



CITY OF PERRIS PLANNING COMMISSION

AGENDA

September 18, 2019

AMENDED

City Council Chambers

Meeting to convene at 6:00 P.M.
101 North "D" Street
Perris, CA 92570

1. CALL TO ORDER:

2. ROLL CALL:

Commissioners: Perez, Hernandez, Jimenez,
Vice Chair Hammond, Chair Shively

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Perez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for September 4, 2019

7. PUBLIC HEARING:

A. **Variance 19-05224; Tentative Parcel Map (TPM) 37800 (19-05183) and Development Plan Review (DPR) 19-00008** - A proposal to construct a two-story, 20,000 square-foot skills training and job placement center on an approximately 0.55-acre parcel at the northeast corner of D Street and 1st Street within the City's Downtown Specific Plan, establish the project parcel under a parcel map and adopt a variance to accommodate the project parking needs. **Applicants:** Perris Community Economic Development Corporation and City of Perris

REQUESTED ACTION: ADOPT Resolution No. 19-19 finding the project Categorical Exempt pursuant to CEQA Section 15332 (Class 32 Exemption) for an infill development and approving Variance 19-05224; Tentative Parcel Map (TPM) 37800 (19-05183) and Development Plan Review (DPR) 19-00008 to facilitate the construction of a 20,000-square foot skills training center located at the northeast corner of D Street and 1st Street, based on the findings contained in the staff report, and subject to the Conditions of Approval.

8. BUSINESS ITEM:

- A. Nomination of Two Members of the Planning Commission for the Architectural Design Ad Hoc Committee**

9. PUBLIC COMMENTS:

Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

11. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

12. ADJOURNMENT

Planning Commission Agenda

**CITY OF PERRIS
September 18, 2019**

Item 6A

Planning Commission Minutes for September 4, 2019

CITY OF PERRIS

MINUTES:

Date of Meeting: September 4, 2019

06:01 PM

Place of Meeting: City Council Chambers

Commission Members Present: Commissioner Perez, Commissioner Jimenez, Chair Shively, Vice Chair Hammond, and Commissioner Hernandez.

1. CALL TO ORDER:
2. ROLL CALL: Commissioners: Jimenez, Perez, Hernandez, Vice Chair Hammond, Chair Shively

Commission Members Present: Commissioner Jimenez, Chair Shively, Vice Chair Hammond, and Commissioner Hernandez.

3. INVOCATION:
4. PLEDGE OF ALLEGIANCE: Commissioner Jimenez
5. PRESENTATION:
6. CONSENT CALENDAR:
 - A. Planning Commission Minutes for August 20, 2019
 - B. Planning Commission Minutes for August 21, 2019

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Commissioner Jimenez to Approve Planning Commission Minutes for August 20 and 21, 2019

AYES: Commissioner Jimenez, Chair Shively, Vice Chair Hammond, Commissioner Hernandez.

NOES:

ABSENT: Commissioner Perez.

ABSTAIN:

7. PUBLIC HEARING:
 - A. Public Hearing Request 19-05142 – A request to delete Planning Condition of Approval No. 3g and h. from Conditional Use Permit 17-05066, removing the requirement that beer and wine be sold in multi-packs and establishing a minimum size

for individual bottles of wine for an existing Shell minimart located at 1765 Ethanac Road Street. Applicant: Elizabeth Alabbasi/Emarra, Inc. REQUESTED ACTION: Adopt Resolution 19-18 upholding the Planning Commission's approval of CUP 17-05066, as conditioned, leaving in place Condition No. 3g and h., requiring that beer and wine be sold in multi-packs and establishing a minimum size for individual bottles of wine.

Consultant Planner Norris, presented the request to the Commission.

Commissioner Jimenez, requested clarification on how long this condition has been a standard and the time frame of surveillance footage kept.

Vice Chair Hammond, inquired on the hours alcohol cabinets will be locked.

Vice Chair Hammond, proposed that the condition for locking cooler doors for alcohol sales be amended to include hours set by ABC licensing.

Chair Shively, asked for typical floor area for alcohol sales in the past and the exterior signage for the building.

Applicant Marwan Alabassi, presented to the Commission.

Commissioner Jimenez, asked about the sale of single item alcoholic beverages at other locations within the city.

Commissioner Hernandez, requested information about the surveillance system used at the store and policing of onsite consumption.

Chair Shively, asked about sales comparison for packs vs single containers and the required education for the public.

Vice Chair Hammond, stated that the concern is generally contingent upon police approval.

Commissioner Jimenez, voiced her concern with the potential for drinking and driving and that the police approval is important for this request.

Chair Shively, spoke on the history of single can alcoholic beverages and the consistency of the conditions.

Planning Manager Phung, noted the amending of the conditions for locking cooler doors for alcohol sales to include that the hours are dictated by ABC Licensing.

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Commissioner Hernandez to Approve A. Public Hearing Request 19-05142 – A request to delete Planning Condition of Approval No. 3g and h. from Conditional Use Permit 17-05066, removing the requirement that beer and wine be sold in multi-packs and establishing a minimum size for individual bottles of wine for an existing Shell minimart located at 1765 Ethanac Road Street. Applicant: Elizabeth Alabbasi/Emarra, Inc.
REQUESTED ACTION: Adopt Resolution 19-18 removing Planning Condition of Approval No. 3g and h. from Conditional Use Permit 17-05066, removing the requirement that beer and wine be sold in multi-packs and establishing a minimum size

for individual bottles of wine for an existing Shell minimart located at 1765 Ethanac Road Street. In addition, amending of Condition No. 3 to state that cooler doors for alcohol sales are to be locked during hours set by ABC Licensing.

AYES: Commissioner Jimenez, Chair Shively, Vice Chair Hammond, Commissioner Hernandez.

NOES:

ABSENT: Commissioner Perez.

ABSTAIN:

8. BUSINESS ITEM:

9. PUBLIC COMMENTS: Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

11. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

Planning Manager Phung, commented on the next PC meeting being September 18th which will include the Downtown Skills Center, Dr. Williams is no longer an employee with the City but is now a consultant, workshop for truck circulation within the PVCC Specific Plan in consideration of the Placentia interchange opening 2020, and the upcoming Santa Barbara conference.

Vice Chair Hammond, commented on the League of California Cities and requested a focus on multi-family housing within the city.

12. ADJOURNMENT 1 Page 2 of 2

Planning Commission Agenda

CITY OF PERRIS
September 18, 2019

Item

7A

**Variance 19-05224; Tentative Parcel Map (TPM) 37800 (19-05183)
and Development Plan Review (DPR) 19-00008**



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: September 18, 2019

SUBJECT: **Variance 19-05224; Tentative Parcel Map (TPM) 37800 (19-05183) and Development Plan Review (DPR) 19-00008** - A proposal to construct a two-story, 20,000 square-foot skills training and job placement center on an approximately 0.55-acre parcel at the northeast corner of D Street and 1st Street within the City's Downtown Specific Plan, establish the project parcel under a parcel map and adopt a variance to accommodate the project parking needs. **Applicants:** Perris Community Economic Development Corporation and City of Perris

REQUESTED ACTION: **ADOPT Resolution No. 19-19** finding to the project Categorical Exempt pursuant to CEQA Section 15332 (Class 32 Exemption) for an infill development and approving Variance 19-05224; Tentative Parcel Map (TPM) 37800 (19-05183) and Development Plan Review (DPR) 19-00008 to facilitate the construction of a 20,000-square foot skills training center located at the northeast corner of D Street and 1st Street, based on the findings contained in the staff report, and subject to the Conditions of Approval.

CONTACT: Kenneth Phung, Planning Manager 

BACKGROUND/DISCUSSION:

The proposed project is to construct a two-story, 20,000 square-foot skills training and job placement center on an approximately 0.55-acre parcel at the northeast corner of D Street and 1st Street within the City's Downtown Specific Plan. The project is an infill project that will fully occupy a vacant parcel that was previously occupied by a commercial building called Y Not and due to its training operations would require a variance to accommodate the required off-site parking code requirements and a parcel map to define the limits of the project and modify the public library parcel. Proposed onsite improvements include landscaping and a loading area to the rear of the building. Zoning for the proposed Project is Perris Downtown Specific Plan (DTSP), with an underlying land use designation of Civic Center.

The DTSP is an established form-based code, designed to create a sense of place in the City's heart through urban design elements that promote a strong sense of walkability. The Civic Center area includes city hall, the senior center, library, and other civic related buildings. The intent of the Civic Center is to provide a campus-like atmosphere with plazas, parks and open spaces integrated within spaces where people work and live. Both the General Plan and the Zoning Map indicate that the proposed project site is located in DTSP with a Civic Center land use designation. The proposed

building is permitted within the DTSP-Civic Center zone, which allows education and training facilities with labs for nursing, construction, manufacturing, and welding as the use itself contributes to the overall campus-like character of downtown. No outdoor storage is permitted.

The proposed project, site design, architectural elevations, parking, landscaping, and fencing have been reviewed by staff to ensure compliance with the development standards of the Perris DTSP.

A public hearing notice was mailed to property owners within 300-feet of the proposed site. As of the writing of this report, no comments have been received.

BUDGET (or FISCAL) IMPACT: Cost for processing this application is covered by the Federal Economic Development Administration Grant awarded for the project.

Prepared by: Grace Williams, Contract Planner
REVIEWED BY: Kenneth Phung, Planning Manager

Attachments: Staff Report
Exhibit A – Conditions of Approval (Planning, Engineering, Public Works & Building)
Exhibit B – Aerial View
Exhibit C - Land Use Map
Exhibit D – Plan Sets
Exhibit E – Resolution 19-19

Consent:
Public Hearing: **X**
Business Item:
Other:

**CITY OF PERRIS
PLANNING DEPARTMENT**

STAFF REPORT

Cases: **Variance 19-05224; Tentative Parcel Map (TPM) 37800 (19-05183) and Development Plan Review (DPR) 19-00008**

Environmental Determination: Categorically Exempt per CEQA Section 15332 (Class 32) for infill development.

Date: September 18, 2019 Planning Commission

Project Planner: Grace Williams, Consulting Planner

Applicant/Owner: Perris Community Economic Development Corporation (CEDC)
135 N. D Street
Perris, CA 92570

City of Perris
101 N. D Street,
Perris, CA 92570

Location: Northeast corner of 1st Street and D Street. Assessor Parcel Numbers 313-091-003 and 004

PROJECT DESCRIPTION: The proposal is to construct a two-story, 20,000 square-foot skills training and job placement center on an approximately 0.55-acre parcel at the northeast corner of D Street and 1st Street within the City's Downtown Specific Plan, establish the project parcel under a parcel map and adopt a variance to accommodate the project parking needs.

Acreage: Approximately 0.55-acres

Related Cases: N/A

ZONING AND LAND USE:

Existing Zoning: Perris Downtown Specific Plan (DTSP), Civic Center

Surrounding Zoning: Perris Downtown Specific Plan (DTSP), Civic Center

Surrounding Land Uses:

<i>Direction</i>	<i>Land Use</i>
North	Riverside County Library
South	Vacant / Parking Lot
East	Riverside County Library
West	Mixed-Use Residential / Commercial

ANALYSIS AND REVIEW:

PROJECT BACKGROUND

The proposal is to construct a two-story, 20,000 square-foot skills training and job placement center on an approximately 0.55-acre parcel at the northeast corner of D Street and 1st Street within the City's Downtown Specific Plan. The project is an infill project that will fully occupy a vacant parcel that was previously occupied by a commercial building called Y Not and due to its training operations would require a Variance to accommodate the necessary off-site parking code requirements, as per Section 19.54.020 parking adjustments greater than 25% require a Variance. Also, a parcel map to define the limits of the project and modify the public library parcel. Proposed onsite improvements include landscaping and a loading area to the rear of the building. Zoning for the proposed Project is Perris Downtown Specific Plan (DTSP), with an underlying land use designation of Civic Center.

ANALYSIS

ZONING AND GENERAL PLAN CONSISTENCY

The DTSP is an established form-based code, designed to create a sense of place in the City's heart through urban design elements that promote a strong sense of walkability. The Civic Center area includes city hall, the senior center, library, and other civic related buildings. The intent of the Civic Center is to provide a campus-like atmosphere with plazas, parks, and open spaces integrated within spaces where people work and live. Both the General Plan and the Zoning Map indicate that the proposed project site is located in DTSP with a Civic Center land use designation. The proposed building is permitted within the DTSP-Civic Center zone, which allows education and training facilities with labs for nursing, construction, manufacturing, and welding as the use itself contributes to the overall campus-like character of downtown. No outdoor storage is permitted.

