

RESOLUTION NUMBER 4746

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 13-07-0010 AND GENERAL PLAN AMENDMENT 13-07-0008 TO CONSTRUCT A 915 SQ FT SALES OFFICE WITH AN OUTDOOR LUMBER AND STORAGE FACILITY ON A 9.58 ACRE SITE LOCATED ON WATSON ROAD NORTH OF ETHANAC AND SOUTH OF CASE ROAD AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the applicant filed for a Conditional Use Permit, Zone Change and General Plan Amendment to develop a 915 sq. ft. sale office with an outdoor lumber and storage facility on an undeveloped 9.58 acre site located on Watson Road, North of Ethanac and South of Case Road; and

WHEREAS, the project includes a General Plan Amendment (GPA) and Zone Change (ZC) to rezone and amend the General Plan designation of the project site from CC (Community Commercial) to LI (Light Industrial). The proposed amendment to the General Plan would allow the outdoor storage facility in a LI (Light Industrial Zone) by a Conditional Use Permit; and

WHEREAS, proposed Conditional Use Permit 13-07-0010, Zone Change 13-07-0009 and General Plan Amendment 13-07-0008, are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, the Development Plan Review establishes the project to be in full compliance with the Zoning Code development standards for the LI Zone; and

WHEREAS, the City has met with the Pechanga and Soboba Bands of Luiseno Indians in compliance with SB 18 consultation requirements of the State of California regarding General Plan Amendment 13-07-0008; and

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, California State law limits amendments to any of the mandated General Plan Elements to four times a year, howsoever, a number of changes may be made at one; and

WHEREAS, this amendment couple with other proposal considered on this date constitutes the second time in 2014 that the City of Perris has amended the Land Use Element of the City of Perris General Plan (2030); and

WHEREAS, on May 21, 2014 the Planning Commission conducted a duly, noticed public hearing on the proposed Zone Change, considered testimony and materials in the staff report and accompanying documents, and recommended approval of the proposed project; and

WHEREAS, on July 8, 2014 the City Council conducted a duly notice public hearing on the proposed projects, considered testimony and materials in the staff reports, accompanying documents and exhibits; and

WHEREAS, prior to taking action, the City Council has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City during all Project meetings and hearings; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution 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 documentation for the project prior to taking action on the applications. Based on the analysis contained in the Initial Study and accompanying environmental information, the City Council finds that:

- A. No potentially significant environmental impacts were identified and a Mitigated Negative Declaration (2305) 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 upon the information contained within the staff report and accompanying attachments, with respect to General Plan Amendment 13-07-0008 the City Council finds that:

- A. The proposed General Plan land use designation is consistent with the applicable General Plan objectives, policies, and programs.
- B. The proposed General Plan land use designation is compatible with adjoining uses.
- C. The proposed General Plan land use designation is a logical extension of the existing pattern.

Section 4. Based upon the information contained within the staff report and accompanying attachments, with respect to Conditional Use Permit 13-07-0010, the City Council finds that:

- A. The location, size, design, density and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, the

purposes and provisions of this Title, the purposes of the Zone in which the site is located, and the development policies and standards of the City.

B. The subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.

C. The proposed development and the conditions under which it would be operated or maintained is compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

D. The architecture proposed is compatible with community standards and protects the character of adjacent development.

E. The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.

F. The safeguards necessary to protect the public health, safety and general welfare have been required for the proposed project.

Section 5. The City Council approves General Plan Amendment 13-07-0008, Zone Change 13-07-0009 and Development Plan Review 13-07-0010 to develop a 915 sq. ft. sale office with an outdoor lumber and storage facility, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Exhibit A) and the Mitigation Monitoring and Reporting Plan (MMRP).

Section 6. 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 7. 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 8th day of July 2014.

Daryl R. Busch, Mayor

ATTEST:

Nancy Salazar, City Clerk

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

I Nancy Salazar, duly elected City Clerk of the City of Perris do hereby certify that the foregoing Ordinance Number 4746 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 8th day of July 2014, by the following vote:

AYES: ROGERS, YARBROUGH, LANDERS, RODRIGUEZ, BUSCH

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

City Clerk, Nancy Salazar