



# CITY OF PERRIS PLANNING COMMISSION

## AGENDA

August 7, 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:** Hammond, Hernandez, Jimenez, Perez, Shively

**3. INVOCATION:**

**4. PLEDGE OF ALLEGIANCE:** Commissioner Hammond

**5. PRESENTATION:**

A. Introduction of sworn in Planning Commissioners Hammond, Hernandez, Jimenez, Perez, Shively

**6. BUSINESS ITEM:**

A. Nomination of Planning Commission Chair and Vice-Chair

B. Public Hearing and Brown Act Procedures

**7. CONSENT CALENDAR:**

A. Planning Commission Minutes for June 19, 2019

**8. PUBLIC HEARING:**

A. **Tentative Parcel Map (TPM 37650) 19-05154 and Development Plan Review (DPR) 18-00001** – Proposal to subdivide approximately 1.3 acres into two parcels to facilitate the construction two industrial buildings totaling 18,276 SF (8,796 SF and 9,480 SF) located at the northeast of Commerce Drive and Perris Boulevard within the PVCC Specific Plan. **Applicant:** Bret Burge, Burge Corporation

**REQUESTED ACTION:** ADOPT Resolution No. 19-16 approving Tentative Parcel Map 19-05154 and Development Plan Review 18-00001 to facilitate the construction of two industrial buildings totaling 18,276 SF located at the northeast corner of Commerce Drive and Perris Boulevard, based on the findings and subject to the Conditions of Approval.

- B. Development Plan Review (DPR) 18-00007** – A proposal to construct two industrial buildings totaling 43,354 SF (24,018 SF and 19,336 SF) on approximately 2.6 acres located at the southeast corner of Commerce Drive and Perris Boulevard within the PVCCSP. **Applicant:** Bret Burge, Burge Corporation

**REQUESTED ACTION:** ADOPT Resolution No. 19-17 approving Development Plan Review 18-00007 to facilitate the construction two industrial buildings totaling 43,354 SF (24,018 SF and 19,336 SF) on approximately 2.6 acres located at the southeast corner of Commerce Drive and Perris Boulevard, based on the findings and subject to the Conditions of Approval.

**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**

# Planning Commission Agenda

**CITY OF PERRIS**  
**August 07, 2019**

# Item

# 5A

**Introduction of sworn in  
Planning Commissioners  
Hammond, Hernandez, Jimenez, Perez, Shively**

# Planning Commission Agenda

**CITY OF PERRIS**  
**August 07, 2019**

# Item

# 6A

**Nomination of Planning Commission  
Chair and Vice-Chair**



# Planning Commission Agenda

**CITY OF PERRIS**  
**August 07, 2019**

## Item 6B

**Public Hearing and Brown Act Procedures**

# Planning Commission Agenda

**CITY OF PERRIS**  
**August 07, 2019**

# Item

# 7A

**Planning Commission Minutes for**  
**June 19, 2019**

# *CITY OF PERRIS*

## MINUTES:

Date of Meeting: June 19, 2019

06:00 PM

Place of Meeting: City Council Chambers

Commission Members Present: Commissioner McCarron, Chairman Hammond, Vice Chair Arras, and Commissioner Shively.

1. CALL TO ORDER:

2. ROLL CALL: Commissioners: Shively, Marin, McCarron, Scott, Chair Hammond, Vice Chair Arras

Commission Members Present: Commissioner McCarron, Chairman Hammond, Vice Chair Arras, and Commissioner Shively.

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Shively.

5. PRESENTATION:

A. Recognition of Commissioners Arras, Marin, McCarron, and Scott for their service to the Planning Commission

Planning Manager Phung, presented plaques to the Commission members completing their terms.

Vice Chair Arras, thanked Staff and the other Commissioners for the experience and for the knowledge he has gained over his term.

Commissioner McCarron, reflected on the 9 years that he spent on the Planning Commission.

Chair Hammond, commented on the commitment and dedication of each Planning Commissioner.

6. CONSENT CALENDAR:

A. Planning Commission Minutes for May 15, 2019

B. Extension of Time 19-05106 for Tentative Parcel Map 37278, located at the northwest corner of Perris Boulevard and Harley Knox Boulevard. Applicant: Elliot Khan REQUESTED ACTION: Approve a one-year Extension of Time (19-05106) for

Tentative Parcel Map 37278, until March 15, 2020, to subdivide 8.28 acres into seven (7) lots to facilitate the construction of a new 47,253 square foot shopping center.

The Chair called for a motion.

M/S/C: Moved by Commissioner McCarron, seconded by Vice Chair Arras to B. Extension of Time 19-05106 for Tentative Parcel Map 37278, located at the northwest corner of Perris Boulevard and Harley Knox Boulevard. Applicant: Elliot Khan  
REQUESTED ACTION: Approve a one-year Extension of Time (19-05106) for Tentative Parcel Map 37278, until March 15, 2020, to subdivide 8.28 acres into seven (7) lots to facilitate the construction of a new 47,253 square foot shopping center.

AYES: Commissioner McCarron, Chairman Hammond, Vice Chair Arras, Commissioner Shively.

NOES:

ABSENT: Commissioner Marin, Commissioner Scott.

ABSTAIN:

7. PUBLIC HEARING:

- A. Development Plan Review (DPR) 18-00009 – A proposal to construct a 4,536 SF Indoor Commercial Marijuana Cultivation Facility and a 400 SF prefabricated container office to the rear of an existing commercial marijuana dispensary located at 872 Washington Street within the GI zone of the PVCC Specific Plan. Applicant: Mr. Stan Jakubowicz, Holistic Inc.

REQUESTED ACTION: Adopt Resolution No. 19-11 finding the project Categorically Exempt from CEQA pursuant to Article 15332 (Class 32) for infill development and approving Development Plan Review (DPR) 18-00009 to facilitate the construction of a 4,536 SF Indoor Commercial Marijuana Cultivation Facility and a 400 SF prefabricated container office to the rear of an existing commercial marijuana dispensary located at 827 Washington Street, based on the findings contained in the Resolution, and subject to the Conditions of Approval.

Vice Chair Arras, acknowledged that he conducted a site visit prior to the meeting.

Planning Manager Phung, presented Development Plan Review 18-00009 for 872 Washington St.

Commissioner McCarron, asked about the building materials and types of uses allowed for this particular zoning.

Commissioner Shively, asked about clarification on the cultivation code in terms of allowable building construction types.

Chair Hammond, commented on a correction to the date of COA #39 and clarified that this review is just on the building itself.

Assistant City Attorney Khuu, clarified the Commission is only reviewing the building architecture and site layout for this project.

Chair Hammond, stated that the Commission is only reviewing the site design and the cultivation permit is part of a non-discretionary approval process.

Applicant Stan Jakubowicz for Holistic Inc. presented to the Commission.

Commissioner Shively, asked the applicant for clarification on the number of current employees, new employees, and odor control practices.

Commissioner McCarron, asked about the design of the building, and the potential to match with surrounding warehousing architecture.

Commissioner Shively, requested clarification if any outdoor storage is proposed and the process to remove cultivation related waste.

Commissioner Shively, commented that he has no issue with the building, but he does not approve of the modular office.

Vice Chair Arras, expressed his disapproval of the modular office building.

Commissioner McCarron, stated that he did not approved of the modular office.

Chair Hammond, voiced his concerns of the modular building.

Planning Manager Phung, outlined the various options that the applicant may take.

Applicant Stan Jakubowicz, spoke to the Commission on dressing up the modular building with additional landscaping.

Commissioner Shively, asked Staff about clarification on the ALUC restriction on people per acre.

The Chair called for a motion.

M/S/C: Moved by Commissioner McCarron, seconded by Commissioner Shively to Free Form A. Development Plan Review (DPR) 18-00009 – A proposal to construct a 4,536 SF Indoor Commercial Marijuana Cultivation Facility and a 400 SF prefabricated container office to the rear of an existing commercial marijuana dispensary located at 872 Washington Street within the GI zone of the PVCC Specific Plan. Applicant: Mr. Stan Jakubowicz, Holistic Inc.

REQUESTED ACTION: Adopt Resolution No. 19-11 finding the project Categorically Exempt from CEQA pursuant to Article 15332 (Class 32) for infill development and approving Development Plan Review (DPR) 18-00009 to facilitate the construction of a 4,536 SF Indoor Commercial Marijuana Cultivation Facility and a 400 SF prefabricated container office to the rear of an existing commercial marijuana dispensary located at 827 Washington Street, based on the findings contained in the Resolution, and subject to the Conditions of Approval and including a revision of Condition of Approval #39 and modification of onsite landscaping percentage to 15%.

AYES: Commissioner McCarron, Chairman Hammond, Vice Chair Arras, Commissioner Shively.

NOES:

ABSENT: Commissioner Marin, Commissioner Scott.

ABSTAIN:

- B. Conditional Use Permit (CUP) 19-05083 and Letter of Public Convenience and Necessity (PCN) 19-05084 - Request for a CUP and PCN to upgrade an existing type 20 liquor license (beer and wine) to a type 21 liquor license (general alcohol) which allows for the sale of all types of liquor at an existing mini-mart at 511 E. 4th Street

Suite 'A'. Applicant: Ike Mephors, Ability Investment, Inc. REQUESTED ACTION: ADOPT Resolution No. 19-14 finding the project is exempt from CEQA pursuant to Section 15301 (a) under a Class 1, Existing Facilities, and approving Conditional Use Permit 19-05083 and Public Convenience or Necessity 19-05084 to allow the sale of distilled spirits in addition to beer and wine at 511 E. 4th Street, based on the findings contained in the Resolution and subject to the Condition of Approval.

Senior Planner Perez, presented Conditional Use Permit 19-05083 and Public Convenience and Necessity 19-05084 for 511 E 4th St.

Liliger Damaso representing the Applicant, presented to the Commission and requested reconsideration of removal of Condition of Approval 6d and 6e.

Applicant Ike Mephors, presented to the Commission.

Commissioner McCarron, asked if this license would help the customer traffic of the business.

Commissioner McCarron, expressed his support for the type 21 liquor license.

Chair Hammond, asked Staff about looking at Conditions of Approval items 6d and 6e on request of the applicant.

Planning Manager Phung, spoke on items 6d and 6e and the reasoning behind these conditions.

Commissioner McCarron, recommended to keep the Conditions of Approval as is.

The Chair called for a motion.

M/S/C: Moved by Commissioner McCarron, seconded by Vice Chair Arras to B. Conditional Use Permit (CUP) 19-05083 and Letter of Public Convenience and Necessity (PCN) 19-05084 - Request for a CUP and PCN to upgrade an existing type 20 liquor license (beer and wine) to a type 21 liquor license (general alcohol) which allows for the sale of all types of liquor at an existing mini-mart at 511 E. 4th Street Suite 'A'. Applicant: Ike Mephors, Ability Investment, Inc. REQUESTED ACTION: ADOPT Resolution No. 19-14 finding the project is exempt from CEQA pursuant to Section 15301 (a) under a Class 1, Existing Facilities, and approving Conditional Use Permit 19-05083 and Public Convenience or Necessity 19-05084 to allow the sale of distilled spirits in addition to beer and wine at 511 E. 4th Street, based on the findings contained in the Resolution and subject to the Condition of Approval.

AYES: Commissioner McCarron, Chairman Hammond, Vice Chair Arras, Commissioner Shively.

NOES:

ABSENT: Commissioner Marin, Commissioner Scott.

ABSTAIN:

- C. Conditional Use Permit (CUP) 19-05067 – A proposal to construct a 25' tall, 100 SF, double-faced, internally illuminated on-site, freestanding freeway sign located at 820 W. Rider Street within the Business Professional Office (BPO) Zone of the PVCC Specific Plan. Applicant: Quiel Signs, Ms. Crissy Mirabella. REQUESTED ACTION: ADOPT Resolution No. 19-13 finding the project Categorically Exempt pursuant to CEQA Article 19, Section 15311 (Accessory Structures), Class 11 (a), and approving

Conditional Use Permit 19-05067, based on the findings contained in the Resolution, and subject to the Conditional of Approval.

Vice Chair Arras, acknowledged that he conducted a site visit prior to the meeting.

Planning Manager Phung, presented Conditional Use Permit 19-05067 for 820 W Rider St.

Assistant City Attorney Khuu, clarified the regulation of imagery allowed on signage.

Commissioner McCarron, asked for further clarification on the types of regulations on signage.

Commissioner McCarron, asked if approval of this would create a conflict with the signed Lamar billboard contract, if the freeway sign may display other businesses, if notification of neighboring businesses was given, and brightness limitations.

Commissioner Shively, asked if there was a state guideline that regulated the visibility of signage from school sites.

Staff discuss the possibility of the various demographics viewing the signage.

Applicant Wade Abdulla, presented to the Commission.

Commissioner McCarron, asked about the effectiveness of the signage on business productivity, alternative forms of advertising, and the distance to the nearest dispensary.

Chair Hammond, expressed that he does not approve of the typical banners but appreciated the design of the sign.

Commissioner Shively, asked about prior conversations with Staff and if there would be any motion messages displayed.

Vice Chair Arras, requested whether the signage will be on only during business hours.

Commissioner Shively, stated that he cannot support the project because of the location and size of the proposed signage.

Commissioner McCarron, expressed his objection to the project based on children being able to see the freeway sign, fellow neighbors do not like marijuana related billboards, and that the design is very bold and that other residents would not support this.

Vice Chair Arras, voiced that he does not support the design of the project.

Chair Hammond, spoke on various methods of redesign and the potential of bringing the revised design to the Commission in the future.

Commissioner McCarron, spoke on denying the project as it is, therefore allowing the applicant to either appeal to the City Council or resubmit to the Commission.

Planning Manager Phung, commented on the options at hand for the project.

Staff discussed various avenues for the applicant to proceed.

Motion called to Deny the project.

The Chair called for a motion.

M/S/C: Moved by Commissioner McCarron, seconded by Commissioner Shively to Deny C. Conditional Use Permit (CUP) 19-05067 – A proposal to construct a 25' tall, 100 SF, double-faced, internally illuminated on-site, freestanding freeway sign located at 820 W. Rider Street within the Business Professional Office (BPO) Zone of the PVCC Specific Plan. Applicant: Quiel Signs, Ms. Crissy Mirabella.

REQUESTED ACTION: ADOPT Resolution No. 19-13 finding the project Categorically Exempt pursuant to CEQA Article 19, Section 15311 (Accessory Structures), Class 11 (a), and approving Conditional Use Permit 19-05067, based on the findings contained in the Resolution, and subject to the Conditional of Approval.

AYES: Commissioner McCarron, Chairman Hammond, Vice Chair Arras, Commissioner Shively.

NOES:

ABSENT: Commissioner Marin, Commissioner Scott.

ABSTAIN:

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.

Joshua Naggar, thanked Vice Chair Arras and Commissioner McCarron for their service to the community.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

Commissioner Shively, thanked Vice Chair Arras and Commissioner McCarron on their service and wished them well in their further endeavors.

Vice Chair Arras, thanked the fellow Commissioners for the experience and opportunity to learn and serve the community.

Commissioner McCarron, spoke on withdrawing his application, moving to Temecula, and thanked all of Staff and other Commissioners for all their work.

Chair Hammond, thanked the Commissioners for always voting their true feelings and voting for the overall benefit of the City of Perris.

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

Planning Manager Phung, thanked Vice Chair Arras and Commissioner McCarron for all their feedback as it helped the Planning department grow, commented on the APA Santa Barbara conference, and the next Planning Commission meeting.

Director of Planning and Economic Development Dr. Williams, thanked Arras and McCarron for their feedback and service to the city, spoke on the skills center status, and the timeline for



the skills center.

12. ADJOURNMENT 1 Page 2 of 2

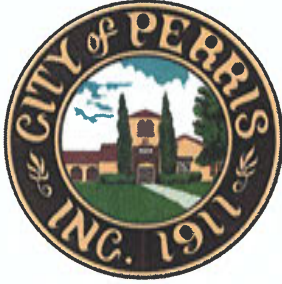
# Planning Commission Agenda

**CITY OF PERRIS**  
**August 07, 2019**

# Item

# 8A

**Tentative Parcel Map (TPM 37650) 19-05154 and  
Development Plan Review (DPR) 18-00001**



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:**

August 7, 2019

**SUBJECT:**

**Development Plan Review (DPR) 18-00007** – A proposal to construct two industrial buildings totaling 43,354 SF (24,018 SF and 19,336 SF) on two parcels totaling 2.51 acres located at the southeast corner of Commerce Drive and Perris Boulevard within the PVCCSP. **Applicant:** Bret Burge, Burge Corporation

**REQUESTED ACTION:**

**ADOPT Resolution No. 19-17** approving Development Plan Review 18-00007 to facilitate the construction of two industrial buildings totaling 43,354 SF (24,018 SF and 19,336 SF) on 2.51 acres located at the southeast corner of Commerce Drive and Perris Boulevard, based on the findings and subject to the Conditions of Approval.

**CONTACT:**

Dr. Grace Williams, Director of Planning and Economic Development

*VP for GIC*

---

#### BACKGROUND/DISCUSSION:

The applicant, Burge Corporation, is proposing to construct two speculative office/manufacturing/warehouse buildings totaling approximately 43,354 SF on two parcels totaling 2.51 acres at the southeast corner of Commerce Drive and Perris Boulevard within the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan (PVCCSP). The proposed project is located within the Perris Business Park, which was approved in 1992 with specific Development Guidelines. All street improvements have been completed on the interior of the business park except sidewalks and public landscaping. Mature landscaping exists along the Perris Boulevard frontage.

The proposed project involves the construction of two tilt-up concrete office/manufacturing/warehouse buildings on two parcels. Building 1 is a 24,018 SF building designed as a multi-unit industrial condo property on 1.17 acres. Building 2 is a 19,336 SF building on 1.33 acres that is designed to accommodate up to four tenants. Both parcels are currently designated as Lots 30 and 31 of the Perris Business Park tract map. As the applicant wishes to allow dual shared access for both buildings off of Commerce Drive and Business Park Drive, the parcel line between Lots 30 and 31 will be adjusted to accommodate the shared access concept while maintaining the development of two buildings on two separate parcels. A non-discretionary Lot Line Adjustment will be required and processed upon approval of this application to allow the project to be built in the configuration proposed. The site improvements for both buildings include 16,205 SF of landscaping (15% of total sites), eighty-three (83) paved parking spaces, parking lot lighting, and ADA access. No loading areas face public streets as the loading areas of the two buildings face each other.

The applicant has submitted building elevations with an architectural style that is contemporary with a variety of high-quality materials concentrated at the front and sides of the buildings visible from public streets. The buildings have a painted finish in shades of gray and white with dark blue accents. The glass-front entrance is recessed with a dark blue overhead metal canopy with blue reflective glass. The

canopies extend over doors and windows on the front and side façades that face streets. Limestone veneer and lintel wrap the base of the buildings. Overall, the building presents a high-quality and visually interesting and aesthetically pleasing design through the use of varied, yet complementary architectural treatments and materials, which create dimension as envisioned by the PVCCSP architectural guidelines.

The site is surrounded by existing buildings and streets, creating an infill situation. California Environmental Quality Act (CEQA) contains a provision to allow infill development projects to be processed under an exemption pursuant to CEQA Guidelines Section 15332 (Class 32 Exemption). According to Section 15332, “The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements.” Therefore, because this project is located within the city limits of Perris, is less than 5 acres, has no value as habitat for endangered, rare or threatened species, is adequately served by all required utilities and services, and is consistent with the applicable general plan and zoning designations and regulations, it is Categorical Exempt per CEQA Article 15332 for infill development.

---

**BUDGET (or FISCAL) IMPACT:** All costs associated with the project are borne by the applicant.

---

**Prepared by:** Cathy Perring, Contract Planner

**REVIEWED BY:** Kenneth Phung, Planning Manager 

**Attachments:** Staff Report  
Exhibit A – Conditions of Approval (Planning, Building, Public Works, Engineering and Fire)  
Exhibit B – Aerial View  
Exhibit C – Perris Business Park Lots  
Exhibit D – PVCCSP Land Use Map  
Exhibit E – Plan Sets  
Exhibit F – Resolution 19-17

Consent:  
Public Hearing: X  
Workshop:  
Presentation:  
Other:

**CITY OF PERRIS**  
**PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT**  
**STAFF REPORT**

Cases: **Development Plan Review (DPR) 18-00007**

Environmental Determination: Categorically Exempt per CEQA Article 15332 (Class 32) for infill development.

Date: August 7, 2019 Planning Commission

Project Planner: Cathy Perring, Consulting Planner

Applicant/Owner: Bret Burge, Burge Corporation  
 981 Calle Negocio, #200  
 San Clemente, CA 92673

Location: Southeast corner of Perris Boulevard and Commerce Drive.  
 Assessor Parcel Number 303-292-010 and 303-292-011

**PROJECT DESCRIPTION:** Proposal to construct two industrial buildings totaling 43,354 SF (24,018 SF and 19,336 SF) on 2.51 acres located at the southeast corner of Commerce Drive and Perris Boulevard.

Acreage: 2.51 acres

**ZONING AND LAND USE:**

Existing Zoning: Perris Valley Commerce Center Specific Plan (PVCCSP),  
 Light Industrial (LI)

Surrounding Zoning: Perris Valley Commerce Center Specific Plan (PVCCSP),  
 Light Industrial (LI)

Surrounding Land Uses:

<i>Direction</i>	<i>Land Use</i>
North	Vacant
South	Vacant
East	Business Park buildings
West	Distribution Center Warehouse

***ANALYSIS AND REVIEW:***

**PROJECT BACKGROUND**

The proposal is a request to construct two industrial buildings totaling 43,354 SF (24,018 SF and 19,336 SF) 2.51 acres located at the southeast corner of Commerce Drive and Perris Boulevard. The project is located within the Perris Business Park, which was approved in 1992 by Development Plan Review 34-92 with specific Development Guidelines. The business park is intended to fill a niche in the industrial/commercial properties market for start-up businesses in a park-like setting. The two buildings are located on Lots 30 and 31 of the Perris Business Park. All street improvements have been completed on the interior of the business park except sidewalks and public landscaping. Mature landscaping exists within the Perris Boulevard frontage.

In 2012, the City approved the Perris Valley Commerce Center Specific Plan (PVCCSP) within which the Perris Business Park is located. Development within the Business Park is now reviewed subject to the Development Guidelines for the Business Park and the design guidelines and standards of the PVCCSP.

**ANALYSIS**

**ZONING AND GENERAL PLAN CONSISTENCY**

Both the General Plan and the Zoning Map indicate that the proposed project is located within PVCCSP with a Light Industrial land use designation. The proposed buildings are permitted in the PVCCSP-LI zone, which allows light industrial uses and related activities including manufacturing, research, warehousing/distribution, and assembly of non-hazardous products and materials, and retailing related to manufacturing. No outdoor storage is permitted.

According to the General Plan, the proposed buildings are located within Planning Area 1, "North Commercial/Industrial," which is primarily designated for industrial land uses. Planning Area 1 is bound to the north by the March Air Reserve Base and Moreno Valley, to the west by Interstate 215, to the east by Ramona Expressway and Lake Perris, with Ramona Expressway to the south. The proposed project is consistent with the General Plan by providing opportunities to start-up businesses in a high-quality business park setting.

The industrial use, site design, architectural elevations, parking, landscaping, and fencing for both buildings have been reviewed by staff to ensure compliance with the development standards of the Perris Valley Commerce Center Specific Plan/Light Industrial Zone and to a lesser extent, the Perris Business Park Development Guidelines.

The layout of Lots 30 and 31 associated with the proposed project will be modified so that the entryways to the two buildings are accommodated off of Commerce Drive to the north and Business Park Drive to the south. However, the overall square footage of the parcels will be maintained as two separate lots that will accommodate one building each. As such, a lot line adjustment will be completed after the entitlement process is completed, and conditions of approval adopted for the required adjustment. Building 2 will be located on 1.33 acres directly

---

east of Perris Boulevard while Building 1 will be on 1.17 acres directly east of Building 2.

### DEVELOPMENT STANDARDS

The PVCCSP Development Standards for the Light Industrial Zone require a minimum lot size of 15,000 square feet, with the minimum lot frontage of 75 feet, and minimum lot depth of 100 feet. As described above, the proposed project's parcels will be created through a lot line adjustment. When completed, each lot will have dimensions that will comply with the development standard. Regarding setbacks, the project is located with Building 1 fronting on Commerce Drive, a local street, which requires a minimum front yard setback of ten feet, and with Building 2 fronting on Perris Boulevard, a Primary Arterial, which requires a minimum front yard setback of fifteen feet. For each lot, the closest portion of the building will be set back over 65 feet from the property line. Side and rear setbacks in the Light Industrial Zone are zero when adjacent to non-residential uses; therefore, Building 1 is positioned only 5 feet off the side property line to the east. The "rear" of the buildings where the roll-up doors are located, face each other with a drive aisle of 30 feet separating them. Therefore, all Development Standards for uses within the LI zone of the PVCCSP have been met or exceeded.

