



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:**

April 5, 2023

**SUBJECT:**

Tentative Tract Map No. 38308 (PLN21-05271) – A proposal for Tentative Tract Map No. 38308 to subdivide 1.82 vacant acres into one lot for condominium purposes to facilitate a 37-unit residential condominium development, located on the east side of G Street at the terminus of 2<sup>nd</sup> Street, in the Urban Village (UV) Zone of the Perris Downtown Specific Plan (DTSP) (APNs: 310-070-001 and 310-070-002). Applicant: Winston Liu of W&W Land Design Consultants, Inc.

**REQUESTED ACTION:**

Adopt Resolution No. 23-10, recommending that the City Council find the project is Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15332 (In-fill Development Projects) and 15315 (Minor Land Divisions); and approving Tentative Tract Map No. 38308 (PLN21-05271), based on the findings contained in the resolution and subject to the Conditions of Approval.

**CONTACT:**

Kenneth Phung, Director of Development Services

---

#### **BACKGROUND/PROJECT DESCRIPTION**

On March 15, 2023, the Planning Commission unanimously approved Development Plan Review 21-00018 for the construction of a 37-unit condominium development on 1.82 acres, located on the east side of G Street at the terminus of 2nd Street, subject to modification of conditions of approval requiring the applicant to explore securing the condominium development with decorative security fencing and pilasters, adding a shade structure over the playground area, adjusting the trash enclosure location, adding hose bibs inside the trash enclosure and providing connection to the storm drain, and working with staff on an alternate accent color for the building elevations to replace the copper accent color.

As the project involves condominium units, the applicant is requesting approval of a Tentative Tract Map to subdivide 1.80 acres into one lot for condominium purposes to facilitate “airspace” ownership of the 37 residential units and common ownership of the common open space areas, including guest parking spaces and recreational areas, within the project site.

#### **PROJECT ANALYSIS**

The table below summarizes the Project’s consistency with the Subdivision Code, Title 18 of the Perris Municipal Code

	<b>Consistent</b>	<b>Inconsistent</b>
<p><b>Compliance with Title 18 - Subdivisions Code</b></p> <p>The project proposes a Tentative Tract Map (TPM 38380) to subdivide a vacant 1.80-acre site into one lot for condominium purposes. As proposed, the map meets the minimum standards of the Subdivision Code and lot standards of the Multi-Family Zone in the Downtown Specific Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS**

The table below summarizes compliance with Section 5.4.7 – Courtyard Flat Building Development Standards of the Downtown Specific Plan.

<b>Development Standards</b>				
Downtown Specific Plan Section 5.4.7 – Courtyard Flat Building Development Standards				
	<b>Standard</b>	<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Minimum Lot Width</b>	75 feet	264 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Minimum Lot Depth</b>	100	300 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**ENVIRONMENTAL DETERMINATION**

The Project was determined to be Categorical Exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15332 (In-Fill Development Projects) and 15315 (Minor Land Divisions); and approving Tentative Tract Map No. 38308 (PLN21-05271), as the project will not have a significant effect on the environment.

**PUBLIC HEARING NOTICE**

A notice of the public hearing for the Planning Commission meeting was published in the local newspaper and sent to agencies and property owners within 300 feet of the project site. As of the writing of this staff report, staff has not received any comments regarding this project.

**RECOMMENDATION**

The Planning Commission adopt Resolution No. 23-10, recommending that the City Council find the project is Categorical Exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15332 (In-fill Development Projects) and 15315 (Minor Land Divisions); and approve Tentative Tract Map No. 38308 (PLN21-05271), based on the findings and subject to the Conditions of Approval.

---

**BUDGET (or FISCAL) IMPACT:** There is no fiscal impact associated with this Project since all project costs are borne by the applicant.

---

**Prepared by:** Patricia Brenes, Planning Manager  
**REVIEWED BY:** Kenneth Phung, Director of Development Services

**Exhibits:**

- A. Resolution 23-10 - TTM 38380, including Conditions of Approval (Planning and Engineering)
- B. Location/Aerial Photo
- C. Downtown Specific Plan Land Use Map
- D. Proposed TTM 38380
- E. Project Plans (Site Plan, Floor Plans, Building Elevations, Conceptual Landscape Plans) – Informational Purpose
- F. Planning Commission Staff Report (without exhibits) – Dated March 15, 2023  
*Due to the size of the document, only the staff report is included as a hard copy.  
The entire staff report packet is available online at:  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-361#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-361#docan1206_1313_479)*

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

## **Exhibit A**

**Resolution 23-10 - TTM 38380, including  
Conditions of Approval  
(Planning and Engineering)**

**RESOLUTION NUMBER NO. 23-10**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL FIND THE PROPOSED PROJECT CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO SECTIONS 15332 (IN-FILL DEVELOPMENT PROJECTS) AND 15315 (MINOR LAND DIVISIONS); AND APPROVE TENTATIVE TRACT MAP NO. 38308 (PLN21-05271) TO SUBDIVIDE A 1.82 ACRES INTO ONE LOT FOR CONDOMINIUM PURPOSES TO FACILITATE A 37-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT, BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS OF APPROVAL.**

**WHEREAS**, the applicant, Winston Liu, proposes Tentative Tract Map No. 38308 to subdivide 1.82 vacant acres (APNs: 310-070-001 and 310-070-002) into one lot for condominium purposes to facilitate a 37-unit residential condominium development located on the east side of G Street at the terminus of 2<sup>nd</sup> Street, in the Urban Village (UV) Zone of the Perris Downtown Specific Plan (PD SP) (“Project”); and

**WHEREAS**, the Project’s proposed use is in accordance with the objectives of the Downtown specific plan Urban Village zone; and

**WHEREAS**, the Project’s proposed use is consistent with the City’s General Plan and conforms to all zoning standards and other relevant ordinances and resolutions of the City; and

**WHEREAS**, On March 15, 2023, the Planning Commission unanimously approved Development Plan Review 21-00018 for the construction of a 37-unit condominium development on 1.82-acres, located on the east side of G Street at the terminus of 2nd Street, subject to modification of conditions of approval requiring the applicant to explore securing the condominium development with decorative security fencing, adding shade structure over the playground area, adjusting the trash enclosure location, and working with staff on an alternate accent color for the building elevations to replace the copper accent color; and

**WHEREAS**, Tentative Tract Map No. 38308 (PLN21-05271) has been duly noticed; and

**WHEREAS**, the City has complied with the California Environmental Quality Act in that the Project is categorically exempt from review under the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-Fill Development Projects and Section 15315 Class 15 Minor Land Divisions; and

**WHEREAS**, Section 66411 of the California Government Code (Subdivision Map Act) vests in the legislative bodies of local agencies the regulation and control of the design and improvement of subdivisions; and

**WHEREAS**, a duly noticed public hearing was held on April 5, 2023, at which time all interested persons were given full opportunity to be heard and to present evidence; and

**WHEREAS**, Chapter 19.54 of the City of Perris Municipal Code (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for Tentative Tract Maps; and

**WHEREAS**, prior to taking action, the Planning Commission has heard, been presented with, and/or reviewed all of 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.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PERRIS** does resolve as follows:

**Section 1.** The above recitals are all true and correct and incorporated herein by this reference.

**Section 2.** The Planning Commission has determined and recommends that the City Council find that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15332 (In-Fill Development Projects) and 15315 (Minor Land Divisions).

**Section 3.** Based upon the forgoing, and all oral and written communication submitted by members of the public and City staff to the Planning Commission on April 5, 2023, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission further finds, with respect to the Project, the following regarding Tentative Tract Map 38308 (PLN21-05271).

- 1. Tentative Tract Map is consistent with the General Plan and Downtown Perris Specific Plan underlying land use designation of Urban Village (UV), and all other applicable Specific Plan and General Plan policies; and**

The design and improvements required for TTM 38308 is consistent with the City General Plan and PD SP Urban Village zoning, with respect to the minimum required development standards, including lot width, depth, and size. The condominium lot created by TTM 38071 will provide an adequate building site, appropriate vehicular access, and recreational opportunities at a density that is compatible with existing surrounding residential uses to the east. Further, necessary water and sewer services are available to serve the site, and the development is required through conditions and approval and mitigation measures to pay its fair share and construct transportation, drainage, and other improvements to serve the site. Therefore, the Project is consistent with the City's General Plan, Specific Plan and Zoning Ordinance.

**2. *The site is suitable for the type of development:***

As designed and through the application of the conditions of approval, the proposed subdivision, TM38308, the site is suitable for the type of development. Also, the proposed condominium subdivision is compatible with the PD SP Urban Village, which provides opportunities for multi-family development. Therefore, the proposed subdivision is compatible with surrounding land uses and zoning designations.

**3. *The proposed Project will not result in a significant adverse effect on the environment:***

The proposed Tentative Tract Map will not significantly affect the environment since the project site is in an urbanized area surrounded by development. Also, adequate public services and facilities are available to serve the project. Potential impacts to parks and recreation and infrastructure are mitigated to an insignificant level through the requirement for on and off-site impacts, fair share payments, and participation in the City's impact fee programs. Furthermore, applying the City's standard project conditions (i.e., Erosion Control Best Management Practices, Storm Water Best Management Practices, etc.) will prevent the project from creating significant environmental impacts.

**4. *The proposed Project will not have a negative effect on the public's health, safety, or general welfare.***

The proposed Tentative Tract Map will not have a negative effect on public health, safety, or general welfare. The design of the subdivision is in conformance with the City's General Plan, Zoning Code, Downtown Perris Specific Plan, and Subdivision Ordinance. As conditioned, the developer is required to pay its fair share towards or construct improvements in order to comply with all applicable City ordinances, codes, and standards, which are intended to protect public safety, health, and welfare. Adequate services are available and in close proximity to serve the subdivision, and no hazardous situations are created through the subdivision. As such, TTM 38308 will not have a negative effect on public health, safety, or the general welfare of the City of Perris residents.

**5. *The Project is in compliance with the Subdivision Map Act.***

The design of subdivision TTM 38308 is in compliance with the Subdivision Map Act, as the lots created by the subdivision are of adequate size to support future residential condominium development as intended. The proposed subdivision is consistent with the standards outlined for the Urban Village (UV) Zoning District and all applicable provisions of the City's Subdivision and Zoning Codes Title 18 & 19). Therefore, TTM 38308 is in compliance with the Subdivision Map Act.

