

ORDINANCE NUMBER 1334

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING ZONE CHANGE 15-05198 AND PLANNED DEVELOPMENT OVERLAY ZONE 15-05197 TO REZONE 20 ACRES OF LAND FROM R-20,000 TO R-10,000-PDO SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT OVERLAY ZONE LOCATED WEST ALONG MURRIETA ROAD, EAST OF WILSON AVENUE, NORTH OF WATER AVENUE, AND SOUTH OF LISBON STREET, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the applicant filed Zone Change 15-05198 and Planned Development Overlay 15-05197 to re-zone the project area from R-20,000 to R-10,000/PDO located west of Murrieta Road, east of Wilson Avenue, north of Water Avenue and south Lisbon Street; and

WHEREAS, on October 5, 2016, the Planning Commission conducted a duly noticed public hearing on the Zone Change and at the meeting recommended approval of the SPA after considering public testimony and materials in the staff report and accompanying documents; and

WHEREAS, on October 25, 2016, the City Council conducted a duly noticed public hearing on the project, at which time all interested persons were given full opportunity to be heard to present evidence; 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 Ordinance have occurred.

NOW, THEREFORE, City Council of the City of Perris hereby ordains as follows:

Section 1. The above recitals are all true and correct and are incorporated herein as if set forth in full.

Section 2. City Council Resolution Number 5058 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 (2323) 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. The City Council further finds, based upon the information contained within the staff report and accompanying attachments, as well as all oral and written testimony made at the public hearing, with respect to the Perris Estates PDO, the following regarding Zone Change 15-05198:

- A. The proposed project is consistent with the goals and policies of the Land Use Element of the General Plan, whereas the proposed change in land use designation is compatible with the surrounding area (Goal 1) and adjoining land uses to develop a community identity (Goal 3).
- B. The proposed project is compatible with the existing dominant land uses in the project area and in the surrounding properties, whereas the adjoining land uses are currently designated R-10,000 and R-6,000 to the south, and existing single family neighborhood to the east and west.
- C. The proposed project is a logical extension of the existing zoning pattern to the south, whereas the abutting property to the east and west is designated residential.

Section 3. The City Council further finds, based upon the information contained within the staff report and accompanying attachments, as well as all oral and written testimony made at the public hearing, with respect to the Perris Estates PDO, the following regarding Planned Development Overlay 15-05197:

- A. The proposed project is well designed and will create a superior environment than could otherwise be achieved by strict application of the underlying conventional zone.
- B. The project incorporates appropriate amenities necessary to create and maintain a desirable environment for residents (e.g., recreation buildings or facilities, guest parking, common area landscaping, enhanced architectural standards, etc.).
- C. The proposed planned development is harmonious with surrounding development and does not create internal incompatibilities do to improper design, allowed land uses, or density/intensity of development.

- D. The proposed circulation system is adequate to carry the anticipated traffic volume.
- E. The existing or proposed public infrastructure is suitable to meet the needs of the planned development, and does not create capacity issues in other areas of the community.

Section 4. The City Council hereby approves Zone Change 15-05198 and Planned Development Overlay 15-05197 to change approximately 20 acres from R-20,000 to R-10,000/PDO to enable the Perris Estates PDO.

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 this Ordinance and the City Clerk shall certify to the 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 29th day of November, 2016.

Mayor, Daryl R. Busch

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, City Clerk of the City of Perris that the foregoing Ordinance Number 1334 was introduced by the City Council of the City of Perris at a regular meeting of said Council on the 25th day of October 2016 and was duly adopted by the City Council of the City of Perris at a regular meeting of said Council on the 29th day of November, 2016, and that it was so adopted by the following vote:

AYES: RABB, ROGERS, YARBROUGH, BURKE, BUSCH

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

City Clerk, Nancy Salazar

Attachment: Zone Change Map