



# CITY OF PERRIS PLANNING COMMISSION

## AGENDA

October 02, 2019

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

**3. INVOCATION:**

**4. PLEDGE OF ALLEGIANCE:** Commissioner Hernandez

**5. PRESENTATION:**

**6. CONSENT CALENDAR:**

A. Planning Commission Minutes for September 18, 2019

**7. PUBLIC HEARING:**

A. **Tentative Parcel Map 37775 (TPM 19-05018)** – Proposal to subdivide .34 acres into two lots within the Neighborhood Transect of the Downtown Specific Plan on lots currently being developed with duplexes located at 232 W 5<sup>th</sup> St. **Applicant:** Maria Fernandez

**REQUESTED ACTION:** **ADOPT Resolution No. 19-20** finding the project Categorical Exempt pursuant to CEQA Section 15315 (Class 15 Exemption) for Minor Land Divisions and approving Tentative Parcel Map 37775 (TPM 19-05018) to facilitate the subdivision of .34 acres into two lots, based on the information and findings presented in the staff report, and subject to the attached Conditions of Approval.

**8. BUSINESS ITEM:**

- A. Truck Route Workshop for the PVCC Specific Plan** – A workshop to discuss truck route direction within the PVCC Specific Plan in consideration of I-215/Placentia Avenue Interchange opening summer of 2022.

**REQUESTED ACTION:** The Planning Commission consider and discuss truck route direction in light of the I-215/Placentia Avenue Interchange opening summer of 2022, and provide feedback to staff to explore policies directive for industrial projects in process and make necessary updates to the PVCC Specific Plan.

**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**  
**October 02, 2019**

## Item 6A

**Planning Commission Minutes for September 18, 2019**

# ***CITY OF PERRIS***

## MINUTES:

Date of Meeting: September 18, 2019

06:05 PM

Place of Meeting: City Council Chambers

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

1. CALL TO ORDER:

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

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

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Perez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for September 4, 2019

Vice Chair Hammond, requested clarification on the prior discussion of the hours for locking the alcohol cabinets.

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Commissioner Perez to Approve A. Planning Commission Minutes for September 4, 2019

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

NOES:

ABSENT: Commissioner Hernandez.

ABSTAIN: Commissioner Perez.

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.

Vice Chair Hammond acknowledged that he visited the site prior to meeting, and Chair Shively acknowledged that he volunteered his time to give feedback on the preliminary design of the project architecture.

Contract Project Planner Dr. Williams, presented the Downtown Skills Center project to the Commission.

Designer Jeremy Fletcher, presented the design of the building to the Commission.

Dr. Williams, discussed the grant awarded to the city which is being utilized for this project.

Commissioner Perez, asked about pedestrian access and safety, as well as alternative uses for the skills lab if needed in the future.

Commissioner Jimenez, commented on the crowding of the library with various afternoon events, questioned if the computer lab will be kept updated, requested information on the grant utilized for the project, and appreciated that local artists will create murals for the building.

Vice Chair Hammond, spoke on potential parking and lighting issues, relocation of an electric pole, option for an onsite assessment center, potential coordination with various unions, and lighted crosswalks for pedestrian access.

Chair Shively, requested that a photo metric lighting plan be prepared for the site and parking areas, and raised concerns with access to the trash enclosure.

Planning Manager Phung, noted that an onsite photo metric lighting plan is required under the COA.

Vince Varachun a representative of Learn For Life, presented to the Commission.

Commissioner Perez, discussed the demand for welding and the need for well paying jobs in the welding field to create an incentive for students, that additional site lighting would be beneficial, and that safety is a main concern.

Commissioner Jimenez, spoke on the need for additional lighting in this area for students and teens.

Planning Manager Phung, requested clarification on the discussion of offsite lighting.

Vice Chair Hammond, commented on updating the condition of approval to require flashing lights within the road at crosswalk areas.

Vice Chair Hammond, praised the design and overall goal of the project and that trade jobs are important for the future.

Chair Shively, appreciated the opportunity to help with the project, recommended architectural changes to the 2nd floor windows to reduce morning glare, and noted that Conditions 12 and 27 are the same and that Condition 27 should be changed from electric to gas.

Commissioner Perez, spoke on the wide variety of classes that can be held at the skills lab.

The Chair called for a motion.

M/S/C: Moved by Commissioner Perez, seconded by Vice Chair Hammond to Approve 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. Additional revisions include altering Condition 27 to change electric to gas, and to include offsite lighting requirements for the parking areas and pedestrian crosswalks.