The proposed project, site design, architectural elevations, parking, landscaping, and fencing have been reviewed by staff to ensure compliance with the development standards of the Perris DTSP.

DEVELOPMENT STANDARDS

The DTSP Development Standards call for uses that fit well within the mobility network of downtown, provide pedestrian connections to various uses in downtown and help enhance the

human experience with downtown services and amenities. Regarding setbacks, the project is located on a disturbed parcel that was previously occupied by a commercial use called Y Not. As the building is a part of the library block, there will be shared parking between uses with peak hours of operation occurring when surrounding civic uses are closed for the day. There are no setback requirements for the site within the specific plan; however, the northern building setback is established per Fire code requirements between proposed and existing structures.

SITE DESIGN

The proposed project is a two-story 20,000 square foot building. The first floor will house three labs – manufacturing, construction, and welding. Due to the equipment and training associated with the labs, the ceiling will be placed at 14-feet in height. Secured and covered outdoor walkways are provided to the north and south of the building. The second floor will provide a nursing lab, classroom spaces, computer lab and office spaces with a conference room. The site landscaping is proposed to be updated, retaining existing palms along D Street and supplementing with new shrubs and smaller trees. An ADA-compliant walkway is provided from the sidewalk to the entrance of each building with ramps and a painted crosswalk traversing the parking area. This will complement the colored scored concrete path of travel at the front of each building. Patterned, stamped colored concrete will also be provided within the driveway at the shared street access point. Landscape planters are provided along the sides of each building and around the trash enclosure to soften the appearance of the building and parking lot. ADA-compliant access and parking are provided close to the entrances. A loading and unloading area will be located to the rear of the building, westerly of the building, with a new driveway that will align with a southerly driveway for neighboring businesses south of 1st Street. A storage building is also provided for the storage of materials for scheduled classes.

ARCHITECTURE

The architectural style of the building is contemporary with a variety of high-quality materials concentrated at the front and sides of the buildings visible from public streets. The building is a mix of stucco with red brick façade treatments, anodized aluminum panels, and a smooth trowel stucco painted finish in shades of gray and brown. The glass-front entrance is recessed with an overhead metal canopy that adds visual impact to the building. Large pane windows are used throughout the first floor to create a fishbowl effect on the building, allowing pedestrians to view various training activities within the building. The second-floor overhang design at the front entryway and vertical stucco paneling design provide architectural relief while contributing to the heating and cooling functions of the building.

PARKING

The general purpose of off-street parking requirements is to ensure that each land use provides sufficient parking to meet the demands of its users/occupants. Like many inland communities, Perris has established minimum parking standards for land uses citywide. However, the evolving nature of land uses means that City Parking Regulations don't always capture emerging uses, which often require less parking; particularly in those areas that can be readily served by mass transit and other alternative modes of transportation in downtown areas.

The proposed Skills Center is located within the DTSP and standards for parking and loading are generally governed by Section 5.4.5 of the DTSP. These standards are supplemented by the City’s Development Code, where DTSP standards and guidelines don’t provide adequate direction, as well as the overarching Vision Plan and Framework that is outlined in Section 3.4 of the DTSP, which imagines the preservation of the downtown area by taking advantage of the Metrolink Station resources and utilization of shared and public parking areas.

The DTSP Regulating Code intentionally established a flexible approach to downtown development by focusing attention on the form, placement, and appropriate use of buildings, rather than prescribing exacting development specifications or design standards. To implement this vision framework, the DTSP outlined a downtown parking approach consisting of various implementation strategies, including a “Parking Once,” initiative calling for the utilization of as many parking spaces as possible in a pool of shared, publicly available parking spaces, instead of favoring many small on-site private parking lots for non-residential uses. Additionally, shared parking arrangements at existing private lots were to be promoted and favored, including utilization of the Metrolink Perris Valley Line. Finally, the DTSP expressly provides that where development standards and guidelines do not provide adequate direction, the City’s Development Code Parking, and Loading Standards, Chapter 19.69, applies.

In studying the on-site Parking needs for the Skills Center, a “parking calculation table” was developed, as part of a Parking Site Analysis. This parking calculation table is shown on the Site Plan Sheet, D1.0, and reproduced in Table 1 below. The parking calculation table breaks down the proposed Skill Center on-site parking requirements and quantifies the existing available on-site parking supply for the adjacent Cesar Chavez Library and the Perris Oasis Youth Opportunity Center, which are part of the Civic Center Campus. As the below Table 1 shows, the on-site parking requirements for the Skills Center is 68 spaces, including handicap spaces.

According to the Parking Site Analysis, a total of 110 on-site parking spaces exist for the Cesar Chavez Library and the Perris Oasis Youth Opportunity Center building. However, the total combined on-site parking demand for the Skills Center, Cesar Chavez Library and Perris Oasis Youth Opportunity Center is 157, which leaves a deficit of 47 on-site parking spaces needed to accommodate the proposed and existing uses.

Table 1. PARKING CALCULATIONS (Per Perris Downtown Specific Plan Sec. 5.4.5, Chapter 19.08 & 19.69.030 of the City Municipal Code)¹				
Building Summary	Square Feet (SF) Floor Area	Parking Ratio Required	Parking Required	Parking Provided
Existing Library	13,833	1 Space/300 SF, plus 1 space/2 employees (8 total)	50.11	
Community Room	2,011	1 Space/300 SF	6.79	
Storage		-	0	
Service	417	-	0	
Office		1 Space/300 SF	7.77	
Kitchen	1,401	-		
	2,33			

Table 1. PARKING CALCULATIONS (Per Perris Downtown Specific Plan Sec. 5.4.5, Chapter 19.08 & 19.69.030 of the City Municipal Code)¹				
Building Summary	Square Feet (SF) Floor Area	Parking Ratio Required	Parking Required	Parking Provided
	0			
	180			
SUBTOTAL	20,172 SF	-	65 spaces	86 spaces
Existing Office Bldg.	7,200	1 space per 1,000 SF	24 spaces	24 spaces
SUBTOTAL	7,200 SF	-	24 spaces	
New Trade School (Skills Center) Building				
Lobby/Lounge	1,350	1 Space/300 SF	4.5	
Workshop #1	2,533.34	1 Space/500 SF	5.07	
Workshop #2	2,533.33	1 Space/500 SF	5.07	
Workshop #3	2,533.33	1 Space/500 SF	5.07	
Classroom #1	900	1 Space/3 Students (24 students)	8	
Classroom #2	900	1 Space/3 Students (24 students)	8	
Classroom #3	900	1 Space/3 Students (24 students)	8	
Nursing Lab	1,500	1 Space/3 Students (12 students)	4	
Offices	1,100	1 Space/Employee (10 Employee)	10	
Computer Lab	180	1 Space/3 Students (30 Students)	10	
SUBTOTAL	15,150SF	-	68	
Total Parking Spaces Required			157	-
Total Parking Spaces Provided Onsite				110
Total Parking to Be Provided Offsite				(47)

The onsite parking deficiency for the Skills Center, as outlined in the table above, equates to an approximate 30% reduction in the required on-site parking for this project. As noted earlier, as per Section 19.54.020 parking adjustments greater than 25% require a Variance. However, it is important to note that although the above Table shows a deficit of approximately 47 on-site parking spaces, this deficit will be further off-set by existing on-site parking availability of adjacent civic center uses, including City Hall, the City Senior Center, the City-owned Library and the Perris Oasis Office building, which do not have a stagnant parking demand that is typical of single-use land uses. For example, Perris Oasis Office building, the Senior Center and City Hall have peak daytime hours of operation, while the Skills Center will operate largely during non-peak hours, late afternoon and evening hours when the majority of nearby Civic Center uses will be closed. Moreover, the City is in the process of acquiring the adjacent Perris Oasis office building and once this purchase is complete, the City intends to actively manage the on-site parking for the Oasis office building to increase the parking supply for Civic Center uses, including the Skills Center.

In addition, to the nearby Civic Center on-site parking supply, including City Hall and Senior Center parking, which is about 500' from the site, the Civic Center area is well served by the City's Metrolink Transit Center parking facility, which is about 350' from the site, and also offers a transportation alternatives, which may further reduce parking demand. Further, the project is also served by the Regional Transit Authority (RTA) bus network. The closest RTA bus stop is located

on 7th and D Street, which is less than a ½ mile from the site. Thus, it is anticipated that a portion of the students will utilize these readily available multi-modal alternative modes of transportation, rather than driving, further off-setting on-site parking demand.

Finally, ample publically available off-street and on-street parking is also available along “D” Street within 200’ of the Skills Center site. This readily available on-street parking supply includes two, handicap spaces that exist immediately adjacent to the main building entrance of the proposed Skills Center, which fronts on “D” Street, as well as a pool of 200 spaces. Additional handicap spaces exist within close proximity near the Library Building and the existing Perris Oasis office building. The availability of adjacent on-street and off-street parking, coupled with a varying supply of nearby Civic Center parking, further off-sets the on-site parking demand for the Skills Center.

The utilization of the Metrolink and other modes of transportation such as RTA, carpooling biking and walking, coupled with the available pool of on and off-site parking will provide ample alternatives to satisfy on-site parking demands for the Skills Center, while also encouraging students to use mass transit alternative transportation modes. Therefore, based on the fact that there are readily available alternative modes of transportation and surplus off-site parking supply in close proximity to the site, the on-site parking deficit can be satisfied and the overall parking supply in close proximity is sufficient to serve the project.

LANDSCAPING

The DTSP, starting on Page 5-113, provides guidelines for landscaping within the downtown area. Landscaping has been provided in all required areas including the loading area, street setbacks, around the trash enclosure, and at the foundation to enhance the building. The landscape areas along D Street and 1st Street also function as bioswales. The applicant has also provided enhanced landscaping and street trees will be provided in the parkways. The amount of landscaping provided for the site is consistent with that on surrounding parcels and generously provides visual relief and an attractive view to the public.

CIRCULATION AND RIGHT OF WAY IMPROVEMENTS

Landscaped parkways and sidewalks are required to be constructed with development, as well as curb cuts for driveway access to the loading and unloading area. No additional right-of-way improvements are required along D Street and 1st Street. All City standards are reflected on the site plan, and the project complies with the requirements of the DTSP Development Guidelines.

PERRIS VALLEY AIRPORT LAND USE COMPATIBILITY PLAN (PVA)

The entire DTSP is located within the Perris Valley Airport Land Use Compatibility Plan (PVA). The project site is fully within Zone E, where noise impacts are low and the risk level is low as such density restrictions are not an issue for the building.

SIGNS

All proposed signs are subject to separate review and approval by the Planning Division before issuance of a sign permit. Building permits for any signs shall not be issued until approved by

the Planning Division.

TENTATIVE PARCEL MAP 37800

A Tentative Parcel Map is requested to create the 0.55-acre parcel needed for the project, by reconfiguring and consolidating eight parcels and vacating an alley, along with reconfiguring and consolidating eighteen parcels into one lot for the library site. Water and sewer services are provided to the Project site from the Eastern Municipal Water District (EMWD) via existing lines in D Street and 1st Street.

ENVIRONMENTAL CONSIDERATIONS

California Environmental Quality Act (CEQA) contains a provision to allow infill development projects to be processed under an exemption pursuant to CEQA Guidelines Section 15332 (Class 32 Exemption). A Class 32 Exemptions are intended to promote infill development within urbanized areas. According to Section 15332, "The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects." Therefore, because this project is located within the city limits of Perris, is less than 5 acres, has no value as habitat for endangered, rare or threatened species, is adequately served by all required utilities and services, and is consistent with the applicable general plan and zoning designations and regulations, it is Categorical Exempt per CEQA Article 15332 for infill development.

MANDATORY FINDINGS FOR PROJECT APPROVAL:

California Environmental Quality Act Infill Exemption Findings (CEQA Guidelines Section 15332)

1. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

Both the General Plan and the Zoning Map indicate that the proposed project sites are located in DTSP with a Civic Center land use designation. The proposed project is permitted in the DTSP-Civic Center Zone, which allows activities including training and education related to career training in nursing, manufacturing, construction, and welding.

2. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The site is located within the City of Perris on a site that is surrounded by public facilities and mixed residential and commercial uses. The site is approximately 0.55-acres in size.

