

**ORDINANCE NUMBER 1192**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2217) AND ADOPTING ORDINANCE AMENDMENT 06-0049 TO REVISE CHAPTERS 19.36 (NEIGHBORHOOD COMMERCIAL) AND 19.38 (COMMUNITY COMMERCIAL) OF THE PERRIS MUNICIPAL CODE, FOR THE PURPOSE OF AMENDING DIMENSIONAL CRITERIA FOR PARCELS THEREIN**

**WHEREAS**, Article XI, Section 7 of the California Constitution confers on cities the power to make and enforce within limits all local police, sanitary and other ordinances not in conflict with general laws; and

**WHEREAS**, the establishment of commercial zones and the regulation of parcel size, width, depth, and street frontage therein is within the police powers of the City; and

**WHEREAS**, the conscientious subdivision of land within commercial zones is necessary to enhance the character and image of the City as identified in the General Plan; and

**WHEREAS**, the proposed Ordinance Amendment provides criteria necessary to safeguard the public health, safety, convenience and general welfare in the City of Perris; and

**WHEREAS**, on May 17, 2006, the Planning Commission conducted a duly noticed public hearing regarding the proposed Ordinance Amendment and considered testimony and materials in the staff report and other accompanying documents and exhibits and recommended approval of the project; and

**WHEREAS**, on June 13, 2006, the City Council conducted a duly noticed public hearing on the proposed Ordinance Amendment, considered testimony and materials in the staff reports, accompanying documents and exhibits; and

**WHEREAS**, the City Council considered and approved the Initial Study and Negative Declaration (2217) 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**, 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, California, as follows:

**Section 1.** The above recitals are all true and correct.

**Section 2.** The City Council has considered the environmental implications of the proposed project prior to taking action and determined that:

- A. There is no substantial evidence of potentially significant environmental impacts and a Negative Declaration (2217) 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 finds the proposed Ordinance Amendment is consistent with the goals and polices of the General Plan by promoting the long-term quality of industrial development in the City of Perris.

**Section 4.** The City of Perris Municipal Code Section 19.36 (Neighborhood Commercial) is hereby amended to add a new section (“K”) pertaining to projects with multiple parcels. This section shall read as follows:

**K. *Projects with Multiple Parcels***

*Commercial and mixed-use projects with multiple lots that are contiguous and tied together by a Development Agreement, Planned Development Overlay, cross-access and/or shared-parking agreements, or similar covenant approved by the City and formally recorded against Title may deviate from the lot size, lot width, lot depth, and street frontage criteria provided that such deviation is necessary to achieve superior site planning. Such developments are required to submit a sign program to ensure consistent signage throughout the project site and to address monumentation signage along street frontages. Also, projects that employ shared parking agreements may spread the required parking supply across multiple parcels, in compliance with Municipal Code §19.69.030.B.5 (Shared Parking Provisions).*

**Section 5.** The City of Perris Municipal Code Section 19.38 (Community Commercial) is hereby amended to add a new section (“K”) pertaining to projects with multiple parcels. This section shall read as follows:

**K. *Projects with Multiple Parcels***

*Commercial and mixed-use projects with multiple lots that are contiguous and tied together by a Development Agreement, Planned Development Overlay, cross-access and/or shared-parking agreements, or similar covenant approved by the City and formally recorded against Title may deviate from the lot size, lot width, lot depth, and street frontage criteria provided that such deviation is*

*necessary to achieve superior site planning. Such developments are required to submit a sign program to ensure consistent signage throughout the project site and to address monumentation signage along street frontages. Also, projects that employ shared parking agreements may spread the required parking supply across multiple parcels, in compliance with Municipal Code §19.69.030.B.5 (Shared Parking Provisions).*

**Section 6.** The Mayor shall sign and the City Clerk shall certify the passage and adoption of this Ordinance and shall cause it to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty (30) days after its passage.

**ADOPTED, SIGNED** and **APPROVED** this 27<sup>th</sup> day of June, 2006

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Mayor, Daryl R. Busch

ATTEST:

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City Clerk, Judy L. Haughney

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

I, Judy L. Haughney, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1192, introduced at a regular meeting of the City Council of the City of Perris held on the 13<sup>th</sup> day of June, 2006, was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 27<sup>th</sup> day of June, 2006, and that it was so adopted by the following called vote:

AYES: Landers, Rogers, Yarbrough, Busch  
NOES:  
ABSENT: Motte  
ABSTAIN:

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City Clerk, Judy L. Haughney

