



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: June 18, 2025

SUBJECT: Zoning Code Text Amendment 25-00002 – A proposal to add Chapter 19.89 to Title 19 of the Perris Municipal Code to establish a No Net Loss/Density Bonus Program as a tool to maintain baseline residential capacity, in compliance with Senate Bill (SB) 330. Applicant: City of Perris

REQUESTED ACTION: Adopt Resolution 25-12, recommending that the City Council determine that the Project is categorically exempt from the provisions of the California Quality Act (CEQA) Guidelines, pursuant to Section 15061(b)(3) (Common Sense Exemption) and approve Zoning Code Text Amendment 25-00002 to add Chapter 19.89 to the Zoning Code to establish a No Net Loss/Density Bonus Program as a tool to maintain baseline residential capacity, in compliance with Senate Bill (SB) 330.

CONTACT: Patricia Brenes, Planning Manager

PROJECT BACKGROUND

At the City Council meeting on May 13, 2025, staff was directed to initiate and prepare a No Net Loss Ordinance as an additional tool to comply with the no net loss requirements of Senate Bill (SB) 330, which was signed into law on October 9, 2019. Senate Bill 330 prohibits cities from downzoning or reducing land use intensity for parcels where housing is allowed, compared to what was permitted as of January 1, 2018, unless they “concurrently change the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity.” (Gov’t Code Section 66300(b)(1)(A), (h)).

The traditional means of compliance with Senate Bill 330 no net loss requirements is that any project removing or reducing residential densities in a city must either (1) concurrently upzone another property in the City to ensure that there is no net loss in residential capacity; or (2) propose an ordinance that seeks to provide an alternative means for the City to “currently [change] the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is No Net Loss in residential capacity” and thereby comply with SB 330.

Since Option (1) is a time-intensive traditional rezone process, requiring authorization from the property owner of an off-site property, environmental clearance, engineering, and design concept approval from a developer interested in developing the property, the Council directed staff to proceed with Option (2), which staff proposes as a No Net Loss Ordinance similar to what the cities of Beaumont, Eastvale, Fontana, and Moreno Valley in the Inland Empire have adopted as an additional tool for SB 330 compliance.

The proposed No Net Loss Ordinance creates a "unit bank" program to hold the transfer of residential units' loss by a proposed Project that removes or reduces residential density, thereby avoiding "net loss in residential capacity." The residential "unit bank" can be applied to an area within a 2-mile radius of the two Metrolink Stations in Perris, where a developer may consider building up to 30 units per acre for the Riverglen Specific Plan which has remained undeveloped since its adoption in 1992. In addition, areas outside the Specific Plan will have an opportunity for an additional 30% density increase which have a minimum one-acre sized parcel, subject to a finding of consistency that it is compatibility with the surrounding areas, in addition applicable restrictions related to conservation area, and applicable, State, regional and local plans limiting density.

Additionally, staff was directed to consider a stipulation that any project that requires a No Net Loss request that involves an industrial rezone would require that the residential capacity in the receiving site must start construction concurrently with the industrial component which staff has included and there is a limit on the size of the industrial project, which staff has included a limit of 500,000 square feet.

Regarding the construction of a residential project concurrently with the industrial component, the industrial development community has communicated that this would effectively be a traditional rezoning project rather than a request under the No Net Loss Ordinance. Compliance with this request would require 1) identify the site where the residential capacity would be located, 2) have the property owner(s) consent to agree to the density transfer, 3) prepare all applicable land use updates (e.g., Specific Plan Amendment, General Plan Amendment, etc.), 4) complete development and architectural plans, 5) complete the environmental analysis for the Project, 6) obtain entitlement approval from the approving authority, 7) complete infrastructure and architectural construction plans and 8) Have a developer in place to start construction of the residential property.

The industrial development community is recommending that the No Net Loss Ordinance include 5 of 8 components listed as follows: 1) identifying the site where the residential capacity would be located, 2) have the property owner(s) consent to agree to the density transfer, 3) prepare all applicable land use updates (e.g. Specific Plan Amendment, General Plan Amendment, etc.), 4) complete the environmental analyses for the project, 5) obtain entitlement approval from the approving authority. This would meet the requirement of the No Net Loss Ordinance to transfer residential density pursuant to Senate Bill 330 but falls short of the Council's direction to have residential construction concurrent with the industrial component of a No Net Loss request.

PROPOSED ZONING CODE TEXT AMENDMENT

The Zoning Code Amendment will establish a No Net Loss/Density Bonus Program framework and identify areas within the 2-mile radius of the two Metrolink Stations in Perris, where a developer may consider building up to 30 units per acre for the Riverglen Specific Plan and for other areas outside the Specific Plan to have an opportunity for an additional 30% density increase subject to a finding of consistency that it is compatibility with the surrounding areas, in addition applicable restrictions related to conservation area, and applicable, State, regional and local plans limiting density.

This Program will allow the City to approve changes to the General Plan, Specific Plan, or zoning from residential to a non-residential or less intensive residential land use designation and create a "unit bank" to hold the transfer of residential units, thereby avoiding "net loss in residential capacity."

No Net Loss/ Density Bonus Framework

The proposed Program would allow for transfers of density between sites in the City and create a "unit bank" that will receive residential units that are lost as a result of a change to the land use designation or zoning of a property or a change in residential development standards, that decreases the intensity of housing development on a site. Future residential development projects may then apply a density bonus from the units available in the "unit bank."