3. *The project site has no value as habitat for endangered, rare or threatened species.*

The site has been regularly disked and includes some ornamental landscaping along D Street and

1st Street. Therefore, the site is not expected to have any habitat value. The project is not subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) nor is it located within a Stephen's Kangaroo Rat Habitat Fee Area.

4. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The proposal is for an infill project in the City's downtown. All streets are existing and were designed to accommodate traffic projected to be generated from this project. Based on the size of the project and duration of construction activities, the proposed use would not generate significant effects in the future construction or operational noise of the site. Significant air quality effects would not result from the construction or operation of the building.

5. *The site can be adequately served by all required utilities and public services.*

All utilities are existing within the adjacent streets.

Variance 19-05224

1. *There are unique physical circumstances applicable to the subject land, including size, shape, topography, location, or surroundings. If the reviewing body finds that the physical circumstances are similar to other parcels in the zone, such circumstances are not unique, and a variance shall not be granted.*

The proposed Skills Center project is located in the City's Downtown Specific Plan (DTSP) within the underlying land use designation of Civic Center, which includes City Hall, the Senior Center, Cesar Chavez Library, and other civic related buildings that are clustered in a campus-like arrangement as contemplated by the DTSP. As such, the proposed site constitutes a unique physical circumstance that is unlike other larger parcels that have already developed within the Civic Center zone because it is constrained from providing additional on-site parking to support the use due to its small size and infill location within the Civic Center Campus. As contemplated by the DTSP, the immediately surrounding civic center uses do not have a stagnant parking demand that is typical of single-use land uses. Rather, the Civic Center area uses provide for a range of mixed uses, with varying hours of operation and differing parking demands throughout the day, and are intended share and leverage nearby on and off-site parking resources to meet parking the varying demands of the Civic Center uses. As such, the proposal requires relief from on-site parking requirements due to unique physical circumstances that do not constrain other similarly situated properties in the Civic Center zone.

2. *The strict application of zoning standards deprives the property of the right to use the land in a manner enjoyed by other conforming property in the vicinity under identical zoning standards.*

The strict application of the provisions of DTSP parking standards would result in practical difficulties, including economic difficulties and would deprive the property of the right to use the land in a manner currently enjoyed by existing developed property located in the Civic Center zoning district, in that it would dramatically limit the building size, rendering the site practically

infeasible to develop as a civic-oriented uses. Further, because the strict application of the parking zoning standards, limits the feasibility of establishing a civic center oriented use, it therefore impedes the implementation of the DTSP, which contemplates a campus-like development in the Civic Center zoning with limited, single-use on-site parking in favor of shared on and off-site parking to help preserve the downtown image. The development limitations inherent in the proposed site hinders the economic revitalization contemplated by the DTSP, which further diminished new investment in the area and jeopardized viability of the downtown and more specifically, the Civic Center Campus.

3. *The granting of the variance and any appropriate conditions of approval shall not constitute a grant of special privileges which other conforming property properties in the vicinity do not enjoy under identical zoning standards.*

The granting of the variance for on-site parking does not constitute a grant of special privileges, which other properties within the Civic Center zoning district enjoy, in that the parking variance helps to achieve the vision and implementation of the DTSP, which contemplates the clustering of related, civic-oriented uses in a campus-like environment that satisfy on-site parking demand by leveraging nearby on and off-site parking facilities to encourage the use of multiple modes of transportation to help reduce the parking demand generated by the proposed use.

4. *The granting of the variance will not adversely affect the objectives, policies, and programs contained in the City's General Plan.*

The granting of the variance for on-site parking will not adversely affect the objectives, policies, and programs contained in the City's General Plan, in that it helps to implement the DTSP, which in turn implements the City's General Plan. More specifically, the parking variance implements the vision for the Civic Center zoning district within the DTSP, because it allows the site to develop as a vocational use in a campus-like atmosphere with pedestrian connections to parks, plazas, and open spaces, which are not fragmented by segmented expanses of parking lots for single-use developments. Approximately 500 off-site parking spaces are available to serve the site and the Civic Center Campus, including on-street parking along D street, south of 1st Street and at the nearby Metrolink Transit Center, which was contemplated by the DTSP. As such, the parking variance is consistent with the vision, objectives, policies, and programs contained within the City's General Plan as the DTSP is consistent with and implements the General Plan.

Tentative Parcel Map 37800 (TPM 19-05183)

1. *The proposed map is consistent with applicable general and specific plans.*

The proposed tentative parcel map has been review by the City Engineer's Department and the Planning Department to ensure compliance with the city codes and all other applicable regulations. Per the Perris Downtown SP, the project site is zoned "Civic Center" with a Specific Plan (SP) General Plan Land Use designation. The proposed project is permitted in the "DTSP - Civic" zone. Therefore, City staff has determined that subject sites created by TPM 37800 is consistent with the applicable general and specific plan designations.

2. *That the site is physically suitable for the type and density of the proposed development.*

The 0.55-acre site is a relatively flat, rectangular parcel with frontage on D Street that is a north/south street that connects to 1st Street which runs east/west. Utilities are existing within the adjacent streets, and on-site storm drain facilities will be constructed as part of the project to collect off- and on-site flows and direct them into the master storm drain facilities serving the area. The site is suitable for the 20,000 square-foot training and job placement building.

3. *That the design of the map or the type of improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.*

The proposed project is on an infill lot for a public use surrounded by other civic related uses. Because this project is located within the city limits of Perris and is less than 5 acres, it has no value as habitat for endangered, rare or threatened species, is adequately served by all required utilities and services, and is consistent with the applicable general plan and zoning designations and regulations, it is Categorical Exempt per CEQA Article 15332 for infill development and will not cause substantial environmental damage.

4. *That the design of the map or the type of improvements will not cause serious public health problems.*

The map includes all the necessary roadway, sanitary sewer, water and drainage infrastructure easements and dedications to facilitate development that will not cause serious public health issues near the project or such infrastructure already exists adjacent to the parcels.

Development Plan Review

1. *The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, 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.*

The site development was determined by City staff to comply with all applicable provisions of the General Plan, Perris Downtown Specific Plan (DTSP), and the Zoning Code. The development standards for Civic Center developments including use, setbacks, the height of buildings, lot coverage, architecture, lighting, and landscaping are provided by the DTSP, with parking regulations contained in Chapter 19.69 of the Zoning Code. In addition, the project has been deemed consistent with the Perris Valley Airport Land Use Compatibility Plan.

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.*

The 0.55-acre site is a relatively flat, rectangular parcel with frontage on D Street that is a north/south street that connects to 1st Street which runs east/west. Utilities are existing within the adjacent streets, and on-site storm drain facilities will be constructed as part of the project to collect off- and on-site flows and direct them into the master storm drain facilities serving the area. The site is suitable for the 20,000 square-foot training and job placement building.

3. *The proposed development and the conditions under which it would be operated or maintained is compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

The proposed project and its operations are compatible with abutting properties, and will not be detrimental to the public health, safety, or welfare. The eastern project boundary abuts green space associated with the neighboring library, while the city hall campus is north of the site. The land west of the site across D Street a mixed-use building with housing and commercial uses. The land to the south across the site is a parking lot. The project is consistent and will 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.*

Enhanced architecture, site design, and landscaping have been provided for the project to ensure that it resembles similar development within downtown area. The project adheres to the Development Guidelines for the Perris Downtown Specific Plan. The use of windows, stone veneer, enhanced entries, metal canopies, a varied color palette, and roof height variation provides an architecture that is compatible with DTSP standards and is consistent with the character of adjacent development. Additionally, the project provides appropriate screening to shield from public view the rear of the buildings.

5. *The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.*

The DTSP, starting on Page 5-113, provides guidelines for landscaping within the downtown area. Landscaping has been provided in all required areas including the loading area, street setbacks, around the trash enclosure, and at the foundation to enhance the building. The landscape areas along D Street and 1st Street also function as bioswales. The applicant has also provided enhanced landscaping and street trees will be provided in the parkways. The amount of landscaping provided for the site is consistent with that on surrounding parcels and generously provides visual relief and an attractive view to the public.

6. *The safeguards necessary to protect the public health, safety, and general welfare have been required for the proposed project.*

The City of Perris standard project review practices and compliance with state and local best planning practices provides the safeguards necessary to protect the public health, safety, and general welfare concerning the proposed project.

RECOMMENDATION:

ADOPT Resolution No. 19-19 finding the project Categorical Exempt pursuant to CEQA Section 15332 (Class 32 Exemption) for an infill development and approving Variance 19-05224; Tentative Parcel Map (TPM) 37800 (19-05183) and Development Plan Review (DPR) 19-00008 to create an approximate 0.55-acre parcel and modify off-site parking requirements to facilitate the construction of a 20,000-square foot skills training center located at the northeast corner of D Street

and 1st Street, based on the findings contained in the staff report, and subject to the Conditions of Approval.

EXHIBITS: Exhibit A – Conditions of Approval (Planning, Engineering, Public Works & Building)
Exhibit B – Aerial View
Exhibit C - Land Use Map
Exhibit D – Plan Sets
Exhibit E – Resolution 19-19

**CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

CONDITIONS OF APPROVAL

**Variance 19-05224; Tentative Parcel Map (TPM) 37800 (19-05183) Planning Commission
and Development Plan Review No. 19-00008 September 18, 2019**

PROJECT: The proposal is to construct a two-story, 20,000 square-foot skills training and job placement center on an approximately 0.55-acre parcel at the northeast corner of D Street and 1st Street within the City's Downtown Specific Plan, establish the project parcel under a parcel map and adopt a variance to accommodate the project parking needs. **Applicant:** CEDC & City of Perris

General Requirements:

1. **Development Standards.** The project shall conform to the Civic Land Use zone standards of the Downtown Specific Plan and Municipal Code Title 19.
2. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
3. **Term of Approval.** This approval shall be used within three (3) years of approval date; otherwise it becomes null and void. By use is meant the beginning of substantial construction within the three (3) year period, which is thereafter diligently pursued to completion or the beginning of substantial utilization, as contemplated by this approval. A maximum of three (3) one-year time extensions shall be permitted.
4. **Compliance with Approved Plans.** All site development and improvements, including building colors and materials shall conform substantially to the approved set of plans presented at the September 18, 2019, Planning Commission meeting, or as amended by these conditions.
5. **Future Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval.
6. **Expansion.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Department.
7. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Building Official. The applicant shall submit a fire access and fire underground plan prior to construction drawings. Water, gas, sewer, electrical

EXHIBIT A

transformers, power vaults and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Conditions of Approval shall be included on building plans. The project shall adhere to all fire safety/emergency services requirements as mandated by the City Fire Marshal and the Uniform Fire Code, and any applicable city codes and ordinances.

8. **City Engineer.** The project shall adhere to the requirements of the City Engineer as indicated in the attached Conditions of Approval dated June 26, 2019.
9. **Public Works.** The project shall adhere to the requirements of the Public Works Department as indicated in the attached Conditions of Approval dated July 31, 2019.
10. **Building Department.** The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated July 18, 2019.
11. **Grading Permit.** Prior to issuance of any Grading Permit, the developer shall submit detailed on-site grading, parking, paving, and drainage plans for review by the City Engineer.
12. **Southern California Edison.** The applicant shall contact the Southern California Edison (SCE) area service planner at (951) 928-8323 to complete the required forms prior to commencement of construction.
13. **Screening of Roof-Mounted Equipment.** Parapet walls shall prevent public views of roof-mounted equipment on all elevations of the building.
14. **Signs.** The proposed project does not include signage. All proposed signs shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
15. **Waste-Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
16. **Graffiti.** Graffiti located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
17. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.
18. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).
19. **ADA Compliant Elevator.** The elevator(s) for the project shall be ADA compliant.
20. **Setbacks.** No structure shall encroach into the required rear, side or front yard setbacks of any and all lots.
21. **Roof Parapet.** The height of the roof parapet shall fully screen any roof-mounted

equipment. All vent pipes and similar devices shall be painted to match the building.

