

**RESOLUTION NUMBER 6199**

***A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FINDING THE PROPOSED PROJECT CATEGORICALLY EXEMPT FROM CEQA UNDER SECTION 15332, CLASS 32 IN-FILL DEVELOPMENT AND APPROVE TENTATIVE TRACT MAP NO. 38308 (PLN21-05271) TO SUBDIVIDE 1.82 VACANT ACRES INTO ONE LOT FOR CONDOMINIUM PURPOSES AND APPROVE DEVELOPMENT PLAN REVIEW 21-00018 TO CONSTRUCT A 37- UNIT CONDOMINIUM DEVELOPMENT. THE PROJECT SITE IS LOCATED ON THE EAST SIDE ALONG G STREET AT THE TERMINUS OF E. 2<sup>ND</sup> STREET, WITHIN THE URBAN VILLAGE ZONE OF THE PERRIS DOWNTOWN SPECIFIC PLAN, SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.***

***WHEREAS***, the applicant, Winston Liu, proposes Tentative Tract Map No. 38308 and Development Plan Review 21-00018 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***, On April 5, 2023, the Planning Commission unanimously approved 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); and

***WHEREAS***, the applicant submitted a Development Plan Review application (DPR 21-00018) for the Project for consideration of architectural design and site layout; 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; and

**WHEREAS**, a duly noticed public hearing was held on March 15, 2023, at which time all interested persons were given full opportunity to be heard and to present evidence; 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 a Development Plan Review; and

**WHEREAS**, prior to taking action, the City Council 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, BE IT RESOLVED** by the City Council of the City of Perris as follows:

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

**Section 2.** The City Council has determined that the Project is categorically exempt from review under the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-Fill Development.

**Section 3.** Based upon the forgoing, the information contained on the agenda submittal and supporting attachments/exhibits and all oral and written presentations and testimony made by City staff and members of the public at the public hearing on March 15, 2023, and April 5, 2023; the City Council further finds the following regarding Development Plan Review 21-00018 and Tentative Tract Map 38308:

**Development Plan Review 21-00018**

- A. *The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan and provisions of the Perris Municipal Code ("PMC"), the purposes of the Zone in which the site is located, and the development policies and standards of the City.*

The Project is zoned Urban Village. the intent of the Urban Village is to allow for mixed-use and multi-unit residential buildings with first-floor ancillary commercial uses 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 would 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 location of the Project is in accordance with the objectives of the Development Plan Review provisions of the City's Zoning Code, Chapter 19.26, in that the proposed commercial building is desirable for the community and appropriate use that provides a new area for the public to work and ensure compatibility with surrounding uses and protect the aesthetics and public, health and welfare of the community.

The proposed Project is consistent with the City's General Plan, meets the intent of the Urban Village zone, and conforms to applicable provisions of the City's Zoning regulations in that appropriate conditions of approval have been developed to ensure that the use operates according to City policies and regulations to protect the public health and welfare.

- B. *The proposed Project site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.*

The proposed location of the Project is in accordance with the objectives of the Development Plan Review provisions of the City's Zoning Code, Urban Villag, and Chapter 19.26 e, in that the proposed residential buildings are desirable for the community and appropriate use that provides a new area for the public to work and ensure compatibility with surrounding uses and protect the aesthetics and public, health and welfare of the community. The Project has been designed to meet setbacks, FAR, coverages, and landscape requirements as stated in the development standards of Urban Village Zone and Chapter 19.26. furthermore, the site has been designed with added safety measures via traffic analysis as well as photometric review for added public safety and connection to all public utilities.

- C. *The proposed Project and the conditions under which it would be operated or maintained are compatible with abutting properties and will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.*

As conditioned, the proposed Project will not be detrimental to the public health, safety or welfare or injurious to property and improvements in the vicinity or to the general welfare of the City. Other high-density residential projects currently exist in close proximity to the Project site. Traffic control signs currently exist along G Street and 2 Street street to help provide safe access /exit to the site as stated in the Conditions of Approval to ensure safe traffic conditions.

- D. *The architecture proposed is compatible with community standards and protects the character of adjacent development.*

The Project proposes an architecturally enhanced building with varying roofline angles and heights, wood siding, and brick veneer. Colors on the façades range from white, tan, and cooper, which creates a modern yet warm palette. This meets the development standards of the Urban Village Zone.

- E. *The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.*

The proposed Project meets or exceeds the on-site and off-site landscape standards for the Urban Village (UV) zoning district as outlined in the City of Perris Municipal Code by providing a mix of specimen native and drought-tolerant trees, shrubs, ground cover, and annual color throughout the site to ensure visual relief and effectively frame, soften and embellish access points, building entries, parking areas, and trash enclosures.

**Tentative Tract Map 38308:**

- A. *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.

- B. *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.

- C. *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.

*D. 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.

*E. 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 complies 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 hearings on March 15, 2023, and April 5, 2023, the City Council finds the Project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Article 19 of the California Environmental Quality Act (CEQA) under section 15332, Class In-Fill development and approves Development Plan review 21-00018 to construct a 37-unit condominium community on 1.82 acres. The project site is 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 Down Town Specific Plan, subject to the attached Conditions of Approval, which are attached hereto, and incorporated herein by this reference, as Attachment A.

**Section 5.** 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 6, 2022.

**Section 6.** The City Council 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 Mayor shall sign this Resolution, and the City Clerk shall certify to the adoption of this Resolution.

***ADOPTED, SIGNED*** and ***APPROVED*** this 30<sup>th</sup> day of May 2023.

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Mayor, Michael M. Vargas

ATTEST:

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City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 6199 was duly adopted by the City Council of the City of Perris at a regular meeting of said Planning Commission on the 30<sup>th</sup> day of May 2023, and that it was so adopted by the following vote:

AYES: ROGERS, NAVA, CORONA, RABB, VARGAS  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

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City Clerk, Nancy Salazar

**Attachments:**

A.Conditions of Approval (Planning, Engineering, Public Works, Fire, and Building)