



CITY OF PERRIS PLANNING COMMISSION

AGENDA

August 04, 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: Lopez, Jimenez, Gomez,
Vice-Chair Hammond, Chair Shively

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Lopez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for July 21, 2021

7. PUBLIC HEARING:

A. **Draft Community Services Master Plan (2021 – 2031)** – Proposal to comprehensively update the existing 2005 Parks and Recreation Master Plan focused on assessing the current and future needs and equitable access to community services, parks and recreation. **Applicant:** City of Perris Community Services Department

REQUESTED ACTION: Adopt Resolution No. 21-14 to recommend that the City Council approve and adopt the Community Services Master Plan (2021-2031)

8. BUSINESS ITEM:

A. Nomination of Planning Commission Chair and Vice-Chair

B. Nomination of Two Planning Commissioners for the 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

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: August 4, 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)
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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
August 4 2021**

Item

6A

**Planning Commission Minutes for
July 21, 2021**

CITY OF PERRIS

MINUTES:

Date of Meeting: July 21, 2021

06:03 PM

Place of Meeting: City Council Chambers

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

1. CALL TO ORDER:

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

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

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Gomez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for July 07, 2021

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Commissioner Lopez to Approve Planning Commission Minutes for July 07, 2021

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

NOES:

ABSENT:

ABSTAIN:

7. PUBLIC HEARING:

A. Ordinance Amendment 21-05110 – An Ordinance Amendment to retitle and amend, in its entirety, Chapter 19.81 (Second Dwelling Units) of Title 19 of the Perris Municipal Code in order to update the City’s accessory dwelling unit and junior accessory dwelling unit regulations so that such regulations are consistent with Government Code Sections 65852.2 and 65852.22 and in support of the Regional Housing Needs

Assessment of the City. Applicant: City of Perris REQUESTED ACTION: Adopt Resolution No. 21-15 recommending that the City Council find that Ordinance Amendment 21-05110 is Statutorily Exempt from CEQA pursuant to Public Resources Code Section 21080.17 and adopt Ordinance Number (Next in Order) retitling and amending, in its entirety, Chapter 19.81 (Second Dwelling Units) of Title 19 of the Perris Municipal Code, which retitles Chapter 19.81 to “Accessory Dwelling Units and Junior Accessory Dwelling Units” and updates the City’s accessory dwelling unit and junior accessory dwelling unit regulations so that such regulations are consistent with Government Code Sections 65852.2 and 65852.22.

Interim-Director of Development Services Neal, presented the item to the Commission.

Commissioner Jimenez, asked if there was a maximum square footage for the different types of ADU's.

Commissioner Lopez, asked about the 4 foot rear and side yard setback requirement.

Chair Shively, commented on clerical revision related to deed restriction versus covenant, and requested clarification on the definition of one block.

Interim-Director of Development Services Neal, commented on submitting this item to Housing and Community Development (HCD) and asking them to clarify the definition of one block.

Vice Chair Hammond, commented on the garage conversion requirements.

Interim-Director of Development Services Neal, clarified the requirements for the garage conversion.

Vice Chair Hammond, recommended that the Ordinance should note that garage conversions should follow the California Building Code.

Chair Shively, asked if the garage conversions are required to have their own individual restrooms.

Commissioner Gomez, commented on how residents of ADUs with limited parking will handle weekly street sweeping.

Commissioner Jimenez, asked if a Home Owners Association (HOA) can provide stricter requirements for ADUs.

Interim-Director of Development Services Neal, commented that an HOA cannot provide stricter ADU requirements.

Chair Shively, requested clarification on the parking requirements for ADUs within an existing structure versus additions.

Commissioner Gomez, asked for clarification on the flexibility that this ordinance grants Staff compared to the State law.

Vice Chair Hammond, asked about short term rentals and if it applies to ADUs.

Commissioner Jimenez, inquired on how illegal conversions would be required to meet the current standards.

Chair Shively, asked if the City could provided a template covenant that residents can use for reference.

Assistant City Attorney Robert Khuu, stated that the City can draft a sample covenant for the public to utilize.