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

NOES:

ABSENT: Commissioner Hernandez.

ABSTAIN:

8. BUSINESS ITEM:

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

Planning Manager Phung, presented about the Adhoc Committee nomination process.

Commissioner Jimenez, asked about the number of meetings that the Adhoc Committee traditionally attends.

The nomination of Commissioner Jimenez and Chair Shively were supported by the fellow Commissioners.

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Commissioner Perez to Approve A. Nomination of Two Members (Chair Shively and Commissioner Jimenez) of the Planning Commission for the Architectural Design Ad Hoc Committee.

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

NOES:

ABSENT: Commissioner Hernandez.

ABSTAIN:

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:

Commissioner Perez, discussed the APA conference experience and that his major take away is that Perris has a great potential for growth as further expansion continues.

Vice Chair Hammond, spoke on his experience at the conference and the need to address homelessness, parking ratios, housing density, and affordable housing.

Chair Shively, spoke on potentially creating new parking ratios and requested an update on Western Construction Auction.

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

Planning Manager Phung, discussed the Santa Barbara APA conference, next years APA conference in Riverside, next Planning Commission meeting on October 2nd, and the Western Construction Auction deadline being late next month.

Vice Chair Hammond, spoke on distributing a brochure highlighting the median housing prices obtained from the Santa Barbara Conference.

12. ADJOURNMENT 1 Page 2 of 2

# Planning Commission Agenda

**CITY OF PERRIS**  
**October 02, 2019**

## Item 7A

**Tentative Parcel Map 37775 (TPM 19-05018)**





# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:** October 2, 2019

**SUBJECT:** **Tentative Parcel Map 37775 (TPM 19-05018)** – Proposal to subdivide .34 acres into two lots within the Neighborhood Transect of the Downtown Specific Plan on lots currently being developed with duplexes located at 232 W 5<sup>th</sup> St. **Applicant:** Maria Fernandez

**REQUESTED ACTION:** **ADOPT Resolution No. 19-20** finding the project Categorical Exempt pursuant to CEQA Section 15315 (Class 15 Exemption) for Minor Land Divisions and approving Tentative Parcel Map 37775 (TPM 19-05018) to facilitate the subdivision of .34 acres into two lots, based on the information and findings presented in the staff report, and subject to the attached Conditions of Approval.

**CONTACT:** Kenneth Phung, Planning Manager

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#### **BACKGROUND/DISCUSSION:**

The applicant is proposing to subdivide a .34-acre parcel into two lots to separate two residential duplexes currently under construction at 232 West 5<sup>th</sup> Street. The duplexes were approved by the Planning Division on August 1, 2016, under Minor Single-Family Review (MSFR) 16-05040 and MSFR16-05041. MSFR 16-05040 is for a duplex totaling 2,366 square feet, consisting of unit A at 1,110 square feet and unit B at 1,256 square feet with a carport. MSFR 16-05041 is for a duplex totaling 2,397 square feet, consisting unit A at 1,197 square-feet and unit B at 1,200 square-feet with a carport. The duplexes were approved with the intent of subdividing the lot and creating two parcels after construction is completed. Construction on the duplexes is now near completion.

The site is located within the Perris Downtown Specific Plan (DTSP), within the Neighborhood Transect, which allows duplexes, triplexes, courtyard housing, flats, or rowhouses. The project site is bound by existing non-conforming residential structures to the north, and residential structures to the east, west, and south. Existing public improvements include curb and gutter, and a sidewalk. An existing driveway from West 5th Street will be removed, and all access and parking will be from the alley.

The proposed parcel map would divide an existing .34-acre lot into two lots, at 7,500 square feet each. Parcel 1 and Parcel 2 will both contain a newly built duplex on each lot as allowed by the Neighborhood Transect. The lot width and length for both parcels will be the same at 50 feet in width, and 150 feet in depth. The minimum front yard setback of 10-feet, side yard setback of 5-feet and rear setback of 15-feet will be provided for the duplexes with the subdivision. The proposed parcels meet the development standards of the Downtown Specific Plan, mimic the exact sizes of the surrounding parcels, and are compatible with surrounding land uses.

The project is categorically exempt by the California Environmental Quality Act (CEQA) as a Class 15, Minor Land Divisions. 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.

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**BUDGET (or FISCAL) IMPACT:** Cost for staff preparation of this item, cost of construction and payment of impact fees are covered by the applicant.

