

RESOLUTION NUMBER 5058

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING TO APPROVE TENTATIVE TRACT MAP 36797 TO SUBDIVIDE 20 GROSS ACRES INTO 76 SINGLE FAMILY LOTS AND TWO LETTERED LOTS, GENERAL PLAN AMENDMENT 15-05199 TO AMEND THE PROJECT AREA FROM R 20-000 TO R-10,000 FROM THE CITY OF PERRIS GENERAL PLAN LAND USE ELEMENT, AND DEVELOPMENT PLAN REVIEW 15-00012 LOCATED WEST ALONG MURRIETA ROAD, EAST OF WILSON AVENUE, NORTH OF WATER AVENUE, AND SOUTH OF LISBON STREET, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the applicant filed Tentative Tract Map 36797 to subdivide 20 gross acres into 76 single family lots and two (2) lettered lots (AA and BB); and

WHEREAS, the applicant filed General Plan Amendment 15-05199 to amend the project area from R-20,000 to R-10,000 from the City of Perris General Plan Land Use Element; and

WHEREAS, this Tentative Tract Map, Zone Change, and General Plan Amendment has been duly noticed; and

WHEREAS, a public hearing was held on October 5, 2016 at which time all interested persons were given full opportunity to be heard and to present evidence.

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, all other legal prerequisites to 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 accompanying environmental information, the City Council finds that:

- A. No potentially significant environmental impacts were identified and a Mitigated Negative Declaration (2323) 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 Tentative Tract Map 36797, the City Council finds that:

- A. The proposed Tentative Tract Map will not result in a significant adverse effect on the environment.
- B. The project site is physically suitable for type and density of the proposed residential development.
- C. As conditioned, the proposed Tentative Tract Map is consistent with City standards, ordinances, and policies.
- D. The project is a subdivision for future residential development that is compatible with the surrounding land use and zoning designations in to the east.
- E. The proposed Tentative Tract Map will not have a negative effect on public health, safety, or general welfare.
- F. Tentative Tract Map is in compliance with the Subdivision Map Act.

Section 4. Based upon the information contained within the staff report and accompanying attachments, with respect to the General Plan Amendment, the City Council hereby finds the following:

- A. The proposed project is consistent with the goals and policies of the Land Use Element of the General Plan, whereas the proposed change in land use designation is compatible with the surrounding area (Goal 1) and adjoining land uses to develop a community identity (Goal 3).
- B. The proposed project is compatible with the existing dominant land uses in the project area and in the surrounding properties, whereas the adjoining land uses are currently designated R-10,000 and R-6,000 to the south, and existing single family neighborhood to the east and west.

- C. The proposed project is a logical extension of the existing zoning pattern to the south, whereas the abutting property to the east and west is designated residential.

Section 5. Based upon the information contained within the staff report and accompanying attachments, with respect to Development Plan Review 15-00012 the City Council finds that:

- A. The proposed Development Plan Review will not result in a significant adverse effect on the environment.
- B. The project site is physically suitable for type and density of the proposed residential development.
- C. As conditioned, Development Plan Review is consistent with City standards, ordinances, and policies.
- D. The project is a subdivision for future residential development that is compatible with the surrounding land uses.
- E. The proposed Development Plan Review will not have a negative effect on public health, safety, or general welfare.

Section 6. That for the foregoing reasons the City Council hereby approves Tentative Tract Map 3679, General Plan Amendment 15-050199, and Development Plan Review 15-00012 to subdivide 20 gross acres into 76 single family lots and two (2) lettered lots (AA and BB), a General Plan Amendment to amend the project area from R-20,000 to R-10,000 from the City of Perris General Plan Land Use Element, and a Zone Change to re-zone the project area from R-20,000 to R-10,000. The project is located west of Murrieta Road, east of Wilson Avenue, north of Water Avenue and south Lisbon Street, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Attachment A).

Section 7. 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 8. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 25th day of October 2016.

Daryl R. Busch, Mayor

ATTEST:

Nancy Salazar, City Clerk

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

I, Nancy Salazar, City Clerk of the City of Perris, do hereby certify that the foregoing Resolution Number 5058 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 25th day of October 2016, by the following vote:

AYES: BURKE, RABB, ROGERS, YARBROUGH, BUSCH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

Nancy Salazar, City Clerk