

ORDINANCE NUMBER 1136

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE 03-0386 TO CHANGE THE ZONING DESIGNATION FOR THE EASTERLY PORTION OF A 24.36 ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF OLEANDER AND INDIAN AVENUES, APPROXIMATELY 635-FEET WEST OF PERRIS BOULEVARD FROM COMMERCIAL COMMUNITY TO LIGHT INDUSTRIAL TO FACILATE THE APPROVAL OF A TENTATIVE PARCEL MAP (TPM 31832) AND A DEVELOPMENT PLAN REVIEW (03-0388) TO SUBDIVIDE THE PROPERTY FROM 6 PARCELS INTO 5 LOTS FOR AN INDUSTRIAL DEVELOPMENT CONSISTING OF 5 BUILDINGS TOTATLING 494,218 SQUARE FEET, AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, the City Council adopted a Zoning Ordinance establishing zoning designations and development standards for the City of Perris; and,

WHEREAS, the applicant has applied to amend the existing zoning designation on the easterly portion of the 24.36-acre site located at the southeast corner of Oleander and Indian Avenue, approximately 635-feet west of Perris Boulevard; and,

WHEREAS, said Zone Change is consistent with General Plan Amendment 03-0385; and,

WHEREAS, on June 16, 2004, the Planning Commission conducted a duly noticed public hearing on the proposed Zone Change, and considered testimony and materials in the staff report and accompanying documents, and unanimously recommended approval of the proposed project; and,

WHEREAS, on July 13, 2004, the City Council conducted a duly noticed public hearing on the proposed Zone Change, considered testimony and materials in the staff reports, accompanying documents and exhibits; and,

WHEREAS, the City Council considered and approved the Initial Study and Negative Declaration (2149) for the proposed zone change, finding that these documents adequately addressed the impacts of the project in accordance with the California Environmental Quality Act, and reflect the independent judgment of the City; 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 application. Based on the analysis contained in the Initial Study and the accompanying environmental information, the City Council finds that any impact caused by the proposed project can be mitigated to less than significant levels and a Mitigated Negative Declaration (2149) has been prepared. The City Council further finds that the City has complied with the California Environmental Quality Act (CEQA) and that 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 the following:

- A. The proposed project is consistent with the goals and policies of the Land Use Element of the General Plan in that the project provides a variety of employment opportunities and still maintain a mix of land uses which capitalizes, enhances, and expands upon existing physical and economic assets of the planning area (Goal 1/Policy 1.1.), as a quality industrial development will be constructed, which will provide significant numbers of well paid jobs, in addition to still leaving 8-acres of Commercial Community zoned property adjacent to Perris Boulevard to develop a commercial development.
- B. The proposed project is compatible with the existing dominant land uses in the project area, whereas all of the adjacent properties to the north, south and west are designated Light Industrial.
- C. The proposed project is a logical extension of the existing zoning pattern, whereas the abutting properties to the north, south and west are already designated Light Industrial, and as the additional Light Industrial zone will still leave 8-acres of Commercial Community property adjacent to Perris Boulevard, which maintains the intended character for the planning area.

Section 4. The City Council hereby amends the Zoning Map (ZC 03-0386) based on the information and findings presented in the staff report, dated June 16, 2004.

Section 5. The City Council declares that should any provision, section, paragraph, sentence, or word of this Ordinance 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 27th day of July, 2004.

Mayor, Daryl R. Busch

ATTEST:

City Clerk, Margaret Rey

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

I, Margaret Rey, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1136, introduced at a meeting of the City Council of the City of Perris held on the 13th day of July, 2004, was duly and regularly adopted by the City Council at a regular meeting thereof held on the 27th day of July 2004, and that it was so adopted by the following called vote:

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

City Clerk, Margaret Rey