### SITE DESIGN

The proposed project is comprised of two office/ manufacturing/warehouse buildings; Building 1 at 24,018 SF is directly east of Building 2, while Building 2 at 19,336 SF is directly east of Perris Boulevard. The Perris Business Park concept includes small lots that allow buildings to be positioned back to back, with zero lot lines on the side and rear property lines, to maximize onsite area by having a shared lot line positioned centerline to the shared access from the street. The two parcels for Buildings 1 and 2 share driveways with access to Commerce Drive and Business Park Drive. No access is proposed to be taken from Perris Boulevard. Landscaping and water quality swales are provided in the 15-foot setback area in front of the buildings along Commerce Drive, and Business Park Drive and mature landscaping exist within the large setback on Perris Boulevard. The Perris Boulevard landscaping is proposed to be updated, retaining existing palms and supplementing with new shrubs and smaller trees. An ADA-compliant walkway is provided from the sidewalk to the entrance of each building with ramps and a painted crosswalk traversing the parking area. This will complement the colored scored concrete path of travel at the front of each building. Patterned, stamped colored concrete will also be provided within the driveways at the shared street access points. Landscape planters are provided along the sides of each building and around the trash enclosure to soften the appearance of the building and parking lot. ADA-compliant access and parking are provided close to the entrances.

### ARCHITECTURE

The architectural style of the buildings is contemporary with a variety of high-quality materials concentrated at the front and sides of the buildings visible from public streets. The buildings are tilt-up concrete with a painted finish in shades of gray and white. The glass-front entrance is recessed with an overhead metal canopy in a high-gloss Indigo Batik (dark blue) that adds visual impact to the buildings. Blue reflective glass is used to coordinate with the blue canopies. The canopies extend over doors and windows on the front façades of Building 1 and on the front and side façades of Building 2 adjacent to Perris Boulevard. A limestone veneer and lintel wrap the lower three feet

of the buildings forming a base along the front and side elevations that face the streets. The dark gray and white colors were chosen for the building elements where entrance doors are located, highlight these portions of the structures, and help identify entries. The side elevation facing the adjacent parcel east of Building 1, includes painted panels with headers that mimic the scale and size of the windows to provide visual interest.

**PARKING**

Since the type of use within the business park may be either manufacturing or warehousing, and no tenants are proposed at this time, parking has primarily been established at the office and manufacturing rates for Building 2 (small multi-tenant) with a larger percentage at the warehouse rate for Building 1. This allows for the more intensive office/manufacturing use and provides extra parking for other permitted uses. The table summarizes the parking analysis for each building:

<b><i>PARKING SUMMARY</i></b>							
<b>Bldg. #</b>	<b>Bldg SF</b>	<b>Use</b>	<b>Use by Sq Ft</b>	<b>Parking Ratio</b>	<b>Required Spaces</b>	<b>Loading Spaces</b>	<b>Provided</b>
1	24,018	Office	4,000	1:300	13	1 req.	42
		Manufacturing	9,000	1:500	18	0	(2 ADA)
		Warehouse	11,018	1:1,000	11	provided	
2	19,336	Office	4,500	1:300	15	1 req.	41
		Manufacturing	10,800	1:500	22	0	(2 ADA)
		Warehouse	4,036	1:1,000	4	provided	

Because each building is between 10,000 and 25,000 square feet, one (1) loading stall is required for each building per Section 19.69.40 of the zoning code. Stalls that meet the width criteria are provided on-site but need to be identified on the plans. Conditions of approval require the loading spaces to be labeled and signs provided.

**LANDSCAPING**

The applicant has submitted a conceptual landscape plan that includes 15% landscaping over the two parcels, which exceeds the required minimum of 12% coverage in the PVCCSP LI Zone. Landscaping has been provided in all required areas including the parking lot, street setbacks, around the trash enclosure, and at the foundation to enhance the building. The landscape areas along Commerce Drive and Business Park Drive also function as bioswales for the approved Preliminary Water Quality Management Plan. The applicant has also provided enhanced landscaping at driveways, and street trees will be provided in the parkways at the minimum spacing of 30 feet apart on the local streets. The amount of landscaping provided for each site generously provides visual relief and an attractive view to the public.

**CIRCULATION AND RIGHT OF WAY IMPROVEMENTS**

Landscaped parkways and sidewalks are required to be constructed with development of each parcel of the project, as well as curb cuts for driveway access to each site per the Perris Business Park Development Guidelines. All entrances and drive aisles are required to be 30 feet in width,



---

with an adequate area on each site to facilitate emergency access and maneuverability. Two-way circulation is provided in parking areas. The shared access driveways proposed are 30 feet wide, and the Conditions of Approval require that a shared access agreement be executed between the two parcels. All City standards are reflected on the site plan, and the project complies with the requirements of the Perris Business Park Development Guidelines.

### MARCH ARB/IP AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)

The project site and the entire Perris Business Park are located in Accident Potential Zone (APZ) II and the B1 Zone of the MARB/IP ALUCP. The project sites are near the south end of APZ-II, which prohibits places of assembly such as hotels, hospitals, churches, schools, and restaurants, and uses that involve hazardous materials (such as gas stations), and uses that have higher densities of people per acre. Development is limited to those uses that do not exceed 50 persons per acre at any time. Buildings in this zone are restricted to two habitable floors. The proposed projects are small one-story warehouses that will not have high numbers of employees. The project conditions of approval will prohibit the storage and use of hazardous substances.

The MARB/IP ALUCP B1 Zone is an Inner Approach/Departure Zone that encompasses areas of high noise and high accident potential risk within the inner portion of the runway approach and departure corridors. The zone is defined by the boundaries of Accident Potential Zones I and II. The majority of the zone is exposed to projected noise levels over 65 dB CNEL. ALUCP conditions for the B1 Zone include conditions identified above for APZ II, and additional requirements for building fire sprinklers, airspace review for buildings of one story or more, an aviation easement dedication, sound attenuation to meet interior noise level criteria, and storage of hazardous materials. Prohibited uses include large places of an assembly, including churches, hotels, and care facilities, and noise-sensitive outdoor uses. The proposed manufacturing warehouse projects do not conflict with the ALUCP and are required to comply with the standard Conditions of Approval for these Airport Zones.

### SIGNS

All proposed signs are subject to separate review and approval by the Planning Division prior to issuance of a sign permit. Building permits for any signs shall not be issued until approved by the Planning Division.

### ENVIRONMENTAL CONSIDERATIONS

California Environmental Quality Act (CEQA) contains a provision to allow infill development projects to be processed under an exemption pursuant to CEQA Guidelines Section 15332 (Class 32 Exemption). A Class 32 Exemptions are intended to promote infill development within urbanized areas. According to Section 15332, "The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects." Therefore, because this project is located within the city limits of Perris, is less than 5 acres, has no value as habitat for endangered, rare or threatened species, is adequately served by all required utilities and services, and is consistent with the applicable general plan and zoning designations and regulations, it is Categorical Exempt per CEQA Article 15332 for

infill development.

***MANDATORY FINDINGS FOR PROJECT APPROVAL:***

**California Environmental Quality Act Infill Exemption Findings (CEQA Guidelines Section 15332)**

1. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

Both the General Plan and the Zoning Map indicate that the proposed project sites are located in PVCCSP with a Light Industrial land use designation. The proposed office/manufacturing/light industrial uses are permitted in the PVCCSP-LI zone, which allows activities including manufacturing, research, warehousing/distribution, and assembly of non-hazardous products and materials, and retailing related to manufacturing.

2. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The site is located within the City of Perris on a site that is surrounded by major streets, warehouse manufacturing buildings, and utility infrastructure. Lots 30 and 31 of the Perris Business Park is 1.3 acres.

3. *The project site has no value as habitat for endangered, rare or threatened species.*

The site has been regularly disked and includes some ornamental landscaping along Perris Boulevard that is maintained by the Business Park owners association. Therefore, the site is not expected to have any habitat value. The project is subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and applicable fees will be paid. The project site is also located within Stephen's Kangaroo Rat Habitat Fee Area, and applicable fees will be paid.

4. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The project includes a Master Water Quality Management Plan (MWQMP) that has been reviewed and approved by the City's contract peer reviewer. All streets are existing and were designed to accommodate traffic projected to be generated from this project. No sensitive uses are located near the site that could be affected by future construction or operational noise, and significant air quality effects will not result from the construction or operation of these small buildings.

5. *The site can be adequately served by all required utilities and public services.*

All utilities are existing within the adjacent streets.

---

## Development Plan Review

1. *The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, the purposes and provisions of this Title, the purposes of the Zone in which the site is located, and the development policies and standards of the City.*

The site development was determined by City staff to comply with all applicable provisions of the General Plan, Perris Valley Commerce Center Specific Plan (PVCCSP), and the Zoning Code. The development standards for Light Industrial development including use, setbacks, the height of buildings, lot coverage, architecture, lighting, and landscaping are provided by the Perris Business Park Development Guidelines and/or PVCCSP, with parking regulations contained in Chapter 19.69 of the Zoning Code. In addition, the project has been deemed consistent with the 2014 March ARB/Inland Port Airport Land Use Compatibility Plan

2. *The subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.*

The 2.5-acre site is a relatively flat, rectangular parcel with frontage on Commerce Drive, Business Park Drive, and Perris Boulevard. Utilities are existing within the adjacent streets, and on-site storm drain facilities will be constructed as part of the project to collect off- and on-site flows and direct them into the master storm drain facilities serving the area. This is a suitable site for the office/manufacturing/warehouse buildings proposed.

3. *The proposed development and the conditions under which it would be operated or maintained is compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

The proposed project and its operations are compatible with abutting properties, and will not be detrimental to the public health, safety, or welfare. The eastern project boundary abuts similar buildings to the proposed within the Perris Business Park. The land west of the site across Perris Boulevard is an operating distribution center. The land to the north across Commerce Drive is vacant. South of the site is more vacant land within the Perris Business Park, which will be developed similarly in the future. These are appropriate uses within the Light Industrial Zone with which the project is consistent and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

4. *The architecture proposed is compatible with community standards and protects the character of adjacent development.*

Enhanced architecture, site design, and landscaping have been provided for the project to ensure that it resembles similar development within the Business Park and other development to the west and north. The project adheres to the Development Guidelines for the Perris Business Park and the PVCC Specific Plan requirement that the architecture provides a clearly defined base, body, and cap. The use of windows, stone veneer, enhanced entries, metal canopies, a varied color palette, and roof height variation provides an architecture that is compatible with PVCCSP standards and is consistent with the character of adjacent development.

5. *The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.*

The PVCCSP requires landscaping to be provided at a minimum rate of 12% for the Light Industrial zone, and the project includes 15% landscaped area. Landscaping has been provided in all required areas including the parking lot, street setbacks, around the trash enclosure, and at the foundation to enhance the building. The applicant has also provided enhanced landscaping at driveways, and street trees will be provided in the parkways at the minimum spacing of 30 feet apart on Commerce Drive. The amount of landscaping provided for each site generously provides visual relief and an attractive view to the public.

6. *The safeguards necessary to protect the public health, safety, and general welfare have been required for the proposed project.*

The City of Perris standard project review practices and compliance with state and local best planning practices provides the safeguards necessary to protect the public health, safety, and general welfare concerning the proposed project.

**RECOMMENDATION:**

**ADOPT Resolution No. 19-17** approving Development Plan Review (DPR) 18-00007 to facilitate the construction two industrial buildings totaling 43,354 SF (24,018 SF and 19,336 SF) on 2.51 acres located at the southeast corner of Commerce Drive and Perris Boulevard, based on the findings contained in the staff report, and subject to the Conditions of Approval.

**EXHIBITS:** Exhibit A – Conditions of Approval (Planning, Building, Public Works, Engineering and Fire)  
Exhibit B – Aerial View  
Exhibit C – Perris Business Park Lots  
Exhibit D – PVCCSP Land Use Map  
Exhibit E – Plan Sets  
Exhibit F – Resolution 19-17

**CITY OF PERRIS**  
**PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT**  
**CONDITIONS OF APPROVAL**

**Development Plan Review 18-00007**

**Planning Commission August 7, 2019**

PROJECT: Proposal to construct two industrial buildings totaling 43,354 SF (24,018 SF and 19,336 SF) on 2.51 acres located at the southeast corner of Commerce Drive and Perris Boulevard.

Applicant: Bret Burge, Burge Corporation

---

**General Requirements:**

1. **Development Standards.** The project shall conform to the Light Industrial (LI) zone standards of the Perris Valley Commerce Center Specific Plan (PVCCSP) and Municipal Code Title 19.
2. **Perris Business Park Development Guidelines.** All plans and improvements, including signs and landscaping, shall comply with Development Plan Review 34-92 Perris Business Park Development Guidelines approved December 14, 1992, if not in conflict with the Perris Valley Commerce Center Specific Plan (PVCCSP) requirements, current city codes, and policies.
3. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
4. **Term of Approval.** This approval shall be used within three (3) years of approval date; otherwise, it becomes null and void. By use is meant the beginning of substantial construction within the three (3) year period which is thereafter diligently pursued to completion or the beginning of substantial utilization, as contemplated by this approval. A maximum of three (3) one-year time extensions shall be permitted.
5. **Compliance with Approved Plans.** All site development and improvements, including building colors and materials, shall conform substantially to the approved set of plans presented at the August 7, 2019, Planning Commission meeting, or as amended by these conditions.
6. **Future Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval.
7. **Expansion.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Department.
8. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Building Official. The applicant shall submit fire access and fire underground plan prior to construction drawings. Water, gas, sewer, electrical

**EXHIBIT A**

transformers, power vaults, and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Conditions of Approval shall be included in building plans.

9. **Fire Marshal.** The project shall adhere to all fire safety/emergency services requirements as mandated by the City Fire Marshal and the Uniform Fire Code, and any applicable city codes and ordinances. The project shall adhere to the requirements of the attached Conditions of Approval dated April 19, 2019, prepared by Dennis Grubb & Associates, LLC, the City of Perris Fire Department development review consultant.
10. **Building Official.** The project shall adhere to all applicable building and development codes, including the Uniform Building Code and all applicable city codes and ordinances, and State mandated requirements, and the requirements of the Building Official as indicated on the attached Conditions of Approval dated September 17, 2018.
11. **City Engineer.** The project shall adhere to the requirements of the City Engineer, as indicated in the attached Conditions of Approval dated December 7, 2018.
12. **Grading Permit.** Prior to issuance of any Grading Permit, the developer shall submit detailed on-site grading, parking, paving, and drainage plans for review by the City Engineer.
13. **Southern California Edison.** The applicant shall contact the Southern California Edison (SCE) area service planner at (951) 928-8323 to complete the required forms prior to commencement of construction.
14. **Screening of Roof-Mounted Equipment.** Parapet walls shall prevent public views of roof-mounted equipment on all elevations of the building. All vent pipes and similar devices shall be painted to match the building.
15. **Notice of Exemption.** Within three (3) days of Planning Commission approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-Recorder," for a \$50.00 check to file the notice exemption.
16. **Signs.** The proposed project does not include approval for any signs. All proposed signs shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
17. **Waste-Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
18. **Graffiti** located on-site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
19. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property

Maintenance.

20. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).
21. **Setbacks.** No structure shall encroach into the required rear, side or front yard setbacks of any lots.
22. **Downspouts.** Exterior down spouts are not permitted on the front or side elevations of any building facing the street. Downspouts on these elevations shall be located inside the building
23. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning Development Plan Review 18-00007. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
24. **Utilities.** All existing and proposed utilities shall be placed underground in accordance with Section 19.02.070 of the Municipal Code, and electrical utility lines rated at 115kv or larger. The location of all proposed aboveground pedestal and utility boxes shall be reviewed and approved by the City Engineer and the Planning Division.
25. **Lighting.** The applicant shall submit a lighting plan with photometric to the Planning Department for review and approval. Full cutoff fixtures shall be used to prevent light and glare above the horizontal plan of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas.
26. **SCE.** The Southern California Edison (SCE) area service planner (951 928-8323) should be contacted to complete the required forms prior to commencement of construction.

#### **Construction and Operational Requirements:**

27. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
  - a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to

create disturbing excessive or offensive noise. Construction activity shall not exceed 80 dBA in residential zones in the City.

- b. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.
- c. Construction routes are limited to City of Perris designated truck routes.
- d. If applicable, water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
- e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such persons shall be provided to the City.
- f. Project applicants shall provide construction site electrical hook-ups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel-powered electric generators or provide evidence that electrical hook ups at construction sites are not practical or prohibitively expensive.

**Project-Specific Requirements:**

28. **Outdoor Storage.** No outdoor storage is permitted.
29. **Loading Zones.** One loading space shall be provided pursuant to the City Zoning Code Section 19.69.40. Loading zones shall be designated by labeling and/or striping.
30. **CC&Rs.** The project proponent shall comply with the existing Covenants, Conditions, and Restrictions (CC&Rs) for the Perris Business Park to ensure the common maintenance of landscaping for the two project sites.
31. **March Air Reserve Base.** As required by the Perris Valley Commerce Center Specific Plan, the following measures shall be implemented to address the project's location within Airport Overlay Zone B1 and APZ II:
  - a. Prior to issuance of building permits, the landowner shall have conveyed an avigation easement to the March Inland Port Airport Authority.
  - b. Any outdoor lighting installed shall be shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
  - c. The following uses shall be prohibited:
    - i) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged



- in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- ii) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - iii) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower and row crops, trash transfer stations that are open on one or more sides, recycling centers contain putrescible wastes, construction and demolition debris facilities, and incinerators.)
  - iv) Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- d. A "Notice of Airport in the Vicinity" shall be provided to all potential purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
  - e. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.
  - f. The March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communication could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
  - g. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
  - h. The development shall undergo FAA (Federal Aviation Administration) and TERPS (Terminal Instrument Procedures) review prior to issuance of building permits.
  - i. The landscaping plan shall require review by the MARB. The landscaping plan will not include fruit trees that could be an attractant for birds.

32. **A Master Water Quality Management Plan (MWQMP).** The MWQMP for the project site (18-00001) and its related project (18-00007) was approved on July 16, 2019. The following conditions apply:

- A. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
- B. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the Stormtech Chambers, gravity separator, catch basin insert, self-retaining LID BMPs and trash enclosure. The City Engineer's office shall review and approve the final WQMP text, plans and details.

33. **Final Water Quality Management Plan.** The Final WQMP for the proposed project shall be approved by the City Engineer's office.

**Prior to Building Permit Issuance:**

34. **Landscaping.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a California-registered landscape architect and conform to the requirements of the PVCCSP for the Light Industrial zone. The location, number, genus, species, and container size of the plants shall be shown. Project landscaping shall be consistent with the conceptual landscape plan from the approved set of plans presented at the August 7, 2019, Planning Commission meeting, or as amended by these conditions. The following shall apply:

- a. **Parking Area Trees.** A minimum of 30 percent of trees shall be 36-inch box or larger. A minimum of one 24-inch box tree per six parking stalls shall be provided. On-site parking along Perris Blvd must be screened.
- b. **BMPs for Water Quality.** All BMPs (infiltration basins, vegetated swales, detention basins, etc.) associated with FWQMP 18-00001 shall be indicated on the landscape plans with appropriate planting and irrigation.
- c. **Street Trees and Right-of-Way Planting Palette.** Street trees shall be placed a maximum distance of 30 feet on center, utilizing a planting palette consistent with the Perris Valley Commerce Center Specific Plan and to the satisfaction of the Public Works Department. Perris Blvd. parkway shall be annexed into the Landscape Maintenance District, along with the shared cost of existing medians. Provide Public Works Dept. with an inventory of current off-site (parkway) plant material. Existing Perris Blvd. parkway landscaping shall be augmented with landscaping and irrigation that is consistent with newer developments in the area to the satisfaction of the Public Works Department.
- d. **Maintenance.** All required landscaping shall be maintained in a viable growth condition.
- e. **Irrigation Rain Sensors.** Rain-sensing override devices shall be required on all irrigation systems (PMC 19.70.040.D.16.b) for water conservation. Soil moisture sensors are required.
- f. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for landscape inspections.

35. **Building Plans.** All Conditions of Approval shall be copied onto the approved building plans. Such conditions shall be annotated, directing the reviewer to the sheet (or sheets) and detail(s) indicating satisfaction of the conditions.

36. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division verifying that all pertinent conditions of approval have been met.

**37. Fees. The developer shall pay the following fees prior to building permit issuance:**

- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre
- b. Multiple Species Habitat Conservation Plan fees
- d. Statutory school fees in effect at permit issuance to appropriate school districts
- f. Road Bridge Benefit District (RBBD) fees
- g. Perris Valley Master Drainage Plan fees

**Prior to Issuance of Occupancy Permits:**

38. **Access.** Provide reciprocal access agreement or deed restriction between the two lots to provide for shared use of the driveway and access to the rear of the properties.
39. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-off from the Building Division and Engineering Department. Planning staff shall verify that all pertinent conditions of approval have been met.
40. **Planning Inspection.** The applicant shall have all required parking, lighting, landscaping, and automatic irrigation installed and in good condition. The irrigation and landscaping shall conform to the approved landscaping and irrigation plans.
41. **Occupancy Clearance.** The applicant shall have all required paving, parking, walls, site lighting, signage, landscaping, and automatic irrigation installed and in good condition.

**End Conditions**

**SRC COMMENTS**  
**\*\*\* BUILDING & SAFETY \*\*\***

Planning Case File No(s): DEVEOLPMENT PLAN REVIEW #18-00007

Case Planner: Cathy Perring (951) 943-5003, ext. 287

Applicant: Brian Hardy, Burge Corporation

Location: East of Perris Blvd. and south of Commerce Drive

Project: The current proposal is to construct two light industrial buildings with offices on two lots with site improvements to include parking and landscaping. The building fronting on Perris Blvd. is a multi-tenant building totaling 19,336 square feet with suites ranging in size from 1,990 s.f. to 2,198 s.f. The other building fronts on both Commerce and Business Park Drives and totals 24,018 square feet. Offsite improvements and CC&Rs are existing for the Perris Business Park. Access is taken from Commerce Drive and

APN(s): 303-292-010 and 303-292-011

Reviewed By: Jesse Sanchez, CBO

Date: 09/17/18

Following Standard Building & Safety Conditions of Approval  
Are Applicable to This Project:

1(A,B,C,D,E,F,G,H); 2; 3; 5; 14(A,B,C,D,E); 16;

**BUILDING & SAFETY**

**GENERAL CONDITIONS**

- 1. Shall comply with the latest adopted edition of the following codes as applicable:
  - A. California Building Code
  - B. California Residential Code
  - C. California Electrical Code
  - D. California Mechanical Code
  - E. California Plumbing Code
  - F. California Energy Code.
  - G. California Fire Code
  - H. California Green Building Standards Code.
- 2. Automatic fire suppression systems shall be installed in all new construction when the gross area of the building exceeds 5,000 sf. or more than two-story high per Title 16 of the City of Perris Code of Ordinances.
- 3. The requirements of the Department of Environmental Health Services and the Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.

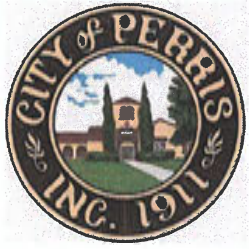
5. The Tract or Parcel map shall record prior to the issuance of any permits

### **PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS**

14. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this project:
- A. Precise grading plans shall be approved
  - B. Rough grading completed
  - C. Compaction certification
  - D. Pad elevation certification
  - E. Rough grade inspection signed off
15. If hazardous substances are used and/or stored, a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to Building & Safety. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.

#### **Specific Comments (NOTE: THESE COMMENTS ARE NOT CONDITIONS!):**

- A) Provide 42" guard rail above retaining wall adjacent to sidewalk on Commerce Dr. Guards shall be located along open sided walking surfaces that are located more than 30 inches measured vertically to grade below at any point within 36 inches horizontally to the edge of the open side. (CBC Sec. 1015.2)



# CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

## CONDITIONS OF APPROVAL

P8-625

December 7, 2018

DPR 18-00007 (Sec of Commerce Drive & Perris Boulevard)

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer provide the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code title 18. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration. These Ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any building permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

1. The project's grading shall be in a manner to perpetuate existing drainage patterns, any deviation from this, concentration or increase in runoff must have approval of adjacent property owners. Drainage easements shall be obtained from effected property owners or if within this site, shall be shown on the final map. The applicant shall accept the offsite runoff and convey to acceptable outlet.
2. The incremental increase in runoff between developed and undeveloped state (100-year) and the nuisance runoff shall be retained within onsite private detention basin and drainage to adequate outlet as approved by City and pursuant to Riverside County Flood Control standards.
3. Onsite landscape area(s) shall be designed in a manner to collect the onsite nuisance runoff.
4. Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the lighting and landscape districts.

5. This project is located within EMWD's water and sewer service area. The applicant shall install water and sewer facilities as required by EMWD and Fire Department.
6. The applicant shall submit to City Engineer the following for his review:
  - a. Onsite Grading Plan and Erosion Control Plans
  - b. Water and Sewer Plans
  - c. Drainage Study
  - d. WQMP

The project's design shall be in compliance with EMWD and Riverside County Standards and coordinated with approved plans for adjacent developments.

7. All pads shall be graded to be a minimum of 1' above 100-year calculated water surface or adjacent finished grade.
8. Perris Boulevard is classified as a Primary Arterial (128'/94') per Circulation Element of the General Plan therefore, additional right-of-way shall be dedicated along the property frontage to accommodate a 64' half width right-of-way.
9. 6' concrete sidewalk and driveways shall be installed pursuant to Riverside County and ADA standards. All driveway approaches shall be constructed per Riverside County standards for Commercial Driveway (Std. 207A) and comply with the ADA requirements.
10. Existing improvements along Perris Boulevard, Commerce Drive, and Business Park Drive are new and in good condition. Construction of utilities and extension to the site shall require extensive pavement repairs. This shall include compliance with City's trench repair standards and grind/overlay the entire width of adjacent roads fronting project boundary subject to City Engineer's review and approval.
11. Prior to issuance of any permit, the Lot Line Adjustment and Certificate of compliance shall be submitted to City Engineer for review and approval. No Building permit shall be issued until the Lot Line Adjustment and Certificate of Compliance are recorded and all offsite improvements as stated above are in or appropriate bonds posted.