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Prepared by: Ryan Griffiths, Assistant Planner  
**REVIEWED BY:** Kenneth Phung, Planning Manager

Attachments: Staff Report  
Exhibit A - Conditions of Approval  
Exhibit B - Vicinity Map  
Exhibit C – Aerial View  
Exhibit D – Zoning Map/Downtown Specific Plan  
Exhibit E – Tentative Parcel Map 37775  
Exhibit F – Resolution 19-20

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

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

**STAFF REPORT**

CASE NUMBER: Tentative Parcel Map 37775 (TPM 19-05018)

Date: October 2, 2019

Project Planner: Ryan Griffiths, Assistant Planner

Project Description: Proposed subdivision of .34 acres into two lots within the Neighborhood transect of the Downtown Specific Plan on lots currently being developed with duplexes.

Location: 232 W 5th St

Assessor's Parcel Number: 313-122-022

Owner: Maria Fernandez  
Address: 9047 Florence St  
Downey, CA 90240

Surveyor: Alejandro J. Alatoree  
Address: P.O. Box 1633  
Downey, CA 90240

Environmental Determination: The project is categorically exempt from CEQA under Class 15, Minor Land Divisions.

Related Cases: M DPR 16-05040 and 16-05041

***EXISTING ZONING AND LAND USE:***

Existing Zoning: Downtown Specific Plan - Neighborhood Transect

Surrounding Zoning: Downtown Specific Plan: 4<sup>th</sup> St Gateway to the north, Neighborhood to the south, west and east.

Existing Land Use: Two residential duplexes under construction

Surrounding Land Use:

Direction	Land Use
North	Single Family Residences
South	Single Family Residences
East	Single Family Residences
West	Single Family Residences

## ***PROJECT REVIEW:***

### Background and Property Description

The applicant is proposing to subdivide a .34-acre parcel into two lots to separate two residential duplexes currently under construction at 232 West 5<sup>th</sup> Street. The duplexes were approved by the Planning Division on August 1, 2016, under Minor Single-Family Review (MSFR) 16-05040 and MSFR16-05041. MSFR 16-05040 is for a duplex totaling 2,366 square feet, consisting of unit A at 1,110 square feet and unit B at 1,256 square feet with a carport. MSFR 16-05041 is for a duplex totaling 2,397 square feet, consisting unit A at 1,197 square-feet and unit B at 1,200 square-feet with a carport. The duplexes were approved with the intent of subdividing the lot and creating two parcels after construction is completed. Construction on the duplexes is now near completion.

The site is located within the Perris Downtown Specific Plan (DTSP), within the Neighborhood Transect, which allows duplexes, triplexes, courtyard housing, flats, or rowhouses. The project site is bound by existing non-conforming residential structures to the north, and residential structures to the east, west, and south. Existing public improvements include curb and gutter, and a sidewalk. An existing driveway from West 5th Street will be removed, and all access and parking will be from the alley.

### Downtown Specific 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 Neighborhood area contains various residential uses, including single-family homes, duplexes, and triplexes. Both the General Plan and the Zoning Map indicate that the proposed project site is located in the DTSP with a Neighborhood land use designation. The existing duplexes are permitted within the DTSP Neighborhood zone, which allows 1 to 3 story detached houses, duplexes, triplexes, courtyard housing, flats, or rowhouses. The subdivision will create two lots with the same dimeson at 50 feet in width and 150 feet in depth in compliance with the Neighborhood zone. The proposed subdivision has been reviewed for consistency for lot configuration, and lot dimensions have been determined to be consistent with the development standards, goals, and objectives of the Perris DTSP.

### Development Standard for Parcel Map

The proposed parcel map would divide an existing .34-acre lot into two lots, at 7,500 square feet each. Parcel 1 and Parcel 2 will both contain a newly built duplex on each lot as allowed by the Neighborhood Transect. The lot width and length for both parcels will be the same at 50 feet in width, and 150 feet in depth. The minimum front yard setback of 10-feet, side yard setback of 5-feet and rear setback of 15-feet will be provided for the duplexes with the subdivision. The proposed parcels meet the development standards of the Downtown Specific Plan, mimic the exact sizes of the surrounding parcels, and are compatible with surrounding land uses.

**ENVIRONMENTAL CONSIDERATIONS:**

The project is categorically exempt by the California Environmental Quality Act (CEQA) as a Class 15, Minor Land Divisions. This class includes the minor division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have a slope greater than 20 percent.

