



CITY OF PERRIS PLANNING COMMISSION

AGENDA

May 05, 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: Jimenez, Hernandez,
Vice-Chair Hammond, Chair Shively

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Jimenez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for April 21, 2021

7. PUBLIC HEARING:

8. BUSINESS ITEM:

A. **Workshop Number 2 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.

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.

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: May 5, 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
May 05, 2021**

Item 6A

Planning Commission Minutes for April 21, 2021

CITY OF PERRIS

MINUTES:

Date of Meeting: April 21, 2021

06:06 PM

Place of Meeting: City Council Chambers

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

3. INVOCATION:
4. PLEDGE OF ALLEGIANCE: Commissioner Hernandez
5. PRESENTATION:
6. CONSENT CALENDAR:

A. Planning Commission Minutes for March 17, 2021

Commissioner Jimenez, asked for clarification on the date of the minutes.

Staff clarified that the minutes being reviewed are from the March 17th Planning Commission.

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Vice Chair Hammond to Approve A. Planning Commission Minutes for March 17, 2021

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

NOES:

ABSENT: Commissioner Hernandez.

ABSTAIN:

7. PUBLIC HEARING: (Continued from April 7, 2021)
 - A. Modification of Conditions 21-05034 (Continued from April 7, 2021)– A request to modify engineering conditions of approval No. 7 for Minor Modification 17-05178/Conditional Use Permit 18-05198 and No. 13 for Tentative Parcel Map 37742

associated with the construction of Frontage Road street improvements for the Plaza de Perris Shopping Center located at the northeast corner of Frontage Road and Nuevo Road. Applicant: Matthew Bush, Nuevo Perris, LLC.

REQUESTED ACTION: ADOPT Resolution No. 21-05 approving Modification of Conditions 21-05034 to modify engineering conditions of approval No. 7 for Minor Modification 17-05178/Conditional Use Permit 18-05198 and No.13 for Tentative Parcel Map 37742, based on the findings and subject to the Conditions of Approval.

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

Senior Planner Perez, presented the item to the Commission.

Commissioner Jimenez, asked for clarification on the typical street improvement process.

Deputy Engineer Pourkazemi, explained the process.

Vice Chair Hammond, asked if there is a written development agreement noting this process between the developer and the City.

Deputy Engineer Pourkazemi, explained that the street improvement is already in the 5-year capital improvement plan.

Applicant Matthew Bush, addressed the Commission.

Commissioner Jimenez, supported the request to streamline the process.

Vice Chair Hammond, noted his approval of the request.

Chair Shively, noted his questions were answered and he approved of the request.

The Chair called for a motion.

M/S/C: Moved by Commissioner Hernandez, seconded by 0 to Approve A. Modification of Conditions 21-05034 – A request to modify engineering conditions of approval No. 7 for Minor Modification 17-05178/Conditional Use Permit 18-05198 and No. 13 for Tentative Parcel Map 37742 associated with the construction of Frontage Road street improvements for the Plaza de Perris Shopping Center located at the northeast corner of Frontage Road and Nuevo Road. Applicant: Matthew Bush, Nuevo Perris, LLC.

REQUESTED ACTION: ADOPT Resolution No. 21-05 approving Modification of Conditions 21-05034 to modify engineering conditions of approval No. 7 for Minor Modification 17-05178/Conditional Use Permit 18-05198 and No.13 for Tentative Parcel Map 37742, based on the findings and subject to the Conditions of Approval.

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

NOES:

ABSENT: Commissioner Hernandez.

ABSTAIN:

- B. Development Plan Review (DPR) 19-00005 (Continued from April 7, 2021) – A proposal to construct a two-story 25,163 square-foot warehouse building on a .78-acre vacant lot located on Harley Knox Blvd, between Patterson Avenue and Nevada

Avenue within the General Industrial Zone of the Perris Valley Commerce Center Specific Plan. Applicant: Johnathan L. Zane, Zane Architecture.
REQUESTED ACTION: ADOPT Resolution No. 21-4 finding the proposed project is Categorically Exempt per CEQA pursuant to Article 15332 (Class 32) for infill development; and approving Development Plan Review (DPR) 19-00005, based on the findings and subject to the Conditions of Approval.

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

Senior Planner Perez, presented the item to the Commission.

Chair Shively, asked about parking for the warehouse use.

Senior Planner Perez, clarified the parking calculations for the uses of warehouse and office.

Commissioner Jimenez, commented on the color scheme, exterior elevations, and asked if any amenities were included.

Vice Chair Hammond, commented on the future location of the trellis area, March overlay density restriction for office area, elevator ADA compliance, and paved walkway around the building.

Chair Shively, clarified if the proposed parking meets the requirements for a cultivation operation.

Commissioner Jimenez, asked about the proximity of the office area to the ADA parking space.