*Habib Motlagh*  
Habib Motlagh  
City Engineer



# **Dennis Grubb and Associates, LLC**

*Assisting Cities Build Safe Communities*

---

## ***Fire Department Development Review Comments***

April 19, 2019

City of Perris  
Attn: Cathy Perring  
135 N. D Street  
Perris, CA 92570-2200

### **Subject: Development Review for Perris Commercial Center South, DPR 18-00007**

As requested a review of the subject property was completed. The project can move forward to the Planning Commission. Please apply the following conditions:

1. Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
2. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
3. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
4. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
5. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
6. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
7. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.



8. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
9. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven-feet above the finished surfaced and near the main entrance door.
10. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsection. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.

Respectfully,

Dennis Grubb, CFPE



**CITY OF PERRIS**  
**PUBLIC WORKS DEPARTMENT**  
101 North D Street  
Perris, California 92570  
951-657-3280

# MEMORANDUM

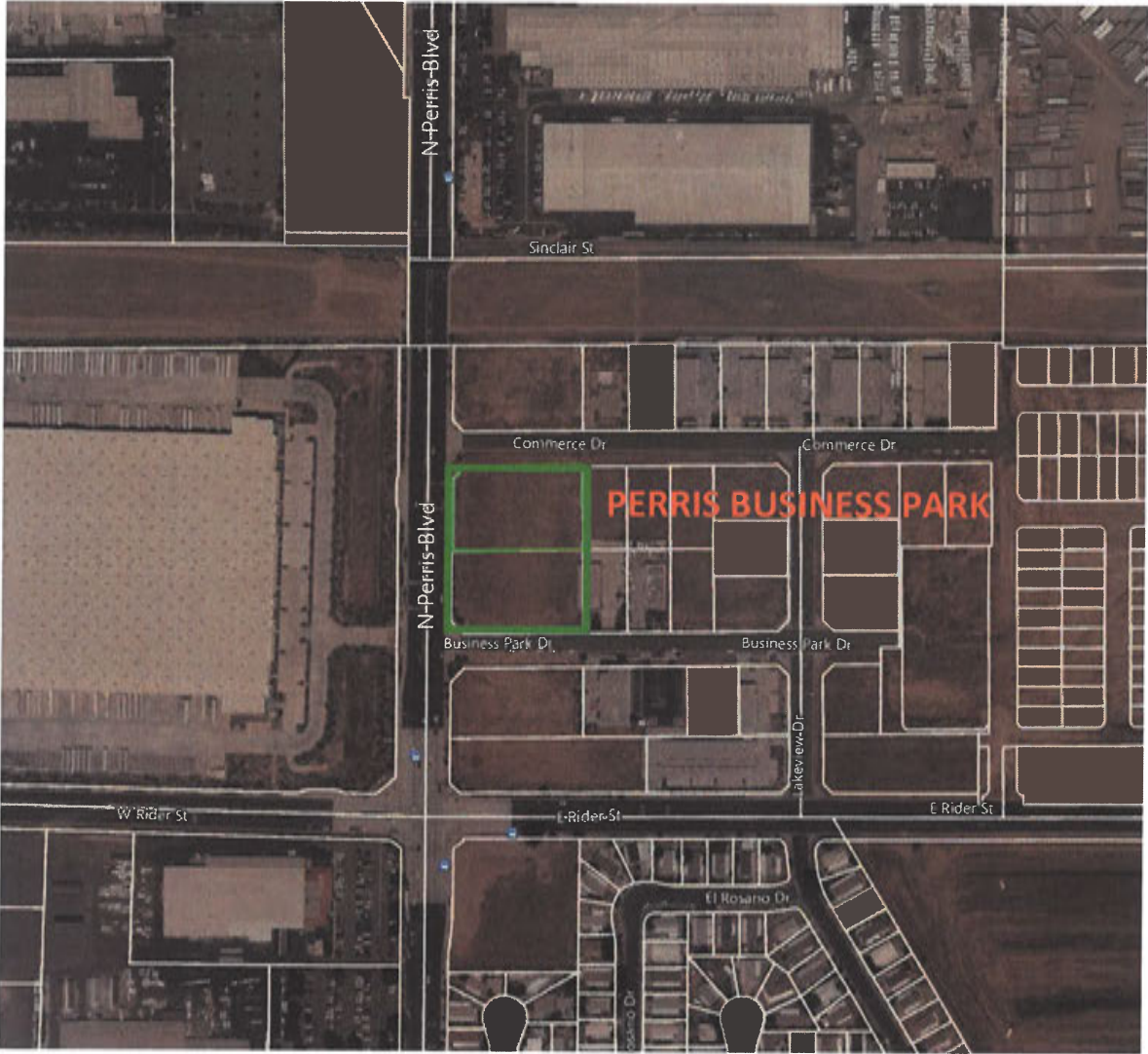
**Date:** September 12, 2018  
**To:** Planning Department  
**From:** Public Works  
**Subject:** Public Works Comments – DPR 18-0007 (MAJOR PROJECT REVISION)

---

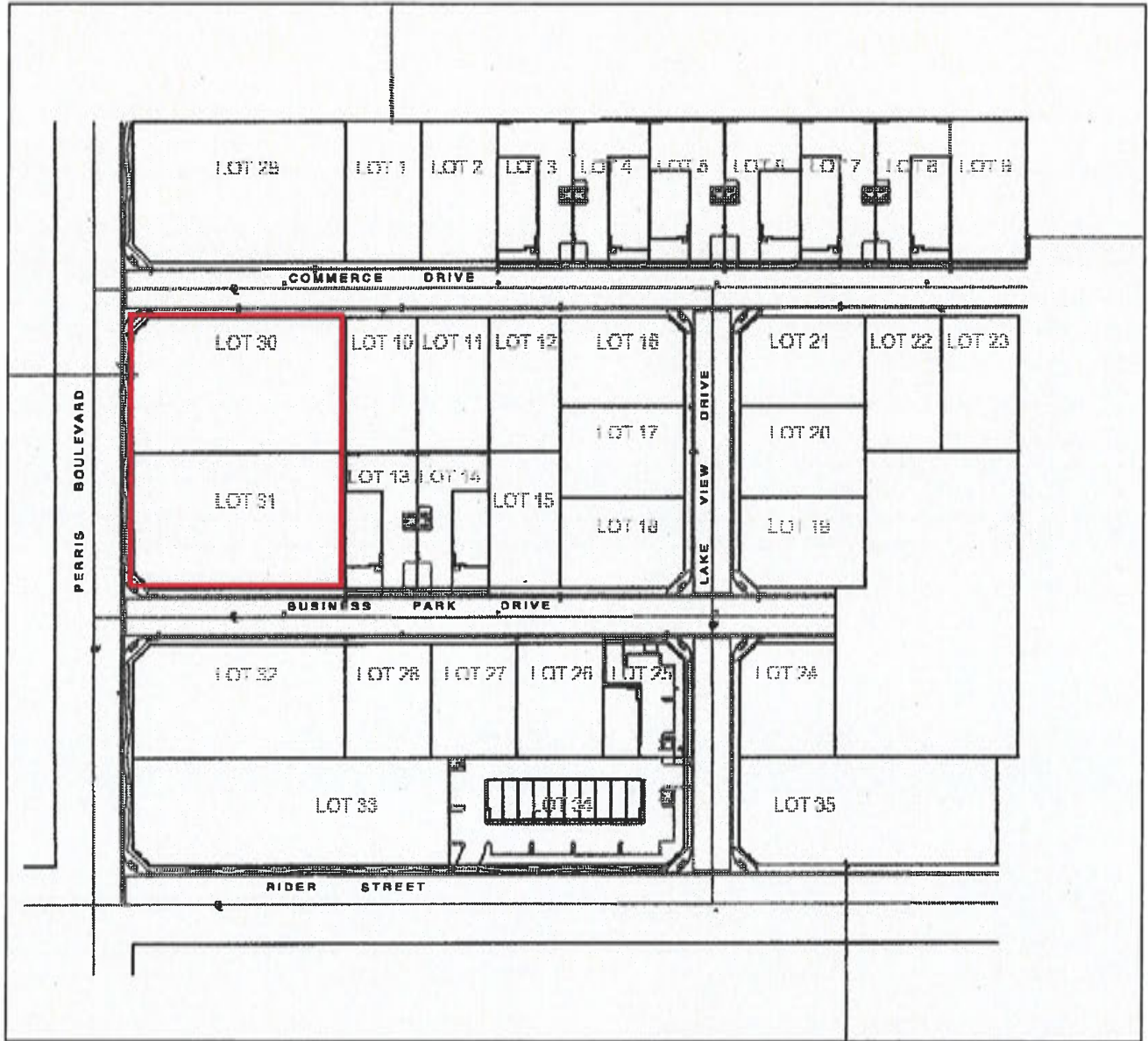
Case No./Project Description	Location	Comments
DPR 18-00007 (MAJOR PROJECT REVISION)	East of Perris Blvd. and South of Commerce Drive	<ul style="list-style-type: none"><li>• Perris Blvd parkway to be annexed into LMD, along as shared cost of existing medians.</li><li>• Landscaping and irrigation is to be consistent with that of newer developments in the area.</li><li>• Annex into 84-1 lighting district for shared cost of traffic signals and street lights in the area.</li><li>• Annex into Flood Control pending Engineering.</li><li>• Provide Public Works with an inventory of existing plant material in the ROW.</li><li>• Trash enclosures must be screened.</li><li>• Retention Basins to be screened.</li></ul>

**EXHIBIT B – Aerial View**

DPR 18-00007



# EXHIBIT C – Perris Business Park Lots

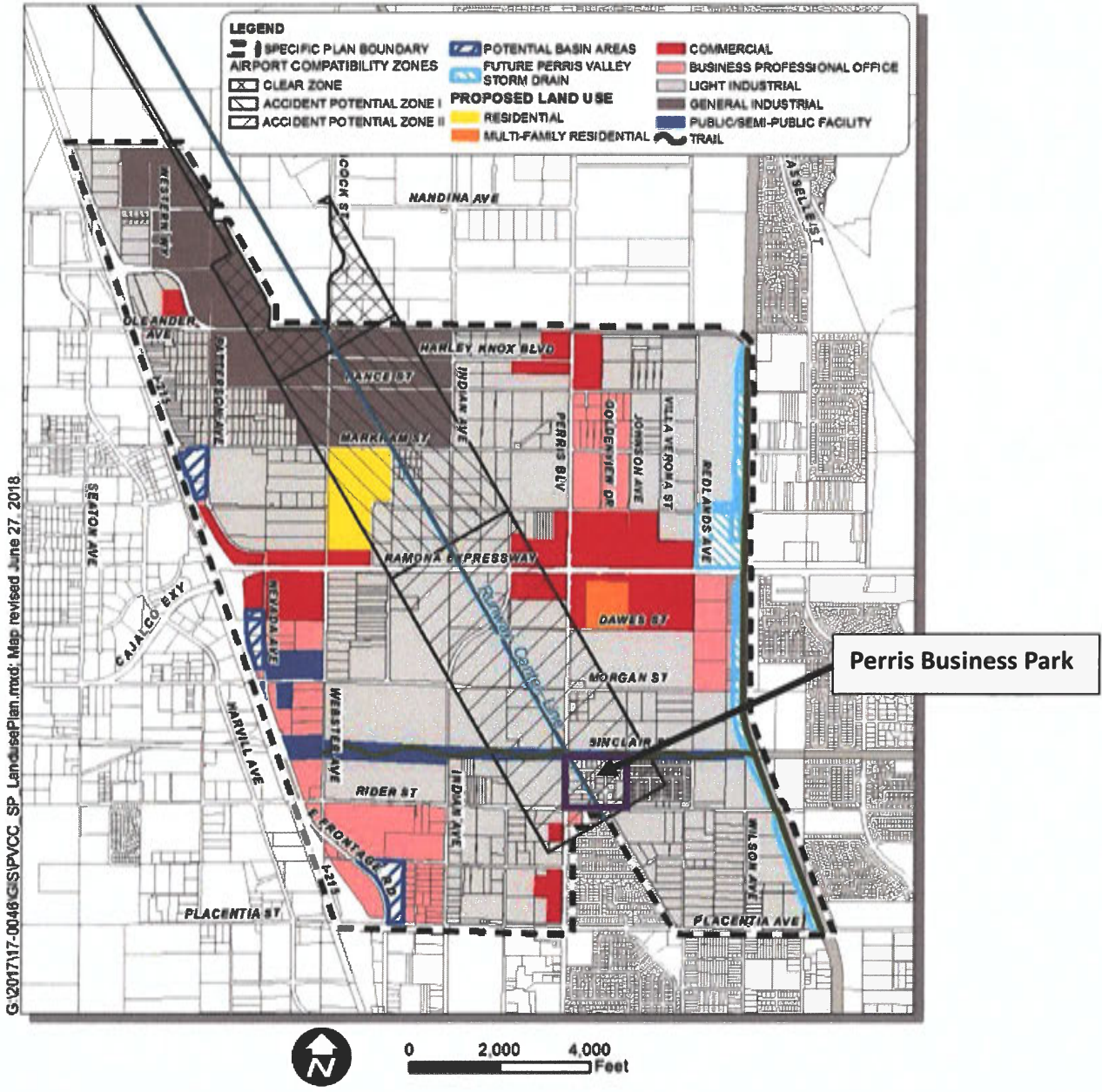




# PERRIS VALLEY COMMERCE CENTER LAND USE PLAN



Figure 2.0-1, Specific Plan Land Use Designation



G:\2017\17-0046\SPVCC\_SP\_LandUsePlan.mxd: Map revised June 27, 2018

**EXHIBIT D**





**HPA**  
ARCHITECTURE

hpa inc.  
18831 barden avenue - ste. #100  
perris ca  
tel: 949-882-1770  
fax: 949-882-1851  
email: hpa@hpaarch.com

**Owner**  
BURGE CORPORATION

981 CALLE NEGOCIO #200  
SAN CLEMENTE CA 92673  
TEL: 949-492-1175

**Project:**  
PERRIS  
COMMERCIAL  
CENTER  
1-SOUTH  
PERRIS BLVD  
PERRIS CA

**Consultants:**  
SDH & ASSOCIATES

VAL ELECTRIC INC.  
GARCIA DESIGN

**Title**  
Building 1 SSM Plan

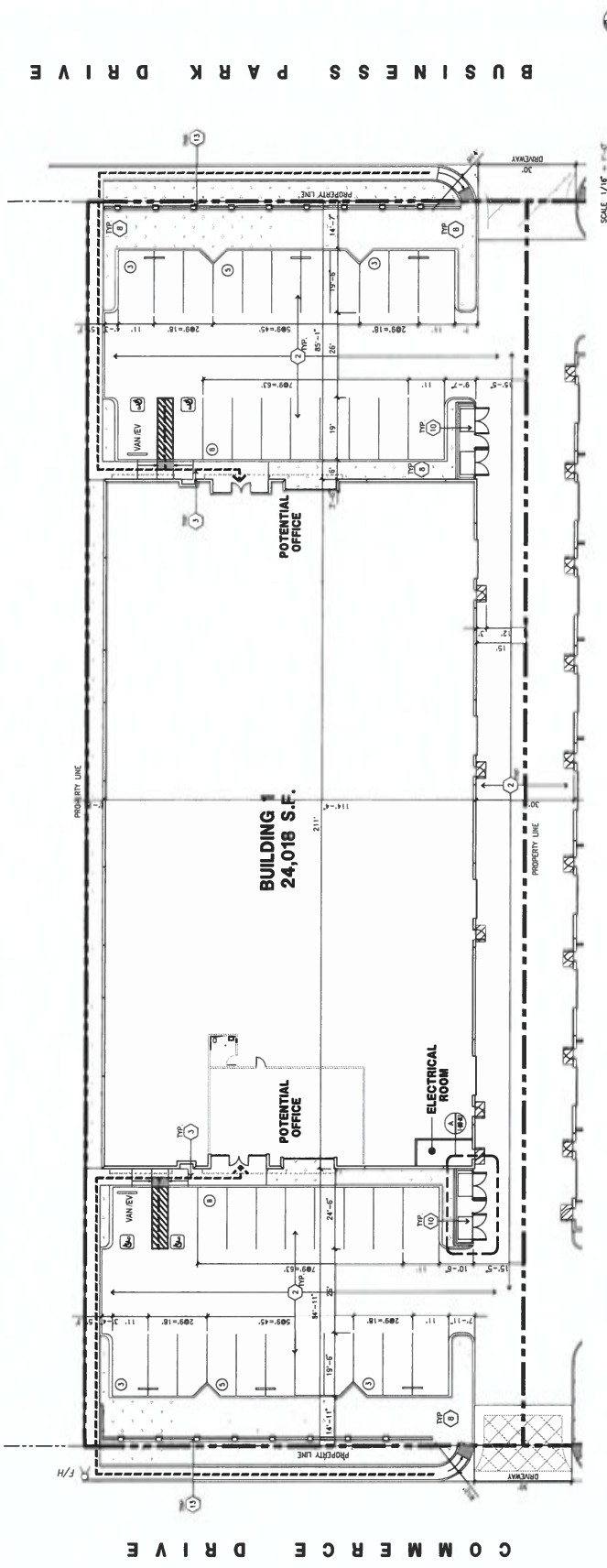
**Project Number**  
726

**Drawn by**  
A.C.

**Date**  
08/11/18

**Revision**

**Sheet**  
1-DAB-A1.0



**MASTER SITE PLAN**  
Scale: 1/16" = 1'-0"

**GENERAL NOTES - SITE PLAN**

- A. THE SOILS REPORT PROVIDED BY MORAN GEO PROUD NO. 10 SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
- B. IF SOILS ARE DRAINAGE IN NATURE, USE STEEL REINFORCING FOR ALL CONCRETE CURBS OF 24" OR MORE.
- C. SEE "C" PLANS FOR ALL CONCRETE CURBS, CUTTERS AND SWALES.
- D. SEE "C" PLANS FOR ALL CONCRETE CURBS, CUTTERS AND SWALES.
- E. SEE "C" PLANS FOR ALL CONCRETE CURBS, CUTTERS AND SWALES.
- F. SEE "C" PLANS FOR ALL CONCRETE CURBS, CUTTERS AND SWALES.
- G. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- H. PROVIDE TO REFER TO "C" DRAWINGS FOR ALL NEIGHBORING LAYOUT POINTS.
- I. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- J. CONCRETE JOINTS TO BE A MINIMUM OF 4" THICK W/ TOLUID JOINTS AT 8' O.C. EXPANSION/CONTRACTION JOINTS SHALL BE 1/2" W/ COMPRESSIVE DIMENSION FILLER MATERIAL OF 1/4" SEE "C".
- K. PAINT CURBS AND PROVIDE SIGNS TO INDICATE OF FIRE LANKS AS REQUIRED BY THE DEPARTMENT.
- L. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT PLAN TO INSURE PROTECTION OF NEIGHBORING DEVELOPMENT.
- M. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LANDSCAPE PLAN TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- N. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY FACILITIES REGULATIONS AND GUIDELINES OR AS OBTAINED FROM PUBLIC UTILITIES AGENCIES.
- O. LANDSCAPED AREAS SHALL BE DEMARCATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
- P. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT.

**SITE PLAN KEYNOTES**

- 1. HEAVY BROOM FINISH CONC. PAVEMENT
- 2. ASPHALT CONCRETE (AC) PAVING
- 3. CONCRETE WALKWAY, MEDIUM BROOD FINISH
- 4. DRIVEWAY APPROX TO BE CONSTRUCTED
- 5. AT ALL EXTERIOR WALL DOORS AND WINDOWS, PROVIDE THE MEDIUM BROOD FINISH. SLOPE TO BE 1/4" IN 12" MAX. AS REQ. BY CITY INSPECTOR
- 6. TRANSFORMER
- 7. 8" TUBULAR STEEL FENCE
- 8. LANDSCAPE SEE "C" DWGS. LANDSCAPE AREAS INDICATED BY SHAGGED PATTERN
- 9. BICYCLE RACKS
- 10. TRASH ENCLOSURE, SEE F/A3.1
- 11. SMOKING AREA
- 12. 8" CAU BLOCK WALL
- 13. 48" CHORDAL OVER BASIN RETAINING WALL

**SITE LEGEND**



**Zoning**

PCCC 3H - PERRIS VALLEY COMMERCIAL CENTER SPECIFIC PLAN

**Applicant**

BURGE CORPORATION  
981 CALLE NEGOCIO #200  
SAN CLEMENTE CA 92673  
TEL: 949-492-1175  
ATTN: BRIET BURGE

**Applicant's representative**

HPA INC.  
18831 BARDEN AVE SUITE 100  
PERRIS CA 92571  
TEL: 949-882-2118  
ATTN: STEVE HONG

**VICINITY MAP**



**Property owner**

BURGE CORPORATION  
981 CALLE NEGOCIO #200  
SAN CLEMENTE CA 92673  
TEL: 949-492-1175  
ATTN: BRIET BURGE

**Address of the property**

XXXX PERRIS BLVD  
PERRIS CA 92504

**Assessor's Parcel Number**

303-292-010, 303-292-011

**Legal description**

LOT 29 OF TRACT NO 24045-1 IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE COUNTY, CALIFORNIA

**PROJECT DATA**

Scheme DAB	Building 1
Site area (in a.c.t.)	65,106
Site area (in acres)	1.22
Building area (in a.c.t.)	4,000
Building area (in acres)	0.073
Warehouse	11,018
Total Building Area	24,018
Coverage (floor print)	0.45
Coverage (total building area)	0.45
12000 s.f. OFFICE	13
10000 s.f. Warehouse	11
Total parking required	42
Parking Provided	42
total parking	1.76
parking per 1000 s.f.	

