

ORDINANCE NUMBER 1436

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING SPECIFIC PLAN AMENDMENT 21-05249 TO AMEND THE MAY RANCH SPECIFIC PLAN PLANNING AREA TO REZONE 14.68 ACRES OF COMMERCIAL (C) ZONED LAND TO MULTI-FAMILY RESIDENTIAL (MFR) ZONE AND CREATE DEVELOPMENT STANDARDS FOR PLANNING AREA 22 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”); and

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 (C) to Multi-Family Residential (MFR) and Development Plan Review (“DPR”) 21-00014 for consideration of architectural design and site layout for the Project; and

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

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; and

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; and

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 to continue the Project to the October 18, 2023, Planning Commission hearing; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on October 18, 2023, regarding the Project, and the Planning Commission recommended that the City Council approve SPA 21-05249 and DPR 21-00014 after considering all oral and written

testimony submitted by members of the public and City staff including, without limitation, the materials in the staff report and accompanying documents; and

WHEREAS, on November 14, 2023, the City Council conducted a duly noticed public hearing on Mitigated Negative Declaration No. 2391, SPA 21-05249 and DPR 21-00014, at which time all interested persons were given full opportunity to be heard to present evidence; and

WHEREAS, by Resolution Number 6285, the City Council adopted Mitigated Negative Declaration No. 2391 for the proposed SPA 21-05249 and DPR 21-00014; and

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 hereby ordains 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 Specific Plan Amendment

Specific Plan Amendment (SPA) 21-05249

A. The Specific Plan Amendment is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.

The proposed SPA 21-05249 will change the land use designations of the project site, requiring the rezone of the existing Commercial (C) zoning to Multi-Family (MFR) in Planning Area 22 (PA 22) of the May Ranch Specific Plan. As proposed, the Project will be consistent with the General Plan and will further the following related Policies:

Policy 1.4: Locate higher-density residential development near public transportation, services, and recreation. Low-density single-family residential uses surround the proposed Project site. The Project Applicant proposes a density of 20.6 dwelling units per acre, classified as high-density by the General Plan Land Use Element. In addition, the Project's recreation concept offers a fitness room, clubroom, pool, spa, BBQ, dog parks, tot-lot, and multiple open lawn areas along with pedestrian activity areas. The Project site is less than one-tenth of a mile west of Liberty Park, consisting of a third of a mile nature preserve trail spanning the park's circumference, picnic tables, two play structures, barbecues, and a large grassy area for active recreation. Public transportation is within walking distance of the Project site. All public services are available to Project residents within the City.

Policy 1.5: Promote the construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA). The Project Applicant proposes 300 market-rate multi-family residential units. Based on Table 7-1 of the City's 2021-2029 Housing Element, the proposed market-rate units would be categorized as above-moderate income and provide such dwelling units towards the City's total quantified number of 3,374 above-moderate units. Therefore, the Project would assist the City in meeting its RHNA goal.

B. The Specific Plan Amendment provides adequate text and diagrams to address the following issues in detail adequately:

1. The distribution, location, and extent of the land use of land, including open space, within the area covered by the Plan.

SPA 21-05249 proposes to change the current land use of PA 22 from Commercial (C) to MFR to allow for 20.4 DU/AC. The Project also complies with the following General Plan policy, Chapters 5.2 Comprehensive Development Plans, and 5.3 Development Standards of the MRSP:

Policy 1.A: Design and develop the transportation system to respond to concentrations of population and employment activities, as designated by the Land Use Element and in accordance with the designated Transportation System, Exhibit 4.2 Future Roadway Network. (see exhibit in the MND 2391). All

roadway improvements proposed by the Project applicant are consistent with the transportation system that is planned for the area by the Circulation Element and will serve the Project.

2. *The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land use described in the Plan.*

Eastern Municipal Water District (EMWD) replied to the applicant in January of 2023 that the EMWD would be able to provide adequate water supplies to meet the potable water demand for the Project. All improvements for sewage, water, drainage, solid waste disposal, energy, and other essential facilities will be subject to approval by the City and EMWD.

3. *Standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources, where applicable.*

There are no natural resources on the property or designated conservation areas. The Project will comply with all applicable mitigation measures required by MND 2391. The Project has been designed to comply with Chapter 19.69 – Parking and Loading Standards of the Zoning Code in Chapters 5.2 Comprehensive Development Plan and 5.3 Development Standards of the MRSP. The General Plan policies will require the following financing measures.

Policy II.A: Require new development to pay its full, fair share of infrastructure costs. The proposed Project would be conditioned to pay its full, fair share of infrastructure costs as part of the approval process by the City.

Policy II.B: Require new development to include school facilities or pay school impact fees, where appropriate. As required by Government Code Section 65995, the Project Applicant would be required by state law to pay the required developer fee to the Val Verde Unified School District before the issuance of building permits.