22. **Trash Enclosure.** A covered trash enclosure constructed to City standards is required. The trash enclosure shall have an overhead trellis treatment. Elevations shall be included on final landscape plans for review and approval by the Planning Division.
23. **Downspouts.** Exterior down spouts are not permitted on the front or side elevations of any building facing the street. Downspouts on these elevations shall be located inside the building
24. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning Variance 19-05223, Tentative Parcel Map 37800/#19-05183 and Development Plan Review. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
25. **Utilities.** All existing and proposed utilities shall be placed underground in accordance with Section 19.02.070 of the Municipal Code, and electrical utility lines rated at 115kv or larger. The location of all proposed aboveground pedestal and utility boxes shall be reviewed and approved by the City Engineer and the Planning Division.
26. **Lighting.** The applicant shall submit a lighting plan with photometrics to the Planning Department for review and approval. Full cutoff fixtures shall be used to prevent light and glare above the horizontal plan of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas.
27. **SCE.** The Southern California Edison (SCE) area service planner (951 928-8323) should be contacted to complete the required forms prior to commencement of construction.
28. **Notice of Exemption.** Within three (3) days of Planning Commission approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-Recorder," for a \$50.00 check to file the notice exemption.

Construction and Operational Requirements:

29. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
 - a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to

create disturbing excessive or offensive noise. Construction activity shall not exceed 80 dBA in residential zones in the City.

- b. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.
- c. Construction routes are limited to City of Perris designated truck routes.
- d. If applicable, water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
- e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City.
- f. Project applicants shall provide construction site electrical hook-ups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel powered electric generators or provide evidence that electrical hook ups at construction sites are not practical or prohibitively expensive.

Project-Specific Requirements:

- 30. **Outdoor Storage.** No outdoor storage is permitted.
- 31. **Loading Zones.** Loading zones as depicted on the approved site plans shall be maintained. Loading zones shall be designated by labeling and/or striping.
- 32. **Reciprocal Access and Drainage Covenant.** The downtown skills training center and library site shall be held together through a combination of (1) an Access, Parking and Circulation Covenant, (2) a Drainage Easement and (3) an Access and Drainage Covenant.

Prior to Building Permit Issuance:

- 33. **Landscaping.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a California-registered landscape architect and conform to the requirements of the Downtown Specific Plan for the Civic zone. The location, number, genus, species, and container size of the plants shall be shown. Project landscaping shall be consistent with the conceptual landscape plan from the approved set of plans presented at the September 18, 2019, Planning Commission meeting, or as amended by these conditions. The following shall apply:
 - a. **Street Trees and Right-of-Way Planting Palette.** Street trees shall be placed a maximum distance of 30 feet on center, utilizing a planting palette consistent with

the Downtown Specific Plan.

- b. **Maintenance.** All required landscaping shall be maintained in a viable growth condition.
- c. **Irrigation Rain Sensors.** Rain sensing override devices shall be required on all irrigation systems (PMC 19.70.040.D.16.b) for water conservation. Soil moisture sensors are required.
- d. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for landscape inspections.

34. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division verifying that all pertinent conditions of approval have been met.

35. **Walls/Fencing.** Perimeter and internal walls/fencing shall be in substantial compliance with the approved set of plans presented to Planning Commission on September 18, 2019.

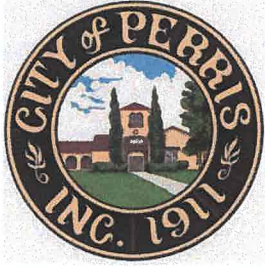
Prior to Issuance of Occupancy Permits:

36. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning staff shall verify that all pertinent conditions of approval have been met.

37. **Planning Inspection.** The applicant shall have all required parking, lighting, landscaping and automatic irrigation installed and in good condition. The irrigation and landscaping shall conform to the approved landscaping and irrigation plans.

38. **Occupancy Clearance.** The applicant shall have all required paving, parking, walls, site lighting, signage, landscaping and automatic irrigation installed and in good condition.

end conditions



CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

P8-1339

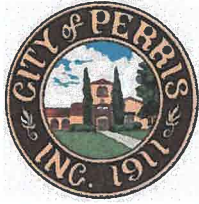
MEMORANDUM

TO: Kenneth Phung
FROM, John Pourkazemi, Engineer
DATE: June 26, 2019
RE: CIP F-89 – Perris Skill Center
19 S. D Street

The following are the conditions of approval for above project:

- Water provisions and fire flow calculation shall be provided and forwarded to Fire Marshall for review.
- Inframark (City's Consultant) shall be required to investigate the existing sewer capacity available for this project.
- Access shall be restricted to 1st Street.
- The driveway shall be per County of Riverside Standard No. 207A.
- Existing infrastructure fronting the property (sidewalk, curb and gutter, sidewalk and street pavement) shall be cleared from weeds and deleterious material; any damage to substandard infrastructure shall be removed and replaced.
- Any work within public right-of-way shall require an encroachment permit and shall be coordinated through City Engineer.
- City trench repair standard for any utility work being done shall be complied with.
- General vacation application shall be processed for vacation of existing 20' easement.
- Parking expansion shall be coordinated with adjacent improvements.

Additional comments may be provided upon receipt of site plan. Please call if you have any questions or require additional information.



CITY OF PERRIS
PUBLIC WORKS DEPARTMENT
101 North D Street
Perris, California 92570
951-657-3280

MEMORANDUM

Date: July 31, 2019
To: Planning Department
From: Public Works
Subject: Public Works Comments – DPR 19-00008, St Vac 19-05148 & LLA 19-05149

Case No./Project Description	Location	Comments
DPR 19-00008, St Vac 19-05148 & LLA 19-05149	Northeast corner of D Street and 1 st Street.	<ul style="list-style-type: none">• Architect to follow the Downtown Perris Specific Plan.• "Off-Site" Landscape and Irrigation Plans are required for review and approval.

SRC COMMENTS
***** BUILDING & SAFETY *****

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #19-00008

Case Planner: Kenneth Phung (951) 943-5003.

Applicant: City of Perris

Location: Northeast Corner of "D" Street and 1st Street

Project: Proposal to construct a 2 story 20,000 SF Skills Training and Job Placement Center

APN(s): 313-091-003

Reviewed By: David J. Martinez, CBO

Date: 7-18-19

BUILDING AND SAFETY CONDITIONS

1. Shall comply with the latest adopted State of California 2016 editions of the following codes as applicable:
 - A. 2016 California Building Code
 - B. 2016 California Electrical Code
 - C. 2016 California Mechanical Code
 - D. 2016 California Plumbing Code
 - E. 2016 California Energy Code.
 - F. 2016 California Fire Code
 - G. 2016 California Green Building Standards Code.
 - H. Title 24 State Code Regulations for Accessibility.
2. Automatic fire suppression systems shall be installed in all new construction when the gross area of the building exceeds 5,000 sf. or more than two-story high per Title 16 of the City of Perris Code of Ordinances.
3. The requirements of the Department of Environmental Health Services and the Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.
4. All signs shall be Underwriters Laboratories, or equal, approved.
5. All exterior lighting shall be orientated, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.
6. Provide proper Fire Access to the site and for the proposed building.
7. A Know Box will be required at the front entrance to the building and on all gates leading to the building.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this project:
 - A. Precise grading plans shall be approved
 - B. Rough grading completed
 - C. Compaction certification
 - D. Pad elevation certification
 - E. Rough grade inspection signed off
 - F. Submit the Fire Sprinkler for review and approval.
 - G. The Riverside County Health Department will be required to review the proposed plans and approve the plans prior to the issuance of the building permit.
 - H. Indicated on the plans that for the Nurse training facility/area will be limited to training only and there will be no patients in this facility and no medical services will be provided in this facility.
 - I. A complete list of all the proposed medical equipment will have to be provided for the Plan Review process.
 - J. A complete list of all the proposed welding equipment and other proposed construction equipment along with the manufacturer's specifications will have to be provided for the plan review process.

SPECIFIC FIRE CONDITIONS: To Be provided by Dennis Grubb & ASSOCIATES



EXHIBIT B – AERIAL VIEW

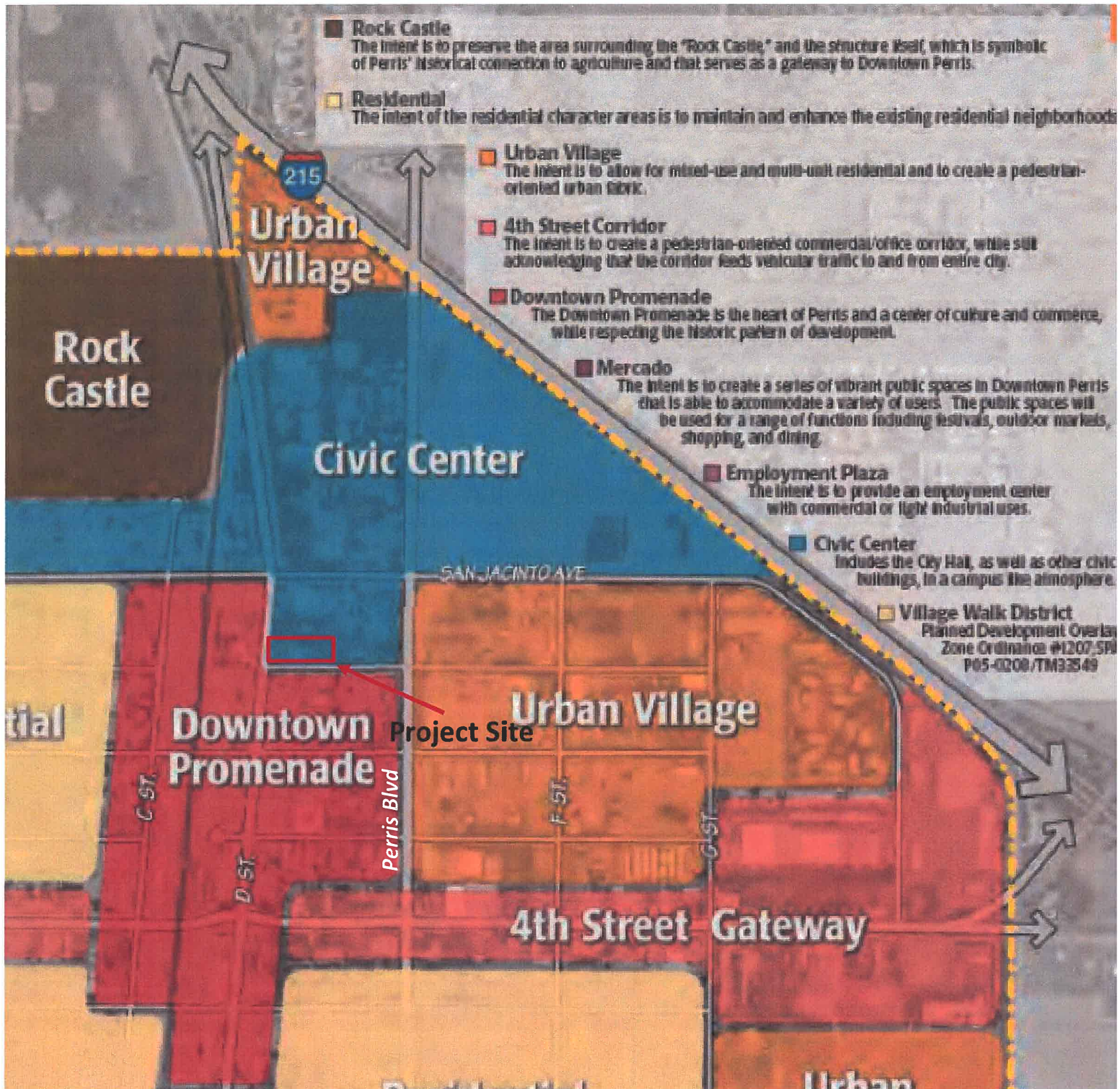


EXHIBIT C – DTSP LAND USE

PROJECT INFORMATION

LOT 3624, 14,714 SF
 BUILDING FOOTPRINT: 9,405 SF
 BUILDING FOOTPRINT: 567 FT LOT AREA
 FIRST FLOOR AREA: 9,306 SF
 SECOND FLOOR AREA: 9,189 SF
 OVERALL BUILDING AREA: 18,495 SF

PARKING RATES:
 ○ COMMERCIAL: 1.5 PER HOUR
 ○ PUBLIC: 1.5 PER HOUR
 ○ VISITOR: 1.5 PER HOUR
 ○ TRUCK: 1.5 PER HOUR
 ○ STORAGE: 1.5 PER HOUR
 ○ WAREHOUSE: 1.5 PER HOUR
 ○ OFFICE: 1.5 PER HOUR
 ○ RETAIL: 1.5 PER HOUR
 ○ MANUFACTURING: 1.5 PER HOUR
 ○ EMPLOYEE ON THE LARGEST SHIFT

