

ORDINANCE NUMBER 1393

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE NO. 16-05218 TO CHANGE THE ZONING DESIGNATION OF APPROXIMATELY 24.1 ACRES FROM “R-10,000” TO “R-6,000” TO FACILITATE A 90 SINGLE-FAMILY LOT SUBDIVISION WITH TWO (2) LETTERED LOTS (A AND B) LOCATED AT THE NORTHWEST CORNER OF RAMONA EXPRESSWAY AND EVANS ROAD, AND MAKING THE FINDINGS IN SUPPORT THEREOF.

WHEREAS, the applicant, *Mission Pacific Land Company* filed Tentative Tract Map 36647 (15-05002) to subdivide 24.12 gross acres into 90 single-family lot subdivision with two (2) lettered lots (A and B), and a 30.7-acre lot burrow site located at the northwest corner of Ramona Expressway and Evans Road; and

WHEREAS, the applicant, *Mission Pacific Land Company* filed General Plan Amendment (16-05217) and Zone Change (16-05218) for a proposal to amend the General Plan Land Use and Zoning designation of approximately 24.1 acres located at the northwest corner of Ramona Expressway and Evans Road from Specific Plan (GP designation) and R-10,000 (zoning designation) to R-6,000; and

WHEREAS, Tentative Tract Map 36647 (16-05216), General Plan Amendment (16-05217) and Zone Change (16-05218) are relate to applicant’s *Stratford Ranch Residential South Project* and are hereafter collectively referred to as the “Project”; and

WHEREAS, the City Council adopted a Zoning Ordinance establishing zoning designations and development standards for the City of Perris; and,

WHEREAS, said proposed Zone Change (16-05218) is consistent with the General Plan Amendment; and,

WHEREAS, proposed Project is considered a “project” as defined by the California Environmental Quality Act (“CEQA”);

WHEREAS, between May 13, 2020 to June 15, 2020, the Initial Study/Mitigated Negative Declaration 2339 (SCH # 2018101050) was made available for public review and comment during a state-mandated 30-day public review period ; and

WHEREAS, the duly noticed August 5, 2020 Planning Commission public hearing regarding the Project was continued to August 19, 2020; and

WHEREAS, the duly noticed August 19, 2020 Planning Commission public hearing regarding the Project was continued to September 2, 2020; and

WHEREAS, a duly noticed Planning Commission public hearing was held on September 2, 2020, at which time all interested persons were given full opportunity to be heard and to present evidence, and, after considering all oral and written testimony from members of the public and City staff, including, but not limited to, City staff presentations and staff reports, accompanying documents and exhibits, recommended approval of the proposed Project to the City Council; and

WHEREAS, on September 29, 2020, the City Council conducted a duly noticed public hearing on the proposed Project at which time all interested persons were given full opportunity to be heard and to present evidence, and the City Council considered all oral and written testimony and materials from members of the public and City staff, including, but not limited, to presentations and staff reports, accompanying documents and exhibits; and,

WHEREAS, the Project site is located within the March Air Reserve Base/Inland Port Airport Influence Area (March AIA) Zone D (Flight Corridor Buffer) and Zone E (other Airport Environs) which have no residential development restrictions, therefore project complies with both the 2014 March ARB/IP Land Use Compatibility Plan (March ALUCP); and

WHEREAS, on October 11, 2018, Riverside County Airport Land Use Commission (ALUC) determined that the proposed General Plan Amendment 16-05217, Zone Change 16-05218, Tentative Parcel Map (TPM 36647) 16-05216 applications are conditionally consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP); and

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, Chapter 19.54 of the City of Perris Municipal Code (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for Zone Changes; and

WHEREAS, all other legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, City Council of the City of Perris hereby ordains as follows:

Section 1. The above recitals are all true and correct and are incorporated herein as if set forth in full.

Section 2. City Council finds that all the requirements of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines, and the City’s Local CEQA Guidelines have been satisfied in the Initial Study/Mitigated Negative Declaration 2339 (SCH # 2018101050), which is sufficiently detailed so that all of the significant environmental effects of the Project have been adequately evaluated, and thereby adopt the Mitigated Negative Declaration 2339 (SCH # 2018101050).

