

ORDINANCE NUMBER 1347

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING THE SECOND READING OF ZONE CHANGE 17-05002, TO RE-ZONE A 0.7 ACRE PARCEL, WITH AN EXISTING 9,700 SF COMMERCIAL BUILDING, LOCATED BETWEEN NAVAJO RD AND APACHE RD, NORTH OF INDIAN HILLS CIRCLE, AT 802 NAVAJO RD, FROM R-6000 (SINGLE FAMILY RESIDENTIAL) TO CN (COMMERCIAL NEIGHBORHOOD), TO PROVIDE CONSISTENCY WITH THE GENERAL PLAN AND MAKE FINDINGS IN SUPPORT THEREOF.

WHEREAS, On April 26, 2005 the City Council approved a comprehensive update of the City of Perris General Plan, amending Planning Area 7 (PA 7-1) which included the subject property at 802 Navajo Rd; and

WHEREAS, the General Plan land use designation for the subject property was changed from R7 to NC (Neighborhood Commercial) under the 2005 General Plan Update; and

WHEREAS, Policy IV.A of the General Plan land use element, aims to achieve consistency among all planning documents; and

WHEREAS, Zone Change 17-05002 includes changes to re-zone the subject property at 802 Navajo Rd, to CN (Commercial Neighborhood) in order to provide consistency with the current General Plan land use designation of NC (Neighborhood Commercial); and

WHEREAS, on May 17, 2017, the Planning Commission conducted a duly, noticed public hearing on the proposed Zone Change, considered testimony and materials in the findings and accompanying documents, and recommended approval of the proposed Zone Change; and

WHEREAS, on June 13, 2017, the City Council conducted a duly, noticed public hearing on the proposed Zone Change, considered testimony and materials in the findings, 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

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 hereby determines that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines pursuant to Article 19 Section 15332 of CEQA for In-Fill Development Projects. Accordingly,

the City Council adopts a Categorical Exemption in accordance with the provisions of the California Environmental Quality Act.

Section 3. Based upon the information contained within the supporting exhibits, with respect to Zone Change 17-05002, the City Council finds that:

Zone Change 17-05002

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

Section 4. That for the foregoing reasons the City Council approves Zone Change 17-05002 to re-zone 802 Navajo Rd to CN (Commercial Neighborhood), to provide consistency with the General Plan, based on the findings presented herein.

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 and the Secretary shall certify to the passage and adoption of this Ordinance.

ADOPTED, SIGNED, and APPROVED this 11th day of July 2017.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, **Nancy Salazar**, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1347 was duly and regularly introduced at a regular meeting of the City Council of the City of Perris held the 13th day of June, 2017 and duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 11th day of July 2017, by the following called vote:

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

City Clerk, Nancy Salazar

Attachment: Zoning Exhibit