**Section 4.** Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on

April 5, 2023, the Planning Commission hereby recommends that the City Council find the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15332 (In-fill Development Projects) and 15315 (Minor Land Divisions).

**Section 5.** Based upon the forgoing, all oral and written communication submitted by members of the public and City staff to the Planning Commission on April 5, 2023, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission hereby recommends that the City Council approves TTM 38308, subject to the attached Conditions of Approval which are attached hereto, and incorporated herein by this reference, as Attachment A.

**Section 6.** The Planning Commission declares that should include any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

**Section 7.** The Chairperson shall sign, and the Secretary shall certify the passage and adoption of this Resolution.

***ADOPTED, SIGNED, and APPROVED*** this 5th day of April 2023.

---

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

---

Secretary, Planning Commission



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

I, Patricia Brenes, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 23-10 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 5th day of April 2023 and that it was so adopted by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

---

Secretary, Planning Commission

**Attachment:**    A. Conditions of Approval (Planning and Engineering)

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

**CONDITIONS OF APPROVAL**

**Tentative Tract Map 38308 (PLN21-05271)**

**April 5, 2023**

**PROJECT: Tentative Tract Map No. 38308 (PLN21-05271)** – A proposal for Tentative Tract Map No. 38308 to subdivide 1.82 vacant acres into one lot for condominium purposes to facilitate a 37-unit residential condominium development located on the east side of G Street at the terminus of 2<sup>nd</sup> Street, in the Urban Village (UV) Zone of the Perris Downtown Specific Plan (DT SP) (APNs: 310-070-001 and 310-070-002). **Applicant:** Winston Liu of W&W Land Design Consultants, Inc.

---

**General Requirements:**

1. **Development Standards.** The project shall conform to all requirements of the Perris Downtown Specific Plan and City of Perris Municipal Code Title 19.
2. **Development Plan Review (DPR) 21-00018.** All previously approved conditions for DPR 21-00018 shall apply to this Tentative Tract Map.
3. **Tract Map Term of Approval.** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the approval date unless an extension is granted. The applicant may apply for a maximum of six (6) one-year extensions to permit additional time to record the final map. A written request for extension shall be submitted to the Development Services Department at least thirty (30) days prior to the expiration of Tentative Map approval.
4. **Perris Elementary School District and Perris Union High School District.** The proposed subdivision shall adhere to the standard requirements and mitigation fees established by the *Perris Elementary School District and Perris Union High School District*.
5. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance.
6. **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 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 **TTM 38308 (PLN21-05271)**. 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 defense of the action.

7. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Building Official. The applicant shall submit a fire access and fire underground plan prior to construction drawings. Water, gas, sewer, electrical transformers, power vaults and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Conditions of Approval shall be included on building plans.
8. **Engineering Conditions.** The project shall comply with all requirements of the City Engineer as indicated in the Conditions of Approval dated **February 10, 2023**.

**Prior to Final Tract Map Approval.**

9. **Final Tract Map Approval.** Prior to the issuance of grading permits, a final map application shall be submitted to the Planning Division with payment of appropriate fees for review and approval concurrently with the application to the City Engineer. The developer shall obtain the following clearances or approvals prior to Final Map Recordation:
  - a. Verification from the Planning Division that all pertinent conditions of approval have been met as mandated by the Perris Municipal Code.
  - a. Any other required approval from an outside agency.
  - b. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to the issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
    - i. Landscape Maintenance District No. 1;
    - ii. Flood Control Maintenance District No. 1;
    - iii. Maintenance District No. 84-1;
    - iv. Perris South Public Safety Community Facilities District 2001-3; and
    - v. Community Facilities District No. 2018-02 (public services district)
    - vi. Any other pertinent district.
10. **CC&Rs.** Prior to the recordation of the Final Map, the developer shall submit and obtain approvals for any Covenants, Conditions, and Restrictions (CC&Rs) to set the rules for the Homeowner's Association (HOA), subject to the review and approval of the Department of Development Services and the City Attorney's office. The CC&Rs shall include:
  - a. Establishment of a Homeowner's Association for the residential development. The

association shall be responsible for the maintenance of all common facilities including but not limited to common open space areas and amenities therein, and guest parking spaces, security lighting, and security fencing and gates.

- b. Provision for mutual access for all owners.
- c. The prohibition of recreational vehicle parking within the project area.

The common usable space shall remain in common ownership of all property owners. The CC&Rs shall be recorded with the final map.

**Prior to Issuance of Occupancy Permits:**

- 11. **Disclosure Statements.** The developer shall record a disclosure on each lot and provide a disclosure to the purchaser of each lot for potential noise impacts from March Air Reserve Base and the aviation easement granted to the City of Perris and to the March Inland Port Airport Authority, and potential noise impacts from the Perris Valley Airport.

**End of conditions**



# CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

## CONDITIONS OF APPROVAL

P8-1502  
February 10, 2023  
DPR 21-00018 – TTM 38308  
Grace Su  
G St. at 2<sup>nd</sup> St.  
APNs 310-070-001 & -002  
Lots A & B – Blk 3 – MB 016/078

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer provide 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 with appropriate Q's and that their omission may require resubmittal for further consideration. These Ordinances and the following conditions are essential parts and requirements occurring in one is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditions shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

In the event of a conflict between any conditions stated below, those imposed by Planning Department and others, and requirements identified in the approved Traffic Impact Analysis, the most stringent in the opinion of the City shall prevail.

### **General Conditions:**

1. The developer/property owner shall secure City's and appropriate agencies clearances and approvals of the improvement plans.
2. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and

City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

3. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

**Prior to Recordation of the Tract Map:**

4. The developer/property owner shall have approved improvement plans, executed subdivision agreement and posted securities.

5. The developer/property owner shall submit the following to the City Engineer for review and approval:

- a. Onsite Precise Grading Plan and Erosion Control Plans; plans shall show the WDID No.
- b. Street Improvement Plans
- c. Storm Drain Improvement Plans
- d. Signing and Striping Plans
- e. Water and Sewer Improvement Plans
- f. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- g. Geotechnical Report
- h. Hydrology and Hydraulic Report
- i. Final WQMP (for reference)

The design shall be in conformance with Eastern Municipal Water District (EMWD), Riverside County Flood Control and Water Conservation District (RCFCD), Riverside County Transportation Department, Caltrans, City of Perris and ADA most recent standards, criteria and requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.

6. G Street is classified as a Collector (60'/40') per the General Plan. Adequate right-of-way shall be dedicated on G Street along the property frontage to accommodate a 30 foot half width dedicated right-of-way.

7. All rights-of-way and easements shall be offered for dedication to the public or other appropriate agencies and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.

8. Relinquish and waive rights of access to and from G Street on the Map other than the access opening as shown on the tentative map.

9. In the event that offsite property is required to complete the improvements, the developer/property owner shall make a good faith effort to acquire required offsite property interests, and if he or she should fail to do so, the developer/property owner shall, prior to submittal of the Final Map for recordation, enter into an agreement to complete the improvements. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the City prior to commencement of the appraisal.

10. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed and existing streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.

**Prior to Issuance of Grading Permit:**

11. The developer/property owner shall submit the following to the City Engineer for review and approval:

- a. Onsite Precise Grading Plan and Erosion Control Plans; plans shall show the WDID No.
- b. Street Improvement Plans
- c. Storm Drain Improvement Plans
- d. Signing and Striping Plans
- e. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- f. Geotechnical Report
- g. Hydrology and Hydraulic Report
- h. Final WQMP (for reference)

The design shall be in conformance with EMWD, RCFCDD, Riverside County Transportation Department, Caltrans, City of Perris and ADA most recent standards, criteria and requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.

12. All generated onsite and offsite runoff shall be collected and conveyed via underground drainage facilities and shall be connected to the existing storm drain system in G Street.

13. The ramps at the driveway shall include wet set concrete truncated domes in compliance to ADA standards and requirements.

**Prior to Issuance of Building Permit:**

14. Water and sewer Improvement Plans, per Fire Department and EMWD standards, shall be submitted to the City Engineer for review and approval.

15. Fire Department approval of the Water Improvement Plan is required prior to City Engineer's approval.

16. Paved access shall be provided to the proposed buildings per the Precise Grading Plans.

17. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.

**Prior to Issuance of Certificate of Occupancy:**

18. G Street (Collector – 60'/40') along the property frontage within the dedicated right-of-way shall be improved to provide for a 30 foot wide AC pavement (using a TI of 6.0 and PG 64-10), 6 inch curb and gutter generally located 18 feet east of street centerline, 6 foot wide sidewalk and streetlights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.

The street design, bulbouts, sidewalk extensions, crosswalks, and paving materials shall be per Downtown Specific Plan standards as approved by Planning Department, Public Works Department and the City Engineer.

19. The conditions of the existing pavement on G Street along the property frontage shall be evaluated by the developer/property owner to determine the extent of pavement rehabilitation as approved by City Engineer. If the existing pavement is in good condition, the developer/property owner may use grind and overlay technique as determined by the City Engineer.

20. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.

21. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified



professional pursuant to the California Business and Professional Code  
8771.