Section 3. The City Council further finds, based upon Initial Study/Mitigated Negative Declaration 2339 (SCH # 2018101050), staff report, supporting exhibits, and all written and oral testimony presented at the public hearing, with respect to the Project, the following regarding Zone Change 16-05218:

A. *The proposed zoning is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.*

The proposed R-6,000 zoning will create consistency with the proposed R-6,000 proposed General Plan land use designation and facilitate future single-family residential development at a density of 4-7 dwelling units per acre, which is consistent with the density proposed.

As designed and conditioned the proposed Zone Change 16-05218, is consistent with the proposed General Plan Amendment 16-0517, and the R-6,000 zoning district, with respect to minimum required development standards, including lot width, depth and size. Therefore, as designed and conditioned, the TTM 36674 is consistent with the City's General Plan Land Use Map.

The proposed Zone Change 16-05218 is consistent with the proposed R-6,000 General Plan Land Use Designation and Map and conforms to the goals of the General Plan by complying with the subdivision and zoning code development standards, which implements the General Plan goals, objectives and policies. Additionally, the Project provides for adequate services, infrastructure and facilities for the site and mitigates potential environmental impacts.

Furthermore, the proposed Zone Change 16-05218 is consistent with General Plan Policy I.A of the General Plan Land Use Element to promote variety in dwelling types, densities and locations to satisfy changing demands as the community evolves and matures. The proposed Zone Change is also consistent with Goal 1 of the Housing Element, which seeks to promote and maintain a variety of housing types for all economic segments of the City. Finally, as conditioned, the Project meets or exceeds the objectives of the proposed R-6,000 General Plan land use designation and as such, the proposed Zone Change is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.

B. *The proposed zoning is compatible with or provides adequate buffering of adjoining uses.*

The proposed Zone Change 16-05218 is compatible with adjoining uses to the north and is a logical extension of the existing approved zoning pattern, immediately north of the site (Stratford Ranch Residential North), which is zoned as R-6,000, as well as surrounding residential uses to the east that are also designated as R-6,000. Further, the proposed R-6,000 zoning would facilitate the development of single-family residential housing on smaller lots, which is a needed housing option in the City, region, and state. Future residential development is required to undergo further plan review to ensure that the design meets required building setbacks and buffering and provides for appropriate landscaping and other improvements to ensure compatibility with adjoining residential uses to the north.

C. *The proposed zoning is a logical extension of the existing zoning pattern.*

The proposed Zone Change 16-05218 is a logical extension of the existing approved zoning pattern, immediately north of the site (Stratford Ranch Residential North), which is zoned as R-6,000, as well as surrounding residential uses to the east that are also designated as R-6,000. The proposed zoning would also facilitate the development of more affordable, smaller lot residential housing to address an unmet market demand in the City. Future development is required to be designed in conformance with the R-6,000 zoning district, and the City's Zoning Code and applicable standards, codes and policies.

Section 4. The City Council hereby approves and adopts Zone Change 16-05218, as provided in the attached Zone Change Exhibit which is incorporated herein by this reference, for the Project to change 24.1 acres located at the northwest corner of Ramona Expressway and Evans Road from R-10,000 to R-6,000, based on the information and findings presented in the staff report and supporting exhibits, as well as all written and oral testimony presented at the public hearing, and subject to the attached Conditions of Approval.

Section 5. The City Council declares that should any provision, section, paragraph, sentence, or word of this Ordinance 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 Ordinance shall remain in full force and effect.

Section 6. The Mayor shall sign this Ordinance and the City Clerk shall certify to the 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 September 2020.

