

RESOLUTION NUMBER 5156

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING MITIGATED NEGATIVE DECLARATION 2329 FOR GENERAL PLAN AMENDMENT 16-05031, TENTATIVE PARCEL MAP 37181 (16-05150), AND DEVELOPMENT PLAN REVIEW 16-00002 FOR THE DEVELOPMENT OF A 360-UNIT APARTMENT COMMUNITY TO BE LOCATED AT THE NORTHEAST CORNER OF A STREET AND METZ ROAD.

WHEREAS, the City of Perris received applications for General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map (TPM 37181) 16-05150, and Development Plan Review 16-00002, 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 General Plan Amendment will change the land use designation of a 16.9 acre parcel from R-6,000 to MFR-22 to facilitate construction of an apartment community; and

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

WHEREAS, Tentative Parcel Map 37181 will consolidate five (5) parcels into one (1) residential parcel to facilitate the development of the apartment community; 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 Tentative Parcel Map, the City Council hereby finds:

Tentative Parcel Map 37181 (TPM 16-05150)

1. Tentative Parcel Map 37181, as conditioned, is consistent with the City's General Plan designation of MFR-22 and all applicable General Plan policies.
2. The proposed project will not result in significant adverse environmental effects.
3. The proposed project, as conditioned, is consistent with city standards, ordinances, and policies.
4. The project will not affect health, safety, and welfare.

Section 4. Based upon the information contained within the staff report and accompanying attachments, with respect to the proposed General Plan Amendment, the City Council hereby finds:

General Plan Amendment 16-05031

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

Section 5. Based upon the information contained within the staff report and accompanying attachments, with respect to the Development Plan Review, the City Council hereby finds:

Development Plan Review 16-00002

1. The location, size, design, density and intensity of the proposed development and improvements are consistent with the City's General Plan, the purposes and provisions of this Title, the purposes of the zone in which the site is located, and the development policies and standards of the City.
2. The subject 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.
3. The proposed development and the conditions under which it would be operated or maintained is compatible with the zoning code and will therefore not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
4. The architecture proposed is compatible with community standards and protects the character of adjacent development.
5. The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.
6. The safeguards necessary to protect the public health, safety and general welfare have been required for the proposed project.

Section 6. For the foregoing reasons the City Council hereby approves General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map (TPM 37181) 16-05150, and Development Plan Review 16-00002, for a 360-unit multifamily apartment complex on 16.9 acres of vacant land, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Exhibit A and the Mitigation Monitoring and Reporting Plan (Exhibit L).

Section 7. 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 8. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 29th day of August 2017.

Michael M. Vargas, Mayor

ATTEST:

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 Resolution Number 5156 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 29th day of August 2017, by the following vote:

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

Nancy Salazar, City Clerk

Attachments : General Plan Amendment 16-05031 exhibit, Tentative Parcel Map 37181 exhibit, Conditions of Approval