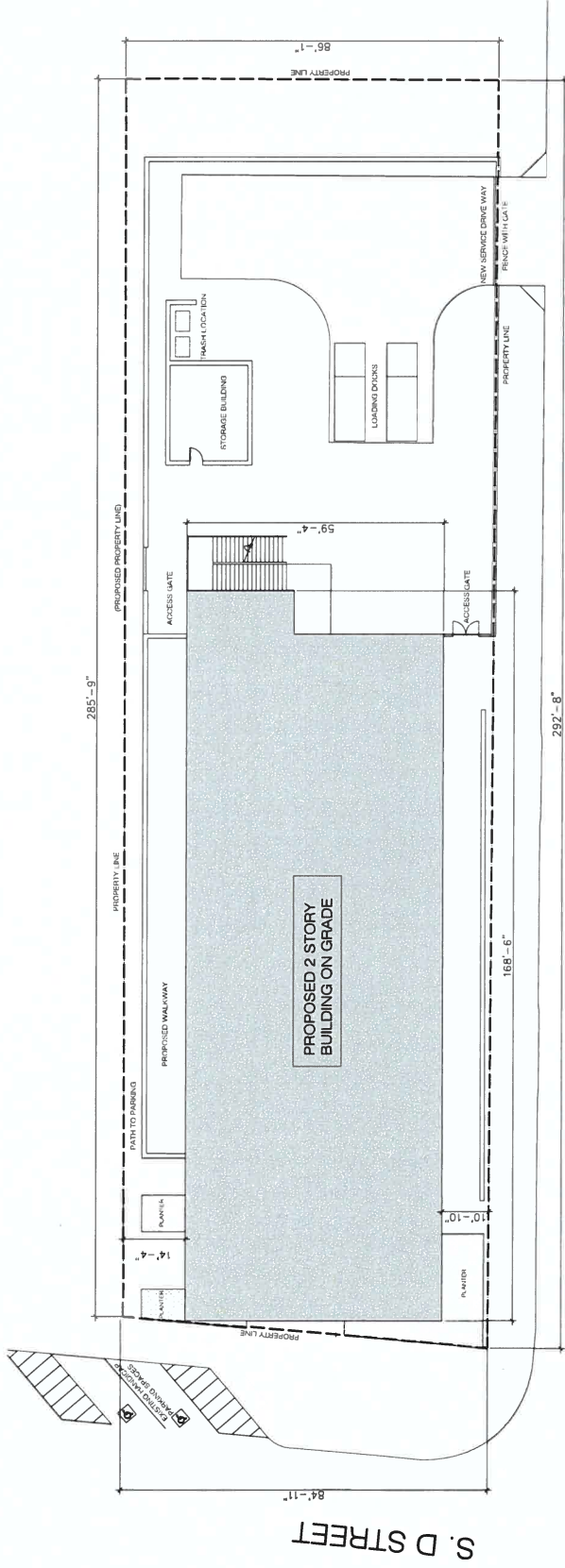
PARKING CALCULATION

INTEGRATED TYPICAL	SPACE AREA	PERCENTAGE REQUIRED	PERCENTAGE PROVIDED
COMMERCIAL	100	5%	5%
OFFICE	100	5%	5%
MANUFACTURING	100	5%	5%
WAREHOUSE	100	5%	5%
STORAGE	100	5%	5%
TRUCK	100	5%	5%
OTHER	100	5%	5%
TOTAL	100	5%	5%



SITE ORGANIZATION-CALCULATION

SHARED PARKING TO BE CONSIDERED BY CITY OF PERRIS



E. 1ST STREET

PERRIS SKILLS TRAINING & JOB PLACEMENT CENTER

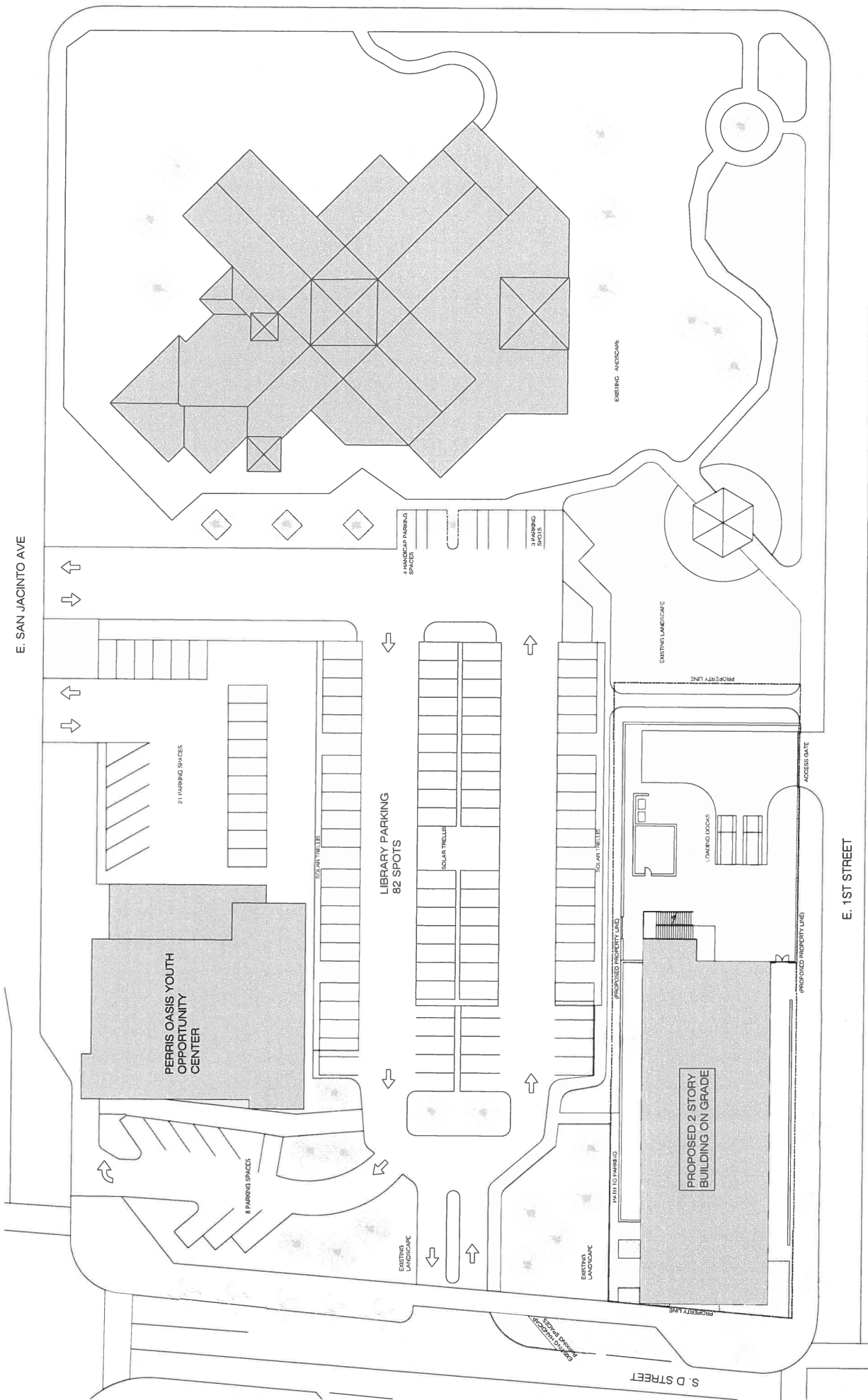
19 SOUTH "D" STREET, PERRIS, CA 92570

SITE PLAN
 3/8"=1'-0"

BLUESTONE MANAGEMENT
 SKYVIEW CENTER
 1515 CENTURY BLVD SUITE 1290
 LOS ANGELES, CA 90046

SCALE: 3/8"=1'-0"

DATE: 08/04/2019



SITE PLAN
1/16"=1'-0"

BLUESTONE MANAGEMENT
SKYVIEW CENTER
6033 WEST CENTURY BLVD, SUITE 1290
LOS ANGELES, CA 90045
SCALE: 1/16"=1'-0"

DATE: 08/04/2019

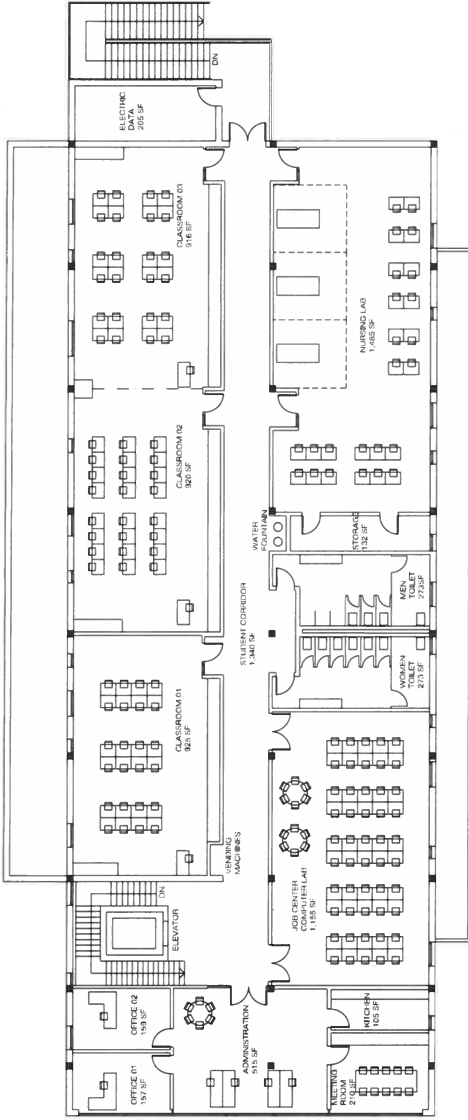
PERRIS SKILLS TRAINING & JOB PLACEMENT CENTER

19 SOUTH "D" STREET, PERRIS, CA 92570

SD 1.1

SECOND FLOOR AREAS

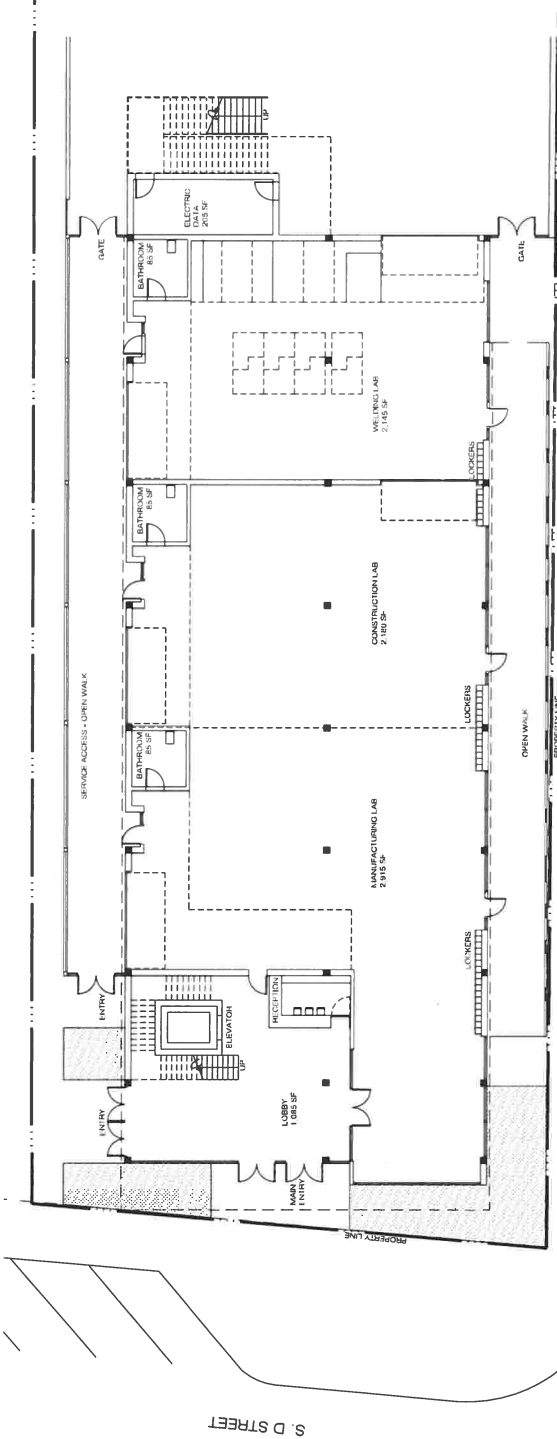
- ADMINISTRATIVE 615 SF
- OFFICE 01 155 SF
- OFFICE 02 150 SF
- MEETING ROOM 210 SF
- MICROBENTHE 105 SF
- CLASSROOM 01 815 SF
- CLASSROOM 02 815 SF
- CLASSROOM 03 815 SF
- CLASSROOM 04 815 SF
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- CLASSROOM 82 815 SF
- CLASSROOM 83 815 SF
- CLASSROOM 84 815 SF
- CLASSROOM 85 815 SF
- CLASSROOM 86 815 SF
- CLASSROOM 87 815 SF
- CLASSROOM 88 815 SF
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- CLASSROOM 90 815 SF
- CLASSROOM 91 815 SF
- CLASSROOM 92 815 SF
- CLASSROOM 93 815 SF
- CLASSROOM 94 815 SF
- CLASSROOM 95 815 SF
- CLASSROOM 96 815 SF
- CLASSROOM 97 815 SF
- CLASSROOM 98 815 SF
- CLASSROOM 99 815 SF
- CLASSROOM 100 815 SF



