

RESOLUTION NUMBER 6285

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION (2391) AND APPROVE DEVELOPMENT PLAN REVIEW 21-00014 TO FACILITATE THE CONSTRUCTION OF A 300-UNIT MULTI-FAMILY APARTMENT COMMUNITY LOCATED AT THE SOUTHWEST CORNER OF RIDER STREET AND EVANS ROAD, BASED UPON THE FINDINGS PROVIDED HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.

WHEREAS, the project applicant Katie Rounds of The Kaidence Group, proposes to amend the May Ranch Specific Plan (“MRSP”) Planning Area 22 (“PA 22”) to rezone 14.68 acres from Commercial to Multi-Family Residential to facilitate the construction of a 300-unit multi-family apartment complex on 14.68 acres of land located at the southwest corner of Rider Street and Evans Road (“Project”);

WHEREAS, the applicant submitted Specific Plan Amendment (“SPA”) 21-05249 to amend the May Ranch Specific Plan (MRSP) rezone 14.68 acres of Planning Area 22 from Commercial to Multi-Family Residential (MFR) and Development Plan Review (“DPR”) 21-00014 for consideration of architectural design and site layout for the Project;

WHEREAS, the proposed SPA 21-05249 and DPR 21-00014 are considered a "project" as defined by the California Environmental Quality Act ("CEQA"),

WHEREAS, pursuant to CEQA and State CEQA Guidelines, an Initial Study (“IS”) was prepared for the proposed Project and, based upon thereof, Mitigated Negative Declaration No. 2391 was prepared for the Project and was publicly reviewed for a thirty-day period in accordance with CEQA, from August 18, 2023, to September 18, 2023;

WHEREAS, on April 13, 2023, the Riverside County Airport Land Use Commission (ALUC) determined that the Project was consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP) based on findings and conditions, which are attached and incorporated into the Planning Conditions of Approval;

WHEREAS, the Planning Commission held a duly noticed public hearing on September 20, 2023, at which time all interested persons were given full opportunity to be heard and to present evidence and then voted 5-0 to continue the Project to the October 18 2023 Planning Commission hearing; and;

WHEREAS, on October 18, 2023, the Planning Commission, by a vote of 5-0, adopted Resolution No. 23-30 recommending that the City Council approve the Project;

WHEREAS, prior to taking action, the City Council has heard, been presented with, and/or reviewed all of the information and data that 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, THE CITY COUNCIL OF THE CITY OF PERRIS does resolve as follows:

Section 1. Recitals. The above recitals are all true and correct and are incorporated herein by this reference.

Section 2. Environmental Analysis. Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on November 14, 2023, the City Council hereby determines pursuant to Section 15074 of the CEQA Guidelines that all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the development, the City's Zoning Code, and standard requirements of the City, state and federal regulatory agencies; therefore a Mitigated Negative Declaration has been prepared, with findings that:

1. No significant environmental effects were identified that would occur as a result of the proposed residential development. In light of the whole record, there is no substantial evidence that the Project may significantly affect the environment if mitigation measures are implemented pursuant to Mitigated Negative Declaration ("MND") No. 2391, which has been prepared for this Project.
2. The City has complied with CEQA.
3. Determinations of the City Council reflect the independent judgment of the City.

Section 3. Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on November 14, 2023, the City Council finds, with respect to Development Plan Review (DPR) 21-00014, that:

1. The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, the multi-family standards in the May Ranch Specific Plan, and the development policies and standards of the City.

The MFR Zone in the MRSP provides for high-density residential development at a maximum density of 21 dwelling units per acre and the project is proposed at 20.6 dwelling units per acre, which may support a wide range of multi-family residential uses. The proposed Project is consistent with the General Plan, the MFR Zone, and the existing land uses in the area, which implements the development standards and policies of the City. The location, size, design, density,

and intensity of the proposed development and improvements are consistent with the City's General Plan, the May Ranch Specific Plan, the purposes and provisions of the Perris Municipal Code, the purposes of the Zones in which the site is located, and the development policies and standards of the City.

2. The proposed Project site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.

The proposed Project is physically suitable in terms of parcel size, shape, access, and availability to utilities and services, as the site is located at the southwest corner of Rider Street and Evans Road, which allows for adequate access and provides for the logical connection to infrastructure to service the site. Utility services such as water and sewer are adjacent to the project and are available to service the site.

3. The proposed Project and the conditions under which it would be operated or maintained are compatible with abutting properties and will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

As conditioned, the proposed Project will not be detrimental to the public health, safety or welfare or injurious to property and improvements in the vicinity or to the City's general welfare in that the Project is designed in conformance with the General Plan and the Chapter(s) 5.2 Comprehensive Development and 5.3 Multi-Family Development Standards for PA 22 of the MRSP. Therefore, the Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. These standards include setbacks, building height, parking, and landscape and will integrate into the existing fabric of residential development that is contemplated for the area.

4. The proposed project's architecture includes updated and enhanced architecture that is compatible with the May Ranch Specific Plan with community standards and protects the character of adjacent development.

The proposed architecture meets the City's design standards for multi-family residential development, thereby protecting the character of the MFR Zone; therefore, is compatible with community standards and protects the character of adjacent development. Enhanced architecture, site design, and landscaping have been provided for the Project. The building's design features symmetry and balance with enhanced architectural treatments at the corners of the building. The proposed color palette and materials provide a variety and interest through the use of color tones ranging from darker to a mix of light tones to accentuate the proposed residential buildings further. Glazing treatments have been applied on all facade windows, and cementitious siding, and metal awnings, metal seam roofs to provide additional texture along with the building entrance corners.

5. The proposed Project's landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.

The proposed Project meets and exceeds the on-site and off-site landscape standards for the MRSP.

The minimum coverage requirement is 15% in the current MRSP, and the Project is 25.3% landscape coverage. The plant materials provide a mix of native and drought-tolerant trees, shrubs, ground cover, and annual color throughout the site to ensure visual relief and effectively frame, soften, and embellish access points, building entries, parking areas, amenities and open spaces.

6. The safeguards necessary to protect public health, safety, and general welfare have been required for the proposed Project.

The proposed Project provides the safeguards necessary to protect the public health, safety, and general welfare through the conditions of approval, which are attached hereto and incorporated herein by this reference as Attachment 1, and mitigation measures found in Mitigated Negative Declaration No. 2391, which are incorporated herein by this reference, which will ensure that the Project is developed in compliance with City and affected service agency codes and policies and mitigates potential impacts to the environment.

Section 4. Based upon the preceding and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on November 14, 2023, the City Council adopted Mitigated Negative Declaration No. 2391 and Mitigation Monitoring and Reporting Program.

Section 5. Based upon the Mitigated Negative Declaration No. 2391, and Mitigation Monitoring and Reporting Program, and all oral and written communication submitted by members of the public and City staff presented at its public hearing on November 14, 2023, the City Council hereby approves Development Plan Review 21-00014, subject to the Mitigation Monitoring Program and Conditions of Approval attached to this Resolution as Attachment 1 and 2 and incorporated herein by this reference.

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 the adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 14th day of November 2023.

Mayor, Michael Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 6285 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 14th day of November 2023, by the following called a vote:

AYES: RABB, ROGERS, CORONA, VARGAS

NOES: NONE

ABSENT: NAVA

ABSTAIN: NONE

City Clerk, Nancy Salazar

Attachment: Conditions of Approval (Planning, Engineering, Fire, Public Works, Community Services, Building and Safety)-Due to size on file in the City Clerk's office