**GENERAL PLAN CONSISTENCY:**

Land Use Designation: Downtown Specific Plan. The project is consistent with the General Plan.

**FINDINGS FOR TENTATIVE PARCEL MAP 37775 (TPM 19-05018):**

The following findings are recommended for the project:

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 "Neighborhood" with a Specific Plan (SP) General Plan Land Use designation. The proposed project is permitted in the "DTSP - Neighborhood" zone. Therefore, City staff has determined that subject sites created by TPM 37775 are 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 0.34-acre site is a relatively flat, rectangular parcel with frontage on W 5th Street that is an east/west street that connects to C Street which runs north/south. Utilities are existing within the adjacent streets, and all street improvements are in place. The site is suitable for duplex structures.

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 site was previously developed as a residential structure. The project is categorically exempt by the California Environmental Quality Act (CEQA) as a Class 15, Minor Land Divisions. This class includes the minor division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have a slope greater than 20 percent.

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.

**RECOMMENDATION:**

Staff recommends that the Planning Commission:

**ADOPT** Resolution No. 19-20 finding the project Categorical Exempt pursuant to CEQA Section 15315 (Class 15 Exemption) for minor land divisions and approving Tentative Parcel Map 37775 (TPM 19-05018), based on the information and findings presented in the staff report, and subject to the attached Conditions of Approval.

Attachments:      Exhibit A - Conditions of Approval  
                         Exhibit B - Vicinity Map  
                         Exhibit C – Aerial View  
                         Exhibit D – Zoning Map/Downtown Specific Plan  
                         Exhibit E – Tentative Parcel Map 37775  
                         Exhibit F – Resolution 19-20

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

**CONDITIONS OF APPROVAL**

**Planning Commission**

**TENTATIVE PARCEL MAP 37775**

**October 2, 2019**

**PROJECT: Tentative Parcel Map 37775 (TPM 19-05018) –To subdivide .34 acres into two into two lots at 232 W 5<sup>th</sup> St within the Neighborhood Transect of the Downtown Specific Plan.**

**Applicant: Maria Fernandez.**

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**General Requirements:**

- 1. Development Standards.** The project shall conform to all requirements of the Downtown Specific Plan and Perris Municipal Code Title 19. The development on both parcels shall meet all requirements of the Neighborhood zoning of the Downtown Specific Plan.
- 2. Expansion of Use.** Any future expansion or change of use shall require Planning review and approval.
- 3. Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
- 4. 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 Tentative Parcel Map 37775. 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.
- 5. Approval Period.** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from City Council approval, unless an automatic extension is granted by the State of California. The applicant may apply for a maximum of five (5) one-year extensions to permit additional time to record the final map. A written request for an extension shall be submitted to the Planning Division at least thirty (30) days prior to the initial (and subsequent extensions) expiration of Tentative Parcel Map approval.
- 6. Graffiti** located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.

7. **Waste-Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.

**Project-Specific Requirements:**

8. **Engineering Conditions.** The project shall comply with all requirements of the City Engineer Conditions of Approval dated August 12, 2019.
9. **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 for filing of the CEQA Notice of Exemption. sought and shall further cooperate fully in the defense of the action.

**Prior to Final Map Recordation:**

10. **Final Map Application.** The Final Map application shall be submitted to the Planning Division with payment of appropriate fees for review and approval, concurrently with an application to the City Engineer. The Final Map application shall include all appropriate easements and shall include, but not be limited to, the following:
  - a. The Final Map shall preserve all existing ingress and egress access easements.
  - b. The Final Map shall conform substantially to the Planning Commission approved Tentative Parcel Map.
11. **Recordation of Final Map.** Prior to recordation of the Final Map, the owner shall obtain the following clearances, approvals or actions:
  - a. Verification from the Planning Division that all pertinent conditions of approval have been met, as mandated by the Perris Municipal Code.
  - b. Any other required approval from an outside agency.





# CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

## CONDITIONS OF APPROVAL

P8-625  
August 29, 2019  
TPM 37775 (Case # 19-05018)  
232 W. 5<sup>th</sup> St.