4. *A program of implementation measures, including regulation, programs, public works projects, and financing measures necessary to carry out the provisions in paragraphs 1, 2, and 3 above.*

SPA 21-05249 proposes to change the current land use of PA 22 from Commercial to MFR to allow for 20.6 DU/AC. The Project does not involve the development of roadways or other infrastructure that will disrupt the existing community. The Project site is a planned development location within the MRSP, which is almost fully developed. Specifically, the Project site is within an established residential development.

Section 4. Approval of SPA 21-05249. Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including but

not limited to such statements and reports presented at the City Council’s public hearing on November 14, 2023, the City Council hereby approves Specific Plan Amendment 21-05249 relating to the Project. Specific Plan Amendment 21-05249 is attached as Attachment 1 and incorporated herein by this reference.

Section 5. Severability. If any subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or otherwise unenforceable, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declare that they would have passed each subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional or otherwise unenforceable.

Section 6. Effective Date. This Ordinance shall take effect 30 days after its adoption.

Section 7. Certification. The City Clerk shall certify the passage and adoption of this Ordinance and cause the same to be posted at the designated locations in the City of Perris.

ADOPTED, SIGNED, and APPROVED this 28th day of November 2023.

Mayor, Michael M. 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 Ordinance Number 1436 was duly and regularly introduced by the City Council of the City of Perris at a regular meeting held the 14th day of November 2023 and was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 28th day of November 2023, by the following called vote:

AYES: ROGERS, CORONA, RABB, VARGAS
NOES: NONE
ABSENT: NAVA
ABSTAIN: NONE

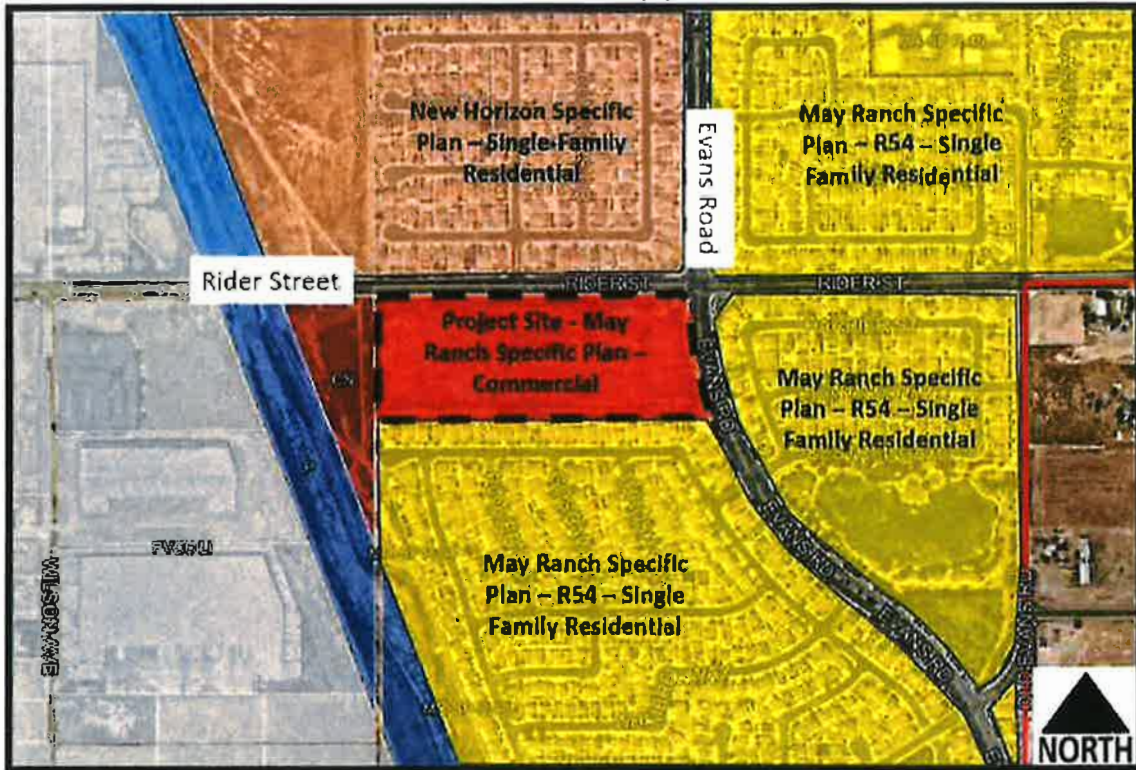
City Clerk, Nancy Salazar

Attachments: Specific Plan Amendment

Due to the size of the files for the Specific Plan Amendment, only the land use map documenting the existing and proposed land use map is attached as a hard copy. The remaining documents referencing the development standards for multi-family residential use are available online at:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-383#docan1206_1313_479

Existing Land Use – MRSP – Planning Area 22
Commercial (C)



Proposed Land Use – MRSP – Planning Area 22
Multi-Family Residential (MFR)