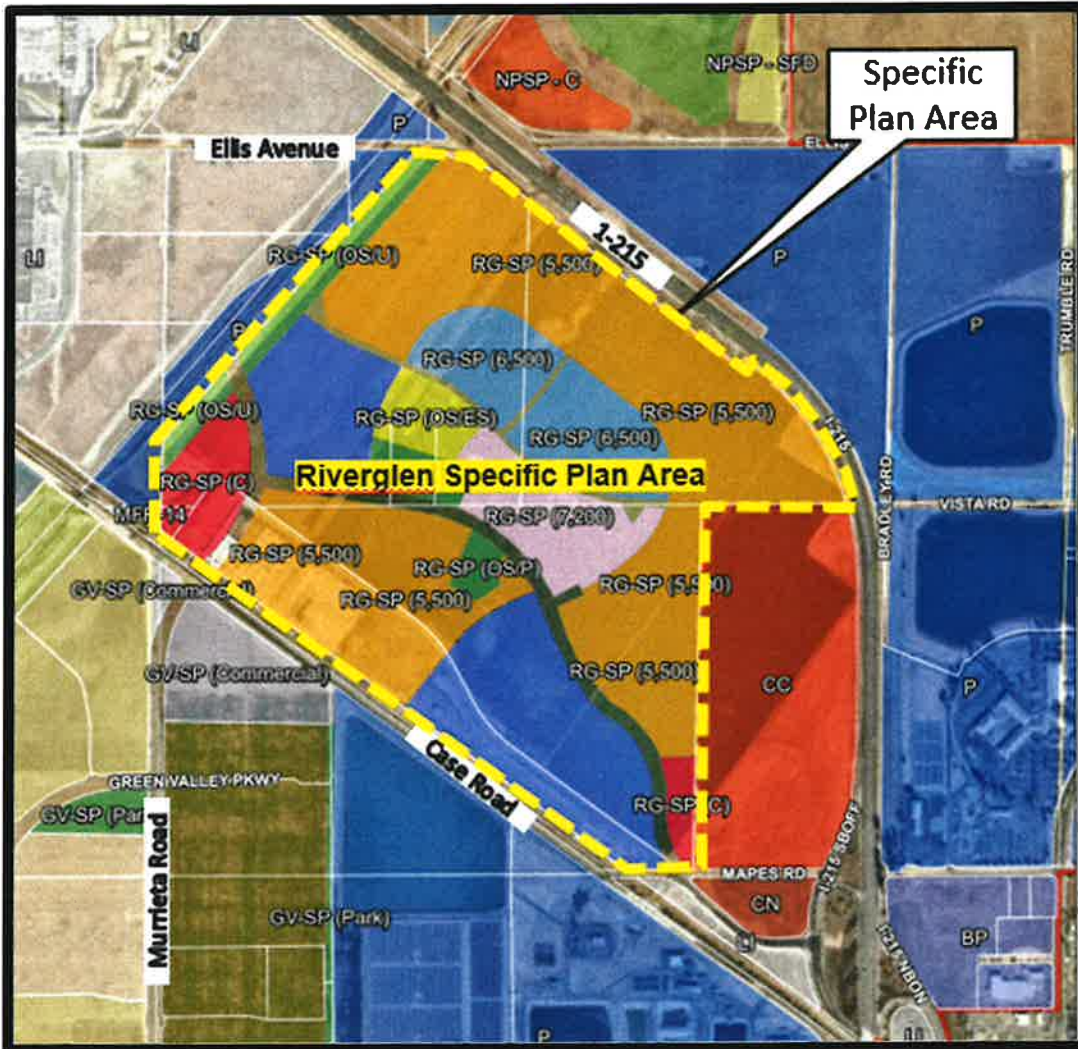
For example, if a two-acre parcel is rezoned from R-10,000 to Commercial, the residential units that could have been built under the R-10,000 Zone (8 units) will be transferred into the "unit bank." A subsequent development project could apply for a density bonus to receive some or all units in the "unit bank." Once the units in the "unit bank" are depleted, proposed projects would not be eligible for a density bonus under this Program. A Density Bonus Agreement would be required in conjunction with a proposed project to be eligible to receive a density bonus under this Program. The Planning Commission and City Council will review the proposed Density Bonus Agreement.

Any changes to the land use designation or zoning of a property that trigger the requirements of SB 330, as well as any project requesting a density bonus under the proposed Program, will undergo CEQA review at that time.

Suitable "Unit Bank" Site

Staff has identified the Riverglen Specific Plan specifically as suitable locations that could benefit from the "unit bank" where density may be increased up to 30 units per acre based on the following: 1) Zoning is primarily designated for single-family residences; 2) Proximity of the sites to the existing Metrolink station; and 3) Properties will not be affected by development limitations related to the March Air Reserve Base, Perris Valley Airport, or Multi-Species Habitat Conservation Plan (MSHCP). Other areas in the City may face limitations, preventing the establishment of high-density residential development. The suitable sites are described below:

The Riverglen Specific Plan consists of 333 acres and is located east of Ellis Avenue, between Case Road and I-215, adjacent to the Metrolink station. Staff has met with the owner representatives, and they support the "No Net Loss/Bonus Density" Program, as they believe it would make the Specific Plan more financially viable, given its proximity to the Metrolink Station.



Suitable "Unit Bank" outside of the Riverglen Specific Plan

Areas outside of Riverglen are proposed to be limited to a 30% increase above the maximum residential density, provided the site is at least 1 acre. This limitation applies to areas outside the Green Valley Specific Plan, except for the Downtown Specific Plan, which is less urbanized. Therefore, a 30% increase above the maximum residential would be more compatible with the surrounding areas. In addition, the minimum 1-acre size would permit staff to partner with the developer to provide appropriate buffering, such as landscaping and building placement, from any potential sensitive uses.