OFFICIAL USE ONLY







HPA, Inc.  
18831 BARDEN AVENUE - STE. #100  
IRVINE, CA  
TEL: 949-853-1770  
FAX: 949-853-0851  
EMAIL: hpa@hpaarch.com

ONVICT.  
BURGE CORPORATION

891 CALLE NEGRO #200  
SAN DIEGO, CA 92161  
TEL: 954-462-7175

Project:  
PERRIS  
COMMERCIAL  
CENTER  
1-SOUTH

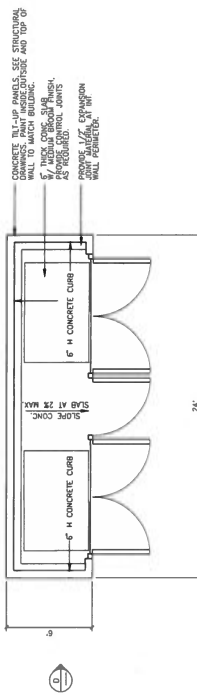
PERRIS, CA

Consultants:  
SDM & ASSOCIATES  
Structural  
Mechanical  
Plumbing  
Electrical  
Levitating  
Fire Protection  
Soils Engineer

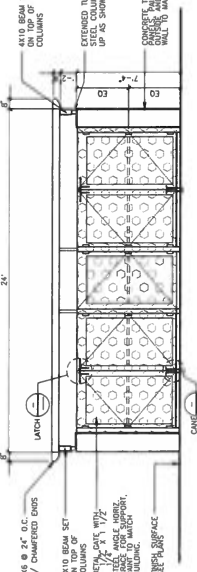
VAL ELECTRIC INC.  
GARCIA DESIGN  
Sole Engineer

Title:	trash enclosure
Project Number:	7265
Drawn by:	A.C.
Date:	05/14/18
Revision:	

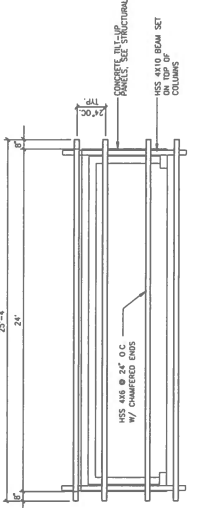
Sheet:  
1-DAB-A4.1



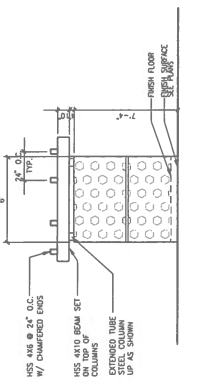
TRASH ENCLOSURE FLOOR PLAN (A)  
scale: 1/4" = 1'-0"



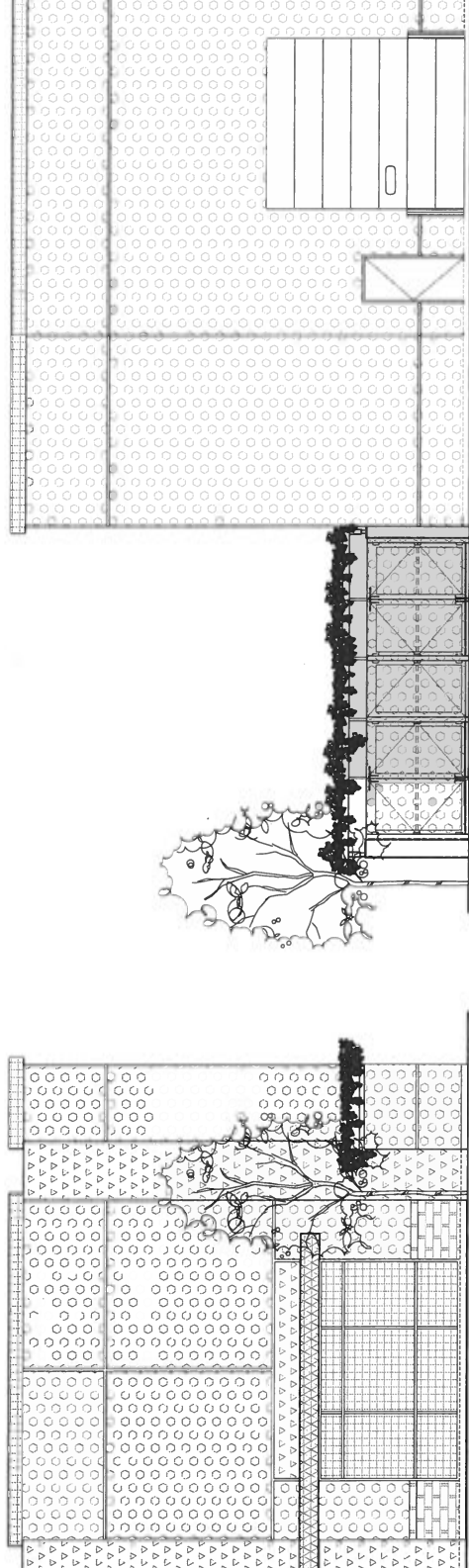
TRASH ENCLOSURE GATE ELEVATION (C)  
scale: 1/4" = 1'-0"



TRASH ENCLOSURE ROOF PLAN (B)  
scale: 1/4" = 1'-0"



TRASH ENCLOSURE GATE ELEVATION (D)  
scale: 1/4" = 1'-0"



TRASH ENCLOSURE SOUTH ELEVATION (F)  
scale: 1/4" = 1'-0"

TRASH ENCLOSURE WEST ELEVATION (E)  
scale: 1/4" = 1'-0"







hpa, inc.  
18871 bardwin avenue - ste. #100  
irvine, ca 92614  
tel: 949-483-1770  
fax: 949-483-0851  
email: hpa@hpaarch.com

OVACTIC  
BURGE CORPORATION

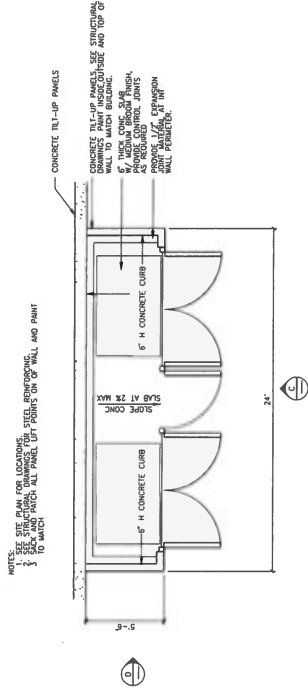
981 CALLE NEGOCIO #200  
SAN JOSE, CA 95128  
TEL: 949-482-1175

Project:  
PERRIS  
COMMERCIAL  
CENTER  
1-SOUTH  
PERRIS CA 92506

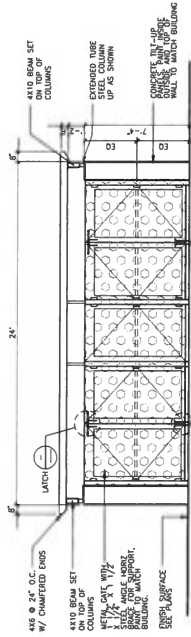
Consultants:  
SIRH & ASSOCIATES  
Structural: -  
Mechanical: -  
Plumbing: -  
Electrical: -  
Landscaper: VAL ELECTRIC INC.  
Fire Protection: GARCIA DESIGN  
Soils Engineer: -

Title: trash enclosure  
Project Number: 725  
Drawn by: A.C.  
Date: 06/14/18  
Revision:

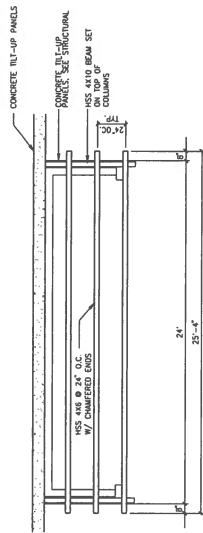
Sheet:  
2-DAB-A4.1



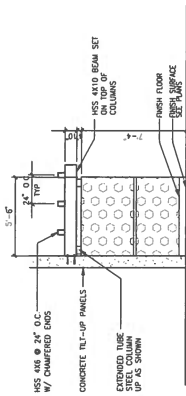
TRASH ENCLOSURE FLOOR PLAN (A)  
SCALE: 1/4" = 1'-0"



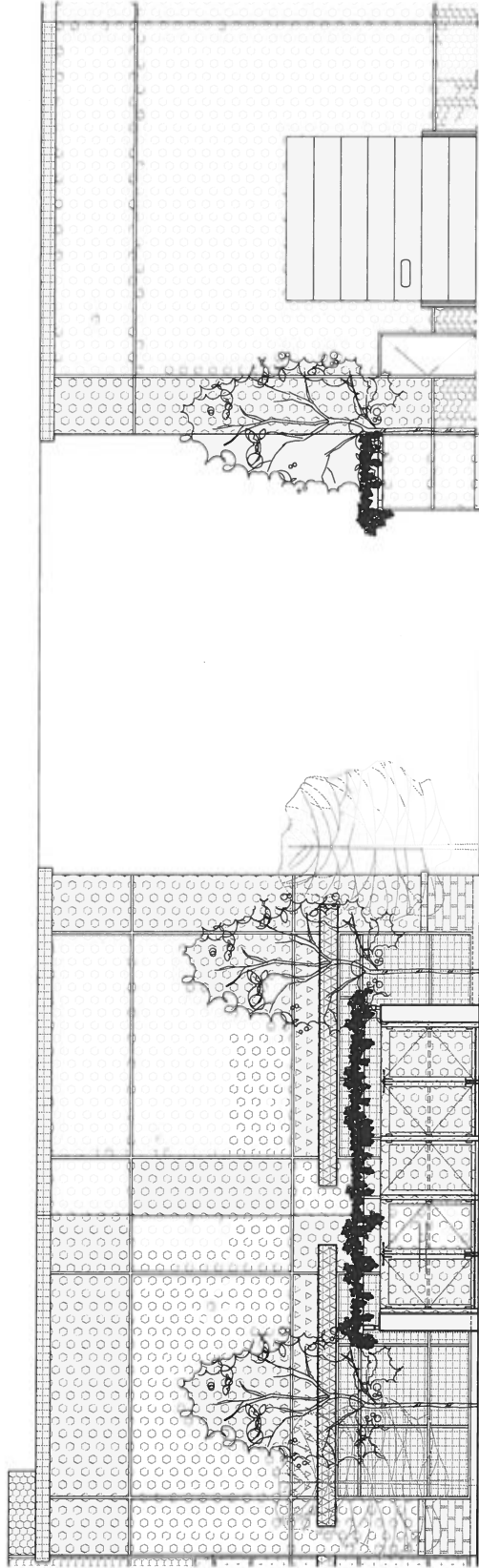
TRASH ENCLOSURE GATE ELEVATION (C)  
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE ROOF PLAN (B)  
SCALE: 1/4" = 1'-0"



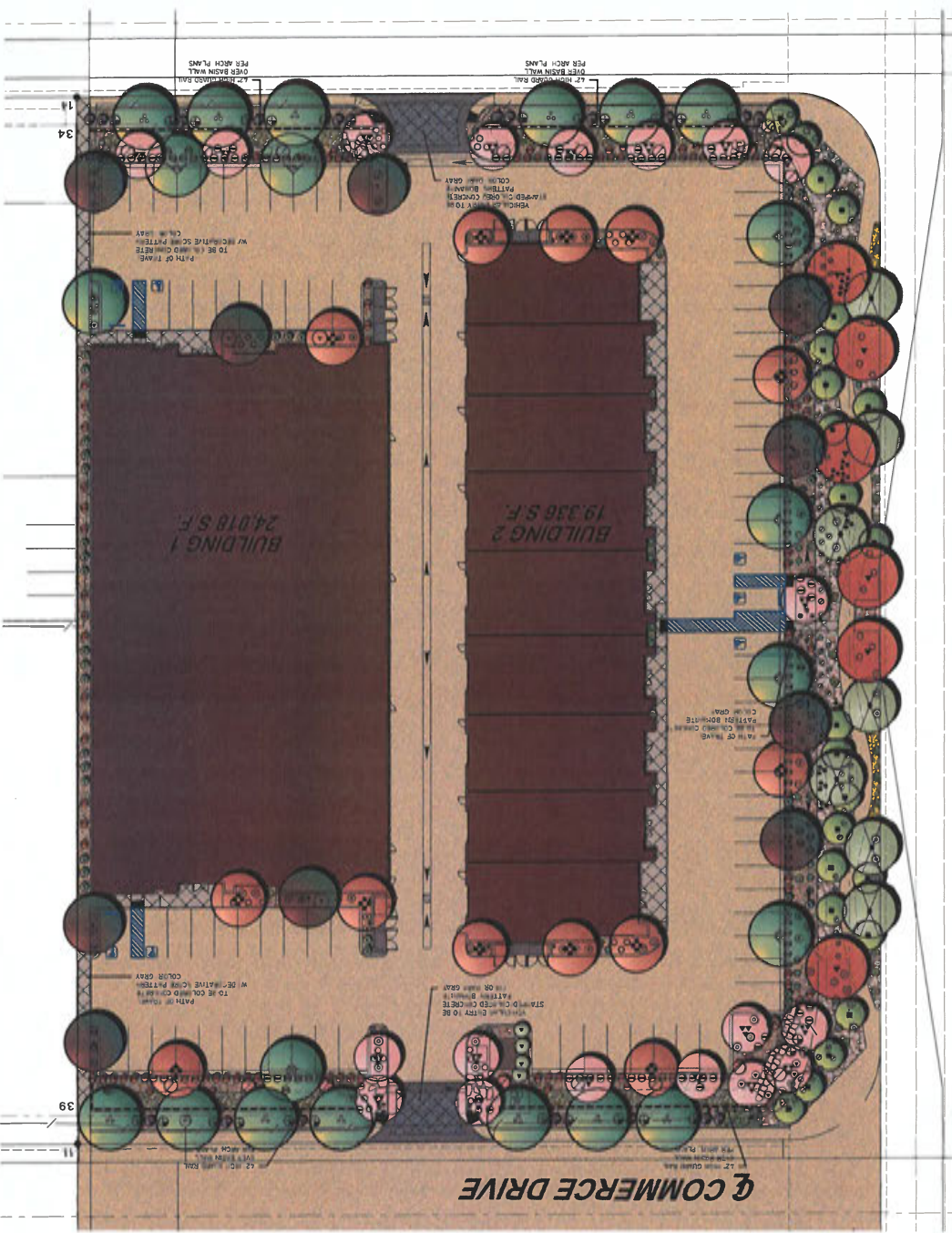
TRASH ENCLOSURE GATE ELEVATION (D)  
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE NORTH ELEVATION (F)  
SCALE: 1/4" = 1'-0"

TRASH ENCLOSURE EAST ELEVATION (E)  
SCALE: 1/4" = 1'-0"





**PLANTING LEGEND**

1. 1" = 1' SCALE  
2. 1" = 1' SCALE  
3. 1" = 1' SCALE  
4. 1" = 1' SCALE  
5. 1" = 1' SCALE  
6. 1" = 1' SCALE  
7. 1" = 1' SCALE  
8. 1" = 1' SCALE  
9. 1" = 1' SCALE  
10. 1" = 1' SCALE  
11. 1" = 1' SCALE  
12. 1" = 1' SCALE  
13. 1" = 1' SCALE  
14. 1" = 1' SCALE  
15. 1" = 1' SCALE  
16. 1" = 1' SCALE  
17. 1" = 1' SCALE  
18. 1" = 1' SCALE  
19. 1" = 1' SCALE  
20. 1" = 1' SCALE  
21. 1" = 1' SCALE  
22. 1" = 1' SCALE  
23. 1" = 1' SCALE  
24. 1" = 1' SCALE  
25. 1" = 1' SCALE  
26. 1" = 1' SCALE  
27. 1" = 1' SCALE  
28. 1" = 1' SCALE  
29. 1" = 1' SCALE  
30. 1" = 1' SCALE  
31. 1" = 1' SCALE  
32. 1" = 1' SCALE  
33. 1" = 1' SCALE  
34. 1" = 1' SCALE  
35. 1" = 1' SCALE  
36. 1" = 1' SCALE  
37. 1" = 1' SCALE  
38. 1" = 1' SCALE  
39. 1" = 1' SCALE  
40. 1" = 1' SCALE  
41. 1" = 1' SCALE  
42. 1" = 1' SCALE  
43. 1" = 1' SCALE  
44. 1" = 1' SCALE  
45. 1" = 1' SCALE  
46. 1" = 1' SCALE  
47. 1" = 1' SCALE  
48. 1" = 1' SCALE  
49. 1" = 1' SCALE  
50. 1" = 1' SCALE  
51. 1" = 1' SCALE  
52. 1" = 1' SCALE  
53. 1" = 1' SCALE  
54. 1" = 1' SCALE  
55. 1" = 1' SCALE  
56. 1" = 1' SCALE  
57. 1" = 1' SCALE  
58. 1" = 1' SCALE  
59. 1" = 1' SCALE  
60. 1" = 1' SCALE  
61. 1" = 1' SCALE  
62. 1" = 1' SCALE  
63. 1" = 1' SCALE  
64. 1" = 1' SCALE  
65. 1" = 1' SCALE  
66. 1" = 1' SCALE  
67. 1" = 1' SCALE  
68. 1" = 1' SCALE  
69. 1" = 1' SCALE  
70. 1" = 1' SCALE  
71. 1" = 1' SCALE  
72. 1" = 1' SCALE  
73. 1" = 1' SCALE  
74. 1" = 1' SCALE  
75. 1" = 1' SCALE  
76. 1" = 1' SCALE  
77. 1" = 1' SCALE  
78. 1" = 1' SCALE  
79. 1" = 1' SCALE  
80. 1" = 1' SCALE  
81. 1" = 1' SCALE  
82. 1" = 1' SCALE  
83. 1" = 1' SCALE  
84. 1" = 1' SCALE  
85. 1" = 1' SCALE  
86. 1" = 1' SCALE  
87. 1" = 1' SCALE  
88. 1" = 1' SCALE  
89. 1" = 1' SCALE  
90. 1" = 1' SCALE  
91. 1" = 1' SCALE  
92. 1" = 1' SCALE  
93. 1" = 1' SCALE  
94. 1" = 1' SCALE  
95. 1" = 1' SCALE  
96. 1" = 1' SCALE  
97. 1" = 1' SCALE  
98. 1" = 1' SCALE  
99. 1" = 1' SCALE  
100. 1" = 1' SCALE



SCALE 1"=20'

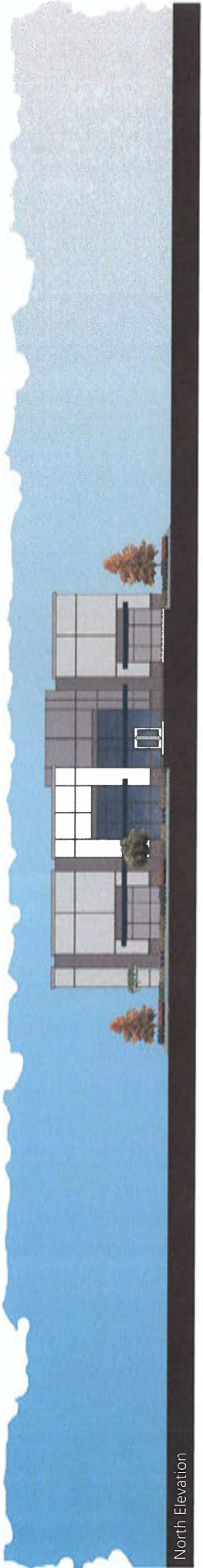
**SCHEMATIC LANDSCAPE DESIGN**  
**PERRIS COMMERCIAL CENTER- BLDGS. 1 AND 2**  
**PERRIS BLVD. AND COMMERCE DR., PERRIS, CA**

**GARCIA DESIGN ASSOCIATES**  
**LANDSCAPE ARCHITECTURE**  
 4000 CHINO HILLS PKWY, STE 155-264  
 P. 951.279.0800  
 www.gdlandscap.com

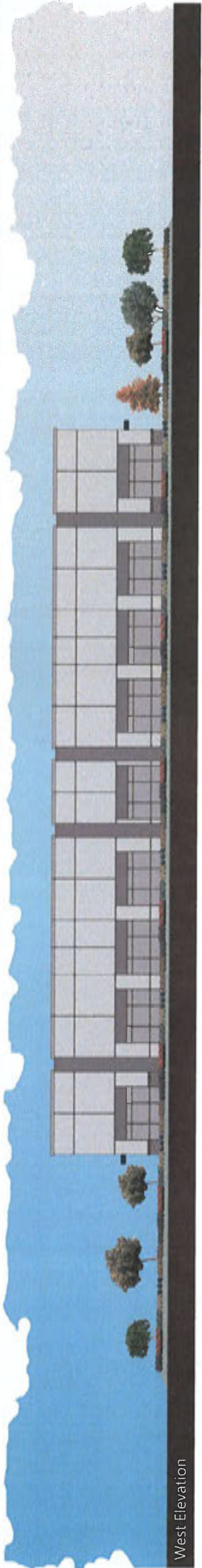




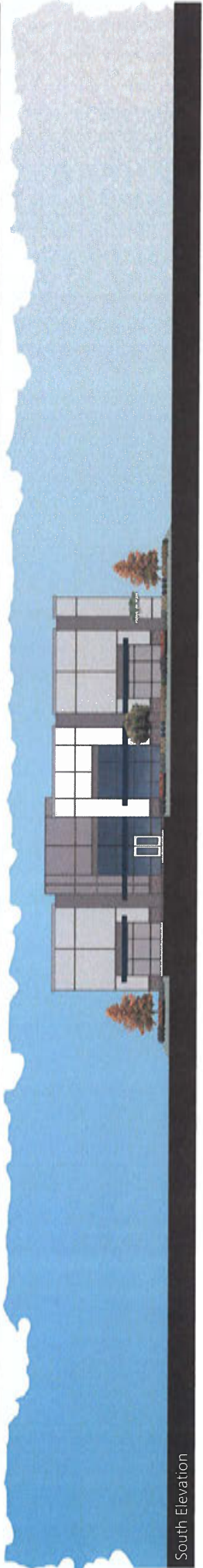




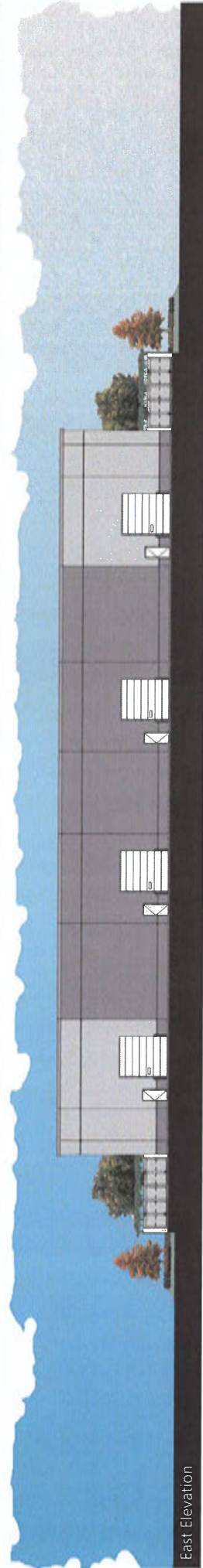
North Elevation



West Elevation



South Elevation



East Elevation

Job No. 07205.00



11.21.2018

BUILDING 1 (28' CLEAR/32' T.O.P)

# Perris Commercial Center

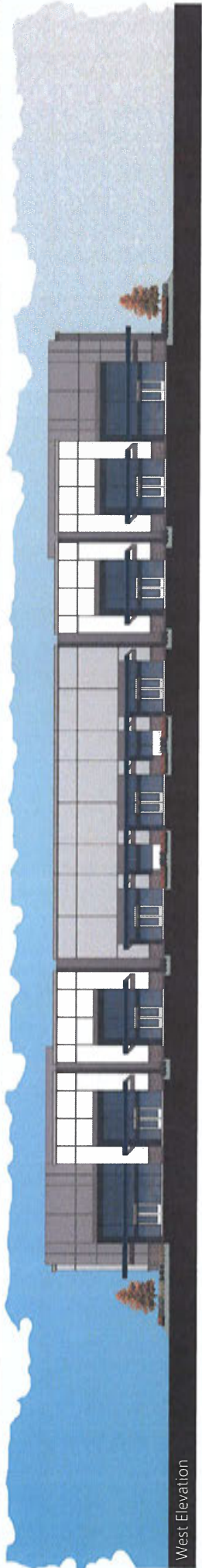
perris blvd., perris, california

# Burge Corporation





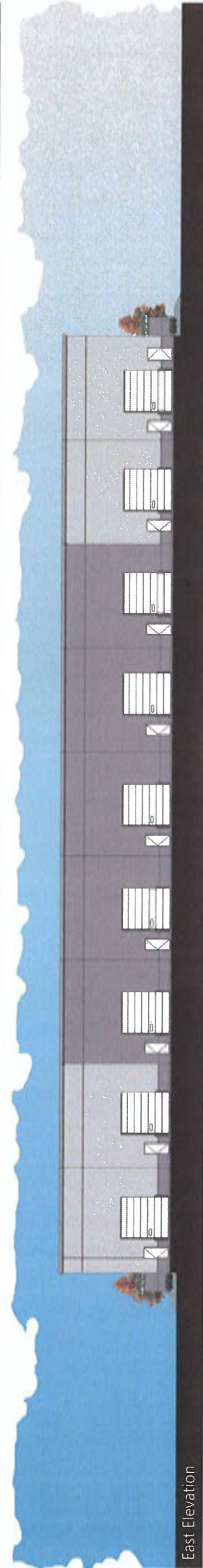
North Elevation



West Elevation



South Elevation



East Elevation

Job No. 07205.00



11.21.2018

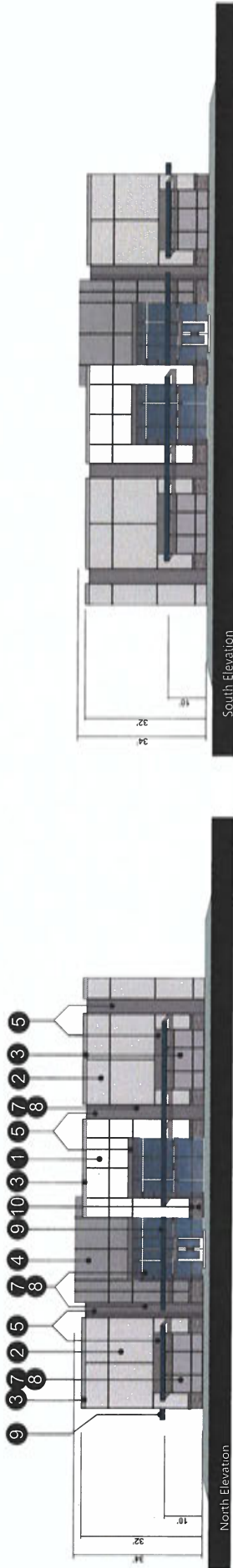
BUILDING 2 (28' CLEAR/32' T.O.P)

# Perris Commercial Center

perris blvd., perris, california

# Burge Corporation





North Elevation

South Elevation

East Elevation

West Elevation

- 1 Sherwin Williams SW 7006 Extra White
- 2 Sherwin Williams SW 7072 Online
- 3 Sherwin Williams SW 7073 Network Gray
- 4 Sherwin Williams SW 7074 Software
- 5 Sherwin Williams SW 07075 Web Gray
- 6 Sherwin Williams SW 7602 Indigo Batik
- 7 Clear Anodized MULLIONS
- 8 Blue Reflective GLAZING
- 9 Sherwin Williams Architectural Systems High Gloss Finish in color: SW 7602 Indigo Batik @ Metal CANOPY
- 10 Coronado Stone Veneer Designer Series - 6" Split Limestone & 6" Split Limestone Lintel Color: Summe Grey @ Accent Stone Facade

Job No. 07205.00

**HPA**  
architecture

04.30.2018

**Burge Corporation**

BUILDING 1  
MATERIAL BOARD (TYPICAL on bldgs 1,2,3 & 4)

**Multi-Tenant Buildings**  
perris, california





**RESOLUTION NUMBER NO. 19-17**

***A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TO APPROVE DEVELOPMENT PLAN REVIEW 18-00007 TO CONSTRUCT TWO INDUSTRIAL BUILDINGS TOTALING 43,354 SF (24,018 SF AND BUILDING 2 AT 19,336 SF) ON 2.51 ACRES LOCATED AT THE SOUTHEAST CORNER OF COMMERCE DRIVE AND PERRIS BOULEVARD, SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.***

***WHEREAS***, the Burge Industrial Project South at Commerce Drive and Perris Boulevard (“project”) proposes to construct two office/ manufacturing/warehouse buildings; Building 1 at 24,018 s.f. and Building 2 at 19,336 s.f. on 2.51 acres of vacant land; and

***WHEREAS***, the proposed project is consistent with the Perris Valley Commerce Center Specific Plan, the City’s General Plan, and the Zoning Code, and conforms to all zoning standards and other Ordinances and Resolutions of the City; and

***WHEREAS***, a Development Plan Review application (DPR 18-00007) was submitted for consideration of architectural design and site layout; and

***WHEREAS***, proposed Development Plan Review 18-00007 is surrounded by developed parcels and is considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

***WHEREAS***, the project is located within the Airport Overlay Zone (AOZ) of the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan; and

***WHEREAS***, staff determined the project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan and therefore does not require ALUC (Airport Land Use Commission) review; and

***WHEREAS***, ALUC requires mandatory findings for approval of all discretionary actions requiring a public hearing or notice that are located within the AOZ; and

***WHEREAS***, on August 7, 2019, the Planning Commission conducted a legally noticed public hearing on Development Plan Review 18-00007, and considered public testimony and materials in the staff reports and accompanying document and exhibit; and, at which time all interested persons were given full opportunity to be heard and to present evidence; and

**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.

**EXHIBIT F**

**Section 2.** The Planning Commission hereby determines pursuant to the California Environmental Quality Act (CEQA) Guidelines 15332 (Class 32 Exemption) that this project is Categorical Exempt per CEQA as infill development because it is located within the city limits of Perris, is less than 5 acres, has no value as habitat for endangered, rare or threatened species, is adequately served by all required utilities and services, is consistent with the applicable general plan and zoning designations and standard regulations and requirements of the City; therefore a CEQA Class 32 exemption has been prepared, with findings that:

1. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

Both the General Plan and the Zoning Map indicate that the proposed project sites are located in PVCCSP with a Light Industrial land use designation. The proposed office/manufacturing/light industrial uses are permitted in the PVCCSP-LI zone, which allows activities including manufacturing, research, warehousing/distribution, and assembly of non-hazardous products and materials, and retailing related to manufacturing.

2. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The site is located within the City of Perris on a site that is surrounded by major streets, warehouse manufacturing buildings, and utility infrastructure. Lots 30 and 31 of the Perris Business Park is 1.3 acres.

3. *The project site has no value as habitat for endangered, rare or threatened species.*

The site has been regularly disked and includes some ornamental landscaping along Perris Boulevard that is maintained by the Business Park owners association. Therefore, the site is not expected to have any habitat value. The project is subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and applicable fees will be paid. The project site is also located within Stephen's Kangaroo Rat Habitat Fee Area, and applicable fees will be paid.

4. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The project includes a Master Water Quality Management Plan (MWQMP) that has been reviewed and approved by the City's contract peer reviewer. All streets are existing and were designed to accommodate traffic projected to be generated from this project. No sensitive uses are located near the site that could be affected by future construction or operational noise, and significant air quality effects will not result from the construction or operation of these small buildings.

5. *The site can be adequately served by all required utilities and public services.*

All utilities are existing within the adjacent streets.

The Planning Commission further finds and determines that the City has complied with the California Environmental Quality Act and their determination reflects the independent judgment of the Commission.

**Section 3.** The Planning Commission, as the applicable review authority for this project with respect to the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan, hereby finds that Conditions of Approval have been adopted, as follows, such that the project use and design comply with the noise compatibility policies, noise attenuation policies, non-residential density standards and other required development conditions, the airspace protection policies, and the overflight policies of the AOZ:

(a) Prior to issuance of building permits, the landowner shall have conveyed an aviation easement to the March Inland Port Airport Authority.

(b) Any outdoor lighting installed shall be shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

(c) The following uses shall be prohibited:

- i. Children's schools, day care centers, libraries, hospitals, congregate care facilities, and places of assembly.
- ii. Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- iii. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- iv. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, fruit trees, composting operations, production of cereal grains, sunflower and row crops, trash transfer stations that are open on one or more sides, recycling centers contain putrescible wastes, construction and demolition debris facilities, and incinerators.)
- v. Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

d. The following uses shall be discouraged. Discouraged uses should generally not be permitted unless no feasible alternative is available:

- i. Critical community facilities including power plants, electrical substations, and public communications facilities. (See Countywide ALUC Policy 4.2.3(d). 17).
- ii. Above ground bulk storage of hazardous materials
- iii. Airspace required for objects >70 ft. tall. This height criterion is for general guidance. Taller objects may be acceptable if determined not to be obstructions. (See Countywide ALUC Policies 4.3.3 and 4.3.4). Objects up to 35 feet in height are permitted. However, the Federal Aviation Administration or California

Department of Transportation Division of Aeronautics may require marking and lighting of certain objects. (See Countywide ALUC Policy 4.3.6 for details.)

e. A “Notice of Airport in the Vicinity” shall be provided to all potential purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

f. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.

g. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communication could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

h. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

i. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

**Section 4.** The Planning Commission hereby approves Development Plan Review 18-00007, to facilitate the construction of two office/ manufacturing/warehouse buildings; Building 1 at 24,018 s.f. and Building 2 at 19,336 s.f., subject to the conditions of approval and finds that:

1. *The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, the purposes and provisions of this Title, the purposes of the Zone in which the site is located, and the development policies and standards of the City.*

The site development was determined by City staff to comply with all applicable provisions of the General Plan, Perris Valley Commerce Center Specific Plan (PVCCSP), and the Zoning Code. The development standards for Light Industrial development including use, setbacks, the height of buildings, lot coverage, architecture, lighting, and landscaping are provided by the Perris Business Park Development Guidelines and/or PVCCSP, with parking regulations contained in Chapter 19.69 of the Zoning Code. In addition, the project has been deemed consistent with the 2014 March ARB/Inland Port Airport Land Use Compatibility Plan

2. *The subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.*

The 2.5-acre site is a relatively flat, rectangular parcel with frontage on Commerce Drive, Business Park Drive, and Perris Boulevard. Utilities are existing within the adjacent streets, and on-site storm drain facilities will be constructed as part of the project to collect off- and on-site flows and direct them into the master storm drain facilities serving the area. This is a suitable site for the office/manufacturing/warehouse buildings proposed.



3. *The proposed development and the conditions under which it would be operated or maintained is compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

The proposed project and its operations are compatible with abutting properties, and will not be detrimental to the public health, safety, or welfare. The eastern project boundary abuts similar buildings to the proposed within the Perris Business Park. The land west of the site across Perris Boulevard is an operating distribution center. The land to the north across Commerce Drive is vacant but is the site of the project's related development, DPR 18-00001. South of the site is more vacant land within the Perris Business Park, which will be developed similarly in the future. These are appropriate uses within the Light Industrial Zone with which the project is consistent and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

4. *The architecture proposed is compatible with community standards and protects the character of adjacent development.*

Enhanced architecture, site design, and landscaping have been provided for the project to ensure that it resembles similar development within the Business Park and other development to the west and north. The project adheres to the Development Guidelines for the Perris Business Park and the PVCC Specific Plan requirement that the architecture provides a clearly defined base, body, and cap. The use of windows, stone veneer, enhanced entries, metal canopies, a varied color palette, and roof height variation provides an architecture that is compatible with PVCCSP standards and is consistent with the character of adjacent development.

5. *The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.*

The PVCCSP requires landscaping to be provided at a minimum rate of 12% for the Light Industrial zone, and the project includes 15% landscaped area. Landscaping has been provided in all required areas including the parking lot, street setbacks, around the trash enclosure, and at the foundation to enhance the building. The applicant has also provided enhanced landscaping at driveways, and street trees will be provided in the parkways at the minimum spacing of 30 feet apart on Commerce Drive. The amount of landscaping provided for each site generously provides visual relief and an attractive view to the public.

6. *The safeguards necessary to protect the public health, safety, and general welfare have been required for the proposed project.*

The City of Perris standard project review practices and compliance with state and local best planning practices provides the safeguards necessary to protect the public health, safety, and general welfare concerning the proposed project.

**Section 5.** Based on the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public, the Planning Commission hereby approves Development Plan Review

(DPR) 18-00007 to construct two industrial buildings totaling 43,354 SF (24,018 SF and 19,336 SF) on two parcels totaling 2.51 acres located at the southeast corner of Commerce Drive and Perris Boulevard, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Exhibit A).

**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 to the passage and adoption of this Resolution.

**ADOPTED, SIGNED, and APPROVED** this 7<sup>th</sup> day of August 2019.

\_\_\_\_\_  
CHAIRPERSON, PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
Secretary, Planning Commission

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

I, Kenneth Phung, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 19-17 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 7th day of August 2019, and that it was so adopted by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Secretary, Planning Commission

**Attachments:** Conditions of Approval (Planning, Engineering, Public Works, Fire Safety Consultant, and Building)

# Planning Commission Agenda

**CITY OF PERRIS**  
**August 07, 2019**

# Item

# 8B

**Development Plan Review**  
**(DPR) 18-00007**



# CITY OF PERRIS

## PLANNING COMMISSION AGENDA SUBMITTAL

**MEETING DATE:**

August 7, 2019

**SUBJECT:**

**Tentative Parcel Map (TPM 37650) 19-05154 and Development Plan Review (DPR) 18-00001** – Proposal to subdivide 1.33 acres into two parcels to facilitate the construction of two industrial buildings totaling 18,276 SF (8,796 SF and 9,480 SF) located at the northeast of Commerce Drive and Perris Boulevard within the PVCC Specific Plan. **Applicant:** Bret Burge, Burge Corporation

**REQUESTED ACTION:**

**ADOPT Resolution No. 19-16** approving Tentative Parcel Map 19-05154 and Development Plan Review 18-00001 to facilitate the construction of two industrial buildings totaling 18,276 SF located at the northeast corner of Commerce Drive and Perris Boulevard, based on the findings and subject to the Conditions of Approval.

**CONTACT:**

Dr. Grace Williams, Director of Planning and Economic Development

*Handwritten note:* VTP for GCL

---

**BACKGROUND/DISCUSSION:**

The applicant, Burge Corporation, is proposing to construct two speculative office/manufacturing/warehouse buildings totaling 18,276 SF on 1.33 acres located at the northeast corner of Commerce Drive and Perris Boulevard within the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan (PVCCSP). The proposed project is located within The Perris Business Park, which was approved in 1992 with specific Development Guidelines. All street improvements have been completed on the interior of the business park except sidewalks and public landscaping. Mature landscaping exists within the Perris Boulevard frontage.

The proposed project (Burge Industrial North) involves a parcel map to create two lots for the construction of two concrete tilt-up buildings with adequate parking to allow a mix of office, manufacturing, and warehouse uses. The Building 3 footprint is 8,796 SF, and Building 4 is 9,480 SF. The site improvements include: 9,310 SF of landscaping (16% of the site), forty-six (46) paved parking spaces to include four ADA parking spaces, ADA access, and parking lot lighting. No loading spaces are required due to the sizes of the buildings; however, the rear of the buildings is screened by a wall along the northern property line.

The applicant has submitted building elevations with an architectural style that is contemporary with a variety of high-quality materials concentrated at the front and sides of the buildings visible from public streets. The buildings have a painted finish in shades of gray and white with dark blue accents. The glass-front entrance is recessed with a dark blue overhead metal canopy with blue reflective glass. The canopies extend over doors and windows on the front and side façades that face streets. Limestone veneer and lintel wrap the base of the buildings. Overall, the building presents a high-quality and visually interesting and aesthetically pleasing design through the use of varied, yet complementary architectural treatments and materials, which create dimension as envisioned by the PVCCSP

architectural guidelines.

The site is surrounded by existing buildings and streets, creating an infill situation. California Environmental Quality Act (CEQA) contains a provision to allow infill development projects to be processed under an exemption pursuant to CEQA Guidelines Section 15332 (Class 32 Exemption). According to Section 15332, "The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements." Therefore, because this project is located within the city limits of Perris, is less than 5 acres, has no value as habitat for endangered, rare or threatened species, is adequately served by all required utilities and services, and is consistent with the applicable general plan and zoning designations and regulations, it is Categorical Exempt per CEQA Article 15332 for infill development.

---

**BUDGET (or FISCAL) IMPACT:** All costs associated with the project are borne by the applicant.

---

Prepared by: Cathy Perring, Contract Planner

**REVIEWED BY:** Kenneth Phung, Planning Manager 

Attachments: Staff Report  
Exhibit A – Conditions of Approval (Planning, Building, Public Works, Engineering and Fire)  
Exhibit B – Aerial View  
Exhibit C – Perris Business Park Lots  
Exhibit D – PVCCSP Land Use Map  
Exhibit E – Plan Sets  
Exhibit F – Resolution 19-16

Consent:  
Public Hearing: X  
Workshop:  
Presentation:  
Other:

**CITY OF PERRIS**  
**PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT**  
**STAFF REPORT**

Cases: **Tentative Parcel Map (TPM) 37650 (19-05154) and Development Plan Review (DPR) 18-00001**

Environmental Determination: Categorically Exempt per CEQA Article 15332 (Class 32) for infill development.

Date: August 7, 2019 Planning Commission

Project Planner: Cathy Perring, Consulting Planner

Applicant/Owner: Bret Burge, Burge Corporation  
 981 Calle Negocio, #200  
 San Clemente, CA 92673

Location: Northeast corner of Perris Boulevard and Commerce Drive. Assessor Parcel Number 303-291-006-01

**PROJECT DESCRIPTION:** Proposal to subdivide 1.33 acres into two parcels to facilitate the construction two industrial buildings totaling 18,276 SF (8,796 SF and 9,480 SF) located at the northeast of Commerce Drive and Perris Boulevard within the PVCC Specific Plan.

Acreage: Approximately 1.3 acres

Related Cases: N/A

**ZONING AND LAND USE:**

Existing Zoning: Perris Valley Commerce Center Specific Plan (PVCCSP),  
 Light Industrial (LI)

Surrounding Zoning: Perris Valley Commerce Center Specific Plan (PVCCSP),  
 Light Industrial (LI)

Surrounding Land Uses:

<i>Direction</i>	<i>Land Use</i>
North	Metropolitan Water District (MWD) easement and trail. Manufacturing Facilities for Shutters
South	Vacant
East	Utility Facility
West	Distribution Center Warehouse

*ANALYSIS AND REVIEW:*

**PROJECT BACKGROUND**

The proposal is a request to subdivide approximately 1.3 acres into two parcels to facilitate the construction two industrial buildings totaling 18,276 SF (8,796 SF and 9,480 SF) located at the northeast of Commerce Drive and Perris Boulevard. The project site is located within The Perris Business Park, which was approved in 1992 by Development Plan Review 34-92 with specific Development Guidelines. The business park is intended to fill a niche in the industrial/commercial properties market for start-up businesses in a park-like setting. The project site is located on Lot 29 of the Perris Business Park. All street improvements have been completed on the interior of the business park except sidewalks and public landscaping. Mature landscaping exists within the Perris Boulevard frontage. The development of the proposed lot will complete over 90 percent of the lots on the north side of Commerce Drive within the Business Park.

In 2012, the City approved the Perris Valley Commerce Center Specific Plan (PVCCSP) within which the Perris Business Park is located. Development within the Business Park is now reviewed subject to the Development Guidelines for the Business Park and the design guidelines and standards of the PVCCSP.

**ANALYSIS**

ZONING AND GENERAL PLAN CONSISTENCY

Both the General Plan and the Zoning Map indicate that the proposed project site is located in PVCCSP with a Light Industrial land use designation. The proposed buildings are permitted in the PVCCSP-LI zone, which allows light industrial uses and related activities including manufacturing, research, warehousing/distribution, and assembly of non-hazardous products and materials, and retailing related to manufacturing. No outdoor storage is permitted.

According to the General Plan, the proposed development is located in Planning Area 1, "North Commercial/Industrial," which is primarily designated for industrial land uses. Planning Area 1 is bound to the north by the March Air Reserve Base and Moreno Valley, to the west by Interstate 215, to the east by Ramona Expressway and Lake Perris, with Ramona Expressway to the south. The proposed projects are consistent with the General Plan by providing opportunities to start-up businesses in a high-quality business park setting.

The proposed project, site design, architectural elevations, parking, landscaping, and fencing have been reviewed by staff to ensure compliance with the development standards of the Perris Valley Commerce Center Specific Plan/Light Industrial Zone and to a lesser extent, the Perris Business Park Development Guidelines.

DEVELOPMENT STANDARDS

The PVCCSP Development Standards for the Light Industrial Zone require a minimum lot size of 15,000 square feet, with the minimum lot frontage of 75 feet, and minimum lot depth of 100 feet.



The proposed project's parcels each have lots dimensioned with over 130-feet of frontage and a lot depth of approximately 196 feet, which complies with the development standard. Regarding setbacks, the project is located on Commerce Drive, a local street, which requires a minimum front yard setback of ten feet. For each lot, the closest portion of the building will be set back 66 feet from the property line. Side and rear setbacks in the Light Industrial Zone are zero when adjacent to non-residential uses; therefore, Building 3 is positioned only 4 feet off the side property line to the east. Both buildings are approximately 41 feet from the rear property line. Therefore, all Development Standards for uses within the LI zone of the PVCCSP have been met or exceeded.

### SITE DESIGN

The proposed project is comprised of two office/ manufacturing/warehouse buildings. Building 3 is at 8,796 SF and proposed on 0.6 acres while Building 4 is at 9,480 SF on 0.7-acres. The Perris Business Park concept includes small lots that allow buildings to be positioned back to back, with zero lot lines on the side and rear property lines, to maximize onsite area by having a shared lot line positioned centerline to the shared access from the street. The two parcels for Buildings 3 and 4 share a driveway with access to Commerce Drive. No access is proposed to be taken from Perris Boulevard. Landscaping and water quality swales are provided in the 15-foot setback area in front of the buildings along Commerce Drive, and mature landscaping exists within the large setback on Perris Boulevard. The Perris Boulevard landscaping is proposed to be updated, retaining existing palms and supplementing with new shrubs and smaller trees. An ADA-compliant walkway is provided from the sidewalk to the entrance of each building with ramps and a painted crosswalk traversing the parking area. This will complement the colored scored concrete path of travel at the front of each building. Patterned, stamped colored concrete will also be provided within the driveway at the shared street access point. Landscape planters are provided along the sides of each building and around the trash enclosure to soften the appearance of the building and parking lot. ADA-compliant access and parking are provided close to the entrances.

### ARCHITECTURE

The architectural style of the buildings is contemporary with a variety of high-quality materials concentrated at the front and sides of the buildings visible from public streets. The buildings are tilt-up concrete with a painted finish in shades of gray and white. The glass-front entrance is recessed with an overhead metal canopy in a high-gloss Indigo Batik (dark blue) that adds visual impact to the buildings. Blue reflective glass is used to coordinate with the blue canopies. The canopies extend over doors and windows on the front façade of Building 3 and on the front and side façades of Building 4 (adjacent to Perris Boulevard). A limestone veneer and lintel wrap the lower three feet of the buildings forming a base along the front and side elevations that face the streets. The dark gray and white colors were chosen for the building elements where entrance doors are located, highlight these portions of the structures, and help identify entries. The sides of the buildings that face each other along the entrance aisle include painted panels with headers that mimic the scale and size of the windows. Similarly, the side elevation facing the adjacent parcel east of Building 3, includes these painted elements to provide visual interest. These internal side elevations are also landscaped providing interest as vehicles proceed to the rear of the buildings.

PARKING

Since the type of use within the business park may be either manufacturing or warehousing, and no tenants are proposed at this time, parking has primarily been established at the office and manufacturing rates of 1 parking space for every 300 square feet of office use at approximately 45% of the building and 1 parking space for every 500 square feet for manufacturing use at approximately 65% of the building. This allows for the more intensive office/manufacturing use and provides extra parking for other permitted uses. The table summarizes the parking analysis for each building:

<i>PARKING SUMMARY</i>								
Parcel #	Bldg. #	Bldg SF	Use	Use by Sq Ft	Parking Ratio	Required Spaces	Loading Spaces	Provided
2	3	8,796	Office Manufacturing	4,000 4,796	1:300 1:500	13 10	0	23 (2 ADA)
1	4	9,480	Office Manufacturing	3,000 6,480	1:300 1:500	10 13	0	23 (2 ADA)

Because each building is less than 10,000 square feet, no loading stalls are required per Section 19.69.40 of the zoning code.

LANDSCAPING

The applicant has submitted a conceptual landscape plan that includes 16% landscaping over the two parcels, which exceeds the required minimum of 12% coverage in the PVCCSP LI Zone. Landscaping has been provided in all required areas including the parking lot, street setbacks, around the trash enclosure, and at the foundation to enhance the building. The landscape areas along Commerce Drive also function as bioswales for the approved Preliminary Water Quality Management Plan. The applicant has also provided enhanced landscaping at driveways, and street trees will be provided in the parkways at the minimum spacing of 30 feet apart on Commerce Drive. The amount of landscaping provided for each site generously provides visual relief and an attractive view to the public.

CIRCULATION AND RIGHT OF WAY IMPROVEMENTS

Landscaped parkways and sidewalks are required to be constructed with development of each parcel of the project, as well as curb cuts for driveway access to each site per the Perris Business Park Development Guidelines. All entrances and drive aisles are required to be 30 feet in width, with an adequate area on each site to facilitate emergency access and maneuverability. Two-way circulation is provided in parking areas. The single shared access driveway proposed is 30 feet wide, and the Conditions of Approval require that a shared access agreement be executed between the two parcels. All City standards are reflected on the site plan, and the project complies with the requirements of the Perris Business Park Development Guidelines.

### PERIMETER WALLS & TRASH ENCLOSURE

The project site plan indicates an 8-foot high concrete masonry unit (CMU) block wall along the rear (northern) property line of Building 4 adjacent to the parking area. This is consistent with other walls in this area of the Business Park. The wall wraps at the west end of the parking area along Perris Boulevard. to meet the back of Building 4. This provides screening of the rear view of Building 4 for southbound traffic on Perris Boulevard and from Sinclair Street to the north.

The plans currently indicate an 8-foot tall tubular steel fence along the northern property line of Building 3. This material is inconsistent with all other rear property lines within the Business Park for parcels that front on Commerce Drive. A condition of approval has been included to require a block wall of at least 6 feet in height to be provided along the north boundary of both parcels.

### MARCH ARB/IP AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)

The project site and the entire Perris Business Park are located in Accident Potential Zone (APZ) II and the B1 Zone of the MARB/IP ALUCP. The project sites are near the south end of APZ-II, which prohibits places of assembly such as hotels, hospitals, churches, schools, and restaurants, and uses that involve hazardous materials (such as gas stations), and uses that have higher densities of people per acre. Development is limited to those uses that do not exceed 50 persons per acre at any time. Buildings in this zone are restricted to two habitable floors. The proposed projects are small one-story warehouses that will not have high numbers of employees. The project conditions of approval will prohibit the storage and use of hazardous substances.

The MARB/IP ALUCP B1 Zone is an Inner Approach/Departure Zone that encompasses areas of high noise and high accident potential risk within the inner portion of the runway approach and departure corridors. The zone is defined by the boundaries of Accident Potential Zones I and II. The majority of the zone is exposed to projected noise levels over 65 dB CNEL. ALUCP conditions for the B1 Zone include conditions identified above for APZ II, and additional requirements for building fire sprinklers, airspace review for buildings of one story or more, an aviation easement dedication, sound attenuation to meet interior noise level criteria, and storage of hazardous materials. Prohibited uses include large places of an assembly, including churches, hotels, and care facilities, and noise-sensitive outdoor uses. The proposed manufacturing warehouse projects do not conflict with the ALUCP and are required to comply with the standard Conditions of Approval for these Airport Zones.

### SIGNS

All proposed signs are subject to separate review and approval by the Planning Division before issuance of a sign permit. Building permits for any signs shall not be issued until approved by the Planning Division.

---

TENTATIVE PARCEL MAP 37650

A Tentative Parcel Map is requested to create two parcels, one for each building. Water and sewer service are provided to the Project site from the Eastern Municipal Water District (EMWD) via existing lines in Commerce Drive and Perris Blvd.

ENVIRONMENTAL CONSIDERATIONS

California Environmental Quality Act (CEQA) contains a provision to allow infill development projects to be processed under an exemption pursuant to CEQA Guidelines Section 15332 (Class 32 Exemption). A Class 32 Exemptions are intended to promote infill development within urbanized areas. According to Section 15332, "The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects." Therefore, because this project is located within the city limits of Perris, is less than 5 acres, has no value as habitat for endangered, rare or threatened species, is adequately served by all required utilities and services, and is consistent with the applicable general plan and zoning designations and regulations, it is Categorically Exempt per CEQA Article 15332 for infill development.

***MANDATORY FINDINGS FOR PROJECT APPROVAL:***

**California Environmental Quality Act Infill Exemption Findings (CEQA Guidelines Section 15332)**

1. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

Both the General Plan and the Zoning Map indicate that the proposed project sites are located in PVCCSP with a Light Industrial land use designation. The proposed office/manufacturing/light industrial uses are permitted in the PVCCSP-LI zone, which allows activities including manufacturing, research, warehousing/distribution, and assembly of non-hazardous products and materials, and retailing related to manufacturing.

2. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The site is located within the City of Perris on a site that is surrounded by major streets, warehouse manufacturing buildings, and utility infrastructure. Lot 29 of the Perris Business Park is 1.3 acres and will be divided into two parcels by TPM 37650.