2 - SECOND FLOOR PLAN
1/8"=1'-0"

FIRST FLOOR AREAS

- LOBBY 1,085 SF
- MANUFACTURING LAB 2,915 SF
- CONSTRUCTION LAB 2,185 SF
- WEIGHING LAB 2,025 SF
- BATHROOM 250 SF
- OVERALL FLOOR AREA 8,785 SF



1 - FIRST FLOOR PLAN
1/8"=1'-0"

PERRIS SKILLS TRAINING & JOB PLACEMENT CENTER

19 SOUTH "D" STREET, PERRIS, CA 92570

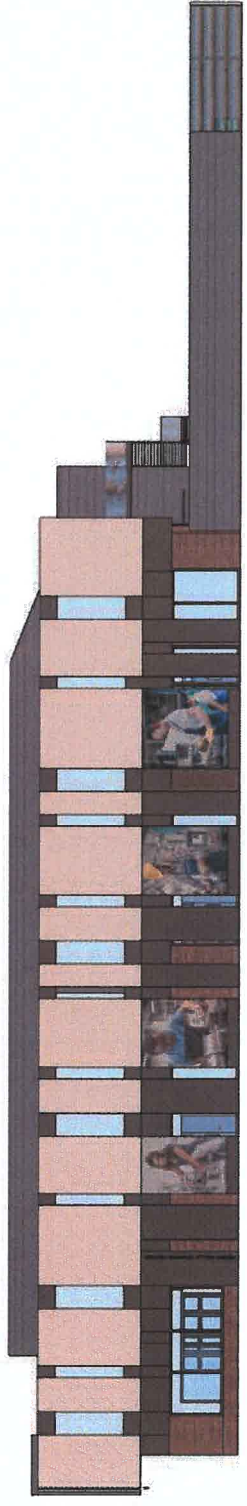
E. 1ST STREET

BLUESTONE MANAGEMENT
SKYVIEW CENTER
131 WEST 9TH BLVD. SUITE 1280
LOS ANGELES, CA 90045
SCALE: 1/8"=1'-0"

DATE: 09/04/2019

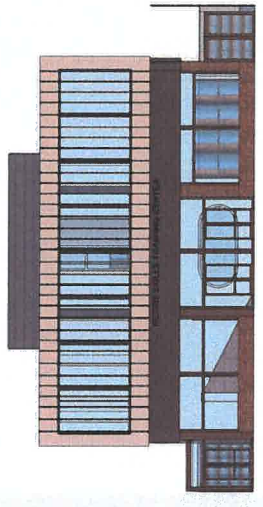
SD 2.0

TOP OF ROOF _____ 40'-0"
 TOP OF PARAPET _____ 36'-0"
 SECOND FLOOR _____ 26'-0"
 WALL HEIGHT _____ 9'-0"
 ENTRY - GROUND FLOOR _____ 0'-0"



SOUTH ELEVATION
 1/8" = 1'-0"

TOP OF ROOF _____ 40'-0"
 TOP OF PARAPET _____ 36'-0"
 SECOND FLOOR _____ 26'-0"
 WALL HEIGHT _____ 9'-0"
 ENTRY - GROUND FLOOR _____ 0'-0"

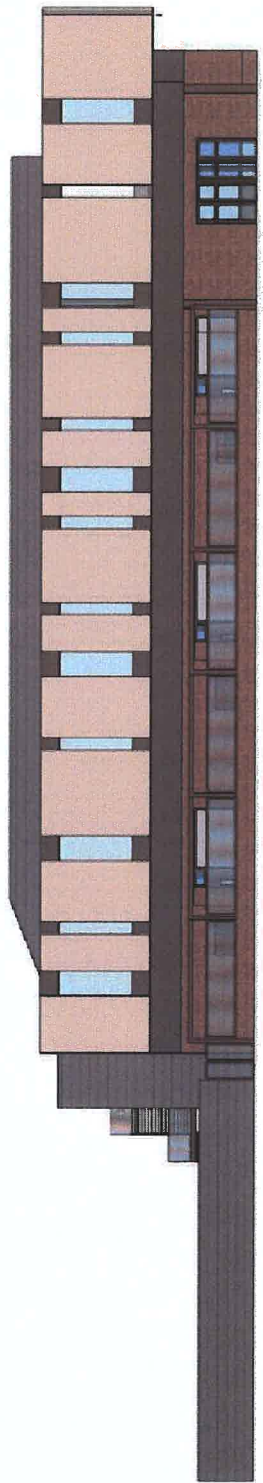


WEST ELEVATION
 1/8" = 1'-0"

BLUESTONE MANAGEMENT
 SKYVIEW CENTER, SUITE 1200
 LOS ANGELES, CA 90045
 SCALE: 1/8" = 1'-0"
 DATE: 08/04/2018

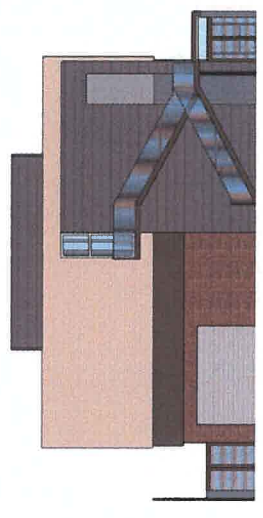
PERRIS SKILLS TRAINING & JOB PLACEMENT CENTER

19 SOUTH "D" STREET, PERRIS, CA 92570



TOP OF ROOF	40'-0"
TOP OF PARAPET	18'-0"
SECOND FLOOR	20'-0"
WALL HEIGHT	18'-0"
ENTRY - GROUND FLOOR	0'-0"

NORTH ELEVATION
1/8" = 1'-0"



TOP OF ROOF	40'-0"
TOP OF PARAPET	30'-0"
SECOND FLOOR	20'-0"
WALL HEIGHT	8'-0"
ENTRY - GROUND FLOOR	0'-0"

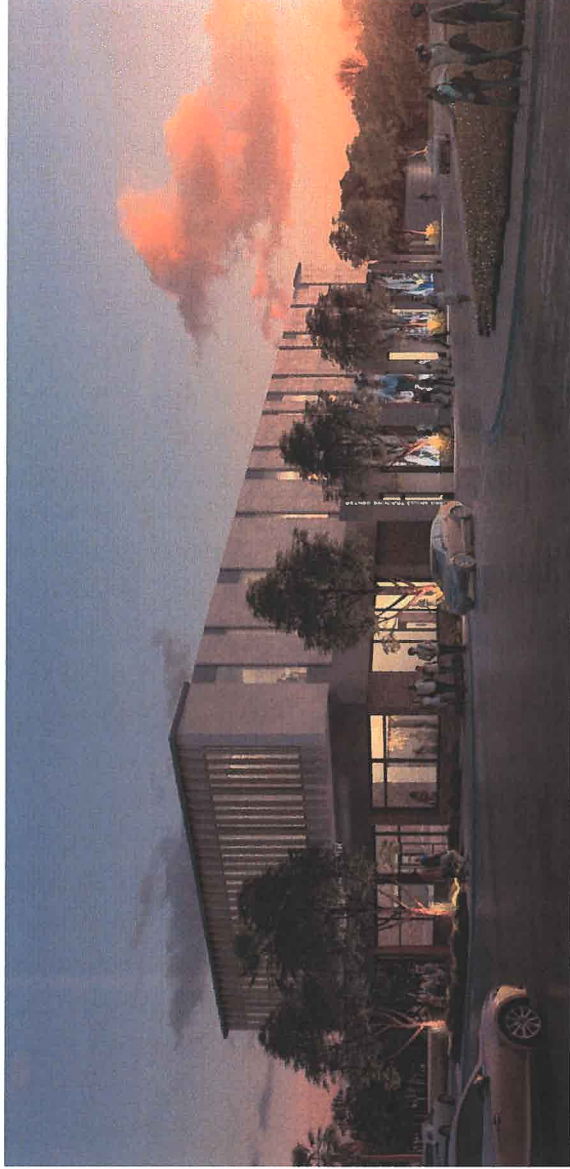
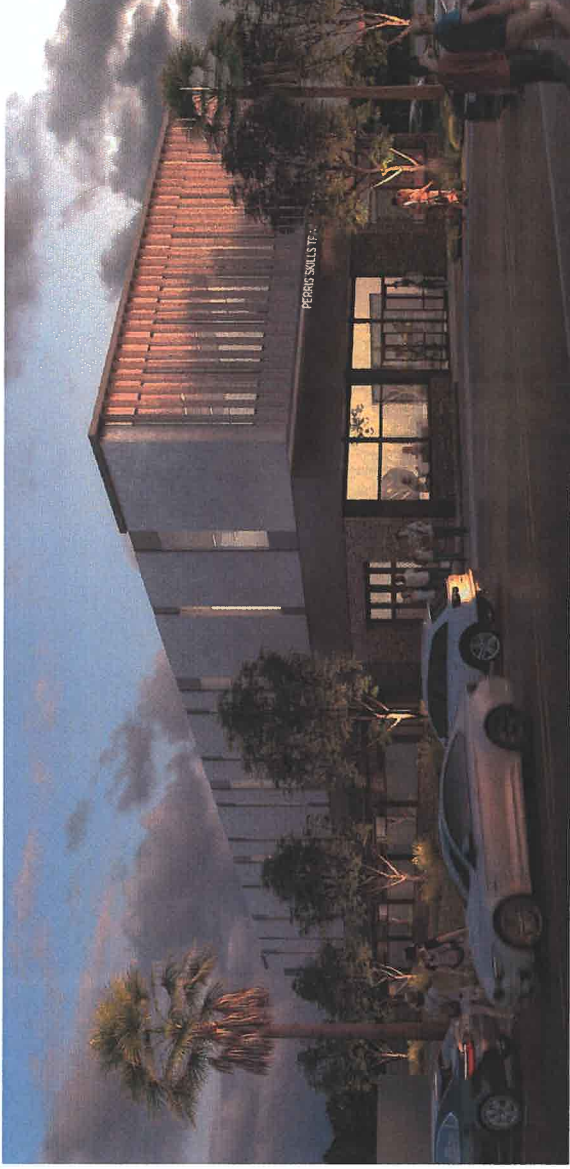
EAST ELEVATION
1/8" = 1'-0"

PERRIS SKILLS TRAINING & JOB PLACEMENT CENTER

19 SOUTH "D" STREET, PERRIS, CA 92570

BLUESTONE MANAGEMENT
SKYVIEW CENTER, SUITE 1280
LOS ANGELES, CA 90045
SCALE: 1/8" = 1'-0"

