

RESOLUTION NUMBER 3924

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2244); TENTATIVE TRACT MAP 32779 (04-0488) TO SUBDIVIDE 2.85 ACRES OF VACANT LAND INTO A 38-UNIT TOWNHOME SUBDIVISION IN THE R14 ZONE OF THE PERRIS DOWNTOWN SPECIFIC PLAN, LOCATED ON THE NORTH SIDE OF 7TH STREET BETWEEN "G" STREET AND REDLANDS AVENUE; DEVELOPMENT PLAN REVIEW 04-0489 TO APPROVE THE PLOTTING AND BUILDING ARCHITECTURE OF THE TOWNHOME BUILDING COMPLEXES; AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, On September 27, 2004, Tentative Tract Map 32779 (04-0488) and Development Plan Review No. 04-0489 was filed by the applicant to subdivide 2.85 acres of vacant land into 38 Lots for a 38-unit townhome subdivision in the R14 zoning, located on the north side of 7th Street between "G" Street and Redlands Avenue; and

WHEREAS, on January 17, 2007, the Planning Commission conducted duly noticed public hearings on the proposed project, considered testimony and materials in the staff report and accompanying documents, and recommended approval of the proposed project; and

WHEREAS, on February 27, 2007, the City Council conducted a duly noticed public hearing on the proposed project, 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 (2244) 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, 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 Negative Declaration (2244) 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 in the staff report and supporting exhibits and plans, the City Council finds:

- A. That the granting of the Tentative Tract Map and Development Plan Review will not be detrimental to the public health or welfare, or injurious to the property or improvements in such zone or vicinity.
- B. The proposed project will not result in a significant adverse effect on the environment.
- C. The proposed project is consistent with the existing land uses, and zoning designations in the area.
- D. The proposed project has been found to be consistent with city standards, ordinances, and policies.
- E. The proposed project is consistent with the General Plan and Perris Downtown Specific Plan.
- F. The proposed project is consistent with the R14 Zone of the Perris Downtown Specific Plan.

Section 4. The City Council hereby approves Tentative Tract Map 32779 (04-0488) based on the information and findings presented in the staff report and subject to the attached 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.

Attachment: Conditions of Approval

ADOPTED, SIGNED, and APPROVED this 27th 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 Resolution Number 3924 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 27th day of February, 2007, and that it was so adopted by the following called vote:

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

City Clerk, Judy L. Haughney