



CITY OF PERRIS PLANNING COMMISSION

AGENDA

February 3, 2021

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,
Vice-Chair Hammond, Chair Shively

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Hernandez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for January 20, 2021

7. PUBLIC HEARING:

8. BUSINESS ITEM:

A. **Workshop for the 2021-2029 Housing Element Update, Safety Element Update, and New Environmental Justice Element** – A workshop to discuss and solicit information pertinent to the Housing Element Update, Safety Element Update, and new Environmental Justice Element. The discussion points will include addressing the City's housing needs, improving the quality of life for the disadvantaged, promoting civic engagement, and improving public safety and relevant hazards associated with climate change.

REQUESTED ACTION: Conduct workshop to discuss information pertinent to updating the 2021-2029 Housing Element, Safety Element, and adopting a new Environmental Justice Element to add to the Perris General Plan and solicit input.

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

COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION

With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at the upcoming Planning Commission meeting via Zoom. Public Comment is limited to three (3) minutes.

ZOOM MEETING INFORMATION

When: February 3, 2021, 06:00, PM Pacific Time (US and Canada)
Topic: Planning Commission Meeting

Join Zoom Meeting using the below link or call-in number:
<https://zoom.us/j/642558532>

Meeting ID: 642 558 532
One tap mobile
+16699009128,,642558532# US (San Jose)
+12532158782,,642558532# US (Tacoma)

Dial by your location
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)

During the Planning Commission meeting, if you wish to speak for public comment on any item, please select the raise hand icon next to your name. The moderator will grant you access to speak. Public Comment is limited to (3) three minutes.

PLANNING COMMISSION AGENDA

City of Perris
February 03,2021

Item 6A

Planning Commission Minutes for
January 20, 2021

CITY OF PERRIS

MINUTES:

Date of Meeting: January 20, 2021

06:01 PM

Place of Meeting: City Council Chambers

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

1. CALL TO ORDER:

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

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

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Jimenez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for December 16, 2020

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Commissioner Jimenez to Approve A. Planning Commission Minutes for December 16, 2020

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

NOES:

ABSENT:

ABSTAIN:

7. PUBLIC HEARING:

- A. Development Plan Review No. 19-00014 - A proposal to construct one 205,830 S.F. high-cube industrial warehouse building with 10,000 S.F. of office; 27 dock doors; two employee break areas; 84 automobile parking spaces including four handicapped-accessible spaces and five future EV charging spaces; 42 trailer stalls; and four loading spaces on 9.56 gross acres on the north side of Walnut Avenue between Indian and Barrett Avenues. Applicant: Ben Horning, DeDeaux Properties REQUESTED

ACTION: Adopt Resolution No. 20-17 adopting Mitigated Negative Declaration 2353 and approving Development Plan Review 19-00014 to construct one 205,830 S.F. of high-cube industrial warehouse building on 9.56 gross acres located on the north side of Walnut Avenue between Indian and Barrett Avenues for the purpose of warehousing and distribution; and subject to the Conditions of Approval.

Commissioners Hammond and Jimenez acknowledged that they drove by the site prior to the meeting.

Consultant Planner Cathy Perring, presented to the Commission.

Commissioner Jimenez, inquired about the employee amenities locations and possibility for an indoor break area.

Staff commented that an indoor amenity area is required for a building of this size.

Vice Chair Hammond, commented on the circulation, that a stop sign should be added to the Engineering Conditions, Public Works Condition #7 should be referenced within the Planning Conditions to highlight the specifics of the 1 year maintenance period, and how the future traffic control for Walnut and Indian Avenues would work if Walnut Ave on the west side of Indian Ave does not align with Walnut Ave on the east side.

Deputy Engineer John Pourkazemi, commented on the control required for the intersection of Walnut Avenue and Indian Avenue.

Vice Chair Hammond, asked for clarification on the location of the 14 foot screen wall.

Staff clarified the location of the screen wall.

Applicant Ben Horning, presented the the Commission.

Commissioner Jimenez, inquired about the earth tone color palette and asked if an alternative is possible.

Staff commented on the changing of the color palette from cool to warm tones.

Commissioner Jimenez, asked if the accent cocoa color could be changed and the truck circulation within the property.

Chair Shively, asked about the potential to relocate the employee amenity area on the west side of the driveway closer to the building.

The Applicant spoke to the Commission regarding the proposed location of the amenity.

Chair Shively, asked the potential to reduce excess parking spots in order to relocate the amenity area to the east side of the driveway adjacent to the building.

The Applicant, agreed to the potential of relocating the amenity area to the parking spaces directly north of the transformer adjacent to the building and noted that the indoor amenity area is included.

Commissioner Hernandez, expressed his approval of the project.

Commissioner Jimenez, approved of the project as a whole and only comment is regarding the color palette.

Vice Chair Hammond, noted his approval of the project and asked clarification of the parcel merger being required within the language of the resolution.

Assistant City Attorney Khuu, clarified that the parcel merger is not required to be identified in the resolution.

Vice Chair Hammond, spoke about future street improvements and how this may affect the truck routes.

Chair Shively, expressed his approval of the project.

Staff clarified that the motion will include: color palette alteration, relocation of the amenity area at the SWC to be closer to building, Public Works Condition #7 referenced within Planning COA, and adding language to note the stop sign within the Engineering COA at the intersection of Placentia and Walnut Avenues.