Vice Chair Hammond, requested that a brochure of the process be created for the public.

Commissioner Jimenez, asked for clarification if the JADU can have direct access to the primary home if sharing the restroom and also if there is a way to deter short term rentals within the ADU.

Assistant City Attorney Robert Khuu, clarified the process for preventing short term rentals within an ADU.

Commissioner Jimenez, asked for clarification on the 4 foot setback requirements.

Chair Shively, asked for further clarification on a ministerial action.

Commissioner Jimenez, asked if the addition of 150 square feet for the entry into an ADU unit counts toward the maximum square footage.

Chair Shively, asked about the potential to update the website to include a tutorial and samples to help the public better understand the ADU approval process.

Assistant City Attorney Robert Khuu, commented on the potential processes to move forward, if the Planning Commission wishes to recommend approval to the City Council.

Chair Shively, commented that he would like to request to review the ordinance amendment after HCD provides a courtesy review.

Staff commented that the item can be continued to either the August 18th or September 1st Planning Commission meetings.

Assistant City Attorney Robert Khuu, clarified the process for obtaining feedback on the ordinance from HCD and that the ordinance will also be provided to HCD for review once City Council approves.

Motion to request the item to be continued to the August 18th Planning Commission meeting.

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Commissioner Gomez to Continue Ordinance Amendment 21-05110 to August 18th, 2021. – An Ordinance Amendment to retitle and amend, in its entirety, Chapter 19.81 (Second Dwelling Units) of Title 19 of the Perris Municipal Code in order to update the City's accessory dwelling unit and junior accessory dwelling unit regulations so that such regulations are consistent with Government Code Sections 65852.2 and 65852.22 and in support of the Regional Housing Needs Assessment of the City. Applicant: City of Perris
REQUESTED ACTION: Adopt Resolution No. 21-15 recommending that the City

Council find that Ordinance Amendment 21-05110 is Statutorily Exempt from CEQA pursuant to Public Resources Code Section 21080.17 and adopt Ordinance Number (Next in Order) retitling and amending, in its entirety, Chapter 19.81 (Second Dwelling Units) of Title 19 of the Perris Municipal Code, which retitles Chapter 19.81 to “Accessory Dwelling Units and Junior Accessory Dwelling Units” and updates the City’s accessory dwelling unit and junior accessory dwelling unit regulations so that such regulations are consistent with Government Code Sections 65852.2 and 65852.22.

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

NOES:

ABSENT:

ABSTAIN:

- B. Conditional Use Permit (CUP) 20-05101 – A proposal to construct and operate an 8-island passenger car fueling station, a 6-island trailer truck fueling station, and a 7,250-square-foot convenience store with an attached 1,800-square-foot car wash located at the northeast corner of Perris Boulevard and Harley Knox Boulevard. (APN 302-100-009) Applicant: Michael Ramirez, Beyond Food Mart Inc. REQUESTED ACTION: ADOPT Resolution No. 21-16 adopting Mitigated Negative Declaration No. 2359 and approving CUP 20-05101 to construct and operate a convenience store, fueling station with an automated car wash, based on the findings contained in the staff report and subject to the Conditions of Approval.

Associate Planner Garcia, presented the item to the Commission.

Commissioner Jimenez, asked about pedestrian access from the parking stalls to the convenience store.

Commissioner Lopez, appreciated the lighting utilized for the project and asked if the perimeter landscaping will be lighted.

Commissioner Gomez, requested clarification on the trellis and associated vine coverage and commented on the color palette utilized for the project.

Vice Chair Hammond, asked about truck traffic entry into the site and if a deceleration lane is proposed for this project.

Staff commented on the truck circulation into the site.

Vice Chair Hammond, commented on the width of the truck driveway from Harley Knox Blvd and a clerical change to the conditions to note tubular wrought iron fencing instead of steel fencing.

Commissioner Gomez, asked if the trash enclosure can utilize a protective barrier to limit vagrancy.

Chair Shively, asked if a deceleration lane is proposed on Harley Knox Blvd.