3. *The project site has no value as habitat for endangered, rare or threatened species.*

The site has been regularly disked and includes some ornamental landscaping along Perris Boulevard that is maintained by the Business Park owners association. Therefore, the site is not

expected to have any habitat value. The project is subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and applicable fees will be paid. The project site is also located within Stephen's Kangaroo Rat Habitat Fee Area, and applicable fees will be paid.

4. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The project includes a Master Water Quality Management Plan (MWQMP) that has been reviewed and approved by the City's contract peer reviewer. All streets are existing and were designed to accommodate traffic projected to be generated from this project. No sensitive uses are located near the site that could be affected by future construction or operational noise, and significant air quality effects will not result from the construction or operation of these small buildings.

5. *The site can be adequately served by all required utilities and public services.*

All utilities are existing within the adjacent streets.

#### **Tentative Parcel Map 37650 (TPM 19-05154)**

1. *The proposed map is consistent with applicable general and specific plans.*

The proposed tentative parcel map has been review by the City Engineer's Department and the Planning Department to ensure compliance with the city codes and all other applicable regulations. Per the *Perris Valley Commerce Center SP*, the project site is zoned "LI" (Light Industrial) with a Specific Plan (SP) General Plan Land Use designation. The proposed office/manufacturing/warehouse buildings are permitted in the "LI" zone. Therefore, City staff has determined that subject sites created by TPM 37650 is consistent with the applicable general and specific plan designations.

2. *That the site is physically suitable for the type and density of the proposed development.*

The 1.3-acre site is a relatively flat, rectangular parcel with frontage on Commerce Drive that is an east/west street that connects directly to Perris Boulevard. Utilities are existing within the adjacent streets, and on-site storm drain facilities will be constructed as part of the project to collect off- and on-site flows and direct them into the master storm drain facilities serving the area. The Perris Business Park is intended to fill a niche in the industrial/commercial properties market for smaller start-up businesses in a park-like setting. This is a suitable site for the under 10,000 square-foot office/manufacturing/warehouse buildings proposed.

3. *That the design of the map or the type of improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.*

The proposed project is on an infill lot for a business park that exists in an area where it is surrounded by other industrial and utility uses. Because this project is located within the city limits of Perris, is less than 5 acres, has no value as habitat for endangered, rare or threatened species,

---

is adequately served by all required utilities and services, and is consistent with the applicable general plan and zoning designations and regulations, it is Categorical Exempt per CEQA Article 15332 for infill development and will not cause substantial environmental damage.

4. *That the design of the map or the type of improvements will not cause serious public health problems.*

The map includes all the necessary roadway, sanitary sewer, water and drainage infrastructure easements and dedications to facilitate development that will not cause serious public health issues near the project or such infrastructure already exists adjacent to the parcels.

### **Development Plan Review**

1. *The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, the purposes and provisions of this Title, the purposes of the Zone in which the site is located, and the development policies and standards of the City.*

The site development was determined by City staff to comply with all applicable provisions of the General Plan, Perris Valley Commerce Center Specific Plan (PVCCSP), and the Zoning Code. The development standards for Light Industrial development including use, setbacks, the height of buildings, lot coverage, architecture, lighting, and landscaping are provided by the Perris Business Park Development Guidelines and/or PVCCSP, with parking regulations contained in Chapter 19.69 of the Zoning Code. In addition, the project has been deemed consistent with the 2014 March ARB/Inland Port Airport Land Use Compatibility Plan

2. *The subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.*

The 1.3-acre site is a relatively flat, rectangular parcel with frontage on Commerce Drive that is an east/west street that connects directly to Perris Blvd. Utilities are existing within the adjacent streets, and on-site storm drain facilities will be constructed as part of the project to collect off- and on-site flows and direct them into the master storm drain facilities serving the area. This is a suitable site for the office/manufacturing/warehouse buildings proposed.

3. *The proposed development and the conditions under which it would be operated or maintained is compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

The proposed project and its operations are compatible with abutting properties, and will not be detrimental to the public health, safety, or welfare. The eastern project boundary abuts a utility facility, and further east is located a similar building to the proposed within the Perris Business Park. The land west of the site across Perris Blvd. is an operating distribution center. The land to the south across Commerce Drive is vacant. An existing manufacturing facility operates in buildings north of the site. These are appropriate uses within the Light Industrial Zone with which the project is consistent and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

4. *The architecture proposed is compatible with community standards and protects the character of adjacent development.*

Enhanced architecture, site design, and landscaping have been provided for the project to ensure that it resembles similar development within the Business Park and other development to the west and north. The project adheres to the Development Guidelines for the Perris Business Park and the PVCC Specific Plan requirement that the architecture provides a clearly defined base, body, and cap. The use of windows, stone veneer, enhanced entries, metal canopies, a varied color palette, and roof height variation provides an architecture that is compatible with PVCCSP standards and is consistent with the character of adjacent development. Additionally, the project provides screen walls to shield from public view the rear of the buildings.

5. *The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.*

The PVCCSP requires landscaping to be provided at a minimum rate of 12% for the Light Industrial zone, and the project includes 16% landscaped area. Landscaping has been provided in all required areas including the parking lot, street setbacks, around the trash enclosure, and at the foundation to enhance the building. The applicant has also provided enhanced landscaping at driveways, and street trees will be provided in the parkways at the minimum spacing of 30 feet apart on Commerce Drive. The amount of landscaping provided for each site generously provides visual relief and an attractive view to the public.

6. *The safeguards necessary to protect the public health, safety, and general welfare have been required for the proposed project.*

The City of Perris standard project review practices and compliance with state and local best planning practices provides the safeguards necessary to protect the public health, safety, and general welfare concerning the proposed project.

**RECOMMENDATION:**

**ADOPT Resolution No. 19-16** to approve Tentative Parcel Map (TPM) 37650 (19-05154) and Development Plan Review (DPR) 18-00001 to subdivide 1.33 acres into two parcels to facilitate the construction two industrial buildings totaling 18,276 SF (8,796 SF and 9,480 SF) located at the northeast of Commerce Drive and Perris Boulevard within the PVCC Specific Plan, based on the findings contained in the staff report, and subject to the Conditions of Approval.

**EXHIBITS:** Exhibit A – Conditions of Approval (Planning, Building, Public Works, Engineering and Fire)  
Exhibit B – Aerial View  
Exhibit C – Perris Business Park Lots  
Exhibit D – PVCCSP Land Use Map  
Exhibit E – Plan Sets  
Exhibit F – Resolution 19-16



**CITY OF PERRIS**  
**PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT**  
**CONDITIONS OF APPROVAL**

**Development Plan Review 18-00001 & TPM 19-05154 Planning Commission August 7, 2019**

**PROJECT:** Proposal to subdivide approximately 1.3 acres into two parcels to facilitate the construction two industrial buildings totaling 18,276 SF (8,796 SF and 9,480 SF) located at the northeast of Commerce Drive and Perris Boulevard within the PVCC Specific Plan. **Applicant:** Bret Burge, Burge Corporation

---

**General Requirements:**

1. **Development Standards.** The project shall conform to the Light Industrial (LI) zone standards of the Perris Valley Commerce Center Specific Plan (PVCCSP) and Municipal Code Title 19.
2. **Perris Business Park Development Guidelines.** All plans and improvements, including signs and landscaping, shall comply with Development Plan Review 34-92 Perris Business Park Development Guidelines approved December 14, 1992, if not in conflict with the Perris Valley Commerce Center Specific Plan (PVCCSP) requirements, current city codes, and policies.
3. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
4. **Term of Approval.** This approval shall be used within three (3) years of approval date; otherwise, it becomes null and void. By use is meant the beginning of substantial construction within the three (3) year period which is thereafter diligently pursued to completion or the beginning of substantial utilization, as contemplated by this approval. A maximum of three (3) one-year time extensions shall be permitted.
5. **Compliance with Approved Plans.** All site development and improvements, including building colors and materials, shall conform substantially to the approved set of plans presented at the August 7, 2019, Planning Commission meeting, or as amended by these conditions.
6. **Future Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval.
7. **Expansion.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Department.
8. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Building Official. The applicant shall submit fire access and fire underground plan prior to construction drawings. Water, gas, sewer, electrical

**EXHIBIT A**

transformers, power vaults, and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Conditions of Approval shall be included on building plans.

9. **Fire Marshal.** The project shall adhere to all fire safety/emergency services requirements as mandated by the City Fire Marshal and the Uniform Fire Code, and any applicable city codes and ordinances. The project shall adhere to the requirements of the attached Conditions of Approval dated April 19, 2019, prepared by Dennis Grubb & Associates, LLC, the City of Perris Fire Department development review consultant.
10. **Building Official.** The project shall adhere to all applicable building and development codes, including the Uniform Building Code and all applicable city codes and ordinances, and State mandated requirements, and the requirements of the Building Official as indicated on the attached Conditions of Approval dated September 17, 2018.
11. **City Engineer.** The project shall adhere to the requirements of the City Engineer, as indicated in the attached Conditions of Approval dated December 7, 2018.
12. **Grading Permit.** Prior to issuance of any Grading Permit, the developer shall submit detailed on-site grading, parking, paving, and drainage plans for review by the City Engineer.
13. **Southern California Edison.** The applicant shall contact the Southern California Edison (SCE) area service planner at (951) 928-8323 to complete the required forms prior to commencement of construction.
14. **Screening of Roof-Mounted Equipment.** Parapet walls shall prevent public views of roof-mounted equipment on all elevations of the building. All vent pipes and similar devices shall be painted to match the building.
15. **Notice of Exemption.** Within three (3) days of Planning Commission approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-Recorder," for a \$50.00 check to file the notice exemption.
16. **Signs.** The proposed project does not include approval for any signs. All proposed signs shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
17. **Waste-Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
18. **Graffiti.** Graffiti located on-site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
19. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.

20. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).
21. **Setbacks.** No structure shall encroach into the required rear, side or front yard setbacks of any lots.
22. **Downspouts.** Exterior down spouts are not permitted on the front or side elevations of any building facing the street. Downspouts on these elevations shall be located inside the building
23. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning Development Plan Reviews 18-00001 and 19-05154. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
24. **Utilities.** All existing and proposed utilities shall be placed underground in accordance with Section 19.02.070 of the Municipal Code, and electrical utility lines rated at 115kv or larger. The location of all proposed aboveground pedestal and utility boxes shall be reviewed and approved by the City Engineer and the Planning Division.
25. **Lighting.** The applicant shall submit a lighting plan with photometric to the Planning Department for review and approval. Full cutoff fixtures shall be used to prevent light and glare above the horizontal plan of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas.
26. **SCE.** The Southern California Edison (SCE) area service planner (951 928-8323) should be contacted to complete the required forms prior to commencement of construction.

**Construction and Operational Requirements:**

27. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
  - a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to create disturbing excessive or offensive noise. Construction activity shall not

- exceed 80 dBA in residential zones in the City.
- b. Stationary construction equipment that generates noise over 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.
  - c. Construction routes are limited to the City of Perris designated truck routes.
  - d. If applicable, water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
  - e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such persons shall be provided to the City.
  - f. Project applicants shall provide construction site electrical hook-ups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel-powered electric generators or provide evidence that electrical hookups at construction sites are not practical or prohibitively expensive.

**Project-Specific Requirements:**

28. **Outdoor Storage.** No outdoor storage is permitted.
29. **CC&Rs.** The project proponent shall comply with the existing Covenants, Conditions and Restrictions (CC&Rs) for the Perris Business Park to ensure the common maintenance of landscaping for the two project sites.
30. **March Air Reserve Base.** As required by the Perris Valley Commerce Center Specific Plan, the following measures shall be implemented to address the project's location within Airport Overlay Zone B1 and APZ II:
  - a. Prior to issuance of building permits, the landowner shall have conveyed an aviation easement to the March Inland Port Airport Authority.
  - b. Any outdoor lighting installed shall be shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
  - c. The following uses shall be prohibited:
    - i) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
    - ii) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft

- engaged in a straight final approach towards a landing at an airport.
- iii) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower and row crops, trash transfer stations that are open on one or more sides, recycling centers contain putrescible wastes, construction and demolition debris facilities, and incinerators.)
  - iv) Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- d. A "Notice of Airport in the Vicinity" shall be provided to all potential purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
  - e. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.
  - f. The March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communication could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
  - g. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
  - h. The development shall undergo FAA (Federal Aviation Administration) and TERPS (Terminal Instrument Procedures) review prior to issuance of building permits.
  - i. The landscaping plan shall require review by the MARB. The landscaping plan will not include fruit trees that could be an attractant for birds.

31. **A Master Water Quality Management Plan (MWQMP).** The MWQMP for the project site (18-00001) and its related project (18-00007) was approved on July 16, 2019. The following conditions apply:

- A. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
- B. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the Stormtech Chambers, gravity separator, catch basin insert, self-retaining LID BMPs and trash enclosure. The City Engineer's office shall review and approve the final WQMP text, plans and details.

**Prior to Grading Permit Issuance:**

32. **Final Water Quality Management Plan.** The Final WQMP for the proposed project shall be approved by the City Engineer's office.

**Prior to Building Permit Issuance:**

33. **Landscaping.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a California-registered landscape architect and conform to the requirements of the PVCCSP for the Light Industrial zone. The location, number, genus, species, and container size of the plants shall be shown. Project landscaping shall be consistent with the conceptual landscape plan from the approved set of plans presented at the August 7, 2019, Planning Commission meeting, or as amended by these conditions. The following shall apply:

- a. **Parking Area Trees.** A minimum of 30 percent of trees shall be 36-inch box or larger. A minimum of one 24-inch box tree per six parking stalls shall be provided. On-site parking along Perris Blvd must be screened.
- b. **BMPs for Water Quality.** All BMPs (infiltration basins, vegetated swales, detention basins, etc.) associated with FWQMP 18-00001 shall be indicated on the landscape plans with appropriate planting and irrigation.
- c. **Street Trees and Right-of-Way Planting Palette.** Street trees shall be placed a maximum distance of 30 feet on center, utilizing a planting palette consistent with the Perris Valley Commerce Center Specific Plan and to the satisfaction of the Public Works Department. Perris Blvd. parkway shall be annexed into the Landscape Maintenance District, along with the shared cost of existing medians. Provide Public Works Dept. with an inventory of current off-site (parkway) plant material. Existing Perris Blvd. parkway landscaping shall be augmented with landscaping and irrigation that is consistent with newer developments in the area to the satisfaction of the Public Works Department.
- d. **Maintenance.** All required landscaping shall be maintained in a viable growth condition.
- e. **Irrigation Rain Sensors.** Rain-sensing override devices shall be required on all irrigation systems (PMC 19.70.040.D.16.b) for water conservation. Soil moisture sensors are required.
- f. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for landscape inspections.

34. **Building Plans.** All Conditions of Approval shall be copied onto the approved building plans. Such conditions shall be annotated, directing the reviewer to the sheet (or sheets) and detail(s) indicating satisfaction of the conditions.

35. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division verifying that all pertinent conditions of approval have been met.

36. **Fees.** The developer shall pay the following fees prior to building permit issuance:

- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre

- b. Multiple Species Habitat Conservation Plan fees
- d. Statutory school fees in effect at permit issuance to appropriate school districts
- f. Road Bridge Benefit District (RBBD) fees
- g. Perris Valley Master Drainage Plan fees

37. **Perimeter Walls.** The project shall provide a 6- to 8-foot high decorative split face block wall along the full length of the northern property line at the rear of each lot adjacent to the parking area. The wall wraps at the side property line along Perris Blvd. to meet the back of the building, just off the property line. The purpose of the wall is to screen the rear parking and loading areas from public streets.

**Prior to Issuance of Occupancy Permits:**

- 38. **Access.** Provide reciprocal access agreement or deed restriction between the two lots to provide for shared use of the driveway and access to the rear of the properties.
- 39. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-off from the Building Division and Engineering Department. Planning staff shall verify that all pertinent conditions of approval have been met.
- 40. **Planning Inspection.** The applicant shall have all required parking, lighting, landscaping, and automatic irrigation installed and in good condition. The irrigation and landscaping shall conform to the approved landscaping and irrigation plans.
- 41. **Occupancy Clearance.** The applicant shall have all required paving, parking, walls, site lighting, signage, landscaping, and automatic irrigation installed and in good condition.

**End Conditions**



**SRC COMMENTS**  
**\*\*\* BUILDING & SAFETY \*\*\***

Planning Case File No(s): DEVEOLPMENT PLAN REVIEW #18-00001

Case Planner: Cathy Perring (951) 943-5003, ext. 287

Applicant: Brian Hardy, Burge Corporation

Location: East of Perris Blvd. and north of Commerce Drive

The current proposal is to construct two light industrial buildings with offices on one lot (one 9,480 square feet and the other 8,796 square feet) with site improvements to include parking and landscaping. Offsite improvements and CC&Rs are existing for the Perris Business Park. Access is taken from Commerce Drive. See also, DPR 18-00007 for buildings located south of Commerce Drive, which were included in the previous submittal under 18-00001.

APN(s): 303-291-006

Reviewed By: Jesse Sanchez, CBO

Date: 09/17/18

Following Standard Building & Safety Conditions of Approval  
Are Applicable to This Project:

1(A,B,C,D,E,F,G,H); 2; 3; 5; 14(A,B,C,D,E); 15;

**BUILDING & SAFETY**

**GENERAL CONDITIONS**

- 1. Shall comply with the latest adopted edition of the following codes as applicable:
  - A. California Building Code
  - B. California Residential Code
  - C. California Electrical Code
  - D. California Mechanical Code
  - E. California Plumbing Code
  - F. California Energy Code.
  - G. California Fire Code
  - H. California Green Building Standards Code.
- 2. Automatic fire suppression systems shall be installed in all new construction when the gross area of the building exceeds 5,000 sf. or more than two-story high per Title 16 of the City of Perris Code of Ordinances.
- 3. The requirements of the Department of Environmental Health Services and the Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.

5. The Tract or Parcel map shall record prior to the issuance of any permits

**PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS**

14. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this project:
- A. Precise grading plans shall be approved
  - B. Rough grading completed
  - C. Compaction certification
  - D. Pad elevation certification
  - E. Rough grade inspection signed off
15. If hazardous substances are used and/or stored, a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to Building & Safety. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.

Specific Comments (NOTE: THESE COMMENTS ARE NOT CONDITIONS!):

- A) Provide 42" guard rail above retaining wall adjacent to sidewalk on Commerce Dr. Guards shall be located along open sided walking surfaces that are located more than 30 inches measured vertically to grade below at any point within 36 inches horizontally to the edge of the open side. (CBC Sec. 1015.2)



# CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

## CONDITIONS OF APPROVAL

P8-625

December 7, 2018

DPR 18-00001 – Tentative Parcel Map 37854

NEc Commerce Drive & Perris Boulevard

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer provide the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code title 18. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration. These Ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any building permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

1. The project's grading shall be in a manner to perpetuate existing drainage patterns, any deviation from this, concentration or increase in runoff must have approval of adjacent property owners. Drainage easements shall be obtained from effected property owners or if within this site, shall be shown on the final map. The applicant shall accept the offsite runoff and convey to acceptable outlet.
2. The incremental increase in runoff between developed and undeveloped state (100-year) and the nuisance runoff shall be retained within onsite private detention basin and drainage to adequate outlet as approved by City and pursuant to Riverside County Flood Control standards.
3. Onsite landscape area(s) shall be designed in a manner to collect the onsite nuisance runoff.
4. Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the lighting and landscape districts.

**DEPARTMENT OF ENGINEERING**

24 SOUTH "D" STREET, SUITE 100, PERRIS, CA 92570  
TEL.: (951) 943-6504 - FAX: (951) 943-8416

5. This project is located within EMWD's water and sewer service area. The applicant shall install water and sewer facilities as required by EMWD and Fire Department.
6. The applicant shall submit to City Engineer the following for his review:
  - a. Onsite Grading Plan and Erosion Control Plans
  - b. Water and Sewer Plans
  - c. Drainage Study
  - d. WQMP

The project's design shall be in compliance with EMWD and Riverside County Standards and coordinated with approved plans for adjacent developments.

7. All pads shall be graded to be a minimum of 1' above 100-year calculated water surface or adjacent finished grade.
8. Perris Boulevard is classified as a Primary Arterial (128'/94') per Circulation Element of the General Plan therefore, additional right-of-way shall be dedicated along the property frontage to accommodate a 64' half width right-of-way.
9. 6' concrete sidewalk and driveways shall be installed pursuant to Riverside County and ADA standards. All driveway approaches shall be constructed per Riverside County standards for Commercial Driveway (Std. 207A) and comply with the ADA requirements.
10. Existing improvements along Perris Boulevard and Commerce Drive are new and in good condition. Construction of utilities and extension to the site shall require extensive pavement repairs. This shall include compliance with City's trench repair standards and grind/overlay the entire width of adjacent roads fronting project boundary subject to City Engineer's review and approval.
11. Prior to issuance of any permit, the final parcel map shall be submitted to City Engineer for review and approval. No Building permit shall be issued until the map is recorded and all offsite improvements as stated above are in or appropriate bonds posted.

*Habib Motlagh*  
Habib Motlagh  
City Engineer



# Dennis Grubb and Associates, LLC

*Assisting Cities Build Safe Communities*

## *Fire Department Development Review Comments*

April 19, 2019

City of Perris  
Attn: Cathy Perring  
135 N. D Street  
Perris, CA 92570-2200

**Subject: Development Review for Perris Commercial Center, DPR 18-00001**

As requested a review of the subject property was completed. The project can move forward to the Planning Commission. Please apply the following conditions:

1. Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
2. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
3. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
4. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
5. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
6. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
7. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.

8. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
9. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven-feet above the finished surfaced and near the main entrance door.
10. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsection. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.

Respectfully,

Dennis Grubb, CFPE



**CITY OF PERRIS**  
**PUBLIC WORKS DEPARTMENT**  
101 North D Street  
Perris, California 92570  
951-657-3280

# MEMORANDUM

**Date:** September 12, 2018  
**To:** Planning Department  
**From:** Public Works  
**Subject:** Public Works Comments – DPR 18-00001 (MAJOR PROJECT REVISION)

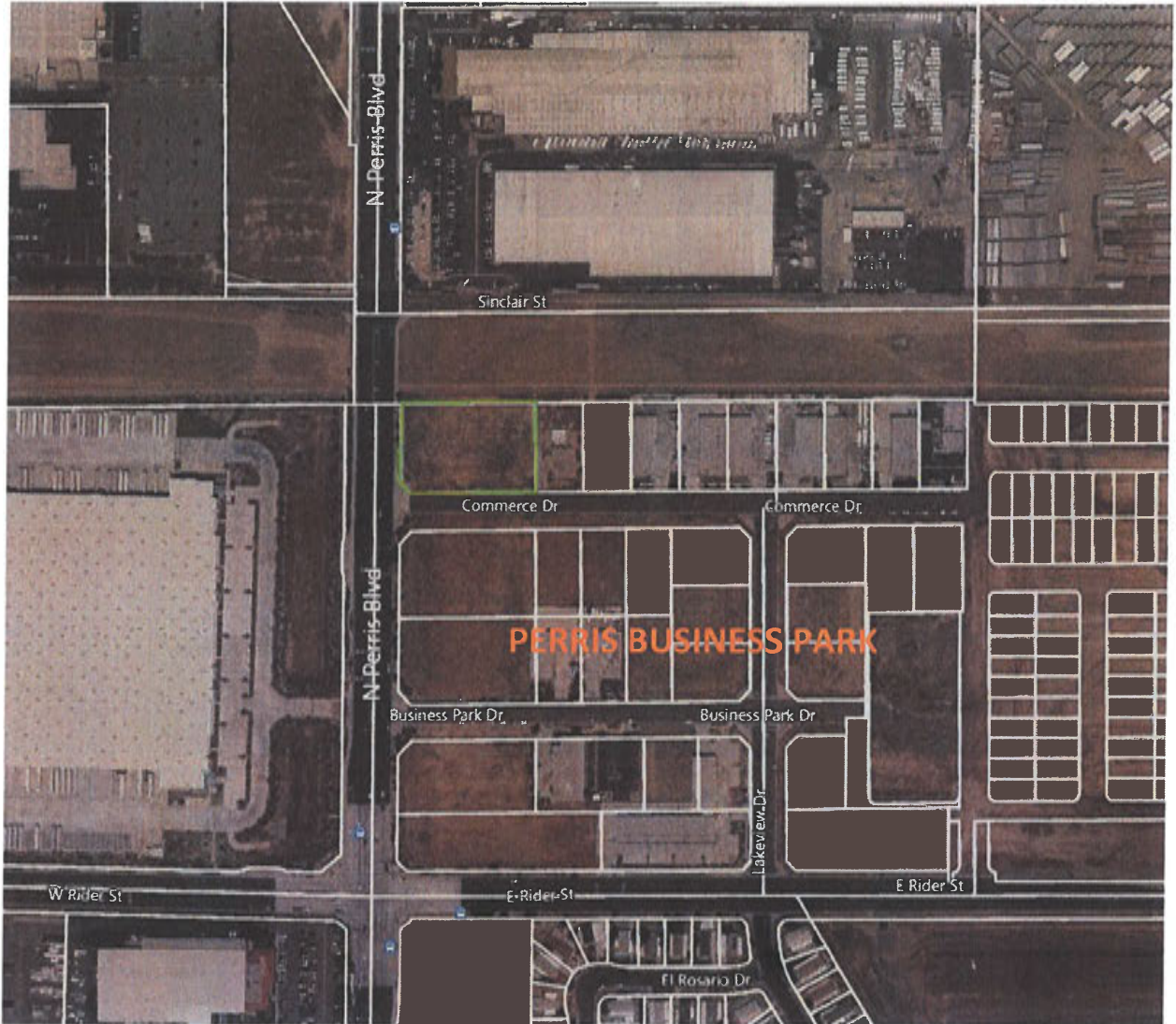
---

Case No./Project Description	Location	Comments
DPR 18-00001 (MAJOR PROJECT REVISION)	East of Perris Blvd. and North of Commerce Drive	<ul style="list-style-type: none"><li>• Perris Blvd parkway to annex into LMD, along with shared cost of existing medians.</li><li>• Landscaping and irrigation is to be consistent with that of newer developments in the area.</li><li>• Annexation into 84-1, shared cost of traffic signals and street lights in the area.</li><li>• Annexation into Flood Control, pending Engineering's conditions/comments.</li><li>• On-site parking along Perris Blvd must be screened.</li><li>• Clarify location of retention basins, if any.</li><li>• Provide Public Works an inventory of current off site plant material.</li></ul>

