

ORDINANCE NUMBER 1305

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A ZONE CHANGE 13-07-0009 TO CHANGE THE ZONING DESIGNATION OF THE PROJECT SITE FROM COMMERCIAL COMMUNITY TO LIGHT INDUSTRIAL LOCATED ON WATSON ROAD, NORTH OF ETHANAC ROAD, SOUTH OF HIGHWAY 74; AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the applicant filed for a Conditional Use Permit, Zone Change and General Plan Amendment to develop a 915 sq. ft. sale office with an outdoor lumber and storage facility on an undeveloped 9.58 acre site located on Watson Road, North of Ethanac and South of Case Road; and

WHEREAS, the project includes a General Plan Amendment (GPA) and Zone Change (ZC) to rezone and amend the General Plan designation of the project site from CC (Community Commercial) to LI (Light Industrial). The proposed amendment to the General Plan would allow the outdoor storage facility in a LI (Light Industrial Zone) by a Conditional Use Permit; and

WHEREAS, proposed Conditional Use Permit 13-07-0010, Zone Change 13-07-0009 and General Plan Amendment 13-07-0008, are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, the Development Plan Review establishes the project to be in full compliance with the Zoning Code development standards for the LI Zone; and

WHEREAS, the City Council of the City of Perris adopted a General Plan to guide development throughout the city and a Zoning Map to implement the vision set forth in the General Plan; and

WHEREAS, on May 21, 2014 the Planning Commission conducted a duly, noticed public hearing on the proposed Zone Change, considered testimony and materials in the staff report and accompanying documents, and recommended approval of the proposed project; 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, on July 8, 2014 the City Council conducted a duly notice public hearing on the proposed projects, considered testimony and materials in the staff reports, accompanying documents and exhibits; and

WHEREAS, all other legal prerequisites to 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 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 (2305) 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 upon the information contained within the staff report and accompanying attachments, with respect to Zone Change 13-07-0009 the City Council that:

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

Section 4. The City Council hereby adopts Zone Change 13-07-0009, 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 Ordinance and the City Clerk shall certify to the passage and 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 26th day of August 2014.

Daryl R. Busch, Mayor

ATTEST:

Nancy Salazar, City Clerk

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

I Nancy Salazar, duly elected City Clerk of the City of Perris do hereby certify that the foregoing Ordinance Number 1305 was duly and regularly introduced by the City Council of the City of Perris at a regular meeting thereof held on the 8th day of July 2014 and duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 26th day of August 2014, by the following vote:

AYES: LANDERS, ROGERS, YARBROUGH, RODRIGUEZ, BUSCH
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

City Clerk, Nancy Salazar