



CITY OF PERRIS PLANNING COMMISSION AGENDA

May 17, 2017

City Council Chambers
Meeting to convene at 6:00 P.M.
101 North "D" Street
Perris, CA 92570

1. CALL TO ORDER:

2. ROLL CALL:

Commissioners: Arras, McCarron, Hammond, Weir,
Vice Chair Shively, Chair Balderrama

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Arras

5. PRESENTATION:

6. CONSENT CALENDAR:

- A. Planning Commission Minutes for April 19, 2017

7. PUBLIC HEARING:

A. Zone Change 17-05002 – Zone Change 17-05002 – Proposal to re-zone a .7 acre parcel with an existing 9,700 sq.ft. commercial building, from R-6,000 – Single Family Residential to CN – Commercial Neighborhood, in order to provide consistency with the current General Plan land use designation of NC – Neighborhood Commercial. The subject parcel is located between Navajo Rd and Apache Rd, north of Indian Hills Circle, at 802 Navajo Rd. **Applicant:** City of Perris.

B. Conditional Use Permit 17-05066 & Letter of Public Convenience or Necessity – Request for a Conditional Use Permit and determination of “Public Convenience or Necessity” for the sale of alcoholic beverages for off-site consumption (Type 21 Off-Sale General) at a recently entitled gas

station/convenience store located at the southwest corner of Ethanac Road and Trumble Road. **Applicant:** Marwan Alabassi, MAMCO Inc.

- C. General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map (TPM 37181) 16-05150, and Development Plan Review 16-00002** for the development of a 372-unit multifamily apartment community, with a 4,482 sq. ft. recreation building and a variety of amenities on 16.9 vacant acres located at the northeast corner of “A” Street and Metz Road.
Applicant: Danny Brose.

8. BUSINESS/WORKSHOP:

9. PUBLIC COMMENTS:

Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

11. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

12. ADJOURNMENT