Stuart E. McKibbin  
Contract City Engineer

**DEPARTMENT OF ENGINEERING**  
24 SOUTH D STREET, SUITE 100, PERRIS, CA 92570  
TEL.: (951) 943-6504 - FAX: (951) 943-8416

**EXHIBIT B**  
**Location / Aerial Map**



# EXHIBIT C

## Downtown Specific Plan Land Use Map





# Exhibit D

Proposed TTM 38380





# Exhibit E

## Project Plans

(Site Plan, Floor Plans, Building Elevations,  
Conceptual Landscape Plans)

Informational Purpose





**WALTER LAIDSTROM CONSULTING, INC.**  
 ARCHITECTURAL, CIVIL, LANDSCAPE & INTERIOR  
 333 W. WALWALL AVE., STE. 1, WANAHA, CA 91790  
 TEL: (909) 866-3315 FAX: (909) 866-1170

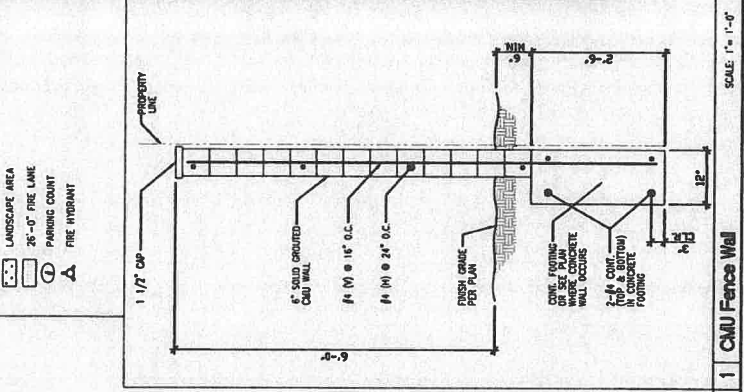
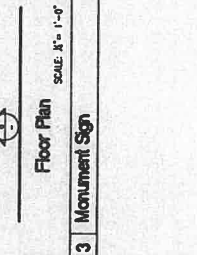
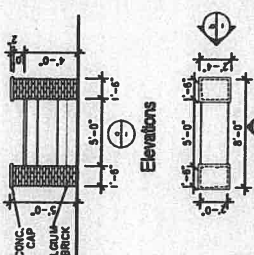
**PROPOSED SITE PLAN & REFERENCE NOTES**  
 SHEET NO. 11  
 SET NO. 11

NO.	DATE	BY	REVISIONS
1	08/24/11	WLD	ISSUED FOR PERMITS
2	09/01/11	WLD	REVISIONS
3	09/01/11	WLD	REVISIONS
4	09/01/11	WLD	REVISIONS
5	09/01/11	WLD	REVISIONS
6	09/01/11	WLD	REVISIONS
7	09/01/11	WLD	REVISIONS
8	09/01/11	WLD	REVISIONS
9	09/01/11	WLD	REVISIONS
10	09/01/11	WLD	REVISIONS
11	09/01/11	WLD	REVISIONS
12	09/01/11	WLD	REVISIONS
13	09/01/11	WLD	REVISIONS
14	09/01/11	WLD	REVISIONS
15	09/01/11	WLD	REVISIONS
16	09/01/11	WLD	REVISIONS
17	09/01/11	WLD	REVISIONS
18	09/01/11	WLD	REVISIONS
19	09/01/11	WLD	REVISIONS
20	09/01/11	WLD	REVISIONS
21	09/01/11	WLD	REVISIONS
22	09/01/11	WLD	REVISIONS
23	09/01/11	WLD	REVISIONS
24	09/01/11	WLD	REVISIONS
25	09/01/11	WLD	REVISIONS
26	09/01/11	WLD	REVISIONS
27	09/01/11	WLD	REVISIONS
28	09/01/11	WLD	REVISIONS
29	09/01/11	WLD	REVISIONS
30	09/01/11	WLD	REVISIONS
31	09/01/11	WLD	REVISIONS
32	09/01/11	WLD	REVISIONS
33	09/01/11	WLD	REVISIONS
34	09/01/11	WLD	REVISIONS
35	09/01/11	WLD	REVISIONS
36	09/01/11	WLD	REVISIONS
37	09/01/11	WLD	REVISIONS
38	09/01/11	WLD	REVISIONS
39	09/01/11	WLD	REVISIONS
40	09/01/11	WLD	REVISIONS
41	09/01/11	WLD	REVISIONS
42	09/01/11	WLD	REVISIONS
43	09/01/11	WLD	REVISIONS
44	09/01/11	WLD	REVISIONS
45	09/01/11	WLD	REVISIONS
46	09/01/11	WLD	REVISIONS
47	09/01/11	WLD	REVISIONS
48	09/01/11	WLD	REVISIONS
49	09/01/11	WLD	REVISIONS
50	09/01/11	WLD	REVISIONS

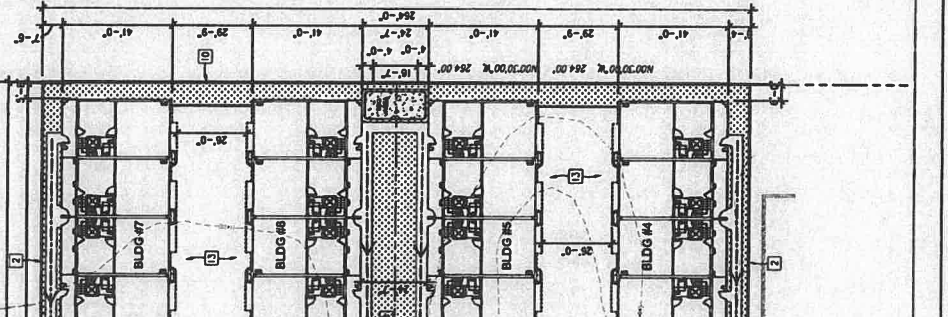
**A1.01**  
 OF SHEETS  
 S H E E T

- Reference Notes**
- (1) PROPERTY LINES.
  - (2) (M) FENCE WALL, SEE [Symbol].
  - (3) TRASH ENCLOSURE W/ ROOF, SEE [Symbol].
  - (4) HANDICAP PARKING.
  - (5) EV PARKING.
  - (6) TRANSFORMER PAD.
  - (7) DECORATION PAINTING.
  - (8) 2'-0" WIDE FIRE LANE, SEE A1.02 FIRE ACCESS PLAN [Symbol].
  - (9) (N) 4'-0" WIDE CONC. PAVED PATH OF TRAVEL FROM PUBLIC SIDEWALK TO PROPOSED BUILDING ENTRY AND 2'-0" WIDE CONC. PAVED PATH OF TRAVEL FROM PUBLIC SIDEWALK TO PROPOSED DRIVEWAY. SEE CIVIL PLAN.
  - (10) EXISTING WALL.
  - (11) MONUMENT SIGN, SEE [Symbol].
  - (12) (F) FIRE HYDRANT, SEE CIVIL PLAN.
  - (13) ASPHALT PAVING, TYP.
  - (14) (H) FIRE HYDRANT LOCATION.

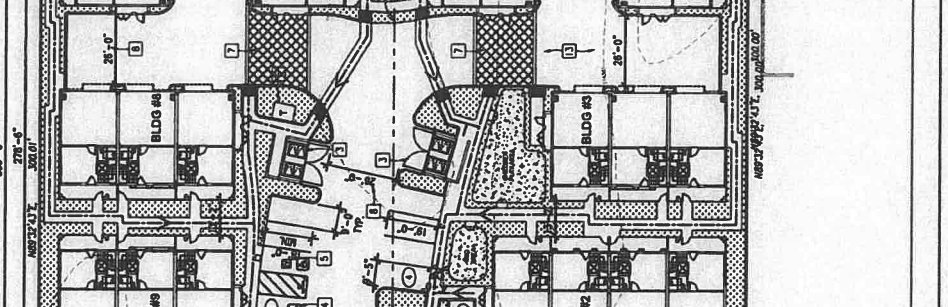
- Legend**
- PATH OF TRAVEL
  - LANDSCAPE AREA
  - 2'-0" FIRE LANE
  - PARKING COUNT
  - FIRE HYDRANT



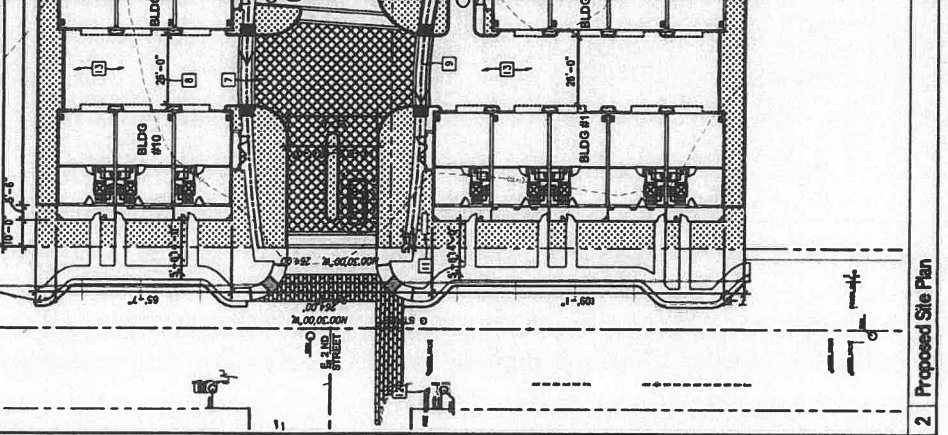
**Project Data**  
 APPLICABLE CODES:  
 2019 C.C. C.C. C.C. C.C. C.C. C.C.  
 CALIFORNIA RESIDENTIAL CODE  
 175 & 225 SOUTH G STREET,  
 PERRIS, CA 92570  
 79,204 S.F. (1,822,400)  
 07SP  
 R-2 (RESIDENTIAL)  
 183 NIPA 72  
 35'-0"



**PARKING**  
 REQUIRED: PARKING PROVIDED:  
 2-CAR PER UNIT (17 UNITS)  
 3-BEDROOM (20 UNITS)  
 3-BEDROOM (17 UNITS)  
 GUEST PARKING = 8 SPACES  
 EV PARKING = 1 EV PROVIDED  
 EV CHARGES IS PROVIDED IN EACH UNIT.  
 EV PARKING IS EXCLUDED FROM PARKING COUNT



**FAIR:**  
 65,874 S.F./79,204 S.F. = 1.00  
 31,040 S.F./79,204 S.F. = 39.65%  
 13,336 S.F./79,204 S.F. = 16.83%  
 LANDSCAPE PERCENTAGE:





WILSON JONES ARCHITECTS  
 1100 S. FAY AVENUE, STE. 1, UPLAND, CA 91786  
 PHONE: (909) 982-7100 FAX: (909) 982-1110

PROJECT: A 37-UNIT RESIDENTIAL (CONDO)  
 DEVELOPMENT  
 (DPR 21-00018)  
 ADDRESS: 1754 255 SOUTH O STREET,  
 PERRIS, CA 92570  
 CLIENT: GRACE SU  
 KANG REALTY GROUP, INC.  
 15400 CENTRAL AVE., #810  
 CHINO, CA 91710

