

September 21, 2016



CITY OF PERRIS PLANNING COMMISSION AGENDA

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: Shively, Hammond, Weir, Arras, Stuart,
Vice Chair Balderrama, Chairman McCarron

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Shively

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for August 17, 2016

7. PUBLIC HEARING:

A. Development Plan Review 15-00012, Planned Development Overlay 15-05197, Zone Change 15-05198, General Plan Amendment 15-05199, and Tentative Tract Map 36797 - Proposal to subdivide an existing vacant 20 acre parcel into a 77-unit planned residential development and a General Plan Amendment and Zone Change to change the land use designation from R-20,000 to R-10,000, located at the northwest corner of Murrieta Road and Water Avenue. **Applicant:** Nova Homes Inc. Applicant: Tom Mungari, Nova Homes. **(Continue to October 5, 2016)**

B. Conditional Use Permit 14-07-0007 to develop a 2.04 acre site as a contractor's office, shop and storage yard in two phases. The site is located at the southwest corner of Markham Street and Webster Avenue, within the Perris Valley Commerce Center Specific Plan, Light Industrial Zone. **Applicant:** Marwan Alabbasi

C. Tentative Parcel Map 37144 (TPM 16-05124) – Proposed subdivision of 1.64 acres into two lots within the Urban Village Transect of the Downtown Specific Plan. Easterly lot is developed with an existing nonconforming self-storage use. Westerly lot is vacant land fronting on D Street. Location is 505/509 N. D Street, south of I-215 access ramps. **Applicant:** Dianne Fowler and Darlene Beukelman

8. BUSINESS/WORKSHOP:

A. Discussion/Election of Chair and Vice-Chair Appointment

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