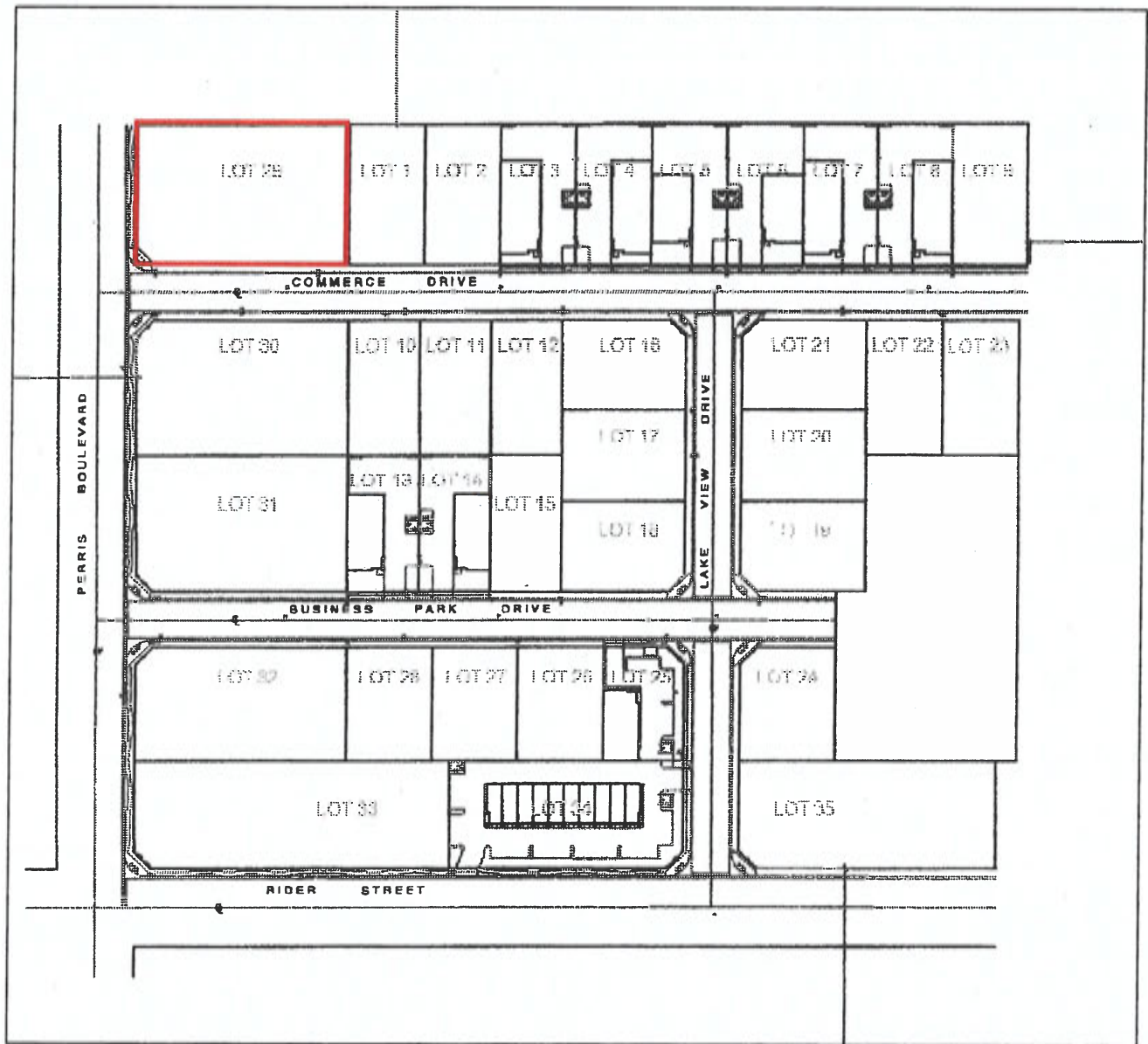


# EXHIBIT B – Aerial View

DPR 18-00001



# EXHIBIT C – Perris Business Park Lots

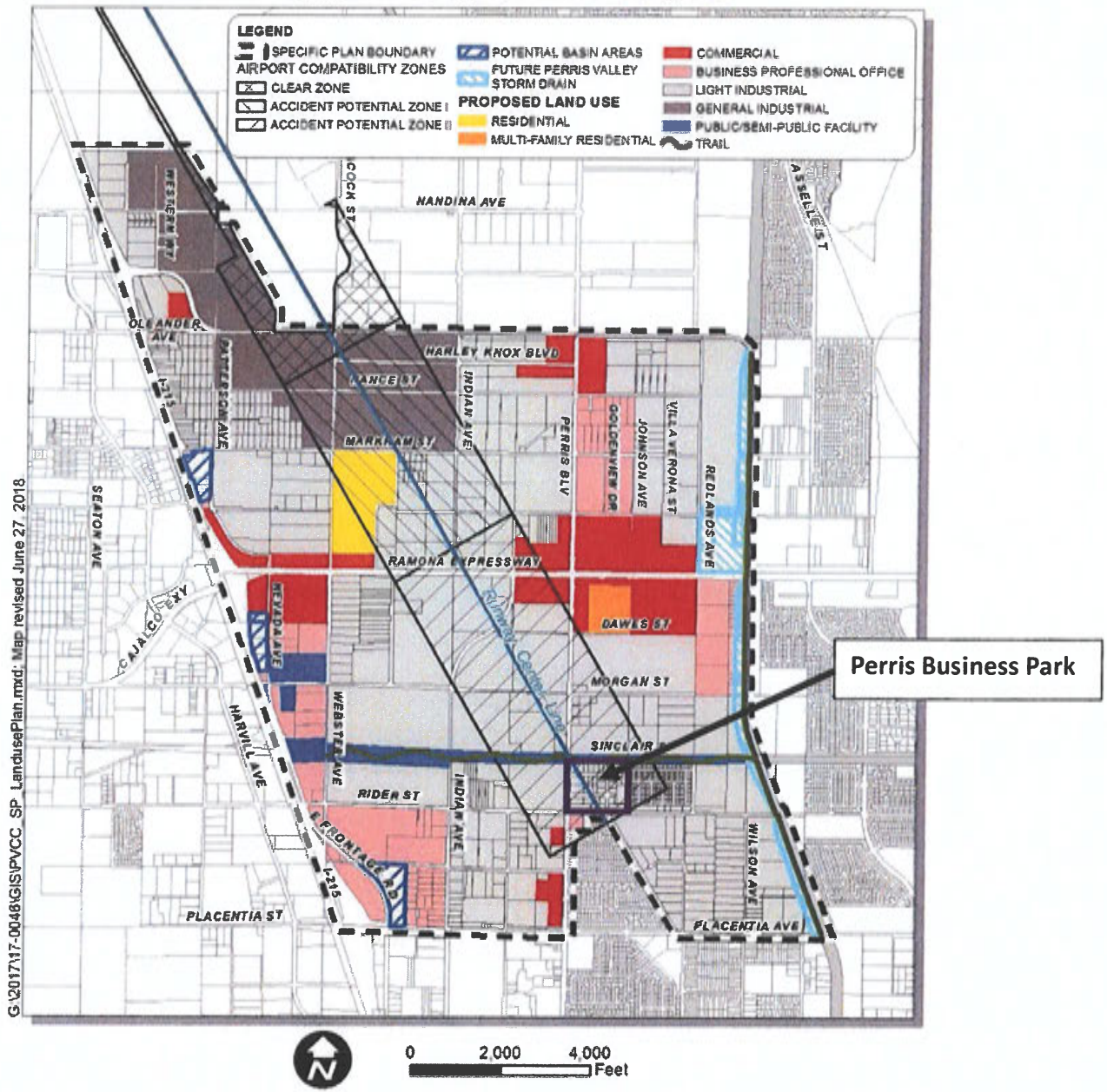




# PERRIS VALLEY COMMERCE CENTER LAND USE PLAN



Figure 2.0-1, Specific Plan Land Use Designation



G:\201717-0046\GIS\SPVCC\_SP\_LandUsePlan.mxd: Map revised June 27, 2018

**EXHIBIT D**







HPA, Inc.  
18831 Bardwood #200  
San Clemente, CA 92673  
Tel: 949-462-1170  
Fax: 949-462-1172  
email: info@hpaarch.com

**OWNER**  
BURGE CORPORATION  
891 CALLE NEGOCIO #200  
SAN CLEMENTE, CA 92673  
TEL: 949-462-1175

**Project:**  
PERRIS  
COMMERCIAL  
CENTER  
3-NORTH  
PERRIS BLVD  
PERRIS, CA

**Consultants:**  
SIN & ASSOCIATES  
Civil  
Structural  
Mechanical  
Plumbing  
Electrical  
Landscape  
Fire Protection  
Site Engineer

**Title:** Building 3 Site Plan  
**Project Number:** 7285  
**Drawn by:** A.C.  
**Date:** 05/04/18  
**Revision:**

Sheet:  
**3-DAB-A1.0**

**PROJECT DATA**

<b>Scheme DAB</b>	<b>Buildings 3</b>
Site area (in sq.ft.)	57,934
Site area (in acres)	1.33
Building area	4,000
office (600 sq ft per unit)	4,796
manuf. (400 sq ft per unit)	
warehouse	
<b>Total Building Area</b>	<b>8,796</b>
Coverage (foot print)	0.15
Coverage (total building area)	13
100% S.F. GARAGE	10
100% S.F. MANUF.	23
11000 S.F. WAREHOUSE	23
<b>Total parking required</b>	
Parking Provided	23
total parking	2,81
parking per 1000 s.f.	

**Property owner**  
BURGE CORPORATION  
981 CALLE NEGOCIO #200  
SAN CLEMENTE, CA 92673  
TEL: 949-462-1170  
ATtn: BRET BURGE

**Address of the property**  
XXXX PERRIS BLVD  
PERRIS CA 92573

**Assessor's Parcel Number**  
300-291-006

**Legal description**

LOT 39 OF TRACT NO. 24454-1 IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN THE OFFICE OF THE COUNTY CLERK, RIVERSIDE COUNTY, CALIFORNIA, LOT 30 AND 31 OF TRACT NO. 24043-1 IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 239 PAGES 9 THROUGH 9 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

**Zoning**

PDC3 SP- PERRIS VALLEY COMMERCIAL CENTER SPECIFIC PLAN

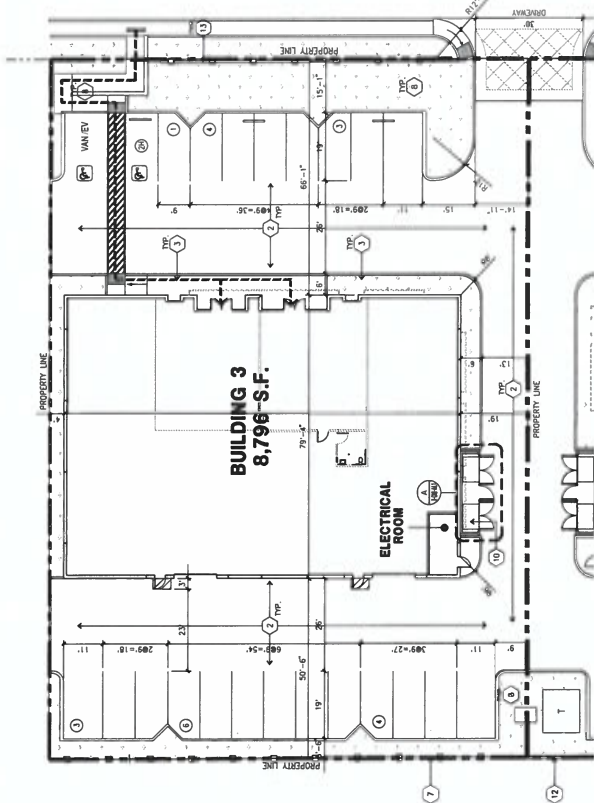
**Applicant**

BURGE CORPORATION  
981 CALLE NEGOCIO #200  
SAN CLEMENTE, CA 92673  
TEL: 949-462-1170  
ATtn: BRET BURGE

**Applicant's representative**

HPA, Inc.  
18831 BARDWOOD AVE SUITE 100  
SAN CLEMENTE, CA 92673  
TEL: 949-462-1116  
ATtn: STORE HONG

**VICINITY MAP**



**MASTER SITE PLAN**  
SCALE: 1/16" = 1'-0"  
SCALE: 1/16" = 1'-0"



**GENERAL NOTES - SITE PLAN**

- A. THE SOILS REPORT PREPARED BY MARCO GEO PROJ. NO. 170001, DATED 01/11/17, SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
- B. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL CONCRETE.
- C. DIMENSIONS ARE TO THE FACE OF CONCRETE WALL FACE OF CONCRETE CURB OR CURB LINE UNLESS NOTED OTHERWISE.
- D. SEE "C" PLANS FOR ALL CONCRETE CURBS, OUTLETS AND SINKS.
- E. ALL CONCRETE SHALL BE FINISHED WITH A BROOM FINISH UNLESS OTHERWISE NOTED.
- F. ALL CONCRETE SHALL BE FINISHED WITH A BROOM FINISH UNLESS OTHERWISE NOTED.
- G. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DIMENSIONS FOR FINISH GRADE ELEVATIONS.
- H. CONTROL DIMENSIONS OF SITE PLAYS ARE FOR FINISH GRADE AND STARTING LAYOUT POINTS.
- I. SEE "C" DIMENSIONS FOR FINISH GRADE ELEVATIONS.
- J. CONCRETE SUBMITALS TO BE A MINIMUM OF 4" THICK W/ TIEBARS TO BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. ALL CONCRETE SHALL BE FINISHED WITH A BROOM FINISH UNLESS OTHERWISE NOTED.
- K. PAINT CURBS AND PROMOTE SIGNS TO INFORM OF FIRE LINES AS SHOWN ON THIS PLAN.
- L. CONSTRUCTION DOCUMENTS RELATING TO THE LANDSCAPE AND SITEWORK SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- M. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A FINAL LANDSCAPE PLAN TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- N. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY REQUIREMENTS AND BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- O. LANDSCAPED AREAS SHALL BE DESIGNATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
- P. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT.

**SITE PLAN KEYNOTES**

- 1 HEAVY BROOM FINISH CONC. DRIVEWAY
- 2 ASPHALT CONCRETE (AC) PAVING
- 3 CONCRETE WALKWAY, MEDIUM BROOM FINISH
- 4 DRIVEWAY APPROXS TO BE CONSTRUCTED
- 5 3"-6" x 6"-8" x 6" MIN. THICK CONCRETE EXTERIOR LANDING PAD, TYP.
- 6 3"-6" x 6"-8" x 6" MIN. THICK CONCRETE EXTERIOR LANDING PAD, TYP.
- 7 MEDIUM BROOM FINISH. SLOPE TO BE 1/4" - 1/2" MAX. AS REQ. BY CITY INSPECTION.
- 8 4" CHU BLACK WALL
- 9 4" CHU BLACK WALL
- 10 4" CHU BLACK WALL
- 11 4" CHU BLACK WALL
- 12 4" CHU BLACK WALL
- 13 4" CHU BLACK WALL
- 14 4" CHU BLACK WALL
- 15 4" CHU BLACK WALL
- 16 4" CHU BLACK WALL
- 17 4" CHU BLACK WALL
- 18 4" CHU BLACK WALL
- 19 4" CHU BLACK WALL
- 20 4" CHU BLACK WALL
- 21 4" CHU BLACK WALL
- 22 4" CHU BLACK WALL
- 23 4" CHU BLACK WALL
- 24 4" CHU BLACK WALL
- 25 4" CHU BLACK WALL
- 26 4" CHU BLACK WALL
- 27 4" CHU BLACK WALL
- 28 4" CHU BLACK WALL
- 29 4" CHU BLACK WALL
- 30 4" CHU BLACK WALL
- 31 4" CHU BLACK WALL
- 32 4" CHU BLACK WALL
- 33 4" CHU BLACK WALL
- 34 4" CHU BLACK WALL
- 35 4" CHU BLACK WALL
- 36 4" CHU BLACK WALL
- 37 4" CHU BLACK WALL
- 38 4" CHU BLACK WALL
- 39 4" CHU BLACK WALL
- 40 4" CHU BLACK WALL
- 41 4" CHU BLACK WALL
- 42 4" CHU BLACK WALL
- 43 4" CHU BLACK WALL
- 44 4" CHU BLACK WALL
- 45 4" CHU BLACK WALL
- 46 4" CHU BLACK WALL
- 47 4" CHU BLACK WALL
- 48 4" CHU BLACK WALL
- 49 4" CHU BLACK WALL
- 50 4" CHU BLACK WALL
- 51 4" CHU BLACK WALL
- 52 4" CHU BLACK WALL
- 53 4" CHU BLACK WALL
- 54 4" CHU BLACK WALL
- 55 4" CHU BLACK WALL
- 56 4" CHU BLACK WALL
- 57 4" CHU BLACK WALL
- 58 4" CHU BLACK WALL
- 59 4" CHU BLACK WALL
- 60 4" CHU BLACK WALL
- 61 4" CHU BLACK WALL
- 62 4" CHU BLACK WALL
- 63 4" CHU BLACK WALL
- 64 4" CHU BLACK WALL
- 65 4" CHU BLACK WALL
- 66 4" CHU BLACK WALL
- 67 4" CHU BLACK WALL
- 68 4" CHU BLACK WALL
- 69 4" CHU BLACK WALL
- 70 4" CHU BLACK WALL
- 71 4" CHU BLACK WALL
- 72 4" CHU BLACK WALL
- 73 4" CHU BLACK WALL
- 74 4" CHU BLACK WALL
- 75 4" CHU BLACK WALL
- 76 4" CHU BLACK WALL
- 77 4" CHU BLACK WALL
- 78 4" CHU BLACK WALL
- 79 4" CHU BLACK WALL
- 80 4" CHU BLACK WALL
- 81 4" CHU BLACK WALL
- 82 4" CHU BLACK WALL
- 83 4" CHU BLACK WALL
- 84 4" CHU BLACK WALL
- 85 4" CHU BLACK WALL
- 86 4" CHU BLACK WALL
- 87 4" CHU BLACK WALL
- 88 4" CHU BLACK WALL
- 89 4" CHU BLACK WALL
- 90 4" CHU BLACK WALL
- 91 4" CHU BLACK WALL
- 92 4" CHU BLACK WALL
- 93 4" CHU BLACK WALL
- 94 4" CHU BLACK WALL
- 95 4" CHU BLACK WALL
- 96 4" CHU BLACK WALL
- 97 4" CHU BLACK WALL
- 98 4" CHU BLACK WALL
- 99 4" CHU BLACK WALL
- 100 4" CHU BLACK WALL

**SITE LEGEND**



OFFICIAL USE ONLY





HPA, Inc.  
19831 barden avenue - ste. #100  
irvine, ca  
tel: 949-483-1770  
fax: 949-483-0851  
email: hpa@hpaarch.com

**OWNER:**  
BURGE CORPORATION

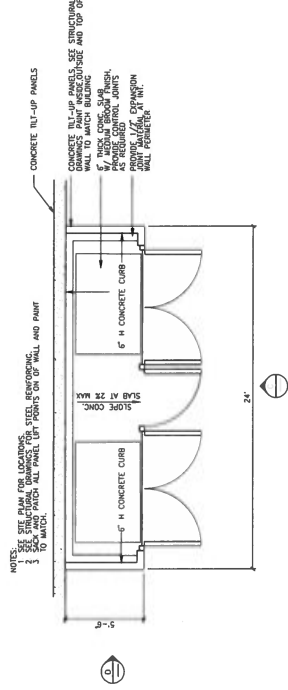
991 CALLE NEGOCIO #200  
SAN CLEMENTE, CA 92673  
TEL: 949-482-1175

**Project:**  
PERRIS  
COMMERCIAL  
CENTER  
1-SOUTH  
PERRIS BLVD  
PERRIS, CA

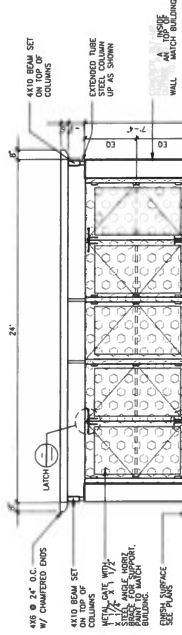
**Consultants:**  
SDH & ASSOCIATES  
Civil, Structural, Mechanical, Electrical, Plumbing, Fire Protection, Soil Engineer  
VAL ELECTRIC INC.  
GARCIA DESIGN

**Title:** trash enclosure  
**Project Number:** 7205  
**Drawn by:** A.C.  
**Date:** 06/1/18  
**Revision:**

Sheet:  
**3-DAB-A4.1**

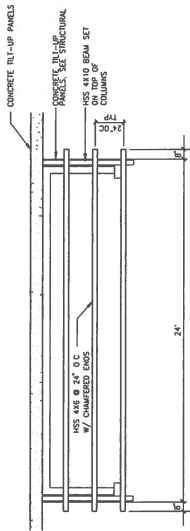


**TRASH ENCLOSURE FLOOR PLAN (A)**  
scale: 1/4" = 1'-0"

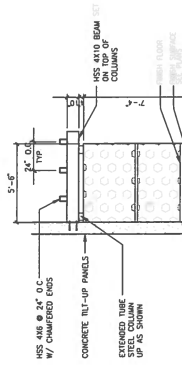


**TRASH ENCLOSURE GATE ELEVATION (C)**  
scale: 1/4" = 1'-0"

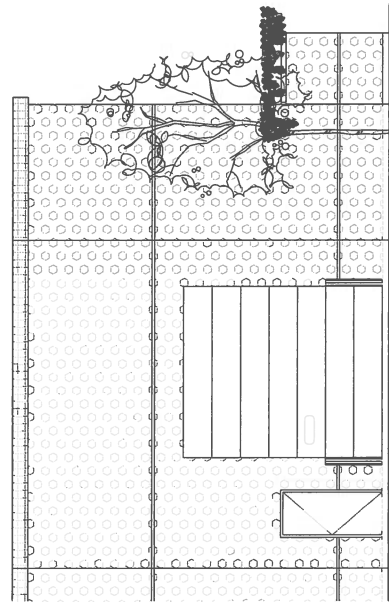
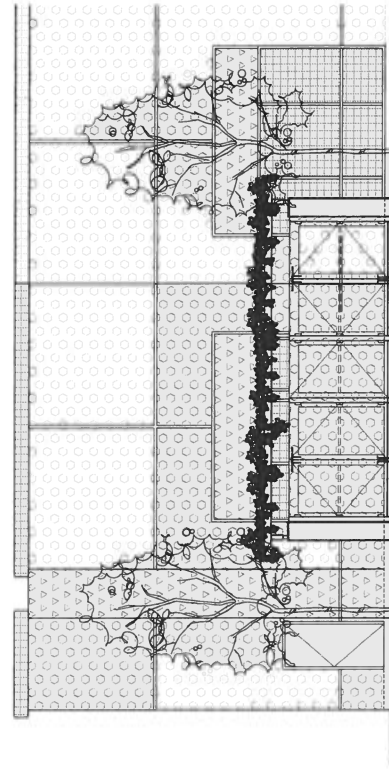
1. PAINT METAL PER SPECIFICATIONS. SEE DETAIL.  
2. FOR ADDITIONAL INFORMATION, SEE DETAIL.



**TRASH ENCLOSURE ROOF PLAN (B)**  
scale: 1/4" = 1'-0"



**TRASH ENCLOSURE GATE ELEVATION (D)**  
scale: 1/4" = 1'-0"











HPA, Inc.  
 18831 Hardden Avenue - Ste. #100  
 Irvine, CA  
 Tel: 949-854-1770  
 Fax: 949-854-0851  
 email: hpa@hpaarch.com

**OWNER:**  
 BURGESS CORPORATION

581 CALLE NEGRO #200  
 SAN VICENTE, CA 92673  
 TEL: 949-262-1175

**Project:**  
 PERRIS  
 COMMERCIAL  
 CENTER  
 1-SOUTH  
 PERRIS BLVD  
 PERRIS, CA

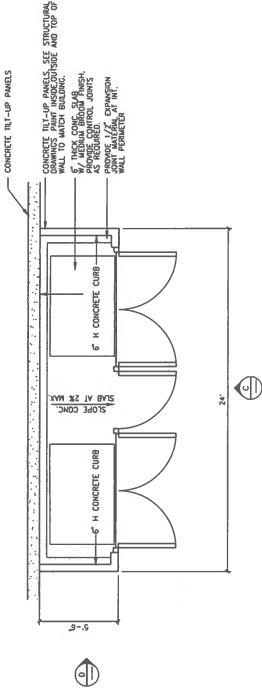
**Consultants:**  
 SDH & ASSOCIATES  
 Structural  
 Mechanical  
 Plumbing  
 Electrical  
 Landscape  
 Fire Protection  
 Sola Engineer

**VAL ELECTRIC INC.**  
 GARCIA DESIGN  
 Sola Engineer

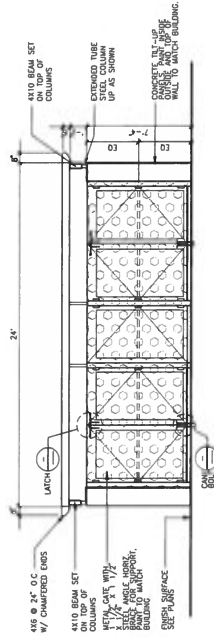
**Title:** Trash enclosure  
 Project Number: 726  
 Drawn By: A.C.  
 Date: 05/11/18  
 Revision:

Sheet:  
**4-DAB-A4.1**

NOTES:  
 1. SEE PLAN FOR LOCATIONS  
 2. SEE ELEVATIONS FOR FINISHES  
 3. SEE SECTION FOR WALL AND PAINT TO MATCH

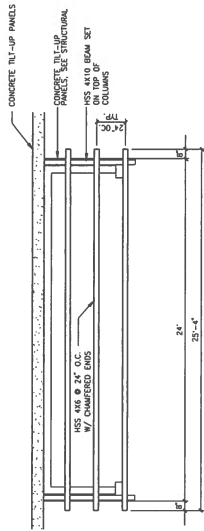


**TRASH ENCLOSURE FLOOR PLAN**  
 scale: 1/4" = 1'-0"

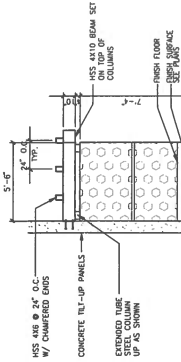


**TRASH ENCLOSURE GATE ELEVATION**  
 scale: 1/4" = 1'-0"

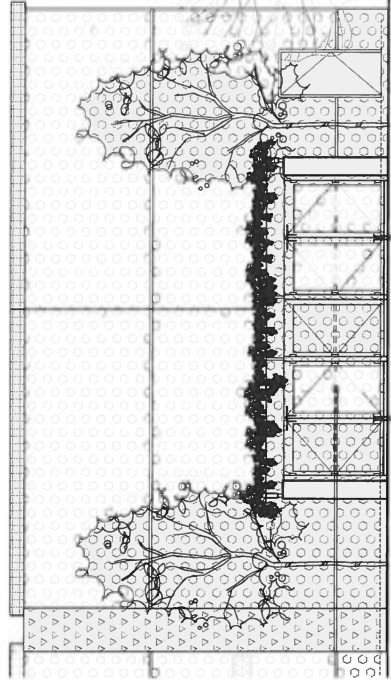
1. PAINT METAL PER SPECIFICATIONS  
 2. FOR ADDITIONAL INFORMATION, SEE DETAIL



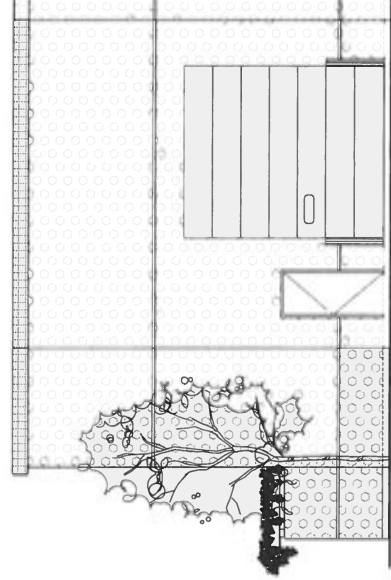
**TRASH ENCLOSURE ROOF PLAN**  
 scale: 1/4" = 1'-0"



**TRASH ENCLOSURE GATE ELEVATION**  
 scale: 1/4" = 1'-0"



**TRASH ENCLOSURE EAST ELEVATION**  
 scale: 1/4" = 1'-0"



**TRASH ENCLOSURE NORTH ELEVATION**  
 scale: 1/4" = 1'-0"



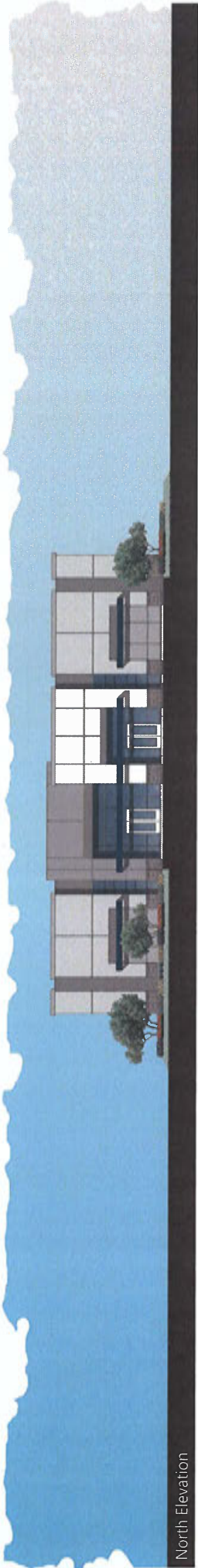




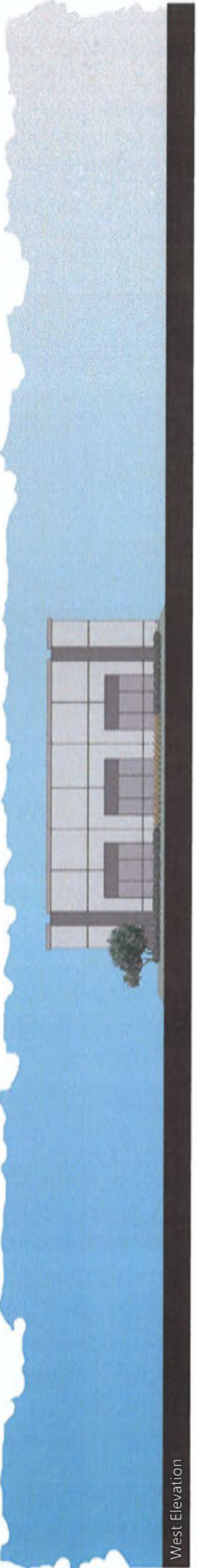




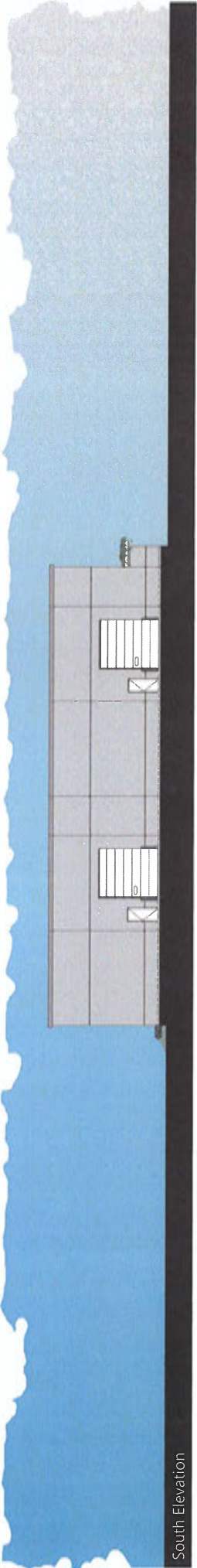




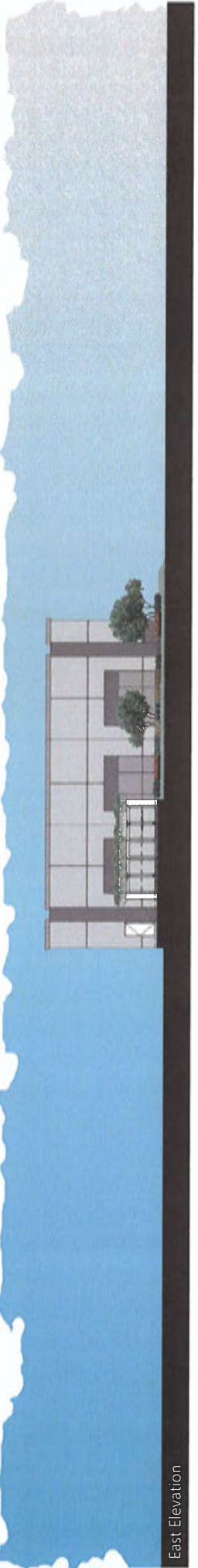
North Elevation



West Elevation



South Elevation



East Elevation

Job No. 07205.00



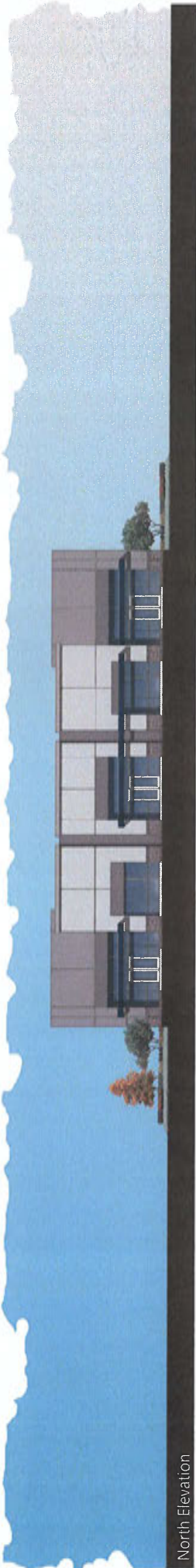
11.21.2018

BUILDING 3 (22' CLEAR/26' T.O.P)

# Parris Commercial Center

parris blvd., parris, california

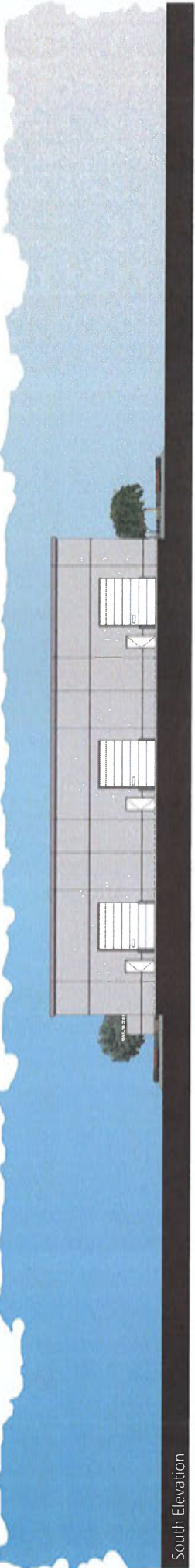
# Burge Corporation



North Elevation



West Elevation



South Elevation



East Elevation

Job No. 07205.00



11.21.2018

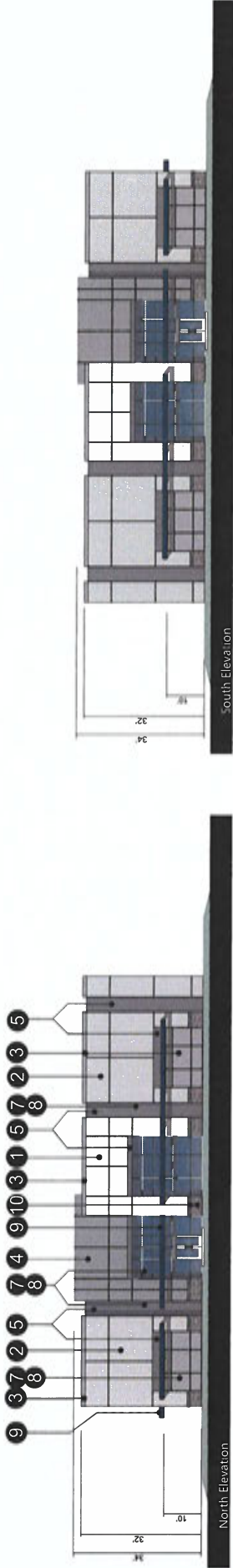
BUILDING 4 (23' CLEAR/27' T.O.P)

# Perris Commercial Center

perris blvd., perris, california

# Burge Corporation

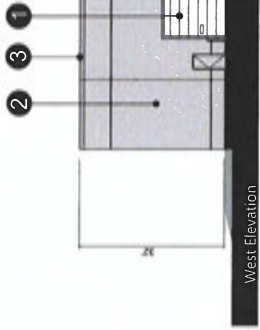




North Elevation

South Elevation

East Elevation



West Elevation

- 1 Sherwin Williams SW 7006 Extra White
- 2 Sherwin Williams SW 7072 Online
- 3 Sherwin Williams SW 7073 Network Gray
- 4 Sherwin Williams SW 7074 Software
- 5 Sherwin Williams SW 07075 Web Gray
- 6 Sherwin Williams SW 7602 Indigo Batik
- 7 Clear Anodized MULLIONS
- 8 Blue Reflective GLAZING
- 9 Sherwin Williams Acrylic Latex Systems High Gloss/High performance in color: SW 7602 Indigo Batik @ Metal CANOPY
- 10 Coronado Stone Veneer Designer Series - 6" Split Limestone & 6" Split Limestone Lintel in color: Summit Gray @ Accent Stone Facade

Job No. 07205 00

BUILDING 1  
MATERIAL BOARD (TYPICAL on bldgs 1,2,3 & 4)



# Burge Corporation

## Multi-Tenant Buildings

04.30.2018  
perris, california



**RESOLUTION NUMBER NO. 19-16**

***A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING TENTATIVE PARCEL MAP 19-05154 (TPM 37650) AND DEVELOPMENT PLAN REVIEW 18-00001 TO SUBDIVIDE 1.33 ACRES INTO TWO PARCELS TO FACILITATE THE CONSTRUCTION OF TWO INDUSTRIAL BUILDINGS TOTALING 18,276 SF (8,796 SF AND 9,480 SF) LOCATED AT THE NORTHEAST CORNER OF COMMERCE DRIVE AND PERRIS BOULEVARD, SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.***

***WHEREAS***, the Burge Industrial Project North at Commerce Drive and Perris Blvd. (“project”) proposes to construct two office/ manufacturing/warehouse buildings; Building 3 at 8,796 s.f. and Building 4 at 9,480 s.f. on approximately 1.3 acres of vacant land; and

***WHEREAS***, the proposed project is consistent with the Perris Valley Commerce Center Specific Plan, the City’s General Plan, and the Zoning Code, and conforms to all zoning standards and other Ordinances and Resolutions of the City; and

***WHEREAS***, a Development Plan Review application (DPR 18-00001) was submitted for consideration of architectural design and site layout; and

***WHEREAS***, a Tentative Parcel Map application (TPM 19-05154) was submitted to create two (2) parcels, and provide all easements and dedications necessary to develop the project on the property; and

***WHEREAS***, proposed Development Plan Review 18-00001 is surrounded by developed parcels and is considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

***WHEREAS***, the project is located within the Airport Overlay Zone (AOZ) of the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan; and

***WHEREAS***, staff determined the project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan and therefore does not require ALUC (Airport Land Use Commission) review; and

***WHEREAS***, ALUC requires mandatory findings for approval of all discretionary actions requiring a public hearing or notice that are located within the AOZ; and

***WHEREAS***, on August 7, 2019, the Planning Commission conducted a legally noticed public hearing on Development Plan Review 18-00001 and Tentative Parcel Map 19-05154, and considered public testimony and materials in the staff reports and accompanying document and exhibit; and, at which time all interested persons were given full opportunity to be heard and to present evidence; and

**EXHIBIT F**

**WHEREAS**, the City has complied with the California Environmental Quality Act; and,

**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.

**Section 2.** The Planning Commission hereby determines pursuant to the California Environmental Quality Act (CEQA) Guidelines 15332 (Class 32 Exemption) that this project is Categorically Exempt per CEQA as infill development because it is located within the city limits of Perris, is less than 5 acres, has no value as habitat for endangered, rare or threatened species, is adequately served by all required utilities and services, is consistent with the applicable general plan and zoning designations and standard regulations and requirements of the City; therefore a CEQA Class 32 exemption has been prepared, with findings that:

1. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

Both the General Plan and the Zoning Map indicate that the proposed project sites are located in PVCCSP with a Light Industrial land use designation. The proposed office/manufacturing/light industrial uses are permitted in the PVCCSP-LI zone, which allows activities including manufacturing, research, warehousing/distribution, and assembly of non-hazardous products and materials, and retailing related to manufacturing.

2. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The site is located within the City of Perris on a site that is surrounded by major streets, warehouse manufacturing buildings, and utility infrastructure. Lot 29 of the Perris Business Park is 1.3 acres and will be divided into two parcels by TPM 37650.

3. *The project site has no value as habitat for endangered, rare or threatened species.*

The site has been regularly disked and includes some ornamental landscaping along Perris Boulevard that is maintained by the Business Park owners association. Therefore, the site is not expected to have any habitat value. The project is subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and applicable fees will be paid. The project site is also located within Stephen's Kangaroo Rat Habitat Fee Area, and applicable fees will be paid.

4. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The project includes a Master Water Quality Management Plan (MWQMP) that has been reviewed and approved by the City's contract peer reviewer. All streets are existing and were designed to accommodate traffic projected to be generated from this project. No sensitive uses are located near the site that could be affected by future construction or operational noise, and significant air quality effects will not result from the construction or operation of these small buildings.

5. *The site can be adequately served by all required utilities and public services.*

All utilities are existing within the adjacent streets.

The Planning Commission further finds and determines that the City has complied with the California Environmental Quality Act, and their determination reflects the independent judgment of the Commission.

**Section 3.** The Planning Commission, as the applicable review authority for this project with respect to the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan, hereby finds that Conditions of Approval have been adopted, as follows, such that the project use and design comply with the noise compatibility policies, noise attenuation policies, non-residential density standards and other required development conditions, the airspace protection policies, and the overflight policies of the AOZ:

(a) Prior to issuance of building permits, the landowner shall have conveyed an aviation easement to the March Inland Port Airport Authority.

(b) Any outdoor lighting installed shall be shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

(c) The following uses shall be prohibited:

- i. Children's schools, day care centers, libraries, hospitals, congregate care facilities, and places of assembly.
- ii. Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- iii. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- iv. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, fruit trees, composting operations, production of cereal grains, sunflower and row crops, trash transfer stations that are open on one or more sides, recycling centers contain putrescible wastes, construction and demolition debris facilities, and incinerators.)
- v. Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.



d. The following uses shall be discouraged. Discouraged uses should generally not be permitted unless no feasible alternative is available:

- i. Critical community facilities including power plants, electrical substations, and public communications facilities. (See Countywide ALUC Policy 4.2.3(d). 17).
- ii. Above ground bulk storage of hazardous materials
- iii. Airspace required for objects >70 ft. tall. This height criterion is for general guidance. Taller objects may be acceptable if determined not to be obstructions. (See Countywide ALUC Policies 4.3.3 and 4.3.4). Objects up to 35 feet in height are permitted. However, the Federal Aviation Administration or California Department of Transportation Division of Aeronautics may require marking and lighting of certain objects. (See Countywide ALUC Policy 4.3.6 for details.)

e. A “Notice of Airport in the Vicinity” shall be provided to all potential purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

f. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.

g. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communication could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

h. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

i. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

**Section 4.** The Planning Commission hereby approves Tentative Parcel Map 37650 (TPM 19-05154) and Development Plan Review 18-00001, to facilitate the construction of two office/ manufacturing/warehouse buildings; Building 3 at 8,796 s.f. and Building 4 at 9,480 s.f., subject to the conditions of approval and finds that:

**Tentative Parcel Map 37650 (TPM 19-05154)**

1. *The proposed map is consistent with applicable general and specific plans.*

The proposed tentative parcel map has been review by the City Engineer’s Department and the Planning Department to ensure compliance with the city codes and all other applicable regulations. Per the *Perris Valley Commerce Center SP*, the project site is zoned “LI” (Light Industrial) with a Specific Plan (SP) General Plan Land Use designation. The proposed office/manufacturing/warehouse buildings are permitted in the “LI” zone. Therefore, City staff has determined that subject sites created by TPM 37650 is consistent with the applicable general

and specific plan designations.

2. *That the site is physically suitable for the type and density of the proposed development.*

The 1.3-acre site is a relatively flat, rectangular parcel with frontage on Commerce Drive that is an east/west street that connects directly to Perris Boulevard. Utilities are existing within the adjacent streets, and on-site storm drain facilities will be constructed as part of the project to collect off- and on-site flows and direct them into the master storm drain facilities serving the area. The Perris Business Park is intended to fill a niche in the industrial/commercial properties market for smaller start-up businesses in a park-like setting. This is a suitable site for the under 10,000 square-foot office/manufacturing/warehouse buildings proposed.

3. *That the design of the map or the type of improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.*

The proposed project is on an infill lot for a business park that exists in an area where it is surrounded by other industrial and utility uses. Because this project is located within the city limits of Perris, is less than 5 acres, has no value as habitat for endangered, rare or threatened species, is adequately served by all required utilities and services, and is consistent with the applicable general plan and zoning designations and regulations, it is Categorically Exempt per CEQA Article 15332 for infill development and will not cause substantial environmental damage.

4. *That the design of the map or the type of improvements will not cause serious public health problems.*

The map includes all the necessary roadway, sanitary sewer, water and drainage infrastructure easements and dedications to facilitate development that will not cause serious public health issues near the project or such infrastructure already exists adjacent to the parcels.

### **Development Plan Review**

1. *The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, the purposes and provisions of this Title, the purposes of the Zone in which the site is located, and the development policies and standards of the City.*

The site development was determined by City staff to comply with all applicable provisions of the General Plan, Perris Valley Commerce Center Specific Plan (PVCCSP), and the Zoning Code. The development standards for Light Industrial development including use, setbacks, the height of buildings, lot coverage, architecture, lighting, and landscaping are provided by the Perris Business Park Development Guidelines and/or PVCCSP, with parking regulations contained in Chapter 19.69 of the Zoning Code. In addition, the project has been deemed consistent with the 2014 March ARB/Inland Port Airport Land Use Compatibility Plan

2. *The subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.*

The 1.3-acre site is a relatively flat, rectangular parcel with frontage on Commerce Drive that is an east/west street that connects directly to Perris Blvd. Utilities are existing within the adjacent streets, and on-site storm drain facilities will be constructed as part of the project to collect off- and on-site flows and direct them into the master storm drain facilities serving the area. This is a suitable site for the office/manufacturing/warehouse buildings proposed.

3. *The proposed development and the conditions under which it would be operated or maintained is compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

The proposed project and its operations are compatible with abutting properties, and will not be detrimental to the public health, safety, or welfare. The eastern project boundary abuts a utility facility, and further east is located a similar building to the proposed within the Perris Business Park. The land west of the site across Perris Blvd. is an operating distribution center. The land to the south across Commerce Drive is vacant. An existing manufacturing facility operates in buildings north of the site. These are appropriate uses within the Light Industrial Zone with which the project is consistent and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

4. *The architecture proposed is compatible with community standards and protects the character of adjacent development.*

Enhanced architecture, site design, and landscaping have been provided for the project to ensure that it resembles similar development within the Business Park and other development to the west and north. The project adheres to the Development Guidelines for the Perris Business Park and the PVCC Specific Plan requirement that the architecture provides a clearly defined base, body, and cap. The use of windows, stone veneer, enhanced entries, metal canopies, a varied color palette, and roof height variation provides an architecture that is compatible with PVCCSP standards and is consistent with the character of adjacent development. Additionally, the project provides screen walls to shield from public view the rear of the buildings.

5. *The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.*

The PVCCSP requires landscaping to be provided at a minimum rate of 12% for the Light Industrial zone, and the project includes 16% landscaped area. Landscaping has been provided in all required areas including the parking lot, street setbacks, around the trash enclosure, and at the foundation to enhance the building. The applicant has also provided enhanced landscaping at driveways, and street trees will be provided in the parkways at the minimum spacing of 30 feet apart on Commerce Drive. The amount of landscaping provided for each site generously provides visual relief and an attractive view to the public.

6. *The safeguards necessary to protect the public health, safety, and general welfare have been required for the proposed project.*

The City of Perris standard project review practices and compliance with state and local best planning practices provides the safeguards necessary to protect the public health, safety, and general

welfare concerning the proposed project.

**Section 5.** Based on the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public, the Planning Commission hereby approves Tentative Parcel Map (TPM 37650) 19-05154 and Development Plan Review (DPR) 18-00001 to subdivide 1.33 acres into two parcels to facilitate the construction of two industrial buildings totaling 18,276 SF (8,796 SF and 9,480 SF) located at the northeast of Commerce Drive and Perris Boulevard within the PVCC Specific Plan. **Applicant:** Bret Burge, Burge Corporation

, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Exhibit A).

**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 to the passage and adoption of this Resolution.

**ADOPTED, SIGNED, and APPROVED** this 7<sup>th</sup> day of August 2019.

---

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

---

Secretary, Planning Commission

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

I, Kenneth Phung, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 19-16 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 7th day of August 2019, and that it was so adopted by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Secretary, Planning Commission

**Attachments:** Conditions of Approval (Planning, Engineering, Public Works, Fire Safety Consultant, and Building)