

RESOLUTION NUMBER 4082

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT 07-08-0023 TO CHANGE THE LAND USE DESIGNATION OF A 13.36 ACRE SITE FROM R-6,000 SINGLE FAMILY TO MFR-22 MULTI-FAMILY LOCATED AT THE NORTHEAST CORNER OF DALE STREET AND WILSON AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, on August 15, 2007, General Plan Amendment 07-08-0023, Zone Change 07-08-0024, and Zoning Text Amendment 07-08-0025 was initiated by the City; and,

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

WHEREAS, General Plan Amendment 07-08-0023 was initiated to change the land use designations of a 13.36 acre site located on northeast corner of Wilson Avenue and Dale Street; from R-6,000 to MFR-22; and

WHEREAS, California State law limits amendments to any of the mandated General Plan Elements to four times a year, howsoever, a number of changes may be made at one time; and

WHEREAS, this amendment constitutes the first time in 2008 that the City of Perris has amended the Land Use Element of the General Plan; and

WHEREAS, on February 6, 2008 the Planning Commission conducted a duly, noticed public hearing on the proposed General Plan Amendment, Zone Change, and Zoning Text Amendment and considered testimony and materials in the staff report and accompanying documents, and recommended approval of the proposed project to the City Council; and,

WHEREAS, the City Council considered the Initial Study and Negative Declaration (2261) 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 Resolution 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 (2261) 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 in the staff report and supporting exhibits and plans, this City Council finds:

- A. The General Plan Amendment is in the public interest.

By changing the land use designation of the site to MFR-22, the project would expand housing choices for existing and future Perris residents.

- B. The proposed zoning is consistent with the proposed amendment to the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.

The proposal is consistent with Goal 1.0 of the General Plan Land Use Element to provide quality housing in attractive neighborhoods for households of all income levels and stages of life; and Policy I.A to promote variety in dwelling types, densities, and locations to satisfy changing demands as the community evolves and matures.

- C. The proposed zoning is compatible with adjoining uses.

The Development Plan Review process will ensure that the future multi-family site plan, architecture, landscaping and open space components are adequate to buffer the higher density project from the adjacent tracts of single family homes.

- D. The proposed zoning is a logical extension of the existing zoning pattern.

The proposed zoning would be a logical extension and consistent with the MFR-22 and MFR-14 zoning west of the site, and with the policies of Planning Area 5, Central Core (PA 5), which provide for a mix of residential, commercial and business park land uses.

Section 4. The City Council hereby adopts General Plan Amendment 07-08-0023, as shown in Attachment C of this Resolution, 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 Resolution shall remain in full force and effect.

Section 6. The Mayor shall sign this Resolution and the City Clerk shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 26th day of February, 2008.

Mayor, Daryl R. Busch

ATTEST:

City Clerk, Judy Haughney

Attachment C – Amended General Plan Exhibit

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

I Judy Haughney, duly elected City Clerk of the City of Perris do hereby certify that the foregoing Resolution Number 4082 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 26th day of February, 2008, by the following vote:

AYES:	COUNCILMEMBERS:	YARBROUGH, LANDERS, MOTTE, ROGER, BUSCH
NOES:	COUNCILMEMBERS:	NONE
ABSENT:	COUNCILMEMBERS:	NONE
ABSTAIN:	COUNCILMEMBERS:	NONE

City Clerk, Judy Haughney