PUBLIC HEARING NOTICE

A Notice of Public Hearing for the Planning Commission meeting was published in the local newspaper as an eight-page advertisement in compliance with the notice requirements outlined in the Zoning Code for citywide projects. As of the preparation of the staff report, staff has not received any comments regarding this Project.

RECOMMENDATION

Adopt Resolution No. 25-12 recommending that the City Council determine that the Project is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines and approve Zoning Code Text Amendment 25-00002 to for the establishment of a No Net Loss/Density Bonus Program to maintain baseline residential capacity, in compliance with Senate Bill 330 (SB 330).

BUDGET (or FISCAL) IMPACT: There is no fiscal impact associated with this Project since staff time for preparing the staff report is included in the 2024-2025 Fiscal Year Development Services Department budget.

Prepared by: Rafael Garcia, Principal Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 25-12 recommending approval of the Zoning Code Text Amendment
- B. Proposed Zoning Code Text Amendment (Chapter 19.89 – No Net Loss Ordinance)
- C. Vicinity Map
- D. Two-Mile Radius Map A
- E. Two-Mile Radius Map B
- F. Notice of Public Hearing

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

Exhibit A

Resolution 25-12 recommending approval
of the Zoning Code Text Amendment

RESOLUTION NUMBER 25-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING CODE TEXT AMENDMENT 25-00002 TO AMEND TITLE 19 OF THE PERRIS MUNICIPAL CODE BY ADDING CHAPTER 19.89 TO THE ZONING CODE FOR THE ESTABLISHMENT OF A NO NET LOSS/DENSITY BONUS PROGRAM AS A TOOL TO MAINTAIN BASELINE RESIDENTIAL CAPACITY, IN COMPLIANCE WITH SENATE BILL (SB) 330 AND FIND THAT THE PROPOSED ZONING CODE TEXT AMENDMENT IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3) (COMMON SENSE EXEMPTION); AND MAKING FINDINGS RELATED THERETO.

WHEREAS, on October 9, 2019, the California Legislature adopted Senate Bill (SB) 330 which, among other things, adopted Government Code Section 66300 declaring a housing crisis in the State of California and imposing certain requirements designed to streamline the construction of new housing and prevent the loss of existing housing and land available for future residential use, unless replaced in other areas of the affected jurisdiction to ensure no net loss in residential capacity. SB 330 became effective on January 1, 2020; and

WHEREAS, in pertinent part, Government Code Section 66300(h)(2)(i)(1) provides as follows: “This section does not prohibit an affected County or city from changing a land use designation or zoning ordinance to a less intensive use if the city or County concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity.”

WHEREAS, the City of Perris initiated Zoning Code Text Amendment 25-00002 (collectively hereafter referred to as “Zoning Code Text Amendment”) amending, Title 19 of the Perris Municipal Code, to add Chapter 19.89 to the Zoning Code for the establishment of a No Net Loss/Density Bonus Program to comply with Senate Bill 330 (Attachment 1); and

WHEREAS, the proposed Zoning Code Text Amendment has been evaluated in accordance with the City of Perris procedures, and goals and policies of the General Plan; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 18, 2025, at which time all interested persons were given full opportunity to be heard and to present evidence related to the Project; and

WHEREAS, prior to taking action, the Planning Commission has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record for the approval as mentioned above, including all oral and written evidence presented to the City during all meetings and hearings related to the Project; and

WHEREAS, all legal prerequisites for the adoption of this resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Perris as follows:

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

Section 2. Based upon the foregoing, and in accordance with CEQA Guidelines and the City's guidelines for implementing CEQA, 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 the public hearing on June 18, 2025, the Planning Commission finds that the Project is categorically exempt from review under CEQA pursuant to Section 15061(b)(3) (Common Sense Exemption), which provides that CEQA does not apply where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment. The proposed Zoning Code Text Amendment provides a mechanism for ensuring that there is "no net loss" of residential capacity in the City in compliance with SB 330, and any particular changes to the land use designation or zoning of a property that trigger the requirements of SB 330, and any project requesting a density bonus under the proposed No Net Loss/ Density Bonus Program, will undergo CEQA review at that time; and

Section 3. Zoning Code Text Amendment 25-00002: Based upon the foregoing, all oral and written statements and reports presented by members of the public and City staff, including, but not limited to, all such statements and reports (including all attachments/exhibits), presented at the public hearings on June 18, 2025, with respect to Zoning Code Text Amendment 25-00002, the Planning Commission finds that:

1. The proposed Zoning Code Text Amendment will not result in a significant adverse effect on the environment. The California Environmental Quality Act (CEQA) states that the project is Exempt pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) which states that the project is not subject to CEQA where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment.
2. The proposed Zoning Code Text Amendment will not conflict with the goals, policies, and implementation measures set forth in the General Plan and Zoning Code because the purpose of the Zoning Code Text Amendment is to support the City to continue to comply with SB 330 by addressing the loss of residential capacity within the city.
3. The proposed Zoning Code Text Amendment will not have a negative effect on public health, safety, or the general welfare of the community because the proposed Zoning Code Text will assist the City of Perris in continuing to comply with SB 330.

Section 4. Based upon the forgoing, all oral and written statements made by members of the public and City staff, including, but not limited to, the staff report and its attachments/exhibits, at the public hearing on June 18, 2025, the Planning Commission hereby recommends that the City Council find that Zoning Code Text Amendment 25-00002 is Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and approve Zoning Code Text Amendment 25-00002, which is attached hereto as and which amends, Chapter 19.89 of Title 19 of the Perris Municipal Code. A Notice of Exemption shall be filed in accordance with CEQA.

Section 5. This decision of the Planning Commission may be appealed to the City Council within 10 calendar days in accordance with Perris Municipal Code Section 19.54.030(a)(3).

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

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

ADOPTED, SIGNED, and APPROVED this 18th day of June 2025.

CHAIRPERSON, PLANNING COMMISSION

Attest:

Secretary, Planning Commission

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

I, Patricia Brenes, Designee Secretary of the Planning Commission of the City of Perris, do hereby certify that the foregoing Resolution Number 25-12 was duly adopted by the Planning Commission meeting held on the 18th day of June 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Designee Secretary of the Planning Commission

Attachment: 1. Chapter 19.89 (No Net Loss/ Density Bonus Program) of Title 19 of the Perris Municipal Code.

Exhibit B

Proposed Zoning Code Text Amendment
(Chapter 19.89 – No Net Loss Ordinance)

CHAPTER 19.89. NO NET LOSS/ DENSITY BONUS PROGRAM

Sec. 19.89.010. Purpose.

This Chapter establishes a No Net Loss/ Density Bonus Program for certain projects to serve a means to ensure compliance with Senate Bill (SB) 330 no net loss requirements, which are set forth in Government Code Section 66300. The Program established by this Chapter provides for a Density Bonus to become available, concurrent with the approval of any change in zone from a residential use to a less intensive or non-residential use for any property within the City's boundaries, to applicants subsequently seeking to develop property for residential use within the areas of the City identified in this Chapter. This will ensure no net loss of residential capacity within the City as required by SB 330, in effect on January 1, 2018.

Sec. 19.89.020. Definitions

The following definitions apply to this Chapter:

- a) *Director.* The Director of Development Services of the City of Perris, or his or her designee.
- b) *Density Bonus.* A density increase granted pursuant to this Chapter of up to the caps specified in this Chapter, or up to the percentages specified in this Chapter above the otherwise-applicable maximum residential density, as applicable.
- c) *Density Bonus Agreement.* A legally binding agreement between a developer of a Housing Development and the City, utilizing a form containing such terms and conditions as determined necessary or appropriate by the City Attorney, which ensures that the requirements of this Chapter are satisfied with respect to a Housing Development being granted a Density Bonus.
- d) *Density Bonus Units.* Those residential units granted pursuant to the provisions of this Chapter that exceed the maximum residential density for the development site and that are available in the Unit Bank.
- e) *Housing Development.* A use consisting of residential units, mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use.
- f) *Maximum Residential Density.* The maximum number of residential units permitted by the City's General Plan Land Use Element and zoning designation applicable to the property that is the subject of a Housing Development application, excluding the additional units permitted by this Chapter and excluding any other available density bonuses including those permitted under Perris Municipal Code Chapter 19.57.
- g) *Program.* The No Net Loss/Density Bonus Program established by this Chapter.
- h) *Unit Bank.* The number of units available to the Program at any given time. Units enter the Unit bank as a result of a change of zone from a residential use to a less intensive residential use or non-residential use, and are removed from the Unit bank by the granting of Density Bonuses for Housing Developments in accordance with the provisions of this Chapter. The Director shall have the sole authority to administer and maintain the Unit Bank balances, credits and availability as he or she determines, which determination shall be final.

Sec. 19.89.030. Requirements for Projects Utilizing the Program to Comply with SB 330

Only project applicants meeting the following requirements may utilize the Program to comply with SB 330. Stated differently, applicants for projects which request a general plan amendment, specific plan amendment or zone change of property from a residential use designation to a less intensive or non-residential use designation must meet the following requirements to be eligible to propose transfer of the lost residential capacity from the project site to the Unit Bank to comply with SB 330:

- a) The project applicant submits a written request to the Director to opt in to the Program while the applicant's project application is pending with the City.
- b) The applicant's proposed development project contains no industrial building greater than 500,000 square feet of warehouse floor space.
- c) The project applicant's project, if it contains an industrial component, will conduct concurrent residential construction with the industrial construction.

Sec. 19.89.040. Requirements for Housing Developments Receiving Density Bonuses through the Program.

The City shall grant a Density Bonus through the Program to Housing Development projects that meet the following criteria:

- a) The Housing Development project applicant requests the Density Bonus in accordance with Section 19.89.070;
- b) The Housing Development Project is on a site of at least one acre.
- c) The Housing Development Project is either:
 - (1) In one of the following zones located within the Riverglen Specific Plan (RSP) area:
 - i. R-6,000 – Single Family Residential;
 - ii. R-7,200 – Single Family Residential;
 - iii. R-8,400 - Single Family Residential;
 - iv. R-10,000 - Single Family Residential;
 - v. PDO - Planned Residential Overlay;
 - vi. SHO – Senior Housing Overlay;
 - vii. MFR-14 – Multiple Family Residential;
 - viii. MFR-22 - Multiple Family Residential; or
 - (2) In a residential zone located outside the RSP area (whether in another specific plan area or not in any specific plan area) provided the project site is located within a two-mile radius of either one of the two existing Metrolink stations in the City, when measured from the nearest property line of the parcel containing the Metrolink station to any property line of the project site.
- d) No Density Bonus shall be granted for any Housing Development site or portion thereof that is any of the following, as determined by the Director:
 - (1) In a conservation area;
 - (2) In a high- or very high fire hazard severity zone;
 - (3) In the Housing Opportunity Areas Overlay Zone (HOAO);

