

**ORDINANCE NUMBER 1245**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2267); AND ZONE CHANGE 06-0320 TO AMEND THE CITY'S ZONING MAP BY APPLYING A PLANNED DEVELOPMENT (PD) OVERLAY ZONE TO THE EXISTING MFR-14 ZONING DESIGNATION OF THE PROJECT SITE LOCATED ON JARVIS STREET BETWEEN REDLANDS AVENUE AND PERRIS BOULEVARD; AND MAKING FINDINGS IN SUPPORT THEREOF.**

**WHEREAS**, the applicant applied for Zone Change 06-0320 to amend the City's zoning map by applying a Planned Development (PD) Overlay Zone to the existing MFR-14 zoning designation of the project site located on Jarvis Street between Redlands Avenue and Perris Boulevard; 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**, the Planning Commission considered the Initial Study and Negative Declaration (2267) for the project, finding that these documents adequately addressed the impacts of the proposed project, were prepared in accordance with the California Environmental Quality Act, and reflected the independent judgment of the City; and,

**WHEREAS**, on April 16, 2008 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**, on May 13, 2008 the City Council conducted a duly noticed public hearing on the proposed projects, considered testimony and materials in the staff reports, accompanying documents and exhibits; 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 documentation for the project prior to taking action on the applications. Based on the analysis contained in the Initial Study and the accompanying environmental information, the City Council finds that:

- A. There is no substantial evidence of potentially significant environmental impacts and a Negative Declaration (2267) 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 on the information contained within the Project Report and the accompanying attachments and exhibits, the City Council hereby finds that:

- 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 due 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 adopts Negative Declaration (2267) and approves Zone Change 06-0320, 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 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 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 13<sup>th</sup> day of May, 2008.

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Daryl R. Busch, Mayor

ATTEST:

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Judy L. Haughney, City Clerk

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

I Judy L. Haughney, duly elected City Clerk of the City of Perris do hereby certify that the foregoing Ordinance Number 1245 introduced at a regular meeting of the City Council of the City of Perris, held on the 13<sup>th</sup> day of May, 2008, was duly and regularly adopted by the City Council at a regular meeting thereof held on the 27<sup>th</sup> day of May, 2008, and that it was so adopted by the following called vote

AYES:	COUNCILMEMBERS:	Motte, Rogers, Yarbrough, Landers, Busch
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	None
ABSTAIN:	COUNCILMEMBERS:	None

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City Clerk, Judy L. Haughney