Deputy Engineer Pourkazemi, commented that a deceleration lane is required on Harley Knox Blvd.

Commissioner Jimenez, asked if signage will be utilized to designate the driveway on Harley Knox Blvd as a truck entry.

Deputy Engineer Pourkazemi, noted that no signage will be used as the Harley Knox Blvd driveway can be utilized by both passenger and truck traffic.

Applicant Michael Ramirez, presented to the Commission.

Commissioner Jimenez, asked if the diesel fueling station will allow for fueling on both sides of the vehicle and if a small trellis can be utilized to separate the eastern auto parking from the carwash entry.

Vice Chair Hammond, asked if this floor plan matches that of the previously approved project on Nuevo Rd and if trucks can park overnight at the location.

Applicant Michael Ramirez, commented that no overnight parking of trucks or alcohol sales will be allowed at this location.

Commissioner Jimenez, approved of the design and color palette utilized for the project.

Commissioner Lopez, thanked the applicant for the project and noted his approval of the project.

Commissioner Gomez, expressed her approval of the project.

Vice Chair Hammond, commented on the unique design for the brand and appreciates the consistency between all locations and that the City will benefit from this project.

Chair Shively, commented on the trademark architecture and believes the project will be successful.

Motion to include: revising the site plan to show the deceleration lane while keeping the landscape percentage at 12.5%, Staff to work on a screen for the trash enclosure and adding a trellis to separate the auto parking from the carwash entry.

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Commissioner Jimenez to Approve Conditional Use Permit (CUP) 20-05101 – A proposal to construct and operate an 8-island passenger car fueling station, a 6-island trailer truck fueling station, and a 7,250-square-foot convenience store with an attached 1,800-square-foot car wash located at the northeast corner of Perris Boulevard and Harley Knox Boulevard. (APN 302-100-009) Applicant: Michael Ramirez, Beyond Food Mart Inc.

REQUESTED ACTION: ADOPT Resolution No. 21-16 adopting Mitigated Negative Declaration No. 2359 and approving CUP 20-05101 to construct and operate a convenience store, fueling station with an automated car wash, based on the findings contained in the staff report and subject to the Conditions of Approval. Motion to include: revising the site plan to show the deceleration lane while keeping the landscape percentage at 12.5%, Staff to work on a screen for the trash enclosure and adding a trellis to separate the auto parking from the carwash entry.

AYES: Commissioner Jimenez, Commissioner Lopez, Commissioner Gomez, 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 Gomez, requested the City website to be updated to show the current development projects within the City.

Commissioner Lopez, thanked Staff for the presentations.

Commissioner Jimenez, thanked Staff for the presentations and their willingness to answer questions and address the concerns of the Commission members.

Vice Chair Hammond, thanked the new Commissioners for their feedback and Staff for all the projects being presented to the Commission, and commented on the opening of new parks within the City.

Chair Shively, requested to have the new Commissioners added to the website, have the website updated to display current development projects, and receive further information on the field trip to view multi-family housing in the Southern California region.

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

Planning Manager Phung, commented on the grand opening of the Green Valley park, the reopening of the Bob Glass Gym, City offering vaccinations and testing, future Planning Commission meetings on August 4th and 18th, scheduling a tour of multi-family developments, and scheduling of ethics training.

Chair Shively, asked about the parks master plan and if it is being brought to the next Commission meeting.

Vice Chair Hammond, commented on the tour and the date of the housing element update.

Assistant City Attorney Robert khuu, commented on members of the audience observing the public hearing process.