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- (4) In Zone A, B1, or B2 of the March ARB/IP Airport Overlay Zone (MAOZ); or
 - (5) Subject to other legally applicable land use compatibility- or density-related restrictions (excluding Maximum Residential Density as defined in this Chapter) or covenants that are inconsistent with the granting of a Density Bonus pursuant to the Program.
- e) In determining the number of Density Bonus Units to be granted pursuant to this Section, the maximum allowable Density Bonus for the Housing Development project shall be as follows, subject to available Unit Bank balance:
- (1) If the Housing Development site is in the RSP area, up to a residential density of 30 du/per acre inclusive of the Maximum Residential Density and the Density Bonus, subject to applicable General Plan and specific plan limitations;
 - (2) If the site is in another specific plan area, up to a 30% increase to the Maximum Residential Density for the project site (or eligible portion thereof), subject to applicable General Plan and specific plan limitations; and
 - (3) If the site is in a residential zone that is not within a specific plan area, up to a 30% increase to the Maximum Residential density for the project site (or eligible portion thereof), subject to applicable General Plan limitations.
- f) Density bonuses in the Program can be combined with other available density bonuses, such as those available under Perris Municipal Code Chapter 19.57.
- g) The number of Density Bonus Units awarded under the Program shall not exceed the number of units in the Unit Bank.
- h) A Density Bonus Agreement shall be required for any project seeking a Density Bonus pursuant to this Chapter. Any Density Bonus Agreement shall require consistency with applicable Residential Zone applicable development and parking standards and consistency with applicable Specific Plan development and parking standards.

Sec. 19.89.050. Types of Bonuses and Incentives Allowed.

- a) *Density Bonus.* The Density Bonus allowed by this Chapter shall consist of those density increases specified in Section 19.89.040 above the Maximum Residential Density.
- b) *Mixed Use Development.* Mixed-use development consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use may receive a Density Bonus under the Program if the mixed-use development is permitted by the applicable City zoning designation and the residential portion of the development meets the requirements of this Chapter for Housing Developments. The density bonus will be granted only for the residential portion of the mixed-use development.

Sec. 19.89.060. Development Standards.

The development standards of the City's applicable zoning designation for the subject property shall be met. Granting a Density Bonus does not constitute approval of or grounds for modification or waiver of any development standard or other requirement of the Perris Municipal Code.

Sec. 19.89.070. Processing of Program Density Bonus requests.

Density Bonuses pursuant to this Chapter shall be processed as part of the corresponding Housing Development application. The process for obtaining preliminary approval of the Density Bonus Agreement shall be as follows:

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- a) *Filing.* An applicant proposing a Housing Development pursuant to this Chapter shall submit an application for a Density Bonus Agreement as part of the submittal of any formal request for approval of a Housing Development. The application, whether a pre-application or a formal application, shall include:
- (1) A brief description of the proposed Housing Development, including the total number of units, and the number of Density Bonus Units proposed;
 - (2) The zoning classification and General Plan land use designation and assessor's parcel number(s) of the project site;
 - (3) A vicinity map and preliminary site plan, drawn to scale, including building footprints, driveways, and parking layout; and
 - (4) If an additional incentive or program available under the Perris Municipal Code or the Housing Element is requested, a description of why the additional incentive or program is applicable to the Density Bonus Units.
 - (5) Any additional information and submittal requirements as noted on the Comprehensive Development Application.
- b) *Review of Program Density Bonus Request.*
- (1) Within 90 days of receipt of the complete application for a Density Bonus Agreement, the Director shall provide to the applicant a letter that identifies project issues of concern and the procedures for compliance with this Chapter. However, failure to do so shall not result in the application being deemed approved.
 - (2) If additional incentives or programs such as density bonuses under Perris Municipal Code Chapter 19.57 are requested by an applicant in accordance with State law, Title 19 of the Perris Municipal Code, and/or the Housing Element, as applicable, the City shall process such additional requests in accordance with the laws applicable to such requests. If mutually agreed by the parties, provisions related to such other requests may be included in or consolidated with the Density Bonus Agreement, subject to compliance with applicable requirements related to such requests. For example, if a density bonus is requested under Perris Municipal Code Chapter 19.57 based on inclusion of deed-restricted affordable units in the Housing Development, the agreement for such units must be recorded on title to the subject property and meet the other applicable requirements for an Affordable Housing Agreement pursuant to Section 19.57.070.

Sec. 19.89.080. Program Density Bonus Agreement

- a) The terms of the draft Density Bonus Agreement (the "Agreement") shall be reviewed and revised as appropriate by the City Manager or his/her designee, who shall formulate a recommendation to the applicable approving authority for final approval.
- b) At a minimum, the agreement shall include the following:
- (1) The total number of units proposed within the Housing Development;
 - (2) A schedule for completion and occupancy of the units;
 - (3) A description of any additional incentive being provided by the City under State law, Title 19 of the Perris Municipal Code, or the Housing Element;
 - (4) A description of remedies for breach of the agreement by either party; and
 - (5) Any other provisions necessary or appropriate to ensure implementation and compliance with this Chapter.

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- (6) Provisions related to additional incentives or programs such as density bonuses under Perris Municipal Code Chapter 19.57 that are requested by an applicant in accordance with State law, Title 19 of the Perris Municipal Code, or the Housing Element, if mutually agreed and as provided in Section 19.89.070(b)(2).

Sec. 19.89.090. Implementation.


