ORDINANCE NUMBER 1115

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AMENDING THE ZONING ORDINANCE, SECTIONS 19.44.080.G, 19.46.080.G AND 19.48.080.G REGARDING BUILDING HEIGHTS

WHEREAS, the City Council approved the Zoning Ordinance in November 1997; and

WHEREAS, the applicants for the Perris Valley Airport initiated an amendment relating to height requirements in the Public (P) Zone and the City desired to extend this to industrial zones; and

WHEREAS, on March 19, 2003, the Planning Commission conducted a duly noticed public hearing on the proposed amendment to the Zoning Ordinance and considered testimony and materials in the staff report and accompanying document and exhibits and, thereafter recommended approval of the proposed amendment; and

WHEREAS, on April 8, 2003, the City Council conducted a duly noticed public hearing on the proposed amendment to the Zoning Ordinance and considered testimony and materials in the staff report and accompanying document and exhibits; and

WHEREAS, the City has complied with the California Environmental Quality Act; and,

WHEREAS, all legal prerequisites for the adoption of this Ordinance have occurred;

NOW, THEREFORE, the City Council of the City of Perris does resolve as follows:

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

Section 2. The City Council has reviewed and considered the proposed project and determined that the proposed project amends the Zoning Ordinance and any physical changes to the environment will require additional review, there is no possibility that the proposed Amendment to the Zoning Ordinance will have a significant adverse effect on the environment, and therefore is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

Section 3. The City Council ***HEREBY FINDS AND DETERMINES THAT:***

A. The proposed amendment is consistent with the General Plan objectives, policies, and programs.

B. The project will not adversely affect the public health, safety, and welfare.

C. The proposed project will not result in a significant adverse effect on the environment.

Section 4. Sections 19.44.080.G, and 19.46.080.G (Structure Height) of the Perris Zoning Ordinance are hereby amended in their entirety to read as follows:

"G" *Structure Height*

Maximum height of 50 feet, except that subject to the approval of a Conditional Use Permit by the Planning Commission, a maximum height up to one hundred (100) feet may be allowed, provided that any part of a structure that exceeds fifty (50) feet shall be set back from any public right-of-way beyond the otherwise required setback by one (1) foot for each additional foot of height above the fifty foot height, and set back one additional foot from any interior property line for each two feet of additional height above fifty feet."

Section 5. Section 19.48.080.G (Structure Height) of the Perris Zoning Ordinance is hereby amended in its entirety to read as follows:

"G" *Structure Height*

Height limits may be increased up to 100 feet provided that:

A. For every one (1) foot increase in building height beyond the 50 foot maximum height, the building setbacks are increased by one (1) foot on the front and all street-facing yards, and for every two (2) feet increase beyond the maximum building height, the building setbacks are increased by one (1) foot on all interior yards, and

B. A Conditional Use Permit for increased building height is approved pursuant to Chapter 19.61 and such Permit includes a condition requiring additional perimeter landscaping provided to screen and mitigate visual impacts from the increased structure height."

Section 6. The Mayor shall sign and the City Clerk shall certify 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 29th day of April, 2003.

_____
Mayor, Daryl R. Busch

ATTEST:

_____
City Clerk, Margaret Rey

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

I, Margaret Rey, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1115, introduced at a regular meeting of the City Council of the City of Perris held the 8th day of April, 2003, was duly and regularly adopted by the City Council at a regular meeting thereof held on the 29th day of April, 2003, and that it was so adopted by the following called vote:

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

_____
City Clerk, Margaret Rey