



CITY OF PERRIS PLANNING COMMISSION SPECIAL MEETING

AGENDA

July 19, 2017

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

1. CALL TO ORDER: 6:00 PM

2. ROLL CALL:

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

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Weir

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for June 21, 2017

7. PUBLIC HEARING:

A. Consideration to adopt a Resolution recommending that the City Council adopt the Mitigated Negative Declaration (2315), and approve General Plan Amendment 15-05004, Zone Change 15-05003, and Tentative Tract Map 36648/15-05002 - A proposal to subdivide 65.80 gross acres into 270 single family lots and six (6) lettered lots (A, B, C, D and E). A General Plan Amendment to amend the Tentative Tract Map project area from SP (Specific Plan) to R-6,000, and amend the future detention basin area from SP (Specific Plan) to P (Public) from the City of Perris General Plan Land Use Element, and eliminate a section of Harley Knox (from Perris Storm Channel to Evans Rd) from the General Plan Circulation Element. Zone Change to re-zone the Tentative Tract Map project area from R-10,000 to R-6,000 and future detention basin area from R-10,000/CN (Commercial Neighborhood) to P (Public). The

Tentative Tract Map is located west along Evans Road, east of the Perris Valley Storm Channel, North of Ramona Expressway and South of Moreno Valley City Limits, and the detention basin rezone is located at the northwest corner of Ramona Expressway and Evans Road. **Applicant:** John Abel, Stratford Ranch Investors, LLC.

B. Consideration to adopt a Resolution recommending that the City Council approve the Addendum to the Final Environmental Impact Report for the Green Valley Specific Plan, and approve the Design Guidelines (DG) 15-00006 for the Green Valley Specific Plan, TTM 36989 (TTM 15-05180) and TTM 36988 (TTM 15-05181) – Proposal for Tentative Tract Map 36988 to subdivide 37.65 acres into 169 single family lots, Tentative Tract Map 36989 to subdivide 37.09 acres into 145 single family lots within the Green Valley Specific Plan and proposed Commercial and Residential Design Guidelines for the Green Valley Specific Plan, located north of Ethanac Road and west of Murrieta Road. **Applicant: Patrick Parker, Raintree Investment Corporation. *(Continued from June 7, 2017)***

C. Consideration to adopt a Resolution adopting Mitigated Negative Declaration No. 2333 and approving Conditional Use Permit 16-05189 - Proposal to allow the County of Riverside to construct and occupy a new 35,600 sq. ft. one-story Behavioral Health Clinic, in order to provide mental health services, therapy, medication support, crisis intervention, vocation and housing placement services for adults and children, on 3.7 acres of land, located at northwesterly of Redlands and San Jacinto Ave **Applicant: John Buckel, Capital Partners Development Co.**

8. BUSINESS/WORKSHOP:

A. Local hazard Mitigation Plan (LHMP) – To received public input and comments.

B. Planning Commission Bylaws – To review and recommend updates.

9. ADJOURNMENT