- a) The provisions of this Chapter shall be administered by the Director, except where otherwise specified. Project approval processes are established in Title 19 of the Perris Municipal Code and applicable specific plans.
- b) Projects requesting Density Bonuses through the Program are subject to this Chapter in addition to processing through all other applicable provisions of the Title 19 of the Perris Municipal Code and applicable specific plans. Nothing in this Chapter requires the City to grant any zone change or other project approval or otherwise affects the City's decision-making authority or discretion over any project approval.

Exhibit C
Vicinity Map

Vicinity Map



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Parcels
 Perris Boundary

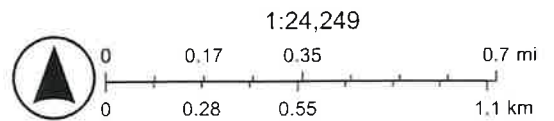
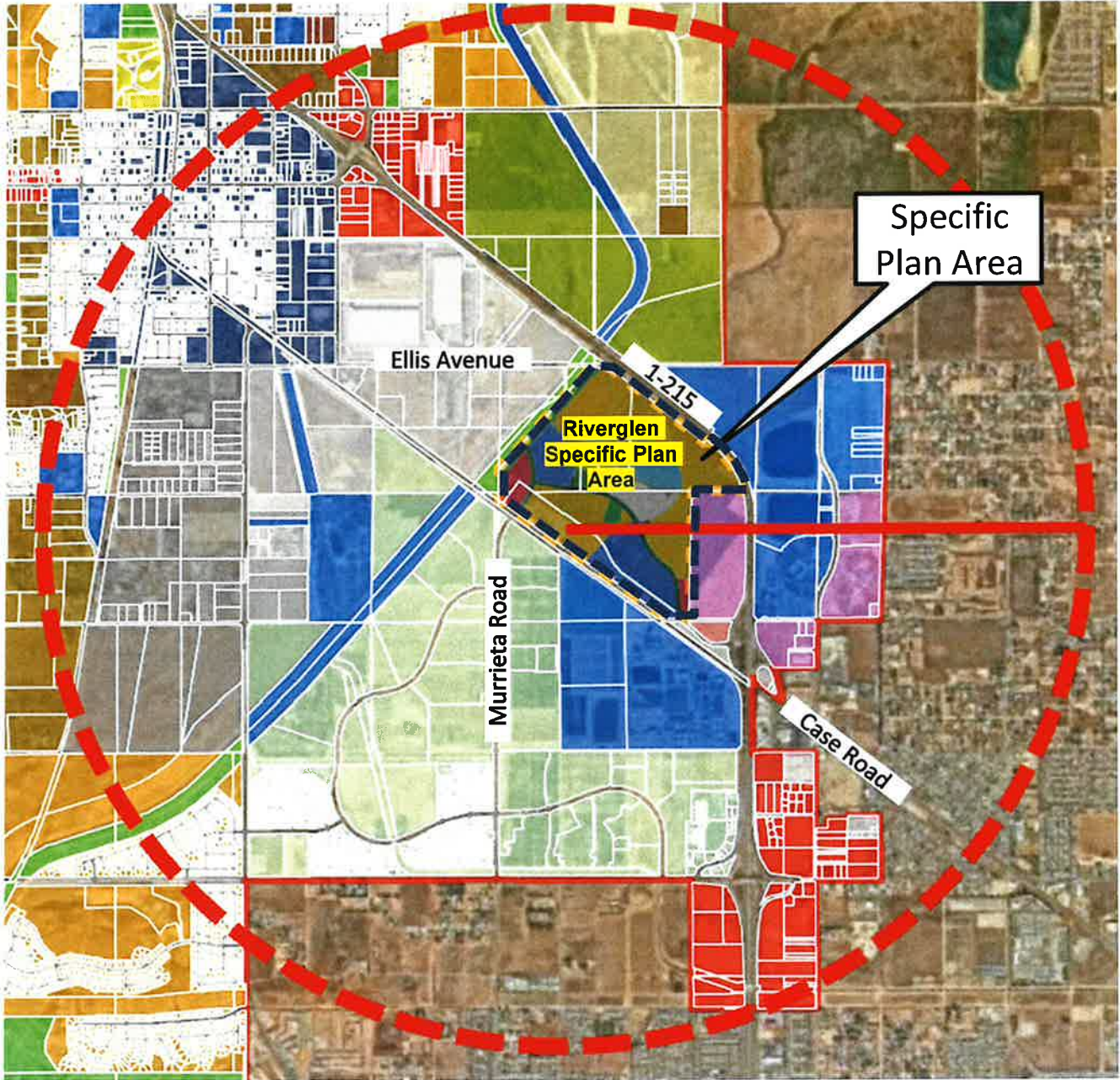


