

ORDINANCE NUMBER 1346

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT 16-05077 TO REVISE THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN LAND USE MAP BY CHANGING THE LAND USE DESIGNATION OF 7.48 ACRES OF LAND LOCATED NORTH OF WALNUT STREET AND WEST OF PERRIS BLVD DEVOTED TO EXISTING AND PROPOSED SELF-STORAGE USE FROM COMMERCIAL TO LIGHT INDUSTRIAL, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, on March 29, 2016, an application was filed for a Specific Plan Amendment to change the Perris Valley Commerce Center Specific Plan (PVCCSP) land use designation of 7.48 acres of land north of Walnut Street and west of Perris Boulevard from Commercial to Light Industrial for an existing 148,609 square foot self-storage use, and the current proposal (Major Modification 16-05075) to expand the use with an additional 34,984 square feet on a 1.57 acre parcel; and

WHEREAS, the proposed PVCCSP was adopted by the City Council on January 10, 2012, at which time land use requirements and guidelines were set forth to guide future development in the north Perris area; and

WHEREAS, the proposed SPA 16-05077 will not conflict with the goals, policies, and implementation measures set forth in the General Plan and Zoning Ordinance; and

WHEREAS, SPA 16-05077 will bring the existing and proposed self-storage land use into conformity with Table 2.0-2, Land Use, of the PVCCSP, which requires Light Industrial zoning for a self-storage use; and

WHEREAS, the proposed amendment is Categorically Exempt pursuant to CEQA Article 15332, Class 32 for infill development, therefore no further environmental review is required; and

WHEREAS, the existing and proposed land use is located in March Air Force Base/Inland Port Airport Land Use Compatibility Plan Zones B1-APZ II and B2, and therefore is subject to the Riverside County Airport Land Use Commission's (ALUC) recommendation based on the project's consistency with the MARB Airport Land Use Compatibility Plan; and

WHEREAS, at the ALUC hearing on May 9, 2016, ALUC found the proposed amendment to the PVCC Specific Plan Land Use Map to be consistent with the MARB Airport Land Use Compatibility Plan, therefore no further action is required from the City; and

WHEREAS, on April 19, 2016, the Planning Commission conducted a legally noticed public hearing regarding SPA 16-05077, and recommended approval (6-0-0) to the City

Council after considered public testimony and materials in the submittal report and accompanying documents and exhibits; and,

WHEREAS, on May 30, 2016 the City Council conducted a duly noticed public hearing introducing the first reading of an Ordinance (next in order) to amend the PVCC Specific Plan Land Use Map by changing the underlying zoning designation of 7.48 acres from Commercial to Light Industrial to allow a self-storage use, based on the information and findings presented herein; and,

WHEREAS, all legal prerequisites for the adoption of this Ordinance 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 staff report and the accompanying attachments and exhibits, the City Council hereby finds that Specific Plan Amendment 16-05077:

- A. The proposed Specific Plan Amendment will not result in a significant adverse effect on the environment.
- B. The proposed Specific Plan Amendment will not conflict with the goals, policies, and implementation measures set forth in the General Plan and Zoning Ordinances.
- C. The proposed Specific Plan Amendment will not have a negative affect on public health, safety, or the general welfare of the community.

Section 4. The City Council hereby adopts the first reading of an Ordinance (next in order) to approve Specific Plan Amendment 16-05077 to amend the PVCCSP Land Use Map by changing the underlying zoning designation of 7.48 acres from Commercial to Light Industrial for land use consistency, 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 resolution and the City Clerk shall certify to the passage and adoption of this Ordinance.

ADOPTED, SIGNED and APPROVED this 13th day of June, 2017.

Mayor Michael M. Vargas

ATTEST:

City Clerk Nancy Salazar

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

I, Nancy Salazar, CITY CLERK FOR THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number ____ was duly and regularly introduced by the City Council of the City of Perris at a regular meeting thereof held on the 30th day of May, 2017 and adopted by the City Council of the City of Perris at a regular meeting thereof held on the 13th day of June 2017, by the following vote:

AYES: RABB, ROGERS, BURKE, CORONA, VARGAS
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

City Clerk Nancy Salazar

Exhibit A: Revised Figure 2.0-1, Specific Plan Land Use Designations