### PROPOSED FIRE ACCESS PLAN

SHEET TITLE



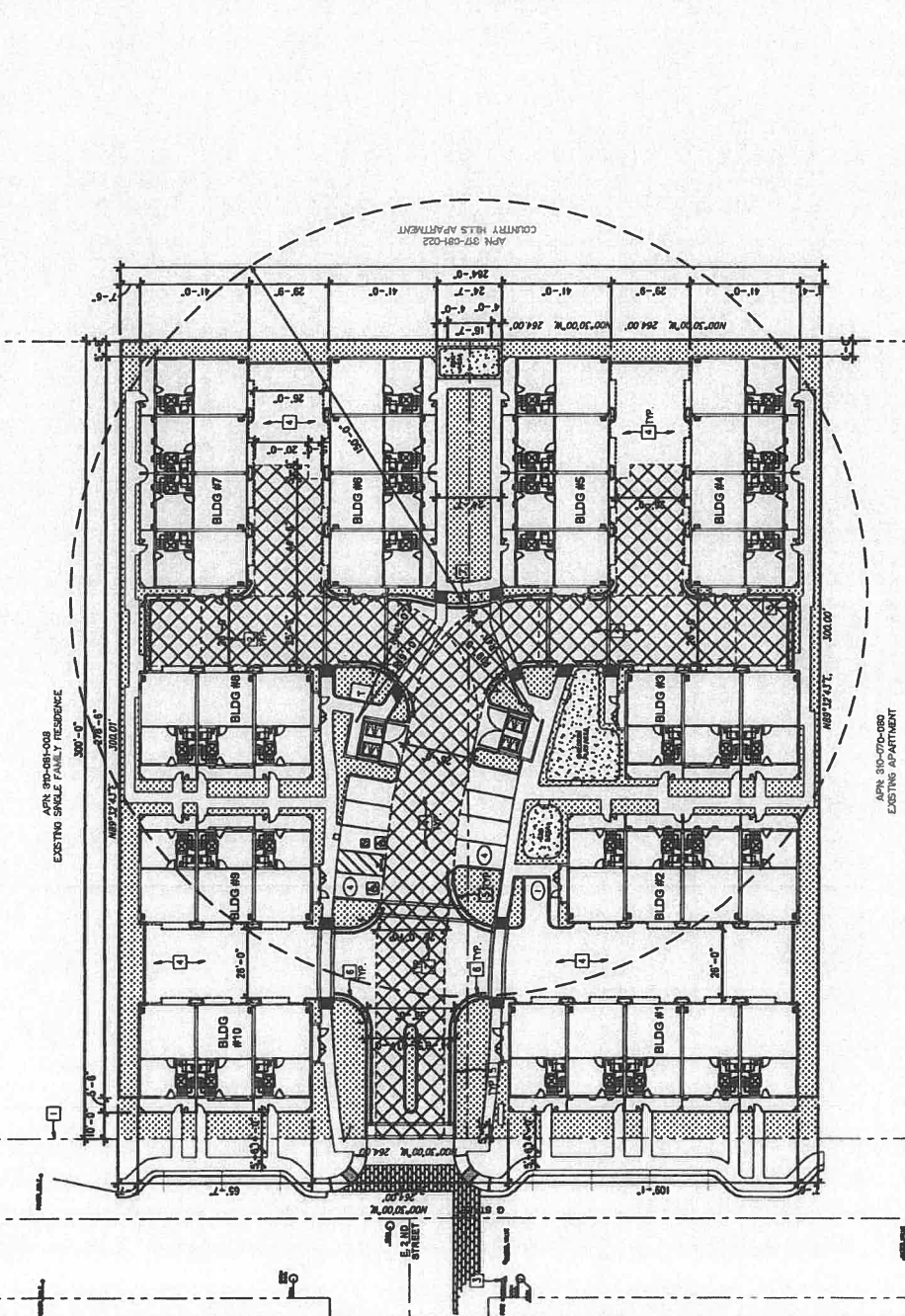
DATE: 08/11/10  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PLAN CHECK: [Signature]  
 PRINT SET: [Signature]  
 BY SET: [Signature]

NO.	DATE	BY	REVISIONS
1	08/11/10	[Signature]	ISSUE FOR PERMITS
2	08/11/10	[Signature]	ISSUE FOR PERMITS
3	08/11/10	[Signature]	ISSUE FOR PERMITS
4	08/11/10	[Signature]	ISSUE FOR PERMITS
5	08/11/10	[Signature]	ISSUE FOR PERMITS
6	08/11/10	[Signature]	ISSUE FOR PERMITS
7	08/11/10	[Signature]	ISSUE FOR PERMITS
8	08/11/10	[Signature]	ISSUE FOR PERMITS
9	08/11/10	[Signature]	ISSUE FOR PERMITS
10	08/11/10	[Signature]	ISSUE FOR PERMITS

A1.02  
 OF SHEETS  
 S H E E T

- Reference Notes**
- 1 (E) PROPERTY LINES.
  - 2 (N) 20" WIDE FIRE LANE FOR MIN. 60,000 LBS VEHICLE BEARING CAPACITY.
  - 3 (E) FIRE HYDRANT. SEE CIVIL PLAN.
  - 4 ASPHALT PAVING, TYP.
  - 5 (E) FIRE HYDRANT. SEE CIVIL PLAN. 15' OF FIRE LANE ON EACH SIDE OF FIRE HYDRANT. 50'-0" APART. SEE FIRE DEPT. ATTACHMENT 14 ON SHEET A1.04.
  - 6 FIRE LANE RED CURB.
  - 7 (P) FIRE HYDRANT LOCATION.

- Legend**
- FIRE LANE RED CURB
  - ▨ LANDSCAPE AREA
  - ▤ 20'-0" FIRE LANE
  - △ FIRE HYDRANT
  - POST MOUNTED FIRE LANE NO PARKING SIGN



SCALE: 1"=20'-0"

1 Proposed Fire Access Plan



CLIENT: MEIGLIO REALTY GROUP, INC.  
 CHINO, CA 91710  
 ADDRESS: PERMS, CA 92570  
 (P) 921-00018  
 DEVELOPMENT: A 37-UNIT RESIDENTIAL (CONDO)  
 PROJECT: 175 & 225 SOUTH G STREET, CHINO, CA 91710

# TRASH ENCLOSURE & DETAILS

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

KEY MAP

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

REVISIONS

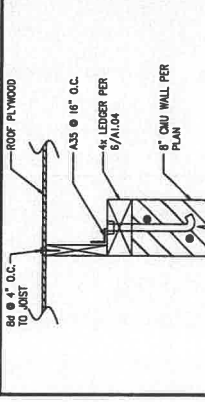
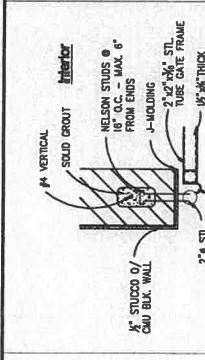
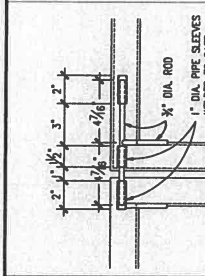
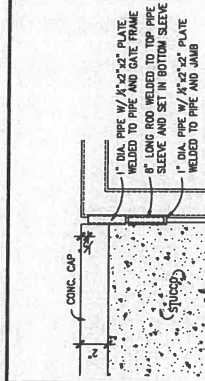
NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITS
2		ISSUED FOR PERMITS
3		ISSUED FOR PERMITS
4		ISSUED FOR PERMITS
5		ISSUED FOR PERMITS
6		ISSUED FOR PERMITS
7		ISSUED FOR PERMITS
8		ISSUED FOR PERMITS
9		ISSUED FOR PERMITS
10		ISSUED FOR PERMITS
11		ISSUED FOR PERMITS
12		ISSUED FOR PERMITS