Applicant Representative Arthur Strickland, commented on the proposed location for the future trellis area.

Commissioner Jimenez, appreciated the additional landscaping and amenity areas and approved of the project.

Vice Chair Hammond, noted his approval of the project.

Chair Shively, commented on his approval of the architecture and project overall.

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Commissioner Jimenez to Approve B. Development Plan Review (DPR) 19-00005 – A proposal to construct a two-story 25,163 square-foot warehouse building on a .78-acre vacant lot located on Harley Knox Blvd, between Patterson Avenue and Nevada Avenue within the General Industrial Zone of the Perris Valley Commerce Center Specific Plan. Applicant: Johnathan L. Zane, Zane Architecture.

REQUESTED ACTION: ADOPT Resolution No. 21-4 finding the proposed project is Categorically Exempt per CEQA pursuant to Article 15332 (Class 32) for infill development; and approving Development Plan Review (DPR) 19-00005, based on the findings and subject to the Conditions of Approval.

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

NOES:

ABSENT: Commissioner Hernandez.

ABSTAIN:

- C. Intention to Abate a Public Nuisance in the City of Perris, Located at 565 Wigwam Drive - APN: 326-212-016. This intention to abate is to demand that Harry Lee Walther Property Owner abate and/or remedy a public nuisance related to property maintenance under the Perris Municipal Code PMC 7.06.030 (5)(a), and (5)(b), and PMC 7.04.020. REQUESTED ACTION: Adopt Resolution No. 21-07, making findings and a determination of a public nuisance, ordering the Property Owner to abate the nuisance, and authorizing the City to commence abatement of such nuisance if the Property Owner does not timely do so.

Staff commented that the item will be withdrawn and will be re-noticed at a later date.

- D. Development Plan Review (DPR) 20-00018 – A proposal to construct a 7,064 sq. ft. O'Reilly auto parts store located along the easterly frontage of Perris Boulevard and south of Ramona Expressway within the Expressway Shopping Center. Applicant: Doug Klapperich, TAIT Associates. REQUESTED ACTION: Adopt Resolution No. 21-06 finding the project Categorically Exempt from CEQA under Section 15332, Class 32 in-fill development, and approving Development Plan Review 20-00018 based on the findings and subject to the Conditions of Approval.

Assistant Planner Griffiths, presented the item to the Commission.

Commissioner Jimenez, Hammond, and Shively acknowledged that they have driven by the site prior to the meeting.

Commissioner Jimenez, commented on the color palette chosen for the project.

Chair Shively, commented on the red color utilized for the project elevation.

Applicant Robert McClellan, presented to the Commission.

Chair Shively, asked about the texture of the stucco and recommended a smoother finish.

Commissioner Jimenez, noted her approval for the project and hopes that this project will bring further development within this shopping center.

Vice Chair Hammond, commented on his approval for the project and the overall enhancement of the shopping center.

Chair Shively, commented on the initial concern for the red color but after reviewing the color sample it is acceptable.

The Chair called for a motion.

M/S/C: Moved by Commissioner Hernandez, seconded by 0 to Approve D.

Development Plan Review (DPR) 20-00018 – A proposal to construct a 7,064 sq. ft. O'Reilly auto parts store located along the easterly frontage of Perris Boulevard and south of Ramona Expressway within the Expressway Shopping Center. Applicant: Doug Klapperich, TAIT Associates.

REQUESTED ACTION: Adopt Resolution No. 21-06 finding the project Categorically Exempt from CEQA under Section 15332, Class 32 in-fill development, and approving

Development Plan Review 20-00018 based on the findings and subject to the Conditions of Approval.

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

NOES:

ABSENT: Commissioner Hernandez.

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, thanked Staff for implementing the Commissioners feedback and noted that the library is having a celebration and starting a summer reading program.

Vice Chair Hammond, requested a future agenda to discuss parkway landscaping maintenance.

Staff commented on bringing this item at a future meeting.

Chair Shively, appreciated the amount of projects being brought to the Commission for review and how the projects are meeting the requests of the Planning Commission.

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

Planning Manager Phung, commented that the Planning Commissioner seats are expiring in June, and the next planning Commission meeting in May is to discuss the Housing element status.

Interim-Director of Development Services Neal, commented on the City Council requesting Staff to review the requirements of fencing for residential areas.

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
May 05, 2021**

Item

8A

**Workshop Number 2 for the 2021-2029
Housing Element Update,
Safety Element Update,
and New Environmental Justice Element**



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: May 5, 2021

SUBJECT: **Workshop Number 2 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.

