

ORDINANCE NUMBER 1459

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONING CODE TEXT AMENDMENT 25-00002 TO INCLUDE CHAPTER 19.89 OF TITLE 19 OF THE PERRIS MUNICIPAL 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 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 (Exhibit 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, on June 18, 2025, the Planning Commission conducted a legally noticed public hearing for this Ordinance, which is attached hereto, and recommended approval of this Ordinance to City Council after considering all oral and written testimony from members of the public and City staff, including, but not limited to, all staff reports and exhibits and accompanying documents; and

WHEREAS, on July 29, 2025, the City Council conducted a legally noticed public hearing for this Ordinance, and has considered all oral and written testimony from members of the public and City staff, including, but not limited to, all staff reports and exhibits and accompanying documents; and

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

NOW, THEREFORE, City Council of the City of Perris hereby ordains as follows:

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

Section 2. The City Council has reviewed and considered this Ordinance. The City Council further finds and determines that the City has complied with the California Environmental Quality Act and this Ordinance is Exempt from the California Environmental Quality Act (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 project is not subject to CEQA. This determination reflects the independent judgment of the City Council.

Section 3. Based upon the foregoing, all oral and written presentations made by members of the public and City staff, including, but not limited to, the agenda report and its exhibits, at the public hearing on July 29, 2025, the City Council finds, regarding this Ordinance, as follows:

Zoning Code Text Amendment 25-00002:

- A. This Ordinance 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.
- B. This Ordinance 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 incorporate a No Net Loss/Density Bonus Program to continue to comply with Senate Bill 330.
- C. This Ordinance will not have a negative effect on public health, safety, or the general welfare of the community because the proposed Zoning Code Text amends the municipal code and incorporates a No Net Loss/Density Bonus program to update the City's code in compliance with Senate Bill 330.

Section 4. Based upon the foregoing, all oral and written presentations made by members of the public and City staff, including, but not limited to, the agenda report and its

attachments/exhibits, at the public hearing on July 29, 2025, the City Council finds 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 adopt Ordinance Amendment 25-00002, which is attached hereto as and which amends, Chapter 19.89 of Title 19 of the Perris Municipal Code.

Section 5. Chapter 19.89 of Title 19 of the Perris Municipal Code is amended as provided in Exhibit 1 of this Ordinance

Section 6. The City Council declares that should any provision, section, paragraph, sentence, or word of this Ordinance 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 Ordinance shall remain in full force and effect.

Section 7. The Mayor shall sign this Ordinance and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty days after its final passage.

ADOPTED, SIGNED AND APPROVED this 26th day of August, 2025.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1459 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 26th day of August, 2025, by the following called vote:

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

City Clerk, Nancy Salazar

Exhibit A: Amendment to Title 19 of the Perris Municipal Code to include Chapter 19.89
 (No Net Loss/Density Bonus Program)