DATE: 09/04/2019



PERSPECTIVE ELEVATIONS

PERRIS SKILLS TRAINING & JOB PLACEMENT CENTER

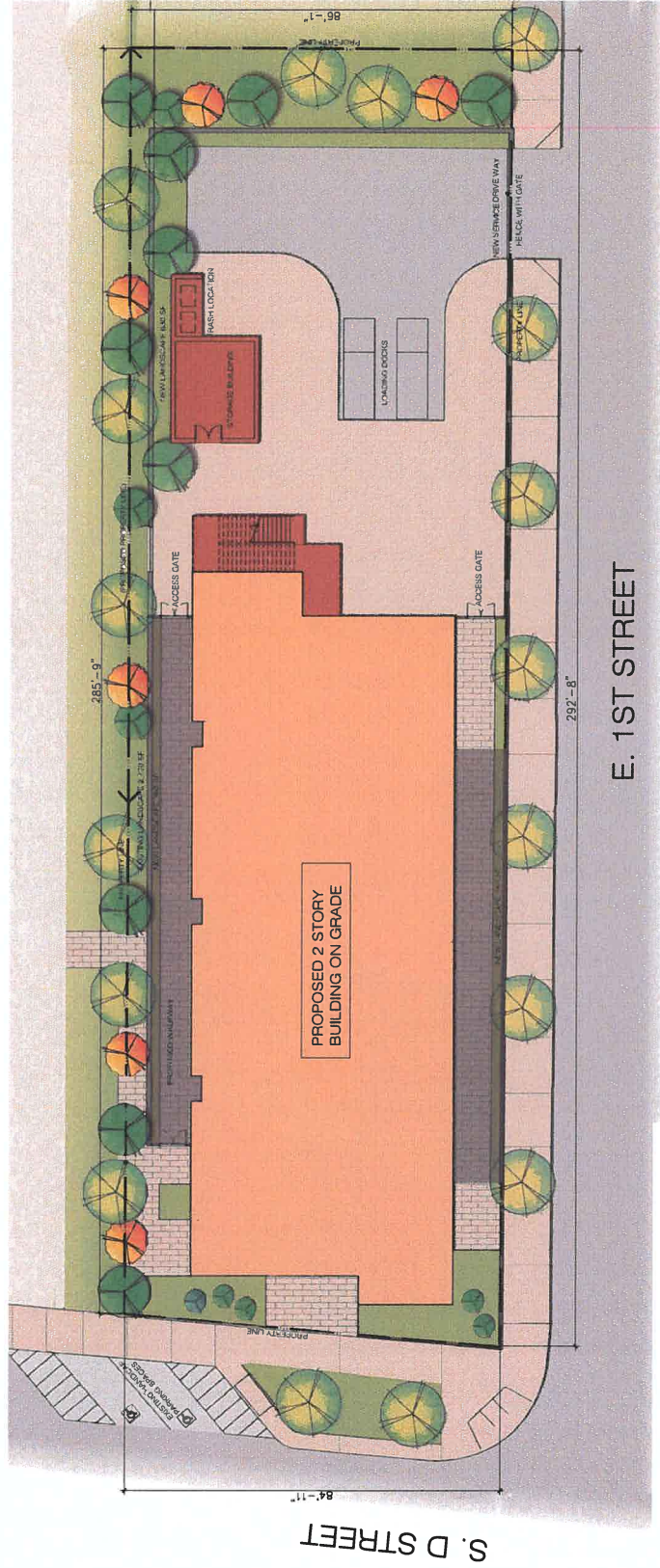
19 SOUTH "D" STREET, PERRIS, CA 92570

BLUESTONE MANAGEMENT
SKYVIEW CENTER
19 SOUTH "D" STREET, SUITE 1200
LOS ANGELES, CA 90045
SCALE: NTS

DATE: 08/04/2019

PROJECT INFORMATION

- LOT SIZE: 34,714 SF
- MAXIMUM FOOTPRINT: 15,300 SF
- BUILDING FOOTPRINT: 30% OF LOT AREA
- LANDSCAPE AREA: 4,500 SF
- LANDSCAPE AREA: 13.5% OF LOT AREA
- PAVED AREA: 10,841 SF
- PAVED AREA: 31.2% OF LOT AREA



LANDSCAPE PLAN
 $\frac{3}{16}'' = 1'-0''$

BLUESTONE MANAGEMENT
SKYVIEW CENTER
 603 WEST CENTURY BLVD, SUITE 1290
 LOS ANGELES, CA 90045
 SCALE: $\frac{3}{16}'' = 1'-0''$

DATE: 08/04/2018

PERRIS SKILLS TRAINING & JOB PLACEMENT CENTER

19 SOUTH "D" STREET, PERRIS, CA 92570

TENTATIVE PARCEL MAP No. 37800

DATE: AUGUST 19, 2019

PREPARED FOR: APPLICANT/LANDOWNER
 ACTION SURVEY'S
 1045 MAIN STREET
 RIVERSIDE, CA 92501
 (951) 688-6166
 (951) 688-0771 FAX
 actionarysurvey@comcast.net

ASSESSOR'S PARCEL NO. 313-091-003, 313-091-004

LEGAL DESCRIPTION: LOTS 1 THROUGH 30 IN BLOCK 17 OF TOWN OF PERRIS AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 276 OF MAPS, RECORDS OF SAN DIEGO COUNTY RECORDS, CALIFORNIA.

TOTAL NUMBERED PARCELS: 2

ACREAGE: 3.61 ACRES GROSS, 3.31 ACRES NET

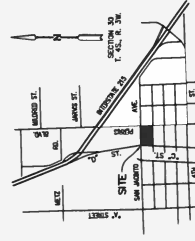
EXISTING ZONING & LAND USE: DOWNTOWN SPECIFIC PLAN, DTSP-CMC
 PROPOSED ZONING & LAND USE: DOWNTOWN SPECIFIC PLAN, DTSP-CVIC

UTILITIES:

- ELECTRIC - SOUTHERN CALIFORNIA EDISON
- GAS - THE GAS COMPANY
- WATER - EASTERN MUNICIPAL WATER DISTRICT
- SEWER - EASTERN MUNICIPAL WATER DISTRICT
- TELEPHONE - FRONTIER COMMUNICATIONS
- TELEVISION - TIME WARNER CABLE
- SCHOOL DISTRICT: PERRIS ELEMENTARY SCHOOL DISTRICT
 PERRIS UNION HIGH SCHOOL DISTRICT



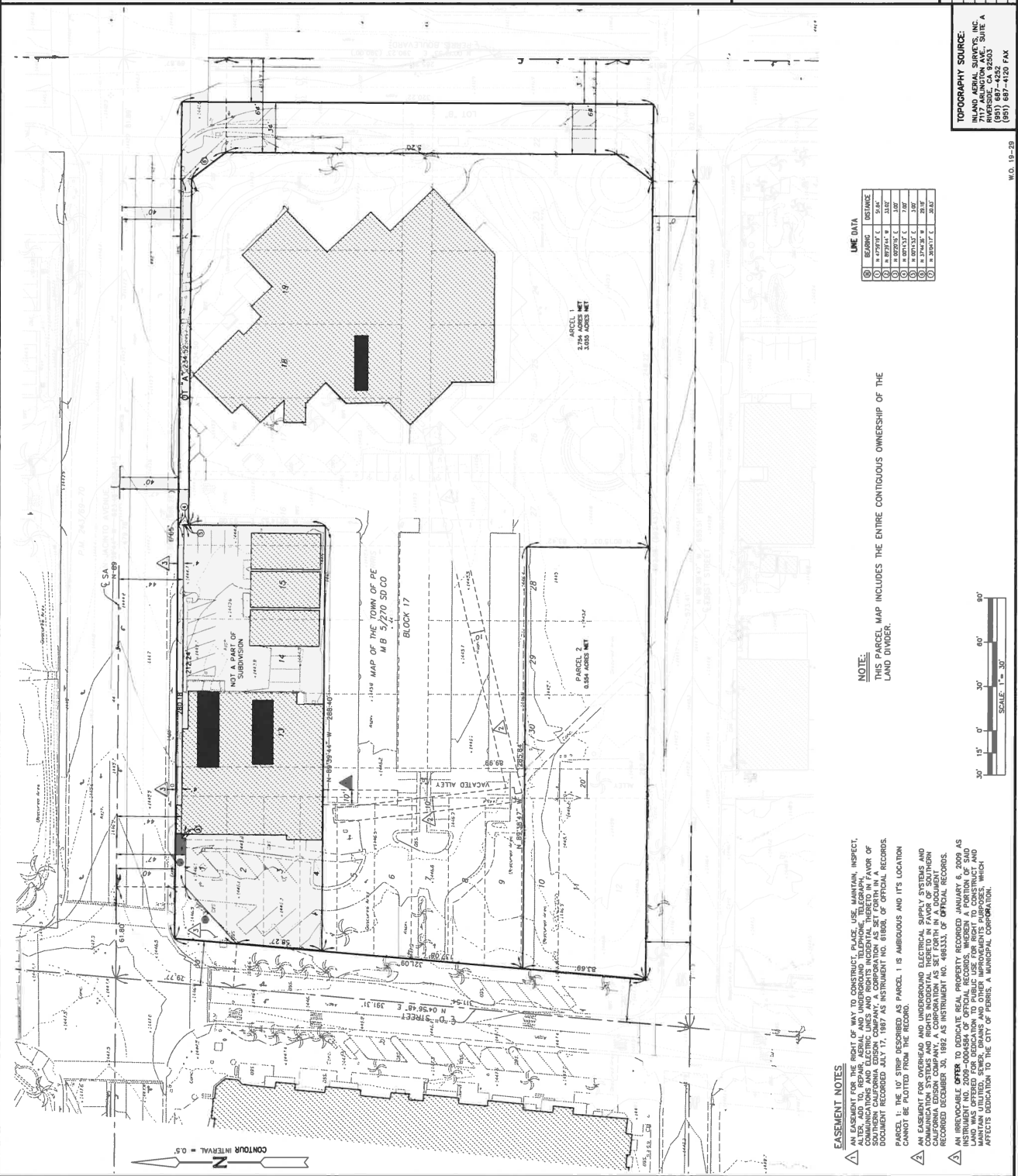
PREPARED UNDER THE SUPERVISION OF:
 GABRIEL D. YBARRA L.S. 4343 DATE: 9/4/19



VICINITY MAP - NO SCALE
 DRAWN BY: G.D.Y.
 CHD #2 (2019)

DATE	NO.	DESCRIPTION

TOPOGRAPHY SOURCE:
 INLAND AERIAL SURVEYS, INC. A
 7117 ARLINGTON AVE., SUITE A
 RIVERSIDE, CA 92503
 (951) 507-4120
 (951) 687-4120 FAX

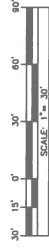


LINE DATA

BEARING	DISTANCE
N 89°20'15.1" E	33.30'
S 89°20'15.1" E	33.30'
S 0°15'31.1" E	7.00'
N 24°42'31.1" E	29.18'
N 30°57'17.1" E	30.33'

NOTE:
 THIS PARCEL MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

- EASEMENT NOTES**
- △ THE CITY OF PERRIS, CALIFORNIA, HEREBY GRANTS TO THE APPLICANT, ACTION SURVEY'S, INC., THE RIGHT OF WAY TO CONSTRUCT, PLACE, USE, MAINTAIN, INSPECT, ALTER, ADD TO, REPAIR, ABANDON AND UNDERGROUND TELEPHONE, TELEGRAPH, COMMUNICATIONS AND ELECTRIC LINES AND RIGHTS INCIDENTAL THEREIN IN FAVOR OF THE CITY OF PERRIS, CALIFORNIA, AS SET FORTH IN INSTRUMENT NO. 498333, OF OFFICIAL RECORDS, DOCUMENT RECORDED JULY 17, 1987 AS INSTRUMENT NO. 81888, OF OFFICIAL RECORDS.
 - △ PARCEL 1: THE 10' STRIP DESCRIBED AS PARCEL 1 IS AMBIGUOUS AND ITS LOCATION CANNOT BE PLOTTED FROM THE RECORD.
 - △ AN EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND TELEPHONE LINES AND RIGHTS INCIDENTAL THEREIN IS SET FORTH IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AND RECORDS THEREON AS SET FORTH IN INSTRUMENT NO. 498333, OF OFFICIAL RECORDS, DOCUMENT RECORDED DECEMBER 30, 1982 AS INSTRUMENT NO. 498333, OF OFFICIAL RECORDS.
 - △ AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY RECORDED JANUARY 6, 2009 AS INSTRUMENT NO. 2009-0004584 OF OFFICIAL RECORDS, WHEREIN A PORTION OF SAID REAL PROPERTY WAS OFFERED TO THE CITY OF PERRIS, CALIFORNIA, TO BE USED TO MAINTAIN UTILITIES, SEWER, DRAINAGE AND OTHER IMPROVEMENTS, WHICH OFFER AFFECTS DEDICATION TO THE CITY OF PERRIS, A MUNICIPAL CORPORATION.