With respect to the Conditions of Approval for the above reference project, the City of Perris requires that the developer provides the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code Title 18. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses and that their omission may require the map to be resubmitted for further consideration. These Ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for rights-of-way dedication. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

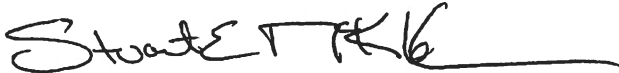
### **Prior to recordation of the map:**

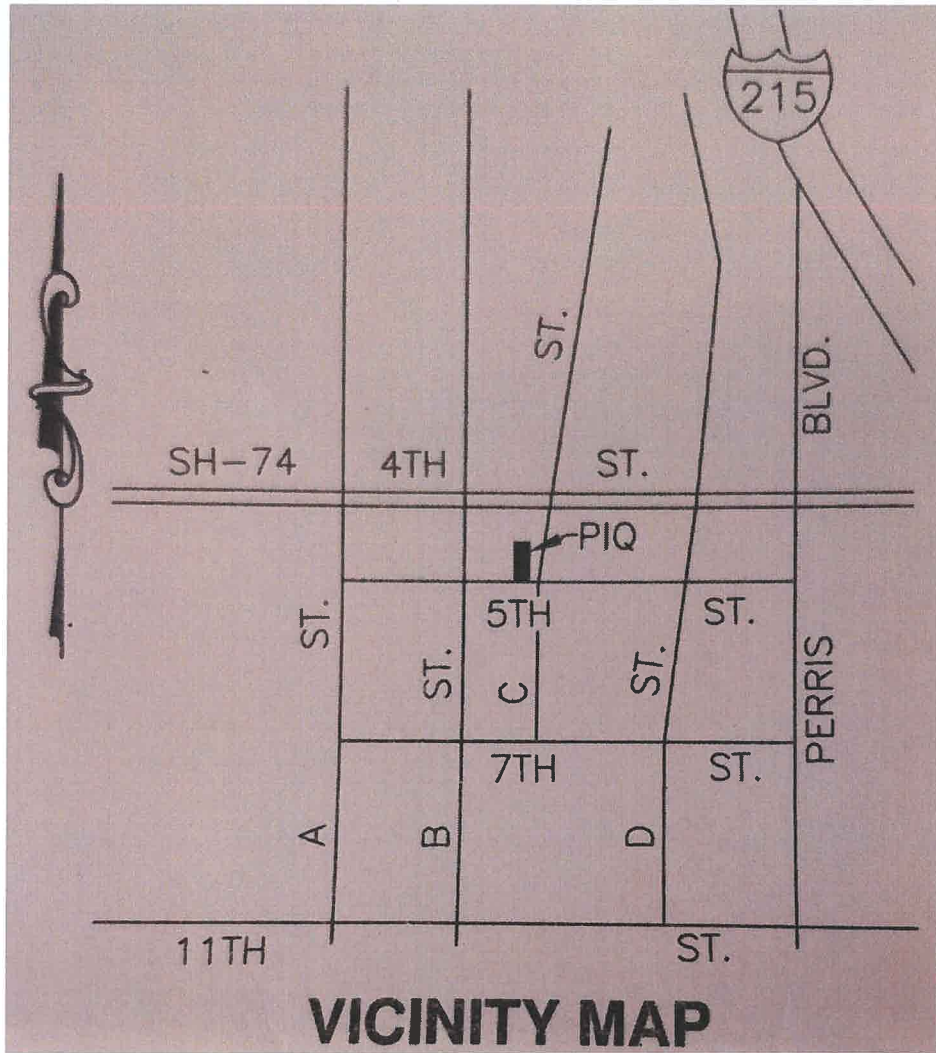
1. 5<sup>th</sup> Street is a collector (60'/36'), the existing 30' half width right-of-way along the southerly property frontage is adequate. No additional dedication is required.
2. The existing 10' half width right-of-way in the alley along the northerly property frontage is adequate. No additional dedication is required.
3. The developer shall sign the consent and waiver form to join the lighting and landscape district.

### **Prior to issuance of any occupancy permit:**

4. The final parcel map shall be submitted to City Engineer for review and approval.
5. The public improvements on 5<sup>th</sup> Street and the alley along the property frontage shall be inspected by the City Engineer's office;

any improvements damaged or broken shall be repaired or removed and replaced to the satisfaction of the City Engineer.

