



CITY OF PERRIS PLANNING COMMISSION

AGENDA

February 20, 2019

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, Marin, McCarron, Scott,
Vice Chair Hammond, Chair Shively

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Arras

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for December 19, 2018

7. PUBLIC HEARING:

A. Development Plan Review (DPR) 18-00006 – A proposal to construct a 25,280 square-foot industrial building on 3.72 acres located at the northwest corner of Patterson Avenue and California Avenue within the Perris Valley Commerce Center (PVCC) Specific Plan area. **Applicant:** Carter Reddish, Carter Group Architects

REQUESTED ACTION: ADOPT Resolution No. 19-02 adopting Mitigated Negative Declaration No. 2341 and approving Development Plan Review 18-00006 to facilitate construction of a 25,280 SF manufacturing/office building, based on the findings and subject to the Conditions of Approval.

B. Development Plan Review (DPR) 17-00005 and Zone Change (ZC) 17-05148 – Proposal for a Zone Change from Community Commercial (CC) to R-6,000-SHO (Senior Housing Overlay) to facilitate the development of a 141-unit age restricted senior housing apartment complex with clubhouse and recreational amenities with a density of 33 dwelling units per acre on a 4.21-acre parcel located at the northwest corner of "A" Street & Ellis Avenue. **Applicant:** Greg Lansing, Lansing Properties.

REQUESTED ACTION: Approve Resolution No. 19-01 recommending the City Council Adopt Mitigated Negative Declaration #2340 and Approve Zone Change 17-05148 and Development Plan Review 17-00005 to facilitate the development of a 141-unit age restricted senior housing apartment complex, based on the findings and subject to the Conditions of Approval.

C. Addendum No. 1 to Environmental Impact Report No. 17-05100, Conditional Use Permit No. 18-05271 and Revised Tentative Parcel Map (TPM) 37304 (TPM No. 18-05270) – The proposal is a revision to DPR 17-00002 and TPM 37304 approved by the City Council on August 28, 2018, to allow Corona Stone to operate a stone manufacturing business through a Conditional Use Permit from the smaller of two industrials approved by the City (Bldg. 1 at approximately 1.1 million square-feet and Bldg. 2 at 61,200 square feet) located at the southeast corner of Perris Boulevard and Markham Street. The CUP request includes an adjustment in size of Building 1 from 1,106,030 sf to 1,009,869 and a slight increase in Building 2 from 61,200 sf to 62,100 sf, along with a Tentative Parcel Map for purpose of creating two parcels. **Applicant: Duke Realty**

REQUESTED ACTION: ADOPT Resolution No. 19-03 to adopt Addendum No. 1 to the Duke Warehouse at Perris Boulevard and Markham Street EIR (17-05100), and to approve Conditional Use Permit (CUP 18-05271), and revised Parcel Map 37304 (TPM 18-05270), based upon the findings and subject to the Conditions of Approval.

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