RESOLUTION NUMBER NO. 19-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FINDING THE PROJECT CATEGORICALLY EXEMPT PURSUANT TO CEQA SECTION 15332 (CLASS 32 EXEMPTION) FOR AN INFILL DEVELOPMENT AND APPROVING VARIANCE 19-05224; TENTATIVE PARCEL MAP 19-05183 (TPM 37800) AND DEVELOPMENT PLAN REVIEW 19-00008 TO FACILITATE THE DEVELOPMENT OF A 20,000 SQUARE FOOT TWO STORY BUILDING FOR SKILLS TRAINING AND JOB PLACEMENT AT THE NORTHEAST CORNER OF D STREET AND 1ST STREET, SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.

WHEREAS, the Perris Downtown Skills Training and Job Placement Center at D Street and 1st Street (“project”) proposes to construct a two-story, 20,000 square foot building on approximately 0.55 acres of vacant land; and

WHEREAS, the proposed project is consistent with the Perris Downtown Specific Plan, the City’s General Plan, and the Zoning Code, and conforms to all zoning standards and other Ordinances and Resolutions of the City; and

WHEREAS, a Variance application (VAR 19-05224) was submitted to accommodate the parking needs for the proposed project; and

WHEREAS, a Tentative Parcel Map application (TPM 37800) was submitted to create an approximately 0.55-acre parcel, and provide all easements and dedications necessary to develop the project on the property; and

WHEREAS, a Development Plan Review application (DPR 19-00008) was submitted for consideration of architectural design and site layout; and

WHEREAS, proposed Development Plan Review 19-00008 is surrounded by developed parcels and is considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, the project is located within the Zone E of the Perris Valley Airport Land Use Compatibility Plan; and

WHEREAS, staff determined the project is consistent with the Perris Valley Airport Land Use Compatibility Plan and therefore does not require ALUC (Airport Land Use Commission) review; and

WHEREAS, on September 18, 2019, the Planning Commission conducted a legally noticed public hearing on Variance 19-05224, Tentative Parcel Map 37800 and Development Plan Review 19-00008, and considered public testimony and materials in the staff

reports and accompanying document and exhibit; and, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, the City has complied with the California Environmental Quality Act; and,

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Perris as follows:

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

Section 2. The Planning Commission hereby determines pursuant to the California Environmental Quality Act (CEQA) Guidelines 15332 (Class 32 Exemption) that this project is Categorical Exempt per CEQA as infill development because it is located within the city limits of Perris, is less than 5 acres, has no value as habitat for endangered, rare or threatened species, is adequately served by all required utilities and services, is consistent with the applicable general plan and zoning designations and standard regulations and requirements of the City; therefore a CEQA Class 32 exemption has been prepared, with findings that:

1. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The proposed tentative parcel map has been reviewed by the City Engineer's Department and the Planning Department to ensure compliance with the city codes and all other applicable regulations. Per the Perris Downtown SP, the project site is zoned "Civic Center" with a Specific Plan (SP) General Plan Land Use designation. The proposed project is permitted in the "DTSP - Civic" zone. Therefore, City staff has determined that subject sites created by TPM 37800 is consistent with the applicable general and specific plan designations.

2. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The site is located within the City of Perris on a site that is surrounded by public facilities and mixed residential and commercial uses. The site is approximately 0.55-acres in size.

3. *The project site has no value as habitat for endangered, rare or threatened species.*

The site has been regularly disked and includes some ornamental landscaping along D Street and 1st Street. Therefore, the site is not expected to have any habitat value. The project is not subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) nor is it located within a Stephen's Kangaroo Rat Habitat Fee Area.

4. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The proposal is for an infill project in the City's downtown. All streets are existing and were designed to accommodate traffic projected to be generated from this project. Based on the size

of the project and duration of construction activities, the proposed use would not generate significant effects in the future construction or operational noise of the site. Significant air quality effects would not result from the construction or operation of the building.

5. *The site can be adequately served by all required utilities and public services.*

All utilities are existing within the adjacent streets.

Section 3. The Planning Commission hereby approves Variance 19-05224; Tentative Parcel Map 37800 (TPM 19-05183) and Development Plan Review 19-00008, to facilitate the construction of two-story, 20,000 square foot Skills Training and Job Placement center, subject to the conditions of approval and finds that:

Variance 19-05224

1. *There are unique physical circumstances applicable to the subject land, including size, shape, topography, location, or surroundings. If the reviewing body finds that the physical circumstances are similar to other parcels in the zone, such circumstances are not unique, and a variance shall not be granted.*

The proposed Skills Center project is located in the City's Downtown Specific Plan (DTSP) within the underlying land use designation of Civic Center, which includes City Hall, the Senior Center, Cesar Chavez Library, and other civic related buildings that are clustered in a campus-like arrangement as contemplated by the DTSP. As such, the proposed site constitutes a unique physical circumstance that is unlike other larger parcels that have already developed within the Civic Center zone because it is constrained from providing additional on-site parking to support the use due to its small size and infill location within the Civic Center Campus. As contemplated by the DTSP, the immediately surrounding civic center uses do not have a stagnant parking demand that is typical of single-use land uses. Rather, the Civic Center area uses provide for a range of mixed uses, with varying hours of operation and differing parking demands throughout the day, and are intended share and leverage nearby on and off-site parking resources to meet parking the varying demands of the Civic Center uses. As such, the proposal requires relief from on-site parking requirements due to unique physical circumstances that do not constrain other similarly situated properties in the Civic Center zone.

2. *The strict application of zoning standards deprives the property of the right to use the land in a manner enjoyed by other conforming property in the vicinity under identical zoning standards.*

The strict application of the provisions of DTSP parking standards would result in practical difficulties, including economic difficulties and would deprive the property of the right to use the land in a manner currently enjoyed by existing developed property located in the Civic Center zoning district, in that it would dramatically limit the building size, rendering the site practically infeasible to develop as a civic-oriented uses. Further, because the strict application of the parking zoning standards, limits the feasibility of establishing a civic center oriented use, it therefore impedes the implementation of the DTSP, which contemplates a campus-like development in the Civic Center zoning with limited, single-use on-site parking in favor of

shared on and off-site parking to help preserve the downtown image. The development limitations inherent in the proposed site hinders the economic revitalization contemplated by the DTSP, which further diminished new investment in the area and jeopardized viability of the downtown and more specifically, the Civic Center Campus.

3. *The granting of the variance and any appropriate conditions of approval shall not constitute a grant of special privileges which other conforming property properties in the vicinity do not enjoy under identical zoning standards.*

The granting of the variance for on-site parking does not constitute a grant of special privileges, which other properties within the Civic Center zoning district enjoy, in that the parking variance helps to achieve the vision and implementation of the DTSP, which contemplates the clustering of related, civic-oriented uses in a campus-like environment that satisfy on-site parking demand by leveraging nearby on and off-site parking facilities to encourage the use of multiple modes of transportation to help reduce the parking demand generated by the proposed use.

4. *The granting of the variance will not adversely affect the objectives, policies, and programs contained in the City's General Plan.*

The granting of the variance for on-site parking will not adversely affect the objectives, policies, and programs contained in the City's General Plan, in that it helps to implement the DTSP, which in turn implements the City's General Plan. More specifically, the parking variance implements the vision for the Civic Center zoning district within the DTSP, because it allows the site to develop as a vocational use in a campus-like atmosphere with pedestrian connections to parks, plazas, and open spaces, which are not fragmented by segmented expanses of parking lots for single-use developments. Approximately 500 off-site parking spaces are available to serve the site and the Civic Center Campus, including on-street parking along D street, south of 1st Street and at the nearby Metrolink Transit Center, which was contemplated by the DTSP. As such, the parking variance is consistent with the vision, objectives, policies, and programs contained within the City's General Plan as the DTSP is consistent with and implements the General Plan.

Tentative Parcel Map 37800 (TPM 19-05183)

1. *The proposed map is consistent with applicable general and specific plans.*

The proposed tentative parcel map has been review by the City Engineer's Department and the Planning Department to ensure compliance with the city codes and all other applicable regulations. Per the Perris Downtown SP, the project site is zoned "Civic Center" with a Specific Plan (SP) General Plan Land Use designation. The proposed project is permitted in the "DTSP - Civic" zone. Therefore, City staff has determined that subject sites created by TPM 37800 is consistent with the applicable general and specific plan designations.

2. *That the site is physically suitable for the type and density of the proposed development.*

The 0.55-acre site is a relatively flat, rectangular parcel with frontage on D Street that is a north/south street that connects to 1st Street which runs east/west. Utilities are existing within the

adjacent streets, and on-site storm drain facilities will be constructed as part of the project to collect off- and on-site flows and direct them into the master storm drain facilities serving the area. The site is suitable for the 20,000 square-foot training and job placement building.

3. *That the design of the map or the type of improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.*

The proposed project is on an infill lot for a public use surrounded by other civic related uses. Because this project is located within the city limits of Perris and is less than 5 acres, it has no value as habitat for endangered, rare or threatened species, is adequately served by all required utilities and services, and is consistent with the applicable general plan and zoning designations and regulations, it is Categorical Exempt per CEQA Article 15332 for infill development and will not cause substantial environmental damage.

4. *That the design of the map or the type of improvements will not cause serious public health problems.*

The map includes all the necessary roadway, sanitary sewer, water and drainage infrastructure easements and dedications to facilitate development that will not cause serious public health issues near the project or such infrastructure already exists adjacent to the parcels.

Development Plan Review

1. *The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, 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.*

The site development was determined by City staff to comply with all applicable provisions of the General Plan, Perris Downtown Specific Plan (DTSP), and the Zoning Code. The development standards for Civic Center developments including use, setbacks, the height of buildings, lot coverage, architecture, lighting, and landscaping are provided by the DTSP, with parking regulations contained in Chapter 19.69 of the Zoning Code. In addition, the project has been deemed consistent with the Perris Valley Airport Land Use Compatibility Plan.

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.*

The 0.55-acre site is a relatively flat, rectangular parcel with frontage on D Street that is a north/south street that connects to 1st Street which runs east/west. Utilities are existing within the adjacent streets, and on-site storm drain facilities will be constructed as part of the project to collect off- and on-site flows and direct them into the master storm drain facilities serving the area. The site is suitable for the 20,000 square-foot training and job placement building.

3. *The proposed development and the conditions under which it would be operated or maintained is compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

The proposed project and its operations are compatible with abutting properties, and will not be detrimental to the public health, safety, or welfare. The eastern project boundary abuts green space associated with the neighboring library, while the city hall campus is north of the site. The land west of the site across D Street a mixed-use building with housing and commercial uses. The land to the south across the site is a parking lot. The project is consistent and will 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.*

Enhanced architecture, site design, and landscaping have been provided for the project to ensure that it resembles similar development within the downtown area. The project adheres to the Development Guidelines for the Perris Downtown Specific Plan. The use of windows, stone veneer, enhanced entries, metal canopies, a varied color palette, and roof height variation provides an architecture that is compatible with DTSP standards and is consistent with the character of adjacent development. Additionally, the project provides appropriate screening to shield from public view the rear of the buildings.

5. *The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.*

The DTSP, starting on Page 5-113, provides guidelines for landscaping within the downtown area. Landscaping has been provided in all required areas including the loading area, street setbacks, around the trash enclosure, and at the foundation to enhance the building. The landscape areas along D Street and 1st Street also function as bioswales. The applicant has also provided enhanced landscaping and street trees will be provided in the parkways. The amount of landscaping provided for the site is consistent with that on surrounding parcels and generously provides visual relief and an attractive view to the public.

6. *The safeguards necessary to protect the public health, safety, and general welfare have been required for the proposed project.*

The City of Perris standard project review practices and compliance with state and local best planning practices provides the safeguards necessary to protect the public health, safety, and general welfare concerning the proposed project.

Section 5. Based on the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public, the Planning Commission hereby approves Variance 19-05224; Tentative Parcel Map (TPM 37800) 19-05183 and Development Plan Review (DPR) 19-00008 to create a 0.55 acre parcel to facilitate the construction of the project located at the northeast of D Street and 1st Street, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Exhibit A).

Section 6. The Planning Commission 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 7. The Chairperson shall sign, and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 18th day of September 2019.

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

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

I, Kenneth Phung, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 19-19 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 18th day of September 2019, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission

Attachments: Conditions of Approval (Planning, Engineering, Public Works, and Building)