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
August 4 2021

Item

7A

**Draft Community Services
Master Plan (2021 – 2031)**



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: August 4, 2021

SUBJECT: **Draft Community Services Master Plan (2021 – 2031)** – Proposal to comprehensively update the existing 2005 Parks and Recreation Master Plan focused on assessing the current and future needs and equitable access to community services, parks, and recreation.
Applicant: City of Perris Community Services Department

REQUESTED ACTION: **Adopt Resolution No. 21-14** to recommend that the City Council approve and adopt the Community Services Master Plan (2021-2031)

CONTACT: Arcenio Ramirez, Community Services Manager

PROJECT DESCRIPTION:

The proposed Community Services Master Plan (2021 – 2031) (“Master Plan”) will build on top of the previous 2005 Parks and Recreation Master Plan and provide a comprehensive guideline for policy changes, analysis of park facility conditions, recommended park standards, needs assessments, and national trends to provide equitable access to community services. The project update involved extensive community engagement to solicit input and identify needed community services. The Master Plan incorporates a ten-year implementation action plan with goals and objectives to address the needs of community services and in enhance the quality of life for all residents. As a result of the proposed project update, the Master Plan was updated to refer to as a Community Services Master Plan, to incorporate the growth in comprehensive services provided by the City of Perris Community Services Department, to include recreation, facilities, public health, parks and development.

Background/Discussion:

The Community Services Master Plan is an update to the 2005 Parks and Recreation Master Plan that was adopted when the population in Perris was approximately 41,000. The population has since nearly doubled to approximately 80,000. The Master Plan is built upon the City’s Open Space Element from the General Plan 2030 and encompasses the Community Services Department’s commitment to enhance the quality of life for all resident in the City. The proposed Master Plan will act as a roadmap for the future and guide the Community Services Department over the next 10 years and beyond.

In September of 2019, the City of Perris was awarded a grant from the National Parks and Recreation Association (NRPA) for \$40,000 to assist in the City’s commitment to prioritize that

all residents live within a 10-Minute walk of a park. The City utilized the grant funding to contract with professional consultants, Green Play LLC, to engage the community, assess current parks and facilities, and update the Master Plan to incorporate equitable access to community services.

Community Participation and Input

In the process of drafting the Community Services Master Plan, many community participation events were held to gather input from public agency stakeholders, residents, and community sports organizations. While the engagement process and needs analysis occurred during the COVID-19 Pandemic in 2020, community services staff coordinated virtual community meetings that resulted in minimal effect on participation. The following community participation events took place:

- **Stakeholder Interviews** were held between May to August 2020. Six key stakeholder interviews were conducted that included members of the City leadership and management executives.
- **Focus Group Meetings** were held between June and August 2020. These meetings were intended to combine residents and key stakeholders to solicit broad-based perspectives. Key partners included city representatives, residents, leaders of non-profit groups, sports providers, civic groups, health and education partners, senior citizens, and youth community.
- **Public Forums** were hosted on November 5, 2020, and March 21, 2021. These public forums were held to solicit feedback and firm findings.

Community Services Master Plan

The Community Services Department, through this master planning process, identified actions to continue to strive to meet the community's needs and desires related to parks, recreation, facilities, services, and programs.

Based on stakeholder and public input from all community participation events, research on related planning efforts, and analysis of future opportunities, proposed Master Plan established a ten-year action implementation plan with four broad goals, which are listed as follows:

- Maintain organizational effectiveness, and position the department for future growth;
- Aspire to be a walkable city that contributes to the health and vitality of Perris residents;
- Continue to improve and enhance recreation programs and service delivery; and
- Enhance and expand quality park experiences.

Once the Community Services Master Plan is adopted, the City will proceed to seek grant opportunities to implement this action plan. As well, the Master Plan will guide future development for the implementation of programs, park development, and department growth.

ENVIRONMENTAL REVIEW:

The Community Services Master Plan is exempt from CEQA as it meets the definition of a Feasibility or Planning Study under CEQA Guidelines, Section 15262.

RECOMMENDATION:

Staff recommends that the Planning Commission:

ADOPT Resolution No. 21-14 recommending that the City Council: Approve and adopt the City of Perris Community Services Master Plan (2021-2031), based on the information in the staff report and findings contained in the Resolution.

BUDGET (or FISCAL) IMPACT: Costs for staff preparation of this item are covered by the National Recreation and Parks Association 10-Minute Walk Grant and FY 2020-2021 CIP Budget (No. P044).

