

RESOLUTION NUMBER 6589

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT 24-05206, THEREBY AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN TO BE CONSISTENT WITH THE ALLOWED DENSITIES AUTHORIZED BY THE HOUSING ELEMENT OF THE GENERAL PLAN.

WHEREAS, the City of Perris is a general law city within the State of California; and

WHEREAS, California Government Code Section 65300 requires the City to adopt a comprehensive, long-term general plan for the physical development of the City. Any mandatory element of the General Plan may be amended up to four times in a calendar year; and

WHEREAS, the Land Use Element of the City's General Plan was adopted on April 26, 2005, and was last updated on August 30, 2016; and

WHEREAS, on January 25, 2022, the City Council of the City of Perris adopted an update to the Housing Element to the General Plan for the 6th Cycle (2021-2029) RHNA. The Housing Element was certified by the California Department of Housing and Community Development (HCD) on August 17, 2022; and

WHEREAS, the City is accommodating its RHNA through the 12 Housing Opportunity Areas identified in the Housing Element, accessory dwelling units, and credits derived from the 5th Cycle Housing Element planning period (2013-2021). The programs contained in the 6th Cycle Housing Element require amendments to the City's Subdivision and Zoning Ordinances. This includes instituting a new overlay zone to allow residential development in the Housing Opportunity Areas so designated on the City's Zoning Map at densities up to 30 dwelling units per acre; and

WHEREAS, the Land Use Element of the General Plan allows a maximum residential density of 22 units per acre; and

WHEREAS, an amendment to the General Plan Land Use Element is therefore needed to ensure internal consistency of the General Plan between the Housing Element and the Land Use Element; and

WHEREAS, as detailed in Resolution No. 6588, based on an Initial Study, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program has been prepared for the General Plan Amendment, in conformance with CEQA including Section 15070(b) of the State CEQA Guidelines. The Mitigated Negative Declaration concludes that with the incorporation of the mitigation measures set forth in the included Mitigation Monitoring and Reporting Program, the General Plan Amendment will not have any significant impacts on the environment; and

WHEREAS, California Government Code Section 65350 through 65362 establishes the manner for preparing, adopting, and amending General Plans, and the City has complied with all applicable requirements of same with respect to the General Plan Amendment; and

WHEREAS, on December 18, 2024, the Planning Commission conducted a duly noticed public hearing on the General Plan Amendment. At the conclusion of the hearing, and after considering all oral and written public testimony submitted by members of the public and City staff including materials in the agenda submittal and accompanying documents, the Planning Commission adopted Planning Commission Resolution No. 24-24, thereby recommending City Council approval of the General Plan Amendment; and

WHEREAS, on January 28, 2025, the City Council conducted a duly noticed public hearing on the General Plan Amendment, at which time all interested persons were given full opportunity to be heard and to present evidence. Before taking action, the City Council has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record for the approvals as mentioned earlier, including all oral and written evidence presented to the City during all project meetings and hearings; and

WHEREAS, all other legal prerequisites to adopting this Resolution 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 and incorporated herein by reference as findings of fact.

Section 2. City Council Resolution No. 6588 adopted a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) with respect to the General Plan Amendment in compliance with the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines, and the City’s Local CEQA Guidelines. Therefore, City Council Resolution No. 6588 and its findings related to certification of the MND and MMRP are incorporated herein by this reference as if set forth in full.

Section 3. Based upon the findings contained in this Resolution, the City Council hereby approves General Plan Amendment 24-05206, thereby adding the following text to page 65 of the Land Use Element of the General Plan, as shown in Attachment A hereto, which is incorporated herein by reference:

“Housing Opportunity Areas

To meet the City’s share of the Regional Housing Needs Allocation (RHNA), the Housing Element establishes Housing Opportunity Areas in various locations throughout the City, and provides for establishment of an overlay zone applicable to Housing Opportunity Areas to maintain the base zoning and allow for residential development up to 30 units per acre.

Allowed density in the Housing Opportunity Areas to which the overlay zone is applied shall be up to 30 dwelling units per acre.”

Section 4. If any subsection, subdivision, paragraph, sentence, clause or phrase of this Resolution 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 Resolution or any part thereof. The City Council hereby declares that it would have passed each subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional or otherwise unenforceable.

Section 5. This Resolution shall take effect immediately upon its adoption.

Section 6. The Mayor shall sign this Resolution and the City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 28th day of January 2025.

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 Resolution Number 6589 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 28th day of January 2025, by the following called a vote:

AYES: NAVA, CORONA, RABB, VALLEJO, VARGAS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

City Clerk, Nancy Salazar

Attachment: A. General Plan, Land Use Element Amendment



- ❖ **General Industrial** uses include warehousing facilities, assembly plants, and manufacturing operations that do not involve drop punches or metal casting equipment.

The “Specific Plan” land use designation allows for a variety of uses, densities and building intensities on parcels of seventy-five or more acres subject to a master site plan and comprehensive development standards that provide for flexibility in design, creation of unique neighborhoods, amenities including parks and inclusion of appropriate infrastructure.

“Open Space” designates land used for active or passive parkland. In addition, Open Space may apply to undeveloped, natural areas such as the San Jacinto River. Open Space may be either publicly or privately owned, developed or undeveloped, and includes land retained in its undisturbed, natural state or developed areas that include play equipment, ball fields, or other, recreational equipment or facilities.

“Public/Semi-Public” land use categories are locations for government facilities, public schools, and public services and utilities such as water and sewer district operations.

The “Special Study Area Overlay” designation is juxtaposed on the land use designation of parcels where flexibility in use and development standards may be needed to adapt to infrastructure, including roadways and storm drain facilities.

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