

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

Planning Commission Agenda

CITY OF PERRIS
09.21.16

Item

6A

Planning Commission Minutes for August 17, 2016

CITY OF PERRIS

MINUTES:

Date of Meeting: August 17, 2016

06:00 PM

Place of Meeting: City Council Chambers

1. CALL TO ORDER:
2. ROLL CALL: Commissioners: Arras, Stuart, Shively, Hammond, Weir Vice Chair Balderrama, Chairman McCarron

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

Staff Members Present: Director of Development Services Miramontes, Project Planner Phung, Associate Planner Perez, Associate Planner Lundfelt, Assistant City Engineer Brody, and City Attorney Dunn.

3. INVOCATION:
4. PLEDGE OF ALLEGIANCE: Commissioner Stuart
5. PRESENTATION:
6. CONSENT CALENDAR:
 - A. Planning Commission Minutes for June 15, 2016

The Chair called for a motion.

M/S/C: Moved by Commissioner Arras, seconded by Commissioner Stuart to Approve the minutes for June 15, 2016 Planning Commission meeting

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

NOES:

ABSENT:

ABSTAIN:

7. PUBLIC HEARING:
 - A. Development Plan Review 16-0001 - Proposal to construct an 187,850 sq ft. manufacturing building on approximately 9 acres of land located at the southwest

corner of Nance Street and Indian Avenue within the General Industrial Zone of the Perris Valley Commerce Center Specific Plan. Applicant: Joel Chun, Westcoast textiles

Project Planning Kenneth Phung presented the item. He concluded his presentation recommending the Commission adopt Resolution No. 16-19 approving Development Plan Review 16-00001 to facilitate the construction of an 187,850 sq. ft. high bay industrial/manufacturing building, subject to the conditions of approval.

Joel Chun, owner, presented to the Commission the operational procedures of the business.

Brigadier General Russell Muncy from the March Air Force Reserve Base commented on the project. He commented that this project started the communication between the City and the March Air Reserve Base. Since the application of this project the City has had been very forthcoming with all of the projects in the City and they have had a great working relation.

The Chair called for a motion.

M/S/C: Moved by Commissioner Weir, seconded by Commissioner Arras to Adopt Resolution No. 16-19 approving Development Plan Review 16-00001 to facilitate the construction of an 187,850 sq. ft. high bay industrial/manufacturing building, subject to the conditions of approval.

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

NOES:

ABSENT:

ABSTAIN:

- B. 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.

The Chair called for a motion.

M/S/C: Moved by Commissioner Arras, seconded by Commissioner Hammond to Continue the item to the September 21, 2016 Planning Commission meeting.

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

NOES:

ABSENT:

ABSTAIN:

- C. General Plan Amendment 15-05122, Ordinance Amendment 16-05024 and Specific Plan Amendment 16-05025 - Proposal by the City of Perris to 1. amend the City of Perris General Plan (2030) Land Use, Noise, and Safety Elements to implement the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan; