

ORDINANCE NUMBER 1277

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE 08-03-0008 SUBJECT TO CONDITIONS OF APPROVAL AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the City of Perris received an application for Zone Change 08-03-0008 to convert the present zoning of the project site from A-1 (Light Agricultural) and CC (Community Commercial) to SP (Specific Plan); and

WHEREAS, City of Perris Municipal Code Section 19.54.020.A specifies procedures for a Zone Change; and

WHEREAS, an Environmental Impact Report (State Clearinghouse No. 2006011029) was certified by City Council on April 28, 2009 for Zone Change 08-03-0008; and

WHEREAS, on March 16, 2011, the Planning Commission conducted a duly noticed public hearing on the proposed Harvest Landing project including approval of Zone Change 08-03-0008, considered testimony and materials in the staff report and accompanying documents, and recommended that the City Council approve Zone Change 08-03-0008; and

WHEREAS, a public hearing, after due notice, conducted by the City Council on May 10, 2011 to consider facts as presented in the staff report prepared for this request, and to accept public testimony regarding approval of Zone Change 08-03-0008; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS based upon the facts and analysis presented below, the staff report and accompanying attachments, public testimony received and subject to Conditions of Approval, does resolve as follows:

Section 1. The above recitals are true and correct.

Section 2. Based on the information contained within the staff report, Conditions of Approval, and the accompanying attachments and exhibits, the Planning Commission hereby finds in regard to Zone Change 08-03-0008 that it is: A) Consistent with the General Plan Land Use Map and applicable General Plan objectives, policies and programs; B) Compatible with adjacent land uses; and C) A logical extension of the existing zoning pattern:

A. The proposed project is partially inconsistent with General Plan Land Use Map. The General Plan has designated this area for

Business Park, Community Commercial and Specific Plan development and the Zone Change is being processed concurrently with the General Plan Amendment to change the General Plan land use designation and zoning to Specific Plan (SP). The SP zone is established to provide a zone for property that is subject to a specific plan adopted in accordance with the provisions of the Government Code and the Zoning Ordinance. Upon approval of General Plan Amendment 08-03-0007 and Zone Change 05-0340, associated with adoption the Harvest Landing Specific Plan, the General Plan designation and zoning for the entire Property will be Specific Plan and the project would be consistent with the intent of the General Plan and Municipal Code through designation of the site as Specific Plan. Consistency with General Plan policies pertaining to the proposed project area are assessed in Table 2 of the Harvest Landing Specific Plan Findings of Fact and Statement of Overriding Considerations.

- B.** The proposed Zone Change is compatible with the adjacent land uses. Light industrial uses are located to the north, across Placentia Avenue. The Perris Plaza with theaters, restaurants, and retail uses is immediately to the south, and to the southeast is the proposed Perris Marketplace commercial development. Valley Plaza Doctor's Hospital, several retail centers and residential development are located to the east across Perris Blvd, and the Perris Valley Spectrum commercial center is located to the northeast at the northeast corner of Orange and Barrett Avenues. Val Verde Elementary School is adjacent to the northwestern portion of the project site. A mix of land uses surround the Subject Property and the proposed Specific Plan land use designation/zone also provides for a variety of uses including residential, multiple business use, and parks and open space.
- C.** The proposed Zone Change is a logical extension of the existing zoning pattern. Land to the north is zoned Public (P), Light Industrial (LI) and Business Park (BP), to the south and southeast Community Commercial (CC), and to the east, is Multi-Family Residential (MFR-14) and Community Commercial. The Specific Plan (SP) zone allows for a variety of uses including residential, multiple business use, and parks and open space. The SP zone recognizes the detailed and unique nature of specific plans and the need to ensure that development conforms to the uses, development standards, and procedures contained in specific plans.

Section 3. The City Council hereby approves Zone Change 08-03-0008 based on the findings listed above.

Section 4. 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 Resolution shall remain in full force and effect.

Section 5. The Mayor shall sign this Ordinance and the City Clerk shall certify to the adoption of this Ordinance.

ADOPTED, SIGNED and APPROVED this 31st day of May 2011.