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Commissioner Hernandez to Approve A. Development Plan Review No. 19-00014 - A proposal to construct one 205,830 S.F. high-cube industrial warehouse building with 10,000 S.F. of office; 27 dock doors; two employee break areas; 84 automobile parking spaces including four handicapped-accessible spaces and five future EV charging spaces; 42 trailer stalls; and four loading spaces on 9.56 gross acres on the north side of Walnut Avenue between Indian and Barrett Avenues. Applicant: Ben Horning, DeDeaux Properties
REQUESTED ACTION: Adopt Resolution No. 20-17 adopting Mitigated Negative Declaration 2353 and approving Development Plan Review 19-00014 to construct one 205,830 S.F. of high-cube industrial warehouse building on 9.56 gross acres located on the north side of Walnut Avenue between Indian and Barrett Avenues for the purpose of warehousing and distribution; and subject to the Conditions of Approval. The motion also includes: color palette alteration, relocation of the amenity area at the SWC to be closer to building, Public Works Condition #7 referenced within Planning COA, and adding language to note the stop sign within the Engineering COA at the intersection of Placentia and Walnut Avenues.

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

NOES:

ABSENT:

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:**

Commissioner Jimenez, commented on the Chick-fil-a opening and noted her excitement on how it is changing the dynamic of the area.

Vice Chair Hammond, spoke on the Chick-fil-a opening and how it is good for future of the City, commented on allowing outdoor eating areas to support local business, graffiti issues and lighting for crossing of A St & Nuevo Rd bridge, and the status of the Goetz Rd widening project.

Chair Shively, inquired on how the City repair process works for fixing pot holes.

Staff commented on the process that is in place for repairing roadways within the City.

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

Planning Manager Phung, spoke on the Chick-fil-a popularity and commented on the outdoor dining process, Nuevo Rd & A st crossing area, next PC meeting on February 3rd covering the Housing element, and introduced the Interim-Director of Development Services Candida Neal.

Interim-Director of Development Services Candida Neal, introduced herself to the Commission.

Vice Chair Hammond, commented that Metrolink is responsible for the underpass area in terms of maintenance and that Caltrans has not assisted with graffiti removal.

Commissioner Jimenez, asked about updated stats for vacant industrial areas within the City.

12. ADJOURNMENT COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION
With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at the upcoming Planning Commission meeting via Zoom. Public Comment is limited to three (3) minutes.

PLANNING COMMISSION AGENDA

City of Perris
February 03,2021

Item 8A

**Workshop for the 2021-2029
Housing Element Update,
Safety Element Update, and
New Environmental Justice Element**



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

- MEETING DATE:** February 3, 2021
- SUBJECT:** **Workshop for the 2021-2029 Housing Element Update, Safety Element Update, and New Environmental Justice Element** – A workshop to discuss and solicit information pertinent to the Housing Element Update, Safety Element Update, and new Environmental Justice Element. The discussion points will include addressing the City's housing needs, improving the quality of life for the disadvantaged, promoting civic engagement, and improving public safety and relevant hazards associated with climate change.
- REQUESTED ACTION:** **Conduct workshop** to discuss information pertinent to updating the 2021-2029 Housing Element and Safety Element, and adopting a new Environmental Justice Element to add to the Perris General Plan, and solicit input from residents and stakeholders.
- CONTACT:** Candida Neal, Interim Director of Development Services

HOUSING, SAFETY, AND ENVIRONMENTAL JUSTICE ELEMENTS:

The purpose of the Housing Element update is to comply with the mandatory State requirement to institute new policies periodically to guide decision-making in establishing an action program to identify ways to provide for safe, decent housing opportunities as the City and region continues to grow. For this Housing Element update cycle, due to new statutory requirements, the City will need to consider how to meet the current RHNA (Regional Housing Needs Assessment) obligation of providing 7,786 units of additional housing compared to the last cycle allocation of 1,353 units.

The current City of Perris Housing Element was adopted in 2014 and covers the period from 2014 through 2021. The upcoming sixth Housing Element update is required to be certified by the State prior to October 15, 2021, which will cover the period from January 1, 2021, to October 1, 2029 (approximately an 8-year cycle). If the Housing Element update is not adopted by October 15, 2021, the City will have to adopt the Housing Element on a four-year cycle. As such, planning staff is working towards having the plan ready for adoption prior to October 15, 2021, and benefit from the 8-year cycle.

The goal of the Safety Element is to meet the latest requirements regarding seismic hazards, dam inundation, and relevant hazards associated with climate change. The objective of the Environmental Justice Element is threefold, which involves 1) developing policies that improve the quality of life for the disadvantaged; 2) promoting civic engagement in the public decision-making process; and 3) develop and prioritize improvement programs that address the needs of the disadvantage.

RECOMMENDATION:

Staff is recommending the Planning Commission conduct a workshop to discuss information pertinent to updating the 2021-2029 Housing Element, Safety Element, and adopting a new Environmental Justice Element to add to the Perris General Plan. A detailed presentation will be made at the Planning Commission meeting to discuss why the updates are needed and evaluate land-use options available to support housing, improve safety, and promote equity in Perris.

BUDGET (or FISCAL) IMPACT: Cost for preparation of the 2021-2028 Housing Element update will be covered by the SB 2 grant. The cost for the preparation of the Safety Element and the Environmental Justice Element have been budgeted under the 2020-2021 General Fund budget.

Prepared by: Kenneth Phung, Planning Manager

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