

RESOLUTION NUMBER 4076

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ORDINANCE AMENDMENT 07-0159 AND DEVELOPMENT PLAN REVIEW 07-0160 TO AMEND SECTION 19.69 OF THE CITY ZONING ORDINANCE REGARDING PARKING REQUIREMENTS FOR PROFESSIONAL OFFICES AND DEVELOP A 25,000 SQUARE FOOT BUSINESS OFFICE COMPLEX ON PERRIS BOULEVARD BETWEEN RIDER STREET AND WALNUT STREET; AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, Ordinance Amendment 07-0159 and Development Plan Review 07-0160 was filed by the applicant to amend Section 19.69 of the City Zoning Ordinance regarding parking requirements for professional offices and construct a 25,000 square foot two-story business office complex located west on Perris Boulevard between Rider Street and Walnut Street; and

WHEREAS, the Ordinance Amendment 07-0159 and Development Plan Review 07-0160 have been duly noticed; and

WHEREAS, a Planning Commission public hearing was held on January 2, 2008, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, on January 2, 2008, the Planning Commission considered testimony and materials in the staff report and accompanying documents, and recommended approval of the proposed project subject to revised Planning Conditions of Approval No. 12.b. to insert “dam” before inundation and No. 21.a. to delete “the” before Perris;

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, 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 within the Project Report and the accompanying attachments and exhibits, the City Council hereby finds that

Ordinance Amendment 07-0159:

- 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 Ordinances.
- C. The proposed Ordinance Amendment will not have a negative affect on public health, safety, or the general welfare of the community.

Development Plan Review 07-0160:

- D. The location, size, design, density and intensity of the proposed development and improvements are consistent with the City's General Plan, 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.
- E. 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.
- F. 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.
- G. The architecture proposed is compatible with community standards and protects the character of adjacent development.
- H. The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.
- I. The safeguards necessary to protect the public health, safety and general welfare have been required for the proposed project.

Section 4. The City Council hereby adopts Ordinance Amendment 07-0159 amending City Zoning Ordinance Section 19.69.030.B.c.2. for professional offices from "1 space for every 150 square feet" to "1 space for every 300 square feet," and Development Plan Review 07-0160, based on the information and findings presented in the staff report and subject to the Conditions of Approval.

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 Resolution.

ADOPTED, SIGNED and APPROVED this 12th day of February, 2008.

Mayor, Daryl R. Busch

ATTEST:

City Clerk, Judy L. Haughney

Attachments: Planning Conditions of Approval
Engineer Conditions of Approval

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 Resolution Number 4076 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 12th day of February 2008, by the following vote:

AYES: COUNCILMEMBERS: ROGERS, YARBROUGH, LANDERS, MOTTE, BUSCH
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE
ABSTAIN: COUNCILMEMBERS: NONE

City Clerk, Judy L. Haughney