Exhibit D

Two-Mile Radius Map A

Two Mile Radius Map A



Specific Plan Area

Ellis Avenue

Riverglen Specific Plan Area

Murrieta Road

Case Road

1-215

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| <p>Parcels</p> <p>Riverglen Specific Plan</p> <ul style="list-style-type: none"> Riverglen Specific Plan Residential RG-SP (5,500) Riverglen Specific Plan Residential RG-SP (6,000) Riverglen Specific Plan Residential RG-SP (6,500) Riverglen Specific Plan Residential RG-SP (7,200) Riverglen Specific Plan Commercial RG-SP (C) Riverglen Specific Plan Open Space/School RG-SP (OS/ES) Riverglen Specific Plan Open Space/Park RG-SP (OS/P) Riverglen Specific Plan Open Space/Trails RG-SP (OS/T) Riverglen Specific Plan Open Space/Undeveloped RG-SP (OS/U) Riverglen Specific Plan Boundary | <p>General Plan Land Use</p> <ul style="list-style-type: none"> Business Park (BP) Commercial Community (CC) Downtown Specific Plan (DTSP) General Industrial (GI) Green Valley Specific Plan (GV-SP) Harvest Landing Specific Plan (HL-SP) Light Industrial (LI) Multi Family Resident 14 (MFR-14) Multi Family Resident 14 PDO (MFR-14 PDO) Multi Family Resident 22 (MFR-22) Neighborhood Commercial (NC) | <ul style="list-style-type: none"> New Pems Specific Plan (NP-SP) Open Space (OS) Public (P) Professional Office (PO) Parkwest -Specific Plan (PW-SP) Residential R-10,000 (R-10,000) Residential R-20,000 (R-20,000) Residential 6,000 (R-6,000) Residential 8,400 (R-8,400) Riverglen Specific Plan (RG-SP) Riverwoods Specific Plan (RW-SP) Pems Boundary |
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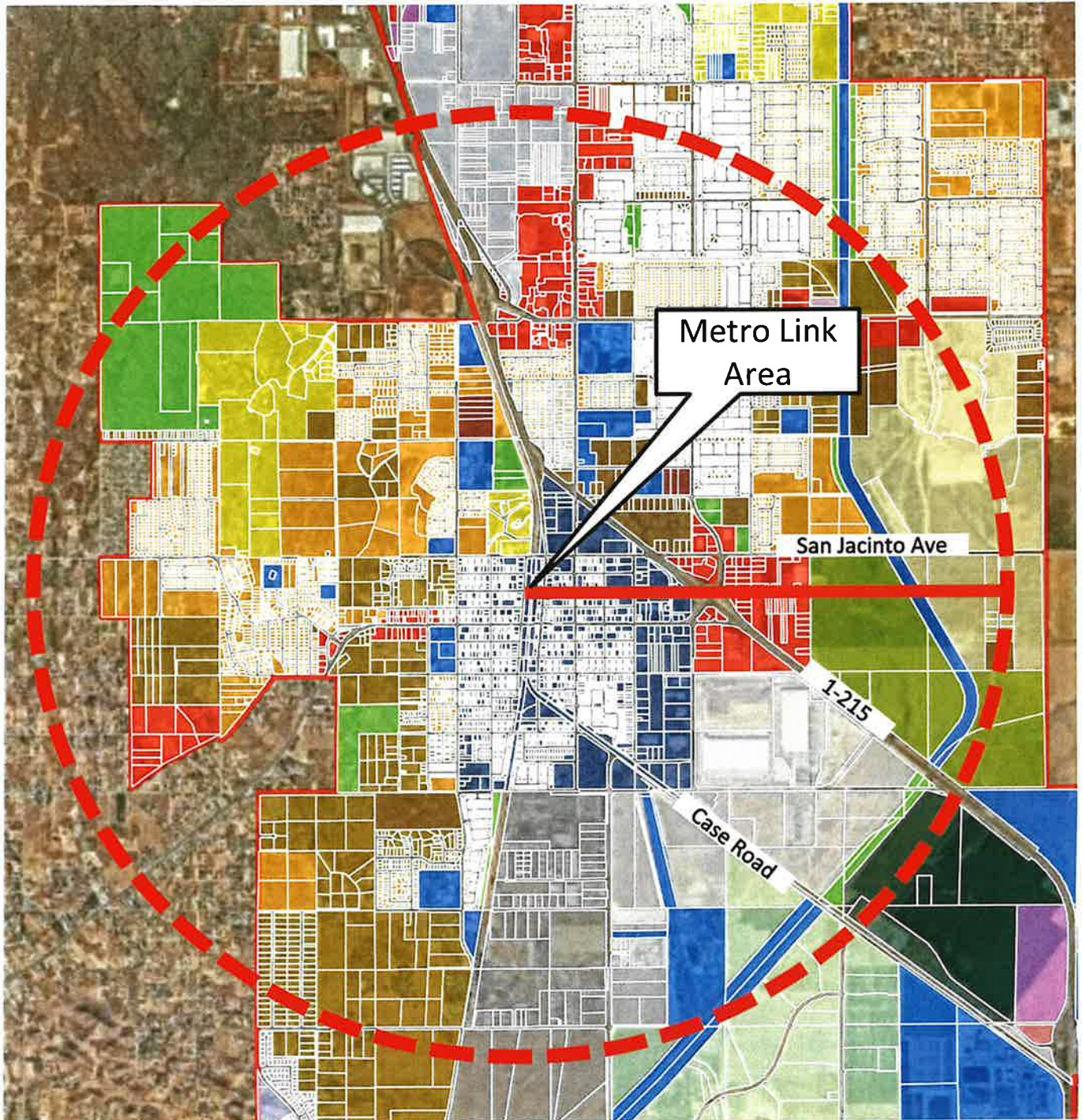
Nearmap