  
for Habib Motlagh  
City Engineer



**VICINITY MAP**

**VICINITY MAP**

**232 W 5<sup>th</sup> St**

**Duplexes**

**Tentative Parcel Map 37775**

**Exhibit B**



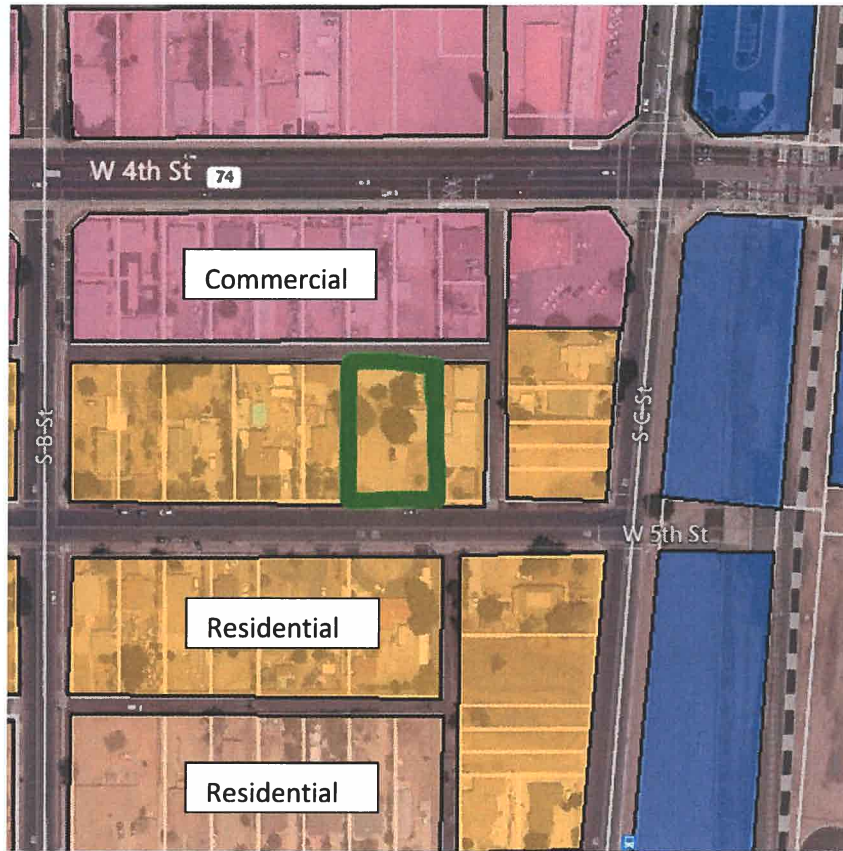
**AERIAL VIEW**

**232 W 5<sup>th</sup> St**

**Tentative Parcel Map 37775**

**Duplexes**

**Exhibit C**



**ZONING: DOWNTOWN SPECIFIC PLAN/NEIGHBORHOOD**

**232 W 5<sup>th</sup> St**

**Tentative Parcel Map 37775**

**2 Duplex Structures**

**Exhibit D**





**RESOLUTION NUMBER 19-20**

***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 15315 (CLASS 15 EXEMPTION) FOR MINOR LAND DIVISION AND APPROVING TENTATIVE PARCEL MAP 37775 (TPM 19-05018) TO SUBDIVIDE .34 ACRES INTO TWO LOTS WITHIN THE NEIGHBORHOOD TRANSECT OF THE DOWNTOWN SPECIFIC PLAN, LOCATED AT 232 W 5<sup>TH</sup> STREET, AND MAKING FINDINGS IN SUPPORT THEREOF.***

***WHEREAS***, the applicant filed a Tentative Parcel Map 37775 (TPM 19-05018) to subdivide .34 acres into two lots located in the Downtown Specific Plan at 232 W 5th Street; and

***WHEREAS***, proposed Parcel 1 fronts on W 5<sup>th</sup> Street and is developed with a duplex, and proposed Parcel 2 is developed with a duplex; and

***WHEREAS***, the proposed project conforms to the objectives of the Zoning Ordinance and the purpose of the Downtown Specific Plan (DTSP); and

***WHEREAS***, the proposed project is consistent with the City's General Plan and other Ordinances and Resolutions of the City; and

***WHEREAS***, this Tentative Parcel Map has been duly noticed; and

***WHEREAS***, on October 2, 2019, the Planning Commission conducted a legally noticed public hearing on Tentative Parcel Map 37775 (TPM 19-0518), 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***, all legal prerequisites for the adoption of this resolution have occurred.

***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 has determined that the project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Class 15, Minor Land Divisions, and a Categorical Exemption is hereby adopted. This class consists of the minor division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels under special conditions that the project meets.

