



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: September 26, 2023

SUBJECT: Residential Design Guidelines Policy Resolution No. (Next in Order) – A resolution to consider implementation of "Residential Design Guidelines," aimed at establishing design guidelines for single-family and multi-family residential developments. Applicant: City of Perris

REQUESTED ACTION: Adopt Resolution No. (Next in Order), recommending the City Council adopt the "Residential Design Guidelines"; and determine the Resolution is exempt from the California Environmental Quality Act Guidelines (CEQA), pursuant to Section 15061(b)(3) Common Sense Exemption, as this Resolution will not result in a direct or reasonably foreseeable indirect physical change in the environment, nor will it have a significant effect upon the environment.

CONTACT: Kenneth Phung, Director of Development Services

BACKGROUND:

On September 6, 2023, the Planning Commission unanimously recommended to the City Council approval of a proposed Residential Design Guidelines (RDG) initiated by staff in an effort to develop objective design guidelines that supplement the Zoning Code requirements for single-family and multi-family residential developments to help create a comfortable and desirable living experience contributing to a high quality of life for Perris residents. The RDG are intended to identify requirements related to building orientation, site layout, site access, parking lots, landscaping, and building design to make residential projects more predictable and easier to interpret for all stakeholders, including decision makers, staff, applicants, and members of the public. Although the City of Perris already works with the residential development community to implement many of the guidelines proposed in the RDG, adopting the RDG policy will formalize what is expected for residential development.

Planning Commission Discussion

At the Planning Commission meeting, the Commission voiced support for the RDG with the following additional guidelines and requirements to reflect the character and needs of the City of the Perris consisting of the following: 1) the addition of security fencing for multi-family development, 2) include a drought tolerant landscaping palette, 3) include a trellis cover requirement over the trash enclosure, 4) preclude parking lots along the main street frontage except for guest parking, 5) require cool deck (rubberized) flooring surface for tot lots, 6) require break-up long multi-family building facade, and 6) require building articulation in cluster home development.

DISCUSSION:

Overview and Purpose:

The Residential Design Guidelines (RDG) is the by-product of WRCOG's (Western Riverside County Council of Government) Objective Design Standards Toolkit, which contains a variety of "model" Objective Design Standards" gathered from jurisdictions across Riverside County while incorporating the local need and aspirations of the city. The RDG is intended to provide developers, builders, and architects with a clear statement of the desired architectural and site design characteristics for new single-family and multi-family residential developments in the city that enhance the community's unique character and raise the quality of design. Site design standards and guidelines are also provided to ensure that buildings contribute to a high-quality public realm and create a comfortable and desirable living experience. The RDG includes seven (7) distinct Chapters designed so one can quickly navigate to the applicable sections (i.e., Single-Family Design, Multi-Family Design, Landscaping, Architectural Styles, etc.) for guidance to develop their project.

Overall, the RDG are structured and organized to create an easily understandable document using accessible language and imagery to convey architectural and site planning concepts. Precedent images, descriptive text, and illustrative diagrams are utilized to communicate the essential features of each style. Within each style, required design elements relating to form and massing, roofs, walls and windows, materials and colors, and architectural features are outlined. Additional treatments to heighten visual interest and design integrity are noted as well. The RDG establishes a baseline index of quality while encouraging creativity and allowing deviations on a case-by-case basis.

Residential Development Community Outreach

As part of the process, staff met with representatives from the Building Industry Association (BIA), which represents small and large builders, developers, contractors, and other industry professionals who have extensive knowledge and experience in building and development. The feedback provided by the BIA was implemented in the Residential Design Guidelines. Based on WRCOG's toolkit and BIA's feedback, staff believe implementation of the proposed RDG positively reflects the character of the City of Perris.

Conclusion

Implementation of the Residential Design Guidelines will result in higher quality residential development. The guidelines also provide flexibility within the design theme framework so as not to stymie the creativity of future development.

RECOMMENDATION:

The proposed Residential Design Guidelines will establish guidelines related to site design, architecture, architectural styles, and landscaping and do not affect or change any existing zoning, use, density/intensity, or height requirements of the Zoning Code in a way that would cause potential environmental impacts. Therefore, staff recommends that the City Council adopt Resolution No. (Next in Order) for the adoption of the "Residential Design Guidelines"; and determine the Resolution is exempt from the California Environmental Quality Act Guidelines (CEQA), pursuant to Sections 15060(b)(3) Common Sense Exemption.

BUDGET (or FISCAL) IMPACT: Costs for staff preparation of this item are included in the General Fund Budget.

Prepared by: Patricia Brenes, Planning Manager
Reviewed by: Kenneth Phung, Director of Development Services

REVIEWED BY:

City Attorney _____
Assistant City Manager _____
Deputy City Manager _____

- Attachments:
1. Resolution No. (Next in Order), including Proposed Residential Design Guidelines
 2. Planning Commission Staff Report Only – Dated September 6, 2023
Due to the size of the document, the Planning Commission staff report and exhibits are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-391#docan1206_1313_479

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