

## CHAPTER 19.50

### DEVELOPMENT PLAN REQUIREMENTS

#### Sections:

- 19.50.010 PURPOSE AND INTENT
- 19.50.020 DEVELOPMENT PLANS REQUIRED
- 19.50.030 DEVELOPMENT PLANS DEFINED
- 19.50.040 DEVELOPMENT PLAN EXEMPTIONS
- 19.50.050 AUTHORITY AND ACTION
- 19.50.060 SUBMITTAL OF SUPPORTING PLANS
- 19.50.070 APPLICATION PROCESSING
- 19.50.080 EXTENSION OF TIME

#### 19.50.010 PURPOSE AND INTENT

The City Council finds that development plan review is required to protect the health, safety and welfare of the citizens of the City and to ensure that all development proposed within the City is consistent with the City's General Plan, applicable specific plans, and zoning. (Ord. 1103, 6/02)

#### 19.50.020 DEVELOPMENT PLANS REQUIRED

No person shall commence any physical alteration of a lot or parcel, the construction of a new building, the addition to or alteration of an existing building, any new use, construct a sign, obtain a building permit or certificate of occupancy, or undertake an intensification of use until a development plan has been approved. (Ord. 1103, 6/02)

In addition, for purposes of this Chapter, "sign" means any advertising structure regulated by Chapter 19.74 of this Code. Except as provided in Section 19.50.030, and in the ordinance establishing this Chapter, no building permit or certificate of occupancy shall be issued for development projects in process on the date the ordinance codified in this Chapter becomes effective unless such development complies with the provisions of this Chapter. (Ord. 1103, 6/02)

#### 19.50.030 DEVELOPMENT PLANS DEFINED (Ord. 1255, 6/09)

Development plans are required to be submitted for review and approval by the City Council, Planning Commission, or the Director of Development Services for the following types of development cases:

- Conditional Use Permits
- Development Plan Reviews
- Administrative Development Plan Reviews
- Variances

19.50.040 DEVELOPMENT PLAN EXEMPTIONS

The following development is exempt from development plan review and approval:

A. Residential Uses

1. Patios, second story decks, detached residential accessory structures, or first floor room additions and areas designated for single-family residential development, when these additions are less than twenty-five percent of the existing structure, are not directly visible from public rights-of-way and when designed to match the existing exterior of the development.
2. Landscape components and fencing in areas designed for single-family residential development.
3. Pools and spas in areas designated for single-family residential development.

B. Commercial and Industrial Uses

Commercial, industrial, and office additions for which no change in intensity of use, no additional vehicular parking is required and there is no reconfiguration of the parking lot or change in the number of parking spaces. Examples include construction of trash enclosures, interior remodels, and small additions to structures consistent with the existing architecture.

C. Other Uses

Any other development of similar scale and impact, as determined by the Director of Development Services. (Ord. 1103, 6/02)

19.50.050 AUTHORITY AND ACTION

The City Council, Planning Commission, or the Director of Development Services as specified in Section 19.54.030 shall review the development plan for conformance with the City's General Plan, Development Code, specific plan regulations, and other applicable City regulations and shall then approve, conditionally approve, deny, or refer to a higher authority. (Ord. 1103, 6/02; (Ord. 1255, 6/09)

19.50.060 SUBMITTAL OF SUPPORTING PLANS

The following supporting plans shall be submitted with a development plan application. Before an application is accepted and approved as complete, the

applicant may be required to clarify, correct or otherwise supplement the information contained in the application. (Ord. 1103, 6/02)

A. Site Plan

A site plan, drawn to standard engineering scale (one inch equals thirty feet), shall contain the following information:

1. Parcel and lot dimensions illustrating the location of all existing buildings and structures.
2. The location, height, and construction material of all walls and fences.
3. The location, number of spaces, and internal circulation pattern for all on-street parking along with the location of any off-site parking.
4. The width of all driveways, rights-of-way and the design of all ingress/egress routes.
5. The location of all areas proposed to be landscaped.
6. The proposed use of the building(s) or structures and the amount of square footage devoted to each use.
7. The design and location of all areas or improvements to be made available for use by the public or dedicated to a public agency or utility.
8. The location and design of all trash enclosures.
9. The design and location of all signs, exterior lighting and pedestrian walk-ways.
10. The location of all existing and proposed fire hydrants.
11. The location of all proposed outdoor storage areas and a description of the materials to be stored in such areas.
12. The percentage of landscaped area, building coverage, and parking area.
13. The location of any existing curbs, planter islands, sign, lighting standards or bollards, or any other improvements to be removed.

B. Other Plans

1. Floor plans for all proposed buildings and structures.
2. Colored architectural elevations and colors and materials sample board.
3. Landscaping plans indicating the species, container size and quantity of the proposed plant materials, and the design of the irrigation system. All landscaping plans shall be prepared by a qualified landscape architect.
4. Preliminary Grading Plans

C. Other Materials/Specifications

1. An 8-1/2 inch by 11 inch reduction of all site plans. All reductions shall be highly legible for reproduction purposes. (Ord. 1255, 6/09)
2. All site plans, floor plans, architectural elevations, and landscape plans shall be folded to an 8-1/2 inch by 11 inch size. Unfolded

plans shall not be accepted and shall be cause for determining a development plan application incomplete.

3. Any other information or plans that may be required by the Director of Development Services which are reasonable or necessary to the City Council's, Planning Commission's, or Director's review of an application. (Ord. 1103, 6/02)

#### 19.50.070 APPLICATION PROCESSING

Upon submittal of a development plan application, the Director of Development Services shall review the application to determine whether an application is complete and its compliance with the requirements of this Chapter. If the requirements of this Chapter are not satisfied within 30 days of receipt of the application, the Director shall give written notification to the applicant that the application is incomplete and the reasons therefore.

Upon determining that a development plan application is complete, the Director of Development Services shall distribute the application as provided in Section 19.54.030 REVIEW AUTHORITY AND PROCESSING PROCEDURES, Subsection B, for discretionary applications. (Ord. 1103, 6/02)

#### 19.50.080 EXPIRATION AND EXTENSION OF TIME

##### **A. Expiration**

The approval or a conditional approval of a development plan shall expire 36 months from the date the development plan was approved. (Ord. 1255, 6/09)

##### **B. Extension**

The person filing a development plan or his authorized agent may request an extension of the development plan approval by written application to the Director of Development Services. Such application shall be filed at least 10 days before the approval or conditional approval is due to expire. The application shall state the reasons for requesting the extension. The development plan must be in conformance with current City of Perris Development Code and General Plan. Extensions of Conditional Permit approvals are subject to the approval of the original reviewing authority upon the finding of unavoidable delay. (Ord. 1255, 6/09)

The reviewing authority specified in Section 19.54.030 for the original development application shall review and determine whether to grant a time extension. The reviewing authority shall ensure that the previously approved project is consistent with the current General Plan and all purposes and provisions of this Title and that the findings for approval

specified in Section 19.54.040 are still applicable. The Director of Development Services shall issue a letter within 10 working days of the decision stating the determination and findings.

***C. Time Limit On Extension***

A maximum of three one-year time extensions may be permitted. Total extensions of a development plan approval shall not exceed 36 months.

***D. Development Plan Modifications***

Modifications of a development plan, after approval, shall not extend time limits imposed by the Chapter, unless otherwise specified in the conditions of approval of said modification. (Ord. 1103, 6/02)