05-0204) for a 127-lot residential subdivision, and changing the zoning designation of the project site from R-7 and Light Industrial to MFR-14/Planned Development Overlay Zone; and

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

WHEREAS, the Planning Commission considered the Initial Study and Negative Declaration (2232) for the project, finding that these documents adequately addressed the impacts of the proposed project, were prepared in accordance with the California Environmental Quality Act, and reflected the independent judgment of the City; and

WHEREAS, on December 6, 2006, the Planning Commission conducted a duly noticed public hearing on the proposed Specific Plan Amendment, considered testimony and materials in the staff report and accompanying documents, and recommended approval of the proposed project; and

WHEREAS, said proposal is consistent with the General Plan, changing the zoning designation on the subject property from R-7 and Light Industrial to MFR-14/Planning Development Overlay Zone; and

WHEREAS, on January 30, 2007, the City Council conducted a duly noticed public hearing on the proposed projects, considered testimony and materials in the staff reports, accompanying documents and exhibits; and

WHEREAS, all legal prerequisites for the adoption of this resolution have occurred;

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

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

Section 2. The City Council has reviewed and considered the environmental documentation for the project prior to taking action on the applications. Based on the analysis contained in the Initial Study and the accompanying environmental information, the City Council finds that:

- A. There is no substantial evidence of potentially significant environmental impacts, and a Mitigated Negative Declaration (2232) has been prepared.
- B. The City has complied with the California Environmental Quality Act (CEQA).
- C. Determinations of the City Council reflect the independent judgment of the City.

Section 3. Based on the information contained within the Project Report and the accompanying attachments and exhibits, the City Council hereby finds that:

- A. The proposed use at the particular location is necessary and desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and to the community.
- B. The proposed land use and design of development will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
- C. The granting of this permit will not adversely affect the public welfare and will be consistent with the City's General Plan, and any other relevant plans of any governmental agency.

Section 4. The City Council hereby adopts Negative Declaration (2232) and Specific Plan Amendment 05-0203, based on the information and findings presented in the staff report.

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 Ordinance shall remain in full force and effect.

Section 6. The Mayor shall sign this Ordinance and the City Clerk shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty days after its final passage.

ADOPTED, SIGNED and APPROVED this 13th day of February, 2007.

Mayor, Daryl R. Busch

ATTEST:

City Clerk, Judy L. Haughney

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 1207, introduced at a regular meeting of the City Council of the City of Perris held on the 30th day of January, 2007, was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 13th day of February, 2007, and that it was so adopted by the following called vote:

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

City Clerk, Judy L. Haughney