Michael M. Vargas, Mayor

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 Ordinance Number 1393 was duly introduced at by the City Council of the City of Perris at a regular meeting held on the 29th day of September, 2020 and was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 27th day of October, 2020, by the following called vote:

AYES: MAGAÑA, CORONA, RABB, ROGERS, VARGAS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

City Clerk, Nancy Salazar

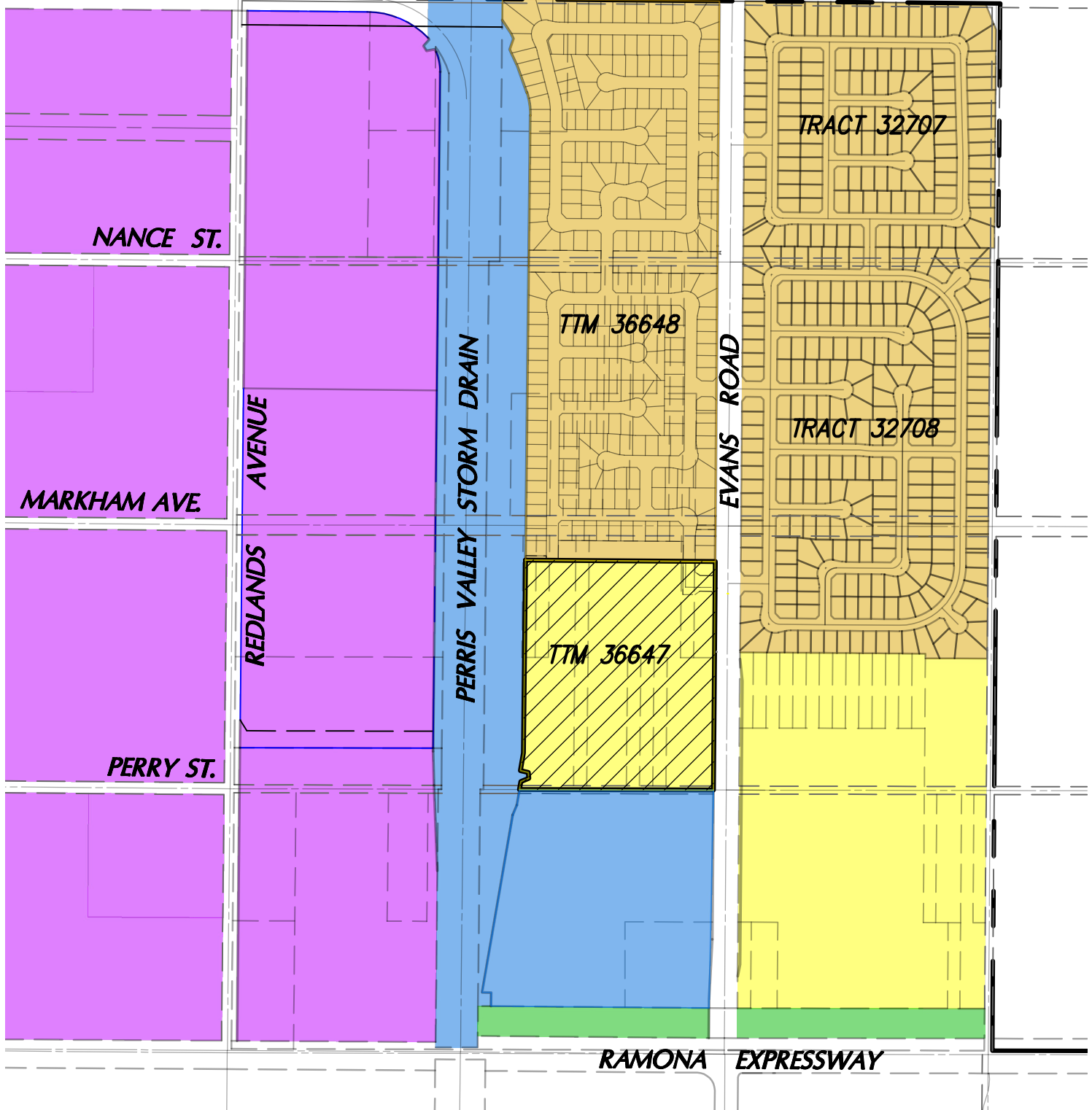
Attachment: Attachment 7. Zone Change Exhibit

SCALE 1" = 700'





ZONE CHANGE EXHIBIT ZC 16-05218

CITY OF MORENO VALLEY



EXISTING ZONING

- | | |
|--|---|
|  R-6,000 |  NC-NEIGHBORHOOD COMM. |
|  R-10,000 |  PUBLIC |
|  PVCC SPECIFIC PLAN |  OPEN SPACE |

PROPOSED ZONING

- | |
|--|
|  R-6000 |
|--|