Daryl R. Busch, Mayor

ATTEST:

Judy L. Haughney, C.M.C.
City Clerk

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

I, Judy L. Haughney, City Clerk of the City of Perris, do hereby certify that the foregoing Ordinance Number 1277 was duly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 10th day of May 2011, by the following vote:

AYES: ROGERS, YARBROUGH, LANDERS, EVANS, BUSCH

NOES: NONE

ABSTAIN: NONE

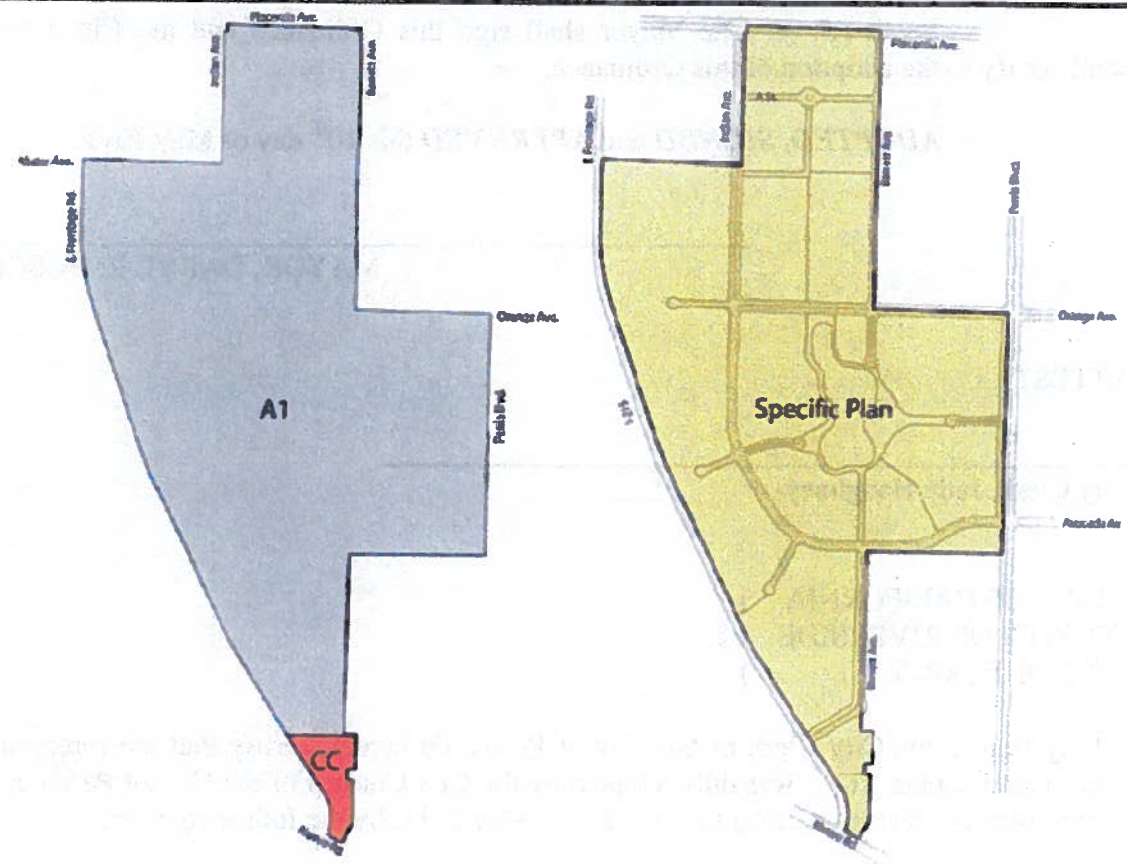
ABSENT: NONE

Judy L. Haughney, C.M.C., City Clerk

**CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

Existing & Proposed Zoning Designations

CASE NUMBERS: SP 05-0423, GPA 08-03-0007,
ZC 08-03-0008 , TTM 35103 and TPM 35087



Zoning Designations

 A1 - Light Agriculture

 CC - Community Commercial

Proposed General Plan Land Use

 Specific Plan

Assessor's Parcel Numbers: 305-070-003; 090-015 to 018, 019, 026, 028, 030, 032, 055 to 059; 100-008, 009, and 028; 170-018; 220-011, 049 to 052; 110-001 to 007, 015, 016, 021 to 027, 032 to 035; 140-012, 024 to 034; 150-011, 027 to 038; 120-004 to 008, 020, 022 to 026; 130-001 to 006, 009; 160-001 to 003, 022 to 030; 190-014, 019, 028 to 032.

APPLICANT:
Coudures Family Limited
Partnership
1688 Perris Blvd., Perris, CA 92571

PROPOSAL: The proposed 341-acre Harvest Landing Specific Plan includes residential, business, and recreation and open space land uses. The plan contains 11 different land use categories: four residential, one multiple business use, one commercial, four open space/recreation, and one residential overlay. The proposed project includes up to 1,860 residential units on approximately 170 acres, 1.3 million square feet of multiple business use on about 88 acres, and recreation and open space including a 16.5-acre sports park, and a lake, park, and recreation center on approximately 44 acres. Although the Specific Plan Area is 341 acres, only 336.6 acres of the site would be cleared for project development.



Exhibit A