Exhibit E

Two-Mile Radius Map B

Two Mile Radius Map B



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| <p>Parcels</p> <p>Riverglen Specific Plan</p> <ul style="list-style-type: none"> ■ Riverglen Specific Plan Residential RG-SP (5,500) ■ Riverglen Specific Plan Residential RG-SP (6,000) ■ Riverglen Specific Plan Residential RG-SP (6,500) ■ Riverglen Specific Plan Residential RG-SP (7,200) ■ Riverglen Specific Plan Commercial RG-SP (C) ■ Riverglen Specific Plan Open Space/School RG-SP (OS/ES) ■ Riverglen Specific Plan Open Space/Park RG-SP (OS/P) ■ Riverglen Specific Plan Open Space/Trails RG-SP (OS/T) ■ Riverglen Specific Plan Open Space/Undeveloped RG-SP (OS/U) ■ Riverglen Specific Plan Boundary | <p>General Plan Land Use</p> <ul style="list-style-type: none"> ■ Business Park (BP) ■ Commercial Community (CC) ■ Downtown Specific Plan (DTSP) ■ General Industrial (GI) ■ Green Valley Specific Plan (GV-SP) ■ Harvest Landing Specific Plan (HL-SP) ■ Light Industrial (LI) ■ Multi Family Resident 14 (MFR-14) ■ Multi Family Resident 14 PDO (MFR-14 PDO) ■ Multi Family Resident 22 (MFR-22) ■ Neighborhood Commercial (NC) | <ul style="list-style-type: none"> ■ New Perris Specific Plan (NP-SP) ■ Open Space (OS) ■ Public (P) ■ Professional Office (PO) ■ Parkwest -Specific Plan (PW-SP) ■ Residential R-10,000 (R-10,000) ■ Residential R-20,000 (R-20,000) ■ Residential 6,000 (R-6,000) ■ Residential 8,400 (R-8,400) ■ Riverglen Specific Plan (RG-SP) ■ Riverwoods Specific Plan (RW-SP) ■ Perris Boundary |
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Nearmap



Exhibit F

Notice of Public Hearing

PUBLIC HEARING NOTICE

This may affect your property. Please read:

Notice is hereby given that the Planning Commission of the City of Perris will hold a Public Hearing on the item below:

CASE: Zoning Code Amendment 25-00002

APPLICANT: City of Perris
101 North "D" Street
Perris, CA 92570

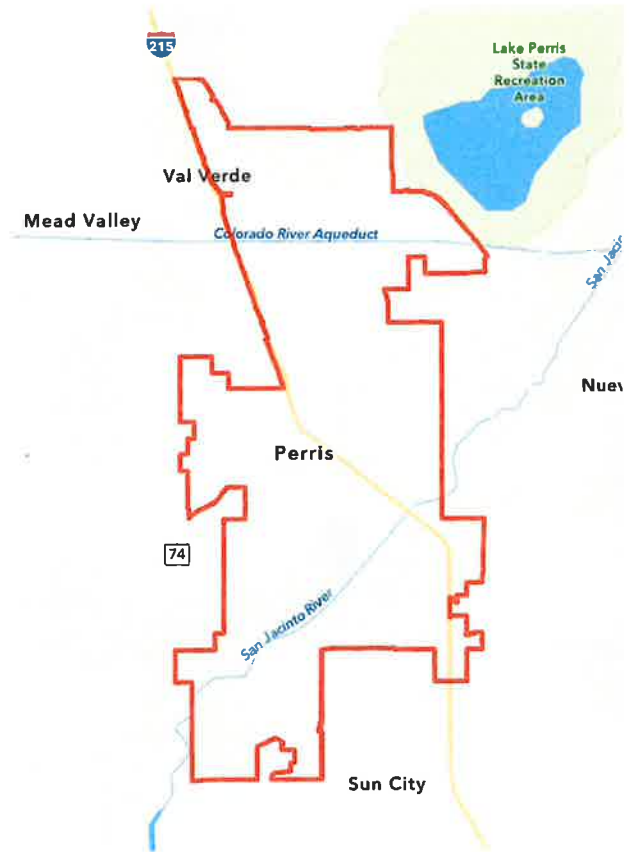
PROPOSAL: To consider a Zoning Code Text Amendment (Title 19 of the Municipal Code) aimed at updating the Zoning Code to establish a No Net Loss/Density Bonus Program to ensure that there will not be a no net loss of residential capacity within the City as required by Senate Bill 330 (SB 330).

LOCATION: Citywide

ENVIRONMENTAL DETERMINATION: The proposed Zoning Code Text Amendment is exempt from the California Environmental Quality Act under the "Common Sense Exemption" pursuant to CEQA Guidelines Section 15061(b)(3), which provides that, where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, the project is not subject to CEQA. The proposed Amendment consists of a text amendment to update the city's Zoning Code to incorporate a No Net Loss Program and will not have a significant impact on the environment and therefore is exempt from the provisions of CEQA.

PUBLIC HEARING: The City of Perris Planning Commission is scheduled to consider the project at its meeting on **Wednesday, June 18, 2025 at 6:00 p.m.** The Planning Commission will make a recommendation to the City Council for a final decision. Any person affected or concerned by this application may submit written comments to the Office of the City Clerk before the Planning Commission hearing by 5:00 p.m. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The Planning Commission at the hearing or during deliberations could recommend approval of an alternative proposal for the above project, including any changes to the proposal.

Any person challenging this project in court may be limited to raising only those issues identified at the public hearing described in this notice or in writing delivered to the Planning Commission prior to the public hearing.



**CITY OF PERRIS
PLANNING COMMISSION
PUBLIC HEARING
COUNCIL CHAMBERS
CITY HALL
101 NORTH "D" STREET
PERRIS, CA 92570**

Date & Time: June 18, 2025 – 6:00 p.m.
Project Planner: Rafael Garcia, Principal Planner
Phone: (951) 943-5003
Email: RGarcia@cityofperris.org

Si necesita un intérprete por favor llámenos al (951) 943-5003

All information is available for review at the Development Services Department, Planning Division, located at 135 North D Street, Perris.