

**ORDINANCE NUMBER 1350**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A ZONE CHANGE 16-05030 TO REZONE FIVE PARCELS TOTALING 16.9 ACRES FROM R-6,000-MAOZ SINGLE FAMILY RESIDENTIAL TO MFR-22 MULTI FAMILY RESIDENTIAL TO FACILITATE A 360-UNIT APARTMENT COMMUNITY LOCATED AT THE NORTHEAST CORNER OF A STREET AND METZ ROAD AND MITIGATED NEGATIVE DECLARATION 2329, AND MAKING FINDINGS IN SUPPORT THEREOF.**

**WHEREAS**, the City of Perris received an application for a Zone Change ZC 16-05030 for the development of a 360-unit multifamily apartment community to be located at the northeast corner of “A” Street and Metz Road; and

**WHEREAS**, the proposed location of the 360-unit apartment complex is in accordance with the objectives of the Zoning Ordinance and the purpose of the MFR-22 (Multifamily) zoning district; and

**WHEREAS**, the project is located on a 16.9 acre undeveloped site surrounded by vacant land to the north and west, a basin to the east, and a school storage transportation yard to the south; and

**WHEREAS**, On May 12, 2016, the Airport Land Use Commission (ALUC) ruled the project to be consistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP) and the Perris Valley Airport Land use Compatibility Plan (PV ALUCP); and

**WHEREAS**, a Planning Commission hearing was held on May 17, 2017, at which time all interested persons were given full opportunity to be heard and to present evidence; and

**WHEREAS**, General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map (TPM 37181) 16-05150, and Development Plan Review 16-00002 have been duly noticed; and

**WHEREAS**, a City Council hearing was held on May 30, 2017 and August 29, 2017, at which time all interested persons were given full opportunity to be heard and to present evidence; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Perris as follows:

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

**Section 2.** The City Council has determined that although the proposed project could have a significant effect on the environment, there would not be an adverse effect by this project because revisions in the project have been made by or agreed to by the project proponent, and a Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

**Section 3.** Based upon the information contained within the staff report and accompanying attachments, with respect to the proposed Zone Change, the City Council hereby finds:

1. The proposed land use designation is consistent with the applicable General Plan objectives, policies, and programs.
2. The proposed land use designation is compatible with adjoining uses.
3. The proposed land use designation is a logical extension of the existing pattern.

**Section 4.** The City Council hereby approves Zone Change 16-05030 based on the information and findings presented in the staff report.

**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 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 12<sup>th</sup> day of September 2017.

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Michael M. Vargas, Mayor

ATTEST:

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Nancy Salazar, City Clerk

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

I, Nancy Salazar, City Clerk of the City of Perris, do hereby certify that the foregoing Ordinance was duly and regularly introduced by the City Council of the City of Perris at a regular meeting thereof held on the 29<sup>th</sup> day of August and regularly and duly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 12<sup>th</sup> day of September 2017, by the following vote:

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

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Nancy Salazar, City Clerk

EXHIBIT A: Zone Change 16-05030 Exhibit