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

BACKGROUND:

On February 3, 2021, the Planning Commission conducted a workshop to discuss information pertaining to updating the 2021-2029 Housing Element and Safety Element and adopting a new Environmental Justice Element. The goal of the meeting was to gather feedback from the Planning Commission and solicit input from residents and stakeholders. A copy of the staff report for the meeting is included in Exhibit A, and the Planning Commission minutes summarizing the meeting discussion are provided in Exhibit B.

SECOND WORKSHOP:

The purpose of this second workshop is to provide the Planning Commission a progress report on the three Elements before presenting it to the City Council on June 8, 2021. The goal is to obtain City Council concurrence on the direction of the three elements, particularly on the housing element update as 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 of 1,353 units. Once concurrence is obtained, staff intends to submit a preliminary draft copy of the housing element to the California Department of Housing and Community Development (HCD) to ensure they agree with the City's approach before preparing the final housing element.

Due to dependency on the WRCOG GIS technical assistance to identify potential sites for high-density housing, identified as 30 units per acre, not constrained by the March Air Force Base overlay zone, the Perris Valley Airport, Flood Zone, and proximity to high-quality transit, a draft copy of the Housing Element is not available at this time for review. However, it is anticipated that a copy will be available

EXHIBIT A

PC SUBMITTAL DATED FEBRUARY 3, 2021



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:

EXHIBIT B

PC MINUTES DATED FEBRUARY 3, 2021

CITY OF PERRIS

MINUTES:

Date of Meeting: February 3, 2021

06:03 PM

Place of Meeting: City Council Chambers

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

3. INVOCATION:
4. PLEDGE OF ALLEGIANCE: Commissioner Jimenez
5. PRESENTATION:
6. CONSENT CALENDAR:
 - A. Planning Commission Minutes for January 20, 2021

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Commissioner Hernandez to Approve A. Planning Commission Minutes for January 20, 2021

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

NOES:

ABSENT:

ABSTAIN:

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.

Planning Manager Phung, noted that Sarah Walker for National Core will present this item to the Commission.

Sarah Walker, presented to the Commission.

Vice Chair Hammond, requested further information regarding environmental justice and the correlation to housing, bicycle paths, emissions related to trucks and green space. He also commented on a City of Riverside workshop for housing as a model to follow.

Sarah Walker, responded to the Commission about Environmental Justice and the process moving forward with addressing affordable housing and scheduling presentations.

Vice Chair Hammond, commented further on gathering public comment and stakeholder feedback on affordable housing within the City.

Sarah Walker, commented on an internal review of housing locations and reaching out to the public during COVID.

Chair Shively, asked if trails and emergency services will be reviewed within this update.

Sarah Walker, commented that trails will be reviewed within the Environmental Justice and emergency services within the Safety element.

Commissioner Jimenez, noted her concern with evacuation access in the event of an emergency and truck emission pollution. She also requested a focus on air quality impact to the northern part of Perris due to the industrial uses in the area and how disability is defined.

Sarah Walker, noted what is defined as a disability within the current study and clarified additional review on evacuation routes.

Commissioner Jimenez, recommended pro-active approaches to reaching out to the public to obtain larger volumes of public engagement.

Vice Chair Hammond, requested clarification on the year that the statistics were gathered for this study.

Chair Shively, asked the potential margin of error for the statistics provided.

Staff comment on the projections utilizing the 2010 Census data.

Vice Chair Hammond, commented on the need to identify the stakeholders who own the land and bring them into the process for the survey in order to obtain feedback on development on vacant land.

Commissioner Hernandez, asked if the 2020 Census data will be included once provided, the benefits between the 4 or 8 year plans, and agreed that a focus on seniors citizens is needed.

Sarah Walker, commented that the most accurate data will be researched and utilized moving forward and elaborated how the element addresses senior citizens.

Planning Manager Phung, noted the availability of the senior housing overlay.

Commissioner Jimenez, asked for clarification on correlation between people per household and average income.

Sarah Walker, clarified how the number of individuals per household is calculated.

Commissioner Jimenez, commented that multiple families are living in the same household within the City and that this should be considered when gathering statistics.

Vice Chair Hammond, noted the housing constraints and that a focus on these constraints is important and commented on the definition of affordable housing within the City.

Chair Shively, commented on gentrification and whether this is addressed.

Sarah Walker, clarified the policies that are in place to prevent gentrification and that it will be considered within the Housing element.

Vice Chair Hammond, commented on the difference between market rate and affordable housing.

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:

Vice Chair Hammond, commented on the workshop template that the City of Riverside is utilizing.

Chair Shively, expressed the need for employment within the City for residents to reduce the amount of travel to the workplace.

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

Planning Manager Phung, commented that the next Planning Commission meeting will be on March 3rd.

Interim-Director of Development Services Neal, noted her approval of the presentation and appreciated the feedback from the Commission.

Vice Chair Hammond, asked if an update on vacant industrial land can be provided.

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.