Prepared by: Joshua Estrada, Parks Coordinator
REVIEWED BY: Arcenio Ramirez, Community Services Manager

Exhibits: A. Resolution 21-14
B. Draft Community Services Master Plan (2021-2031) *(due to the size of files, the documents are available at the following webpage link:*

<https://www.cityofperris.org/home/showpublisheddocument/14328>

EXHIBIT A

Resolution 21-14

RESOLUTION NO. 21-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE COMMUNITY SERVICES MASTER PLAN, AND FINDINGS IN SUPPORT THEREOF.

WHEREAS, The City of Perris has undertaken the update of its ten-year, 2005 Parks and Recreation Master Plan which describes the community's physical and social characteristics, existing parks and recreation facilities, and the desired actions to be taken to improve the parks and recreation facilities during the period between 2021 and 2031; and

WHEREAS, the 2005 Parks and Recreation Master Plan was updated to refer to as a Community Services Master Plan, to incorporate the growth in comprehensive services provided by the City of Perris Community Services Department, to include recreation, facilities, public health, parks and development; and

WHEREAS, The City of Perris Planning Commission reviewed the City of Perris Community Services Master Plan (2021-2031) during the course of a public meeting; and

WHEREAS, the Community Services Master Plan's goal and objectives were developed in response to needs and deficiencies identified by public input from surveys and work sessions; and

WHEREAS, the Community Services Master Plan has been made available for public review in the manner required by law and all comments from the public have been considered by the City of Perris Parks and Recreation Commission; and

WHEREAS, the Community Services Master Plan was developed for the benefit of the entire community, and a public forum and several workshops were held between May of 2020 to August of 2020 to provide another opportunity for citizens to express opinions, ask questions, and discuss all aspects of the Community Services Master Plan; and

WHEREAS, the Community Services Master Plan, was reviewed and considered at a duly noticed a Parks and Recreation Committee public meeting held on June 23, 2021; and

WHEREAS, the Planning Division, in coordination with the Community Services Department, through extensive public outreach, identified the need to deliver parks, programs, and facilities that meet the needs of the City's changing recreation needs and development patterns; and

WHEREAS, notice was duly provided to the public, stake holders of government agencies and all other interested parties; and

WHEREAS, a duly noticed public hearing has occurred concerning the Community Services Master Plan; and

WHEREAS, a Planning Commission public hearing was held on August 4, 2021, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, prior to taking actions, the Planning Commission has heard, been presented with, and/or reviewed all the information and data which constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City during all project meetings and hearings; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

WHEREAS, the Community Services Master Plan was recommended for Council's adoption by the City of Perris Planning Commission; 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 that the Community Services Master Plan meets the definition of a Feasibility or Planning Study under CEQA Guidelines, Section 15262, and is therefore exempt from the California Environmental Quality Act (CEQA).

Section 3. Based on the information contained in the staff report and supporting exhibits and plans, the Planning Commission hereby finds:

- a) The proposed project will not result in a significant adverse effect on the environment and will not negatively affect public health, safety, and welfare as the plan provides comprehensive goals to address the needs and desires related to parks, recreation, facilities, services, and programs to enhance the quality of life for the community.
- b) The Community Services Master Plan is consistent with and will contribute to achieving the goals and objectives established by the Open Space Element section of the City's General 2030 to make informed decisions in addressing the need for land for recreational purposes throughout the City.
- c) The Community Services Master Plan will preserve and enhance the growth of recreation services in the City of Perris by creating a road map for the future and maximize potential growth opportunities for the Community Services Department and community to enjoy.

Section 4. For the foregoing reasons, the Planning Commission recommends to the City Council; to approve and adopt the Community Services Master Plan (2021 – 2031), based on the information in the staff report and findings contained in the Resolution.

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 4th day of August 2021.

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 21-14 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 4th day of August 2021, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission

Exhibit B: Draft Community Services Master Plan (2021-2031)
due to the size of the file, the document is available at the following webpage link:

<https://www.cityofperris.org/home/showpublisheddocument/14328>

EXHIBIT B

Draft Community Services Master Plan (2021-2031) *(due to the size of files, the documents are available at the following webpage link:*

<https://www.cityofperris.org/home/showpublisheddocument/14328>