**Section 3.** Based upon the information contained within the staff report and accompanying attachments, with respect to the Tentative Parcel Map, the Planning Commission hereby finds the following:

Tentative Parcel Map 37775 (TPM 19-05018):

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

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 "Neighborhood" with a Specific Plan (SP) General Plan Land Use designation. The proposed project is permitted in the "DTSP - Neighborhood" zone. Therefore, City staff has determined that subject sites created by TPM 37775 are 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 0.34-acre site is a relatively flat, rectangular parcel with frontage on W 5th Street that is a east/west street that connects to C Street which runs north/south. Utilities are existing within the adjacent streets, and all street improvements are in place. The site is suitable for duplex structures.

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 site was previously developed as a residential structure. The project is categorically exempt by the California Environmental Quality Act (CEQA) as a Class 15, Minor Land Divisions. This class includes the minor division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have a slope greater than 20 percent.

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.

**Section 4.** 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 finds the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15 Exemption) for Minor Land Divisions and approving Tentative Parcel Map 37775 for the subdivision of .34 acres into two lots on W 5<sup>th</sup> Street, within the Downtown Specific



Plan, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Exhibit A).

**Section 5.** 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 6.** The Chairperson shall sign and the Secretary shall certify to the passage and adoption of this Resolution.

**ADOPTED, SIGNED, and APPROVED** this 2nd day of October 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 19-20 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 2<sup>nd</sup> day of October 2019, and that it was so adopted by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Secretary, Planning Commission

# Planning Commission Agenda

**CITY OF PERRIS**  
**October 02, 2019**

## Item 7B

**Truck Route Workshop for the PVCC Specific Plan**



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:** October 2, 2019

**SUBJECT:** **Truck Route Workshop for the PVCC Specific Plan** – A workshop to discuss truck route direction within the PVCC Specific Plan in consideration of I-215/Placentia Avenue Interchange opening summer of 2022.

**REQUESTED ACTION:** The Planning Commission consider and discuss truck route direction in light of the I-215/Placentia Avenue Interchange opening summer of 2022, and provide feedback to staff to explore policies directive for industrial projects in process and make necessary updates to the PVCC Specific Plan.

**CONTACT:** Kenneth Phung, Planning Manager 

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#### **BACKGROUND/DISCUSSION:**

City staff presently requires all industrial projects within the PVCC Specific Plan to direct truck traffic to closest truck route that leads to Harley Knox Boulevard and ultimately to the I-215 Freeway. However, with approval of agreements between the City of Perris, the State of California Department of Transportation (Caltrans), the Riverside County Transportation Commission (Commission), and the Riverside County Transportation Department (County) in April of 2019 to facilitate the construction of the I-215/Placentia Avenue Interchange to Perris Boulevard, there is now an option to consider Placentia Interchange as a truck route. The PVCC Specific Plan approved January 10, 2012, did not evaluate Placentia Interchange as a truck route as the timing construction was uncertain and unforeseeable at the time. Placentia Interchange is now expected to start construction summer of 2020, with opening expected summer 2022.

The I-215/Placentia Avenue Interchange (Interchange) project will be the first construction project associated to the Mid-County Parkway (MCP), envisioned to provide regional west-east movement of people, goods, and services between and through the cities of Perris and San Jacinto. The MCP plan has been under development by the Commission since 2002.

A presentation on this topic with an accompanying PowerPoint will be provided at the October 2, 2019, work session. Upon hearing all the information presented, the Planning Commission is asked to consider and discuss the viability of providing truck route access to I-215/Placentia Avenue Interchange and to provide feedback to staff to explore policies directive for industrial projects in process and make necessary updates to the PVCC Specific Plan.

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**BUDGET (or FISCAL) IMPACT:** Cost for staff preparation of this item covered by the 2019-2020 Budget.

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Prepared by:

Kenneth Phung, Planning Manager

Attachments:

Exhibit A - PVCC SP Existing Truck Route Circulation

Exhibit B - Placentia Interchange Concept Plan

Exhibit C – PVCC SP Land Use Map

Consent:

Public Hearing:

Business Item: **X**

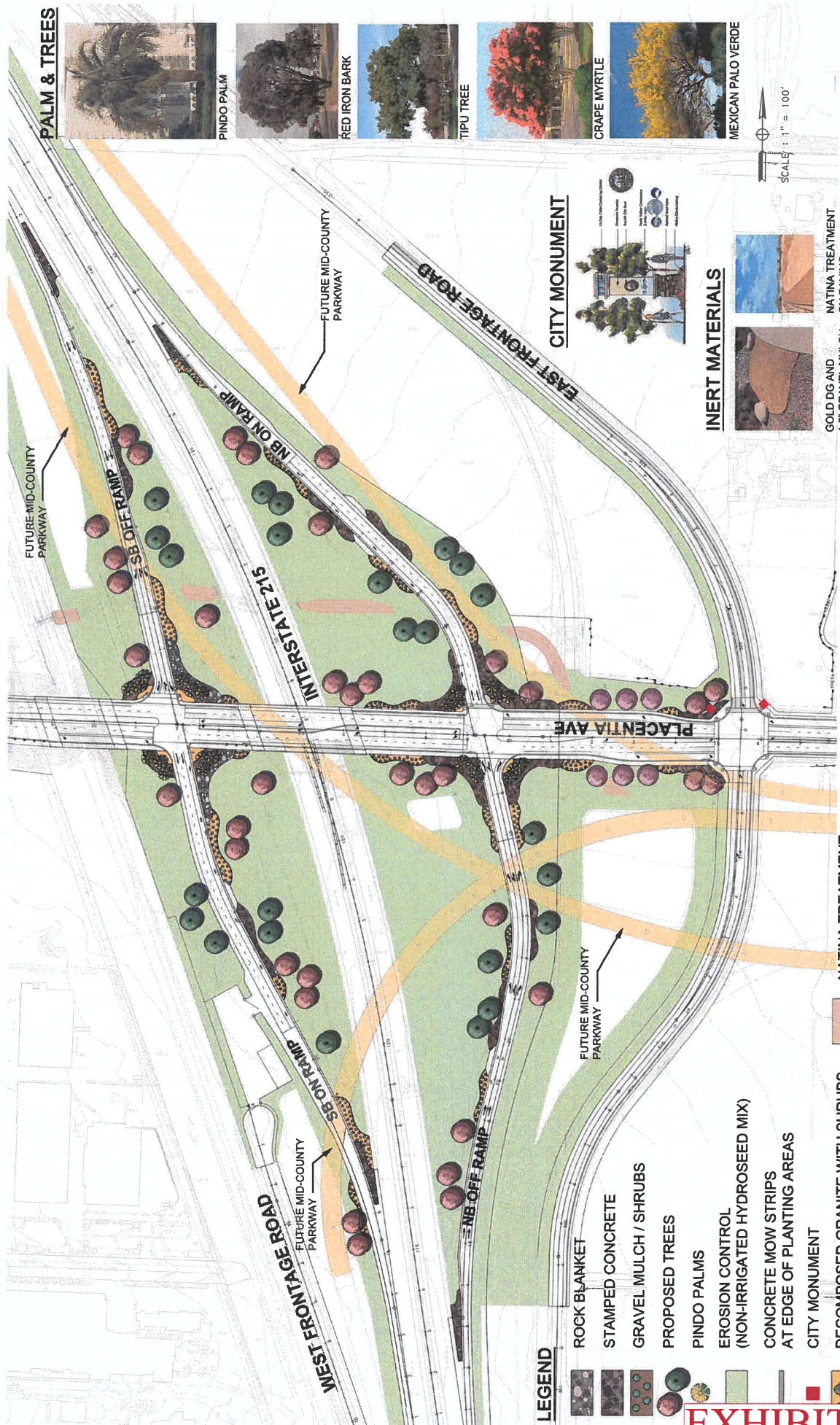
Other:

# PVCC SPECIFIC PLAN

Figure 3.0-3, Truck Route Plan







**PALM & TREES**



PINDO PALM



RED IRON BARK



TIPU TREE

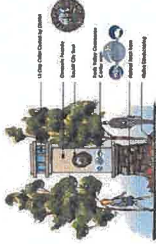


GRAPE MYRTLE



MEXICAN PALO VERDE

**CITY MONUMENT**



**INERT MATERIALS**



GOLD DG AND 1.5" GRAVEL MULCH (REDDISH)



NATINA TREATMENT ON PAVING

SCALE: 1" = 100'

**CONCEPTUAL PLAN FOR PLACENTIA AVENUE INTERCHANGE - ALTERNATIVE 3E (REV)**

**CITY OF PERRIS**

**DAVID EVANS AND ASSOCIATES INC.**  
 4141 E. Inland Empire Blvd., Suite 250  
 Ontario California 91764  
 Phone: 909.481.6760  
 October 15, 2018



**EXHIBIT - B**



# PVCC SPECIFIC PLAN LAND USE MAP

Figure 2.0-1, Specific Plan Land Use Designation