DESIGNED BY: AZUL  
 CHECKED BY: TL  
 DRAWN BY: TL  
 DATE: 11/11/10  
 PROJECT: TRASH ENCLOSURE

SHEET NO. **A1.11**  
 OF SHEETS **S H E E T**

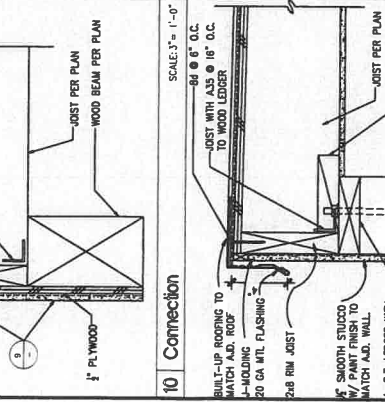
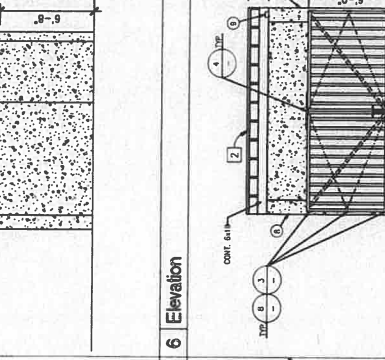
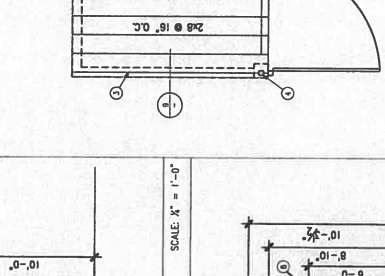
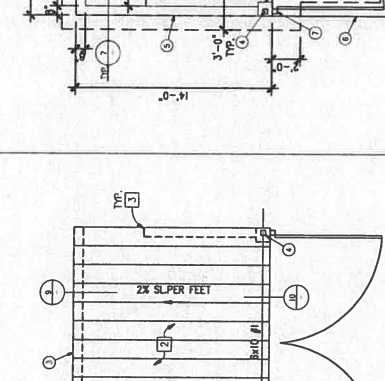
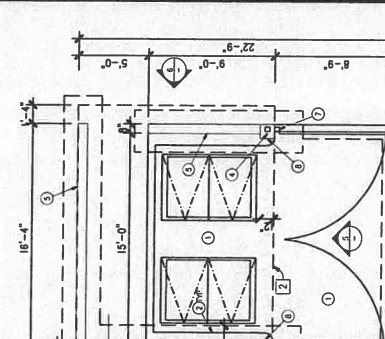
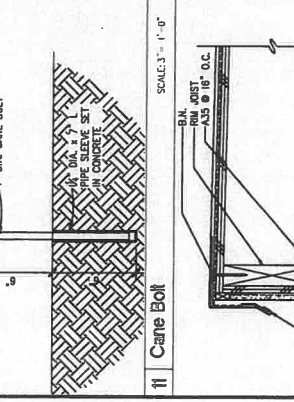
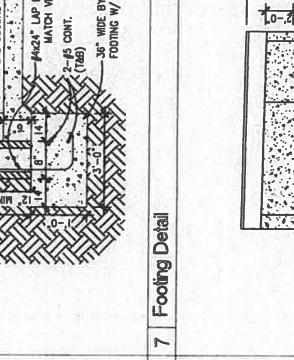
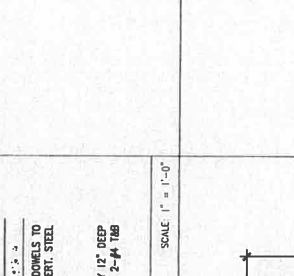
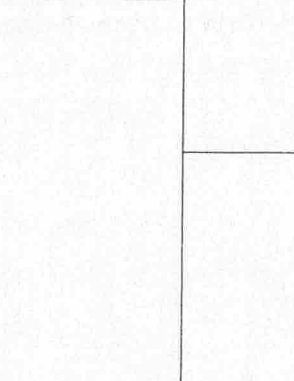
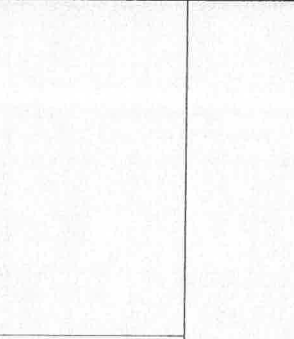
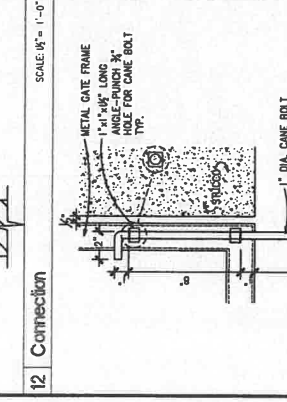
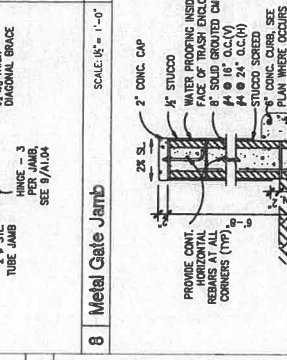
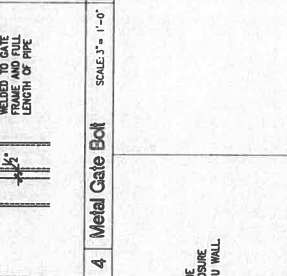
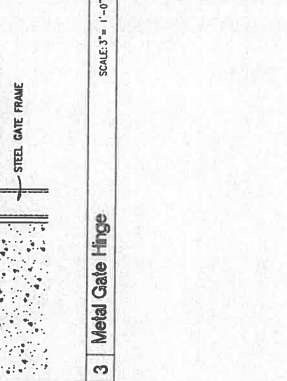
**Reference Notes**

- ROOF ABOVE
- 5" COX PLYWOOD W/ 8D COMMON NAILS, 8" O.C. EDGES, 12" O.C. AT FIELD W/ CLASS A ROOFING
- DASH LINE INDICATE CMU WALL BELOW.



**Key Notes**

- CONCRETE FUSH SLAB WITH 4# @ 18" O.C. EACH WAY AT CENTER OVER
- SHAD OVER SOX TO WALK COMPACTED SURGRADE
- 6" HIGH CONCRETE CURB
- 2x8 OVER WALL
- PRE6 BASE FOR BEAM SEAT ON WALL
- 8" SOLID GROUTED CMU WALL SEE
- 12" WIDE x 24" DEEP FOOTING WITH 2-#4 TOP AND BOTTOM
- GATE JAMB CONNECTION, SEE
- 12"x12" CMU PLASTER, PROVIDE 2-#4 (V) AND #4 CROSS TIES @ 8" O.C.
- WEDG BEAM WITH FIBER BASE ON CMU PLASTER



1 Slab Plan SCALE: 1/8" = 1'-0"

2 Roof Plan SCALE: 1/8" = 1'-0"

3 Metal Gate Bolt SCALE: 1/8" = 1'-0"

4 Metal Gate Hinge SCALE: 1/8" = 1'-0"

5 Elevation SCALE: 1/8" = 1'-0"

6 Elevation SCALE: 1/8" = 1'-0"

7 Footing Detail SCALE: 1" = 1'-0"

8 Metal Gate Jamb SCALE: 1/8" = 1'-0"

9 Connection SCALE: 1/8" = 1'-0"

10 Connection SCALE: 1/8" = 1'-0"

11 Cane Bolt SCALE: 3/8" = 1'-0"

12 Connection SCALE: 1/8" = 1'-0"





WALL AND DESIGN CONSULTANTS INC.  
ARCHITECTURE, INTERIOR DESIGN & INTERIORS  
12403 CENTRAL AVE., #610  
CHINO, CA 91710  
TEL: (909) 706-7100  
FAX: (909) 706-7101

PROJECT: A37-UNIT RESIDENTIAL (CONDO)  
DEVELOPMENT  
(DPR 21-00018)  
ADDRESS: 175 & 225 SOUTH G STREET,  
FERRIS, CA 92570  
CLIENT: GRACE SU  
MEIGU REALTY GROUP, INC.  
CHINO, CA 91710

SHEET TITLE: PROPOSED FLOOR PLAN  
BUILDING #1



JOB NO. 21048  
DRAWN BY: ALZ/TA  
SUPERVISED BY: TL  
CHECKED BY: TL  
DATE: 11/06/2021

REVISIONS

NO.	DATE	DESCRIPTION
1	11/06/2021	ISSUED FOR PERMIT

A2.01  
OF  
SHEETS  
SHEET NO.

**General Notes**

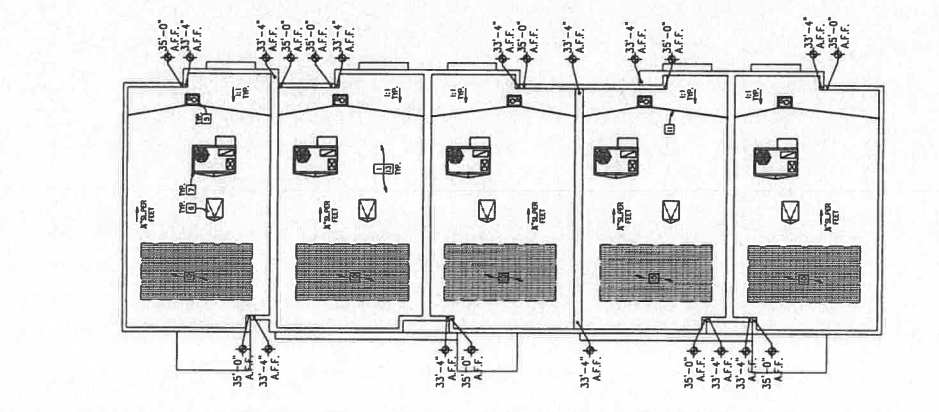
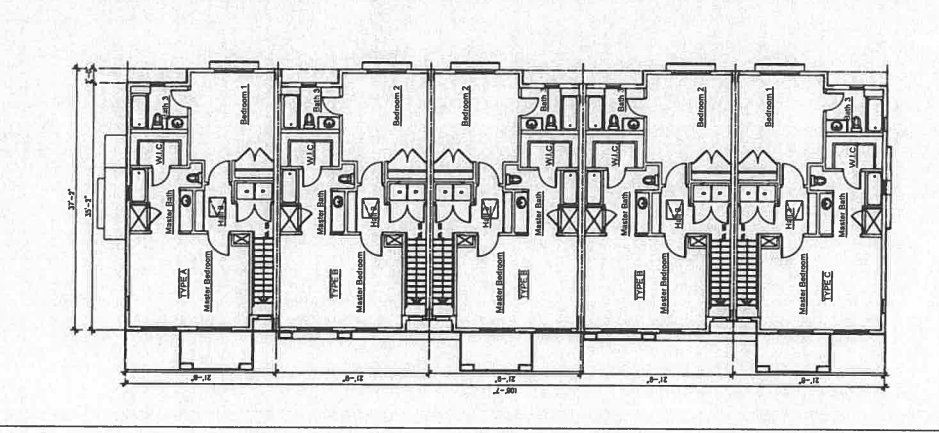
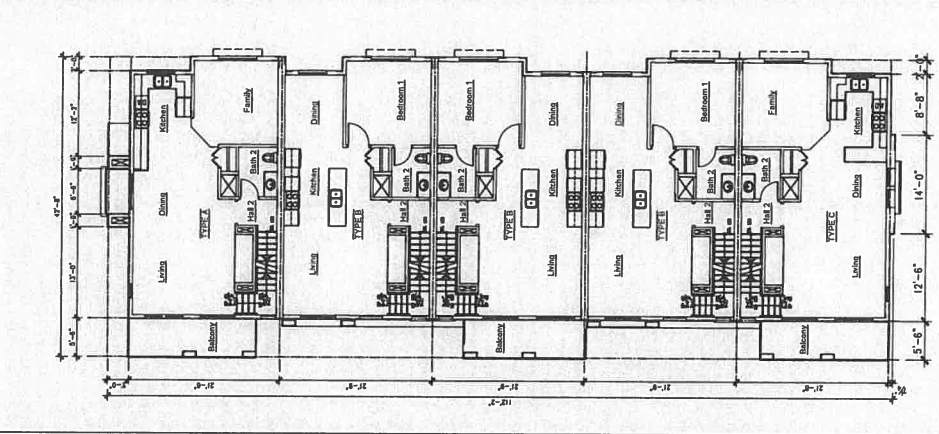
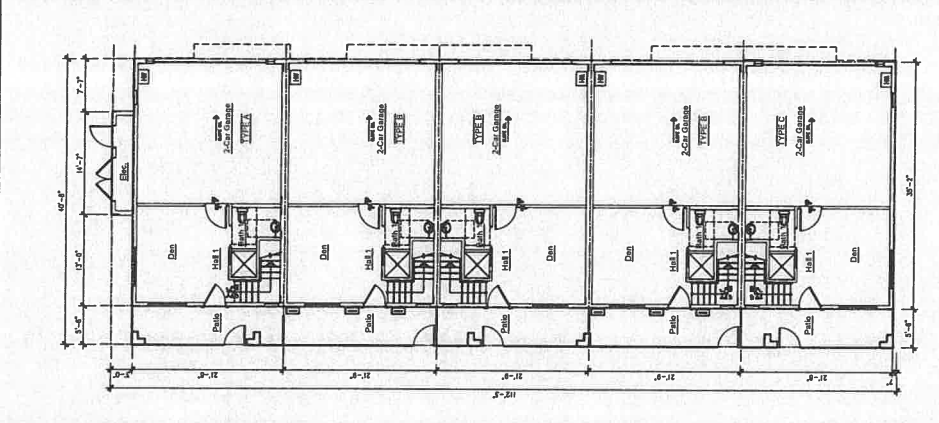
1. ALL WALL DIMENSIONS ARE FROM F.O.S. UNLESS NOTED OTHERWISE.
2. ALL WINDOW AND DOOR DIMENSIONS ARE FROM CENTER LINE OF THE WINDOW OR DOOR, U.O.N.
3. PROVIDE R-13 INSULATION @ ALL PLUMBING WALLS

