

**ORDINANCE NUMBER 1361**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FINDING THE PROPOSED PROJECT EXEMPT FROM CEQA PURSUANT TO SECTION 15061(B)(3), AND APPROVING ORDINANCE AMENDMENT 17-05214 TO AMEND CHAPTER 19.69 "PARKING AND LOADING STANDARDS," AND MAKE FINDINGS IN SUPPORT THEREOF.**

**WHEREAS**, the City of Perris recognizes the need to amend 19.69, "Parking and Loading Standards," to prevent multi-family parking overflow onto the street, and to correspond with regional average multi-family parking requirements; and

**WHEREAS**, on November 9, 2017, the Riverside County Airport Land Use Commission (ALUC) Director determined that project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan; and

**WHEREAS**, on January 17, 2018, the Planning Commission conducted a regularly scheduled and legally noticed public hearing for Ordinance Amendment 17-05214, and recommended approval of the project after considering public testimony and accompanying documents; and

**WHEREAS**, all legal prerequisites for 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.

**Section 2.** The City Council hereby determines that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines pursuant to Section 15061(b)(3), the City Council hereby adopts a Categorical Exemption in accordance with the provisions of the California Environmental Quality Act.

**Section 3.** Based on the information contained in the supporting exhibits, this City Council finds, regarding the proposed amendment to Chapter 19.69 as it pertains to off-street parking, as follows:

Ordinance Amendment 17-05214

- A. The proposed Ordinance Amendment will not result in a significant adverse effect on the environment.
- B. The proposed Ordinance Amendment will not conflict with the goals, policies, and implementation measures set forth in the General Plan and Zoning Ordinance.

- C. The proposed Ordinance Amendment will not have a negative effect on public health, safety, or the general welfare of the community.

**Section 4.** The City Council therefore finds the proposed project exempt from California Environmental Quality Act pursuant to section 15061(b)(3), and approve Ordinance Amendment 17-05214 to amend chapter 19.69, Parking and Loading Standards, to the Zoning Code, based on the findings presented herein.

**Section 5.** The City Council 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 6.** The Mayor shall sign and the Secretary shall certify to the passage

**ADOPTED, SIGNED, and APPROVED** this 27th day of February

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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, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1361 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on February 27, 2018, by the following called vote:

AYES: ROGERS, BURKE, CORONA, RABB, VARGAS

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

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City Clerk, Nancy Salazar

Attachment: Revised Zoning Code Chapter 19.69

## CHAPTER 19.69

### PARKING AND LOADING STANDARDS

Section:

- 19.69.010 PURPOSE
- 19.69.020 RESIDENTIAL REGULATIONS
- 19.69.030 NON-RESIDENTIAL REGULATIONS
- 19.69.040 LOADING REQUIREMENTS

19.69.010 PURPOSE

Regulations shall be established for parking and loading, in order to assure adequate parking facilities are properly designed and located in order to meet the parking needs created by specific uses, and ensure their usefulness, protect the public safety, and where appropriate, buffer and transition surrounding land uses from their impact.

19.69.20 RESIDENTIAL REGULATIONS

**A. General Provisions**

1. Amount of Facilities Required. Any dwelling unit constructed or located after the effective date of the Chapter, or any subsequent amendment thereto, shall be required to provide off-street parking facilities in accordance with the provisions of this Chapter.
2. Non-Conforming Uses. Any dwelling unit or group of dwelling units which, on the effective date of this Chapter, or any subsequent amendment thereto, is nonconforming as to the regulations relating to off-street parking facilities, may be continued in the same manner as if the parking facilities were conforming. However, any existing dwelling unit that is enlarged by 25 percent of the gross living area shall be required to provide off-street parking facilities in accordance with the provisions of this Chapter.
3. Voluntary Establishment. Nothing in this Chapter shall be deemed to prevent the voluntary establishment of off-street parking facilities in excess of those required by this Chapter, provided that all regulations governing the location, design, and operation of such facilities are met.
4. Provision is a Continuing Obligation. The required off-street parking shall be a continuing obligation. It is unlawful to discontinue or dispense with the required vehicle parking facilities without providing other vehicle-parking facilities which meet the requirements of this Chapter.

5. Relocation of Facilities. Whenever existing parking facilities are removed or converted to a permissible non-parking use, the following regulations shall apply:
  - a. Any driveway approach that no longer provides access to a covered parking facility shall be removed and replaced with standard curb and gutter, in accordance with City standards.
  - b. All paved surfaces in the front yard area that no longer provide access to a covered parking facility shall be removed and the areas landscaped.
6. Access.
  - a. Access to a parking facility shall be paved, unless said facility is located greater than 100 feet from public right-of-way. If more than 100 feet from a public right-of-way, access shall be on an all-weather surface acceptable to the City Engineer.
  - b. Driveways shall utilize concrete material, unless said driveway is greater than 45 feet in length. If more than 45 feet in length, asphaltic material may be used, subject to approval by the City Engineer.

**B. General Regulations**

1. Number of Spaces Required.
  - a. Single Family
    - 1) Light Agricultural Zone: 2 spaces, one within a garage.
    - 2) Rural Residential/Agricultural Zone: 2 spaces, one within a garage.
    - 3) Detached Residential, R4 Zone: 2 garage spaces.
    - 4) Detached Residential, R7 Zone: 2 garage spaces.
  - b. Multi-Family
    - 1) Attached Residential, R7, R14, R22 Zones: 2 spaces per unit, one within a garage; 1 guest parking space per 5 units.
    - 2) Apartments: One space per unit shall be within a carport or an enclosed garage.
      - (a) Studio Unit: ~~1 space/unit.~~ 1.5 spaces
      - (b) One Bedroom Unit: ~~1 space/unit.~~ 1.5 spaces
      - (c) Two Bedroom Unit: ~~1.5 spaces/unit.~~ 2 spaces
      - (d) Three Bedroom Unit or more: 2.5 spaces  
Each additional bedroom: 0.25 spaces/unit up to 10 spaces, and 0.010 spaces/unit exceeding 10 spaces. Shall be distributed throughout development.
      - (e) 1 guest parking space per 5 units.