**Reference Notes**

- 1 GLASS: X ULTRAVIOLET (THERMOPLASTIC POLYURETHANE) PRODUCTS OR APPROVED EQUAL. SEE SPEC. SECTION 0520-0000.
- 2 CURB: PROUD, ID 0808-0008, 0.74
- 3 YEAR SOLAR REFLECTANCE: 0.68
- 4 THERMAL EMITTANCE: 0.85
- 5 YEAR THERMAL EMITTANCE: 0.83
- 6 YEAR SR: 80
- 7 NOT USE
- 8 ROOF DRAIN AND OVERFLOW OUTLET
- 9 30"x36" SQ. ROOF HATCH BY BLOCO OR APPROVED EQUAL
- 10 A/C UNIT & EQUIPMENT PLATFORM

11 PROPOSED SOLAR ZONE (MIN. 15%) TO BE MAINTAINED FOR THE BUILDING. REQUIRED SOLAR ZONE (MIN. 15%) = 3,943 S.F. x .15 = 591 S.F. PROVIDED AREA = 640 S.F.

12 PARAPET BRACING, SEE STRL. PLAN.



1 1/F Floor Plan  
2 2/F Floor Plan  
3 3/F Floor Plan  
Roof Plan


**Reference Notes**

- 1 CLASS 'A' ULTRAVIOLET (U.V.) PROTECTIVE FILM (MIL 157) PRODUCTS OR APPROVED EQUAL, BY FIRESTONE BUILDING PRODUCTS COMPANY, ESM-2831
- 2 INITIAL SOLAR REFLECTANCE: 0.70
- 3 YEAR SOLAR REFLECTANCE: 0.68
- 4 THERMAL EMITTANCE: 0.85
- 5 THERMAL EMITTANCE: 0.83
- 6 INITIAL SRI: 83
- 7 3 YEAR SRI: 83
- 8 NOT USE
- 9 ROOF DRAIN AND OVERFLOW OUTLET
- 10 30"x36" SO. ROOF MATCH BY BICO OR APPROVED EQUAL
- 11 A/C UNIT & EQUIPMENT PLATFORM

**General Notes**

- 1. ALL WALL DIMENSIONS ARE FROM F.O.S., UNLESS NOTED OTHERWISE.
- 2. ALL WINDOW AND DOOR DIMENSIONS ARE FROM CENTER LINE OF THE WINDOW OR DOOR, U.O.N.
- 3. PROVIDE R-13 INSULATION @ ALL PLUMBING WALLS

PROPOSED SOLAR ZONE (MIL 157)  
 TOTAL ROOF AREA = 2,255 S.F.  
 REQUIRED SOLAR ZONE (MIN. 15%)  
 = 2,295 S.F. x .15 = 344 S.F.  
 PROVIDED AREA = 384 S.F.  
 PARAPET BRACING, SEE STAIR PLAN.



WAVE DESIGN ARCHITECTURE INC.  
 ARCHITECTS, ENGINEERS & INTERIORS  
 1725 S. GARDEN BLVD., SUITE 100  
 CHINO, CA 91710  
 TEL: (909) 609-1111 FAX: (909) 609-1107

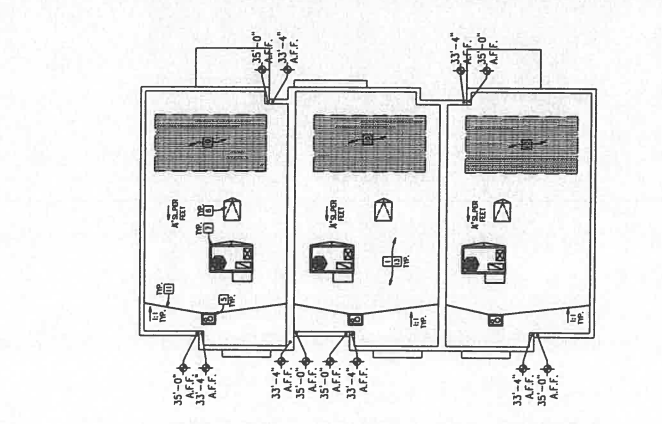
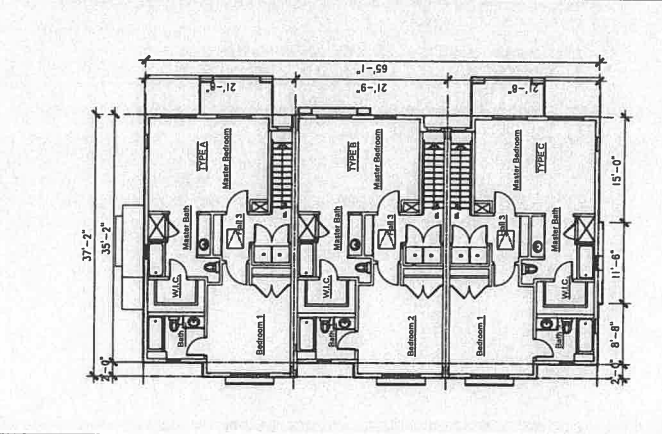
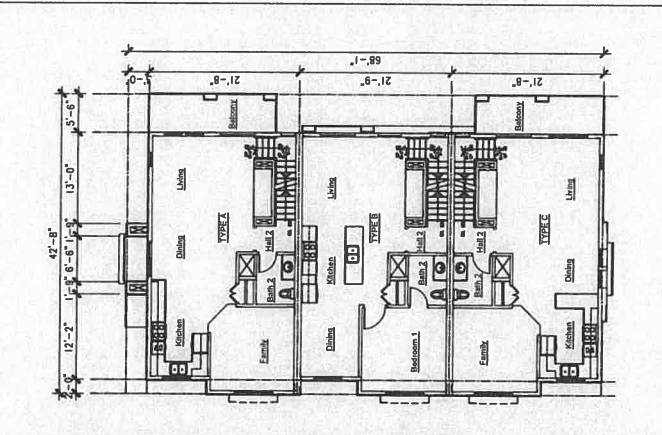
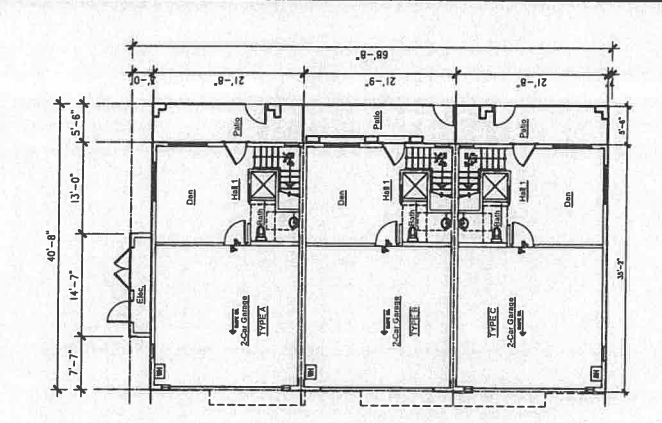
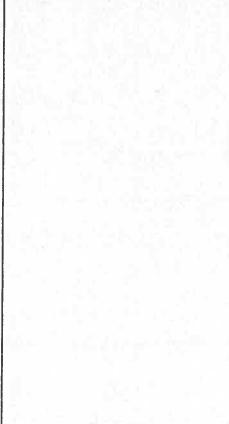
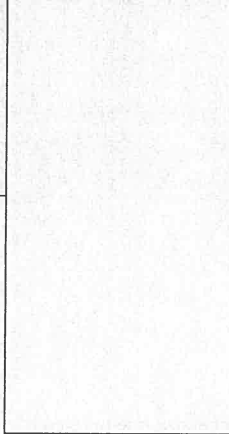
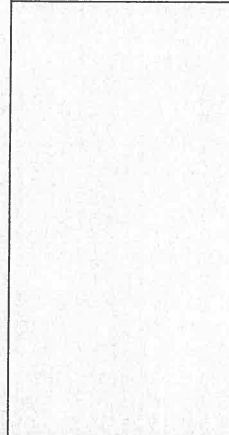
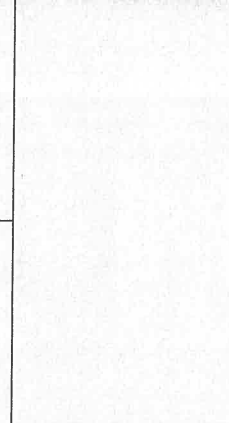
PROJECT: A 37-UNIT RESIDENTIAL (CONDO)  
 DEVELOPMENT  
 (DPH 21-00018)  
 MENDO REALTY GROUP, INC.  
 1725 S. GARDEN BLVD., SUITE 100  
 CHINO, CA 91710

(BUILDING #3, #9 REVERSED)  
 PROPOSED FLOOR PLAN  
 SHEET TITLE



JOB NO.	DATE
DRAWN BY:	DATE
CHECKED BY:	DATE
IN CHARGE:	DATE
PRINT SET:	DATE

**A2.02**  
 OF SHEETS  
 S H E E T



THIS DRAWING IS THE PROPERTY OF WAVE DESIGN ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.





**Colors & Materials**

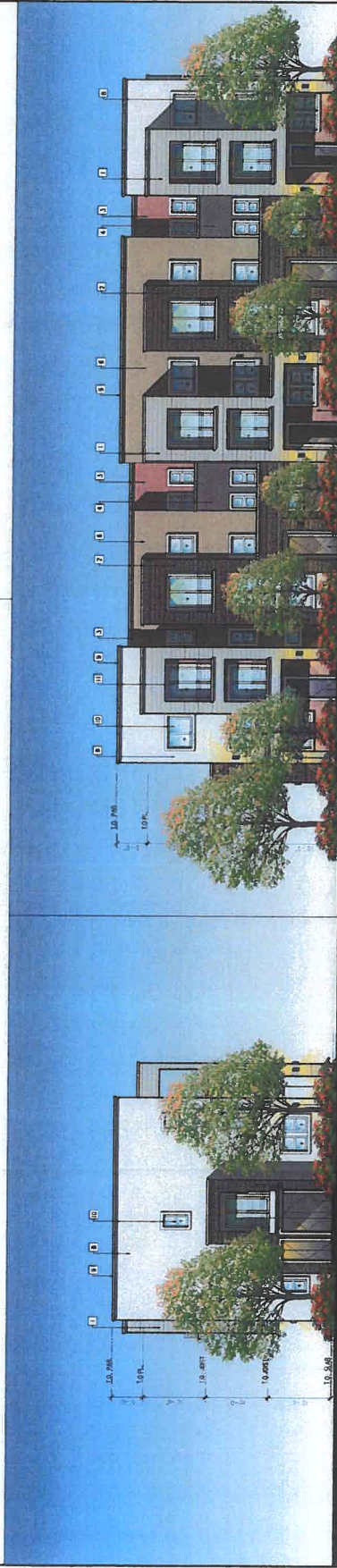
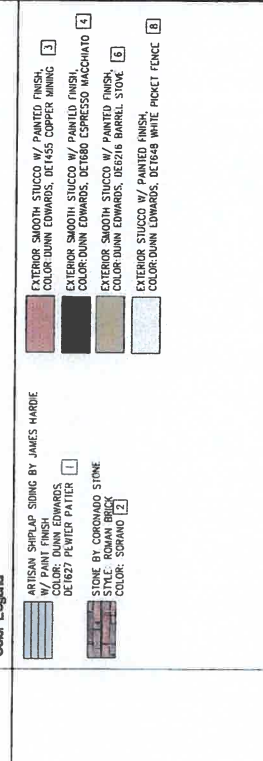
- 1 ARTISAN SHIP LAP SIDING BY JAMES HARDE W/ PAINT FINISH  
COLOR: DUNN EDWARDS, DE1627 FEWTER PATTER
- 2 STONE BY CORONA DO STONE  
STYLE: ROMAN BRICK, COLOR: SORANO
- 3 LAHABRA STUCCO W/ PAINT FINISH OR LO, SANTA BARBARA MISSION FINISH  
COLOR: DUNN EDWARDS, DE1455 COPPER MINING
- 4 LAHABRA STUCCO W/ PAINT FINISH OR FO, SANTA BARBARA MISSION FINISH  
COLOR: DUNN EDWARDS, DE1680 ESPRESSO MACCHATO
- 5 ENTRY DOOR W/ PAINT FINISH  
COLOR: DUNN EDWARDS, DE1680 ESPRESSO MACCHATO
- 6 LAHABRA STUCCO W/ PAINT FINISH OR FO, SANTA BARBARA MISSION FINISH  
COLOR: DUNN EDWARDS, DE1626 BARREL STONE
- 7 NOT IN USE
- 8 LAHABRA STUCCO W/ PAINT FINISH OR FO, SANTA BARBARA MISSION FINISH  
COLOR: DUNN EDWARDS, DE1648 WHITE PICKET FENCE
- 9 FOAM MOLDING W/ PAINT FINISH  
COLOR: DUNN EDWARDS, DE1648 WHITE PICKET FENCE
- 10 HANG WINDOW BY MILGARD - DUAL GLAZING, COLOR: WHITE
- 11 HANG SLIDING DOOR BY MILGARD - DUAL GLAZING, COLOR: WHITE
- 12 STAINLESS STEEL CABLE RAILING
- 13 ENTRY DOOR W/ PAINT FINISH  
COLOR: DUNN EDWARDS, DE1680 ESPRESSO MACCHATO

- 14 CARAGE DOOR  
COLOR: DUNN EDWARDS, DE1680 ESPRESSO MACCHATO
- 15 DOOR W/ PAINT FINISH  
COLOR: DUNN EDWARDS, DE1627 FEWTER PATTER
- 16 EXTERIOR LED WALL LIGHTING, KICHLER, WALDEN 12" LED WALL LIGHT TEXTURED BLACK
- 17 EXTERIOR LED WALL LIGHTING, POSSINI LIGHTING, STANFORD BLACK OUTDOOR LED WALL UP AND DOWNLIGHT

- ARTISAN SHIP LAP SIDING BY JAMES HARDE W/ PAINT FINISH  
COLOR: DUNN EDWARDS, DE1627 FEWTER PATTER
- STONE BY CORONA DO STONE  
STYLE: ROMAN BRICK  
COLOR: SORANO

- EXTERIOR SMOOTH STUCCO W/ PAINTED FINISH, COLOR: DUNN EDWARDS, DE1455 COPPER MINING
- EXTERIOR SMOOTH STUCCO W/ PAINTED FINISH, COLOR: DUNN EDWARDS, DE1680 ESPRESSO MACCHATO
- EXTERIOR SMOOTH STUCCO W/ PAINTED FINISH, COLOR: DUNN EDWARDS, DE1626 BARREL STONE
- EXTERIOR STUCCO W/ PAINTED FINISH, COLOR: DUNN EDWARDS, DE1648 WHITE PICKET FENCE

**Color Legend**



3 Elevation C

4 Elevation D

2 Elevation B

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

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

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

NEWLAND DESIGN CONSULTANTS, INC.  
10000 BAYVIEW BLVD., SUITE 100, BAYVIEW, CA 94026  
TEL: (925) 946-7170

PROJECT: A 37-UNIT RESIDENTIAL (CONDO) DEVELOPMENT  
(DPR 21-00018)  
ADDRESS: 175 & 225 SOUTH G STREET, PERRIS, CA 92570  
CLIENT: MEGUO REALTY GROUP, INC.  
1800 CENTRAL AVE., #610  
CHINO, CA 91710

SHEET TITLE: ELEVATIONS BUILDING #1



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	11/14/2023	JH	ISSUED FOR PERMITS
2	11/14/2023	JH	ISSUED FOR PERMITS
3	11/14/2023	JH	ISSUED FOR PERMITS











REV	BY	DATE



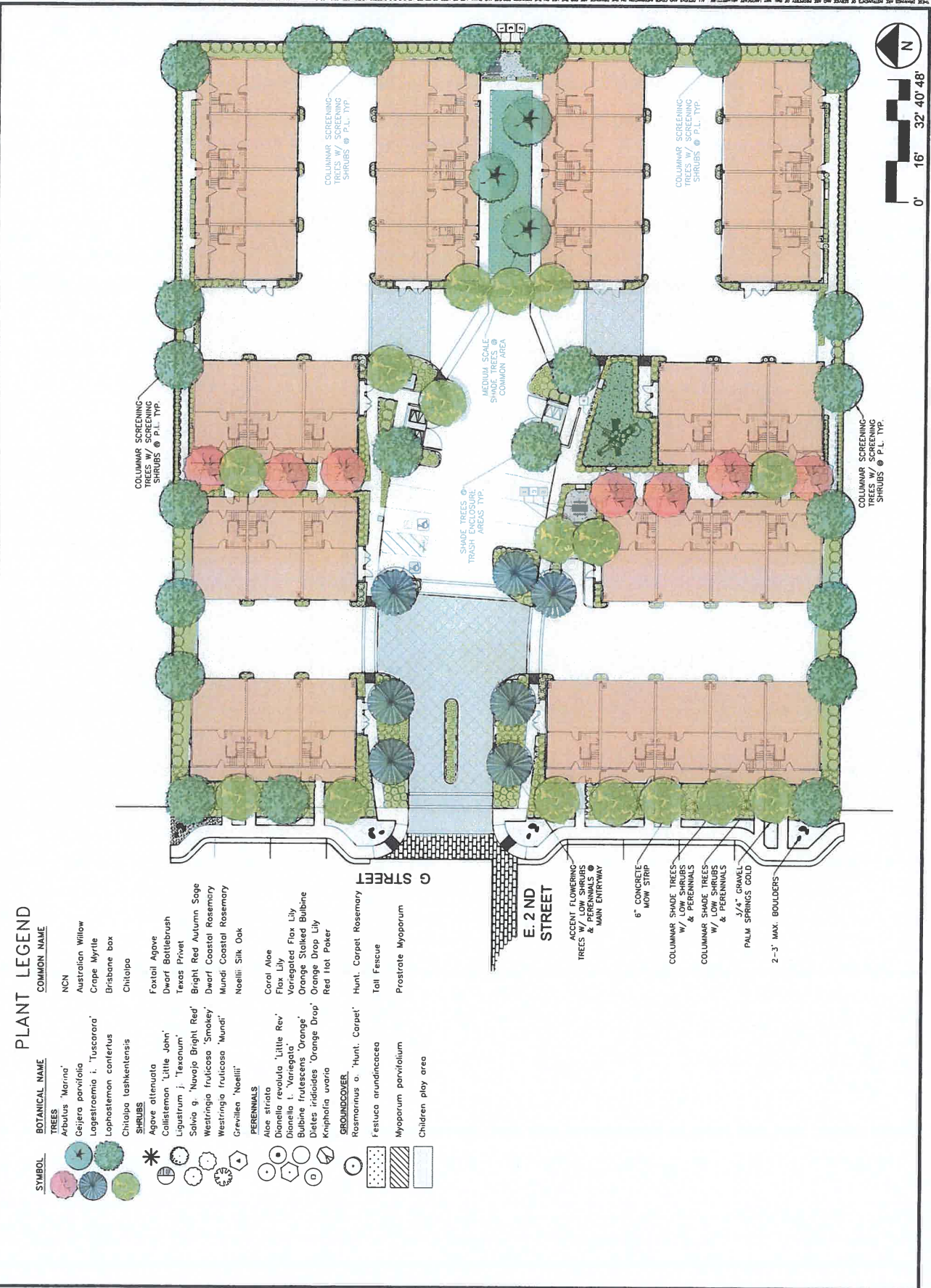
**PHIL MAY  
LANDSCAPE  
ARCHITECTURE**  
2532 Woburn Ave.  
Fountain, CA 92531  
Phone: 951 373 1959  
www.philmaydesign.com



# PLANTING PLAN

37-UNIT RESIDENTIAL CONDO  
DEVELOPMENT  
1758 225 SOUTH G ST.  
PERRIS, CA 92570

DRAWN: J.C.  
CHECKED: B.S.  
DATE: 06-20-2022  
SHEET: L-2  
OF 3 SHEETS  
DATE PLOTTED: 06/20/22



## PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	<b>TREES</b>	
	<b>SHRUBS</b>	
	<b>PERENNIALS</b>	
	<b>GROUNDCOVER</b>	



## Exhibit F

Planning Commission Staff Report  
(without exhibits)  
Dated March 15, 2023

*Due to the size of the document, only the staff report is included as a hard copy. The entire staff report is available online at:*

[https://www.cityofperris.org/departments/  
development-  
services/planning/environmental-  
documents-for-public-review/-folder-  
361#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-361#docan1206_1313_479)





# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:**

March 15, 2023

**SUBJECT:**

Development Plan Review 21-00018 - A proposal to construct a 37-unit condominium development on 1.82 acres located on the east side along G street at the terminus of E. 2<sup>nd</sup> Street, within the Urban Village (UV) Zone of the Perris Downtown Specific Plan (DTSP) (APN: 310-070-001 and 310-070-002). Applicant: Winston Liu of W&W Land Design Consultants, Inc.

**REQUESTED ACTION:**

Adopt Resolution No. 23-08, finding the project is Categorically Exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-fill Development Projects); and approving DPR 21-00018, based on the findings and subject to the Conditions of Approval.

**CONTACT:**

Kenneth Phung, Director of Development Services

---

#### BACKGROUND

The subject site is vacant and has a relatively flat terrain totaling approximately 1.8 acres. The site has never been developed or utilized for residential or commercial purposes. Surrounding uses include Perris Villas Apartments to the south, Diamond Environmental Services to the west across across G Street, County Hills Apartments to the west, and an existing single-family residence to the north. All the surrounding properties and the project site are zoned Urban Village, which allows 3 to 5-story stacked flats, rowhouses, courtyard housing, live-work, and mixed-use commercial block buildings. The proposed development follows the courtyard housing concept.

As a matter of information, staff conducted an Ad Hoc Committee for this Project on June 8, 2022. The Ad Hoc Committee expressed concerns related to architectural enhancements, color palette, walkability, and outdoor amenities. The applicant has revised the project plans to address the Ad Hoc Committee's concerns by modifying the architectural treatment to have a more traditional downtown architecture with additional veneer treatment with a contemporary flair to reflect the market demand for a modern downtown. Also, walkways have been incorporated to connect all the units to the street and to the outdoor amenities, which have been enhanced to include picnic benches, barbeque grills, and a tot lot. The Downtown Specific Plan does not have specified requirements for on-site recreational amenities for multi-family development, as it is anticipated that as the downtown develops, additional entertainment, recreational and cultural amenities will be close to those who reside in the downtown area. But outdoor amenities have been provided on the project site in response to the Ad Hoc Committee to afford the future residents of the project site recreational amenities as the City develops.

**PROJECT DESCRIPTION**

The applicant requests a Development Plan Review approval to construct a 37-unit condominium development on 1.82 acres. The proposed condominium development comprises 10 detached buildings containing 3 to 5 attached units.

Each unit has three levels; the ground level includes the main door, private patio, and a two-car garage; the second floor includes living areas, and the third floor includes bedrooms. A 33-foot-wide decorative driveway proposed along S. G street provides the main access to the site and is enhanced with a raised plant median. The project also includes centrally located common open space, parallel parking between curb bulb-outs, and a 10-foot landscape buffer for neighborhood character along the G street frontage. This development is not proposed to be gated, but the tot-lot will be gated for the residents' use only.

**PROJECT ANALYSIS**

The table below summarizes the project's consistency with the General Plan, DTSP Specific Plan, Zoning Code, Title 18 Subdivision Code, and March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

	Consistent	Inconsistent
<p><b>Consistency with the General Plan</b></p> <p>The project site has a General Plan land use designation of UV – Urban Village. The intent of the Urban Village is to allow for mixed-use and multi-family residential buildings within walking distance of Downtown and the MetroLink Station. The Urban Village is envisioned to include an interior pedestrian paseo that provides access to downtown and the adjacent commercial district. Building heights may range from three to five stories, with parking provided on the streets as well as in parking structures and surface lots behind buildings. The proposed condominium development as conditioned, will be consistent with the General Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Consistency with the Perris Downtown (DTSP) Specific Plan</b></p> <p>The project site is in the Urban Village Zone of the Downtown Specific Plan, which is intended for residential development that supports 3 to 5-story stacked flats, rowhouses, courtyards housing, live-work, and mixed uses. (Exhibit C). This project includes attached condominiums, and ancillary open space (courtyards) uses; therefore, it is consistent with the DTSP Specific Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Consistency with the March Air Reserve Base/Inland Port Airport</b></p> <p>The proposed project is located within the March Air Reserve Base/Inland Port Airport Influence Area (March AIA.) Zone E (other Airport Environs). Zone E has no residential development restrictions. As the project is located in the downtown, consistency</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Consistent	Inconsistent
<p>with the with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP), and the 2010/2011 Perris Valley Land Use Compatibility Plan is not required.</p> <p>On February 23, 2023, the Riverside County Airport Land Use Commission (ALUC) considered and determined that the Project is "Conditionally Consistent" with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP).</p>		

**COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS**

The table below summarizes compliance with the Downtown Specific Plan development standards.

Perris Downtown Specific Plan Urban Village Zone – Courtyard Flat Building Development Standards Development Standards					
Standard		Proposed	Consistent	Inconsistent	
Number of Stories	2 to 3 stories	1.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building Height	75 -100 feet	35 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Setbacks	Front Yard:	5 feet	10 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side Yards:				
	- North	5 feet	7 feet - 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	- South	5 feet	8 feet- 4 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard (east)	5 feet	5 feet - 8 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parking Standards Downtown Specific Plan – Parking Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Multi-Family	2 spaces/2 or more bedroom unit	74 spaces	74 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	- 20 2-bedroom units - 17 3-bedroom units		8 guest spaces (not required)		
<b>Total Parking</b>		<b>74 spaces</b>	<b>82 spaces</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Total Surplus Parking</b>			<b>8 spaces</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project complies with the development standards for Courtyard Flat Building in the Urban Village Zone. It proposes 74 spaces in garages and 8 guest parking spaces, which exceed the minimum parking requirement of the Downtown Specific Plan for multi family residential, which is intended to provide an urban nature in the downtown, where retail businesses and offices are

---

located within walking distance, public transportation is more accessible than in suburban areas, and higher density residential development is promoted. Thus, as proposed, the project complies with the Downtown Specific Plan.

## **COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS**

- **Building Elevations/Architecture**

The proposed building elevations reflect a contemporary architecture that emphasizes vertical elements contrasted by alternate decorative materials and colors. The design incorporates a combination of varying rooflines, vertical and horizontal windows, horizontal faux wood shiplap, brick veneer, and intermittent recessed panels to create a contrasting aesthetic design for compliance with the Perris Downtown Specific Plan design standards. The entry areas of the buildings are recessed to provide additional articulation in the vertical plane and covered entry ways. The proposed color palette combines warm shades of tans, white and copper to complement the buildings. The combination of varying colors, articulating footprint, variable roof height, enhanced cornice treatments, windows, etc., provides visual interest to the building.

- **Landscaping**

The applicant has submitted a conceptual landscape plan conforming to the Landscaping Ordinance's requirements. The proposed on-site landscaping area totals approximately 13,326 square feet or approximately 16.8% of the site. There is no minimum landscaping requirement in the Downtown Specific Plan; instead landscaping in the Downtown area is required to be provided in all setbacks to soften the street edge and large buildings, create a sense of place, screen parking areas and mechanical equipment, and enhance the pedestrian environment. The project proposes landscaping and decomposed granite along the street frontage. Additional landscaping is proposed along the perimeter of the site, guest parking area, common open space areas, and adjacent to the buildings. Staff is

The decomposed granite proposed along the street frontage and at the main entrance is recommended to be enhanced with plant materials to provide visual interest from the public right of way for compliance with the Downtown Specific Plan.

- **Fencing and Screening**

The project is required to construct a decorative 6-foot-high split-face concrete wall with a trim cap at the north and south sides of the property to buffer adjacent residential homes from noise and views associated with the residential project. The existing 6-foot-high block wall along the east property line will remain. A low decorative fence will be provided around the private patios for privacy.

- **Lighting**

All exterior lighting will provide one (1) foot-candle of illumination for pedestrian safety and security along all parking lots and pedestrian areas. All exterior lighting shall provide cut-off fixtures and will be downward facing away from the neighboring properties per City standards.

- **Amenity and Recreation area**



---

The applicant proposes common open space areas furnished with outdoor amenities including picnic benches, barbecue grills, and a tot lot.

**ENVIRONMENTAL DETERMINATION**

The Project is Categorically Exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects), as the project constitutes an infill development project within city limits on less than five acres of land in compliance with the applicable General Plan and Zoning Code and has no habitat value for biological resources.

**RECOMMENDATION:**

**Adopt Resolution No. 23-08** finding the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32 In-Fill Development Projects, and approving DPR 21-00018 to construct a 37-unit condominium community on 1.82 acres, based on the findings and subject to the Conditions of Approval.

---

**BUDGET (or FISCAL) IMPACT:** There is no fiscal impact associated with this project since all project costs are borne by the applicant.

---

Prepared by: Alfredo Garcia, Associate Planner  
Reviewed by: Patricia Brenes, Planning Manager

**EXHIBITS:**

- A. Resolution 23-08 Approving Conditions of Approval (Planning, Engineering, Public Works, Fire, Community Services and Building & Safety)
- B. Location/Aerial Map
- C. Downtown Specific Plan Land Use Map
- D. Project Plans (Site, Floor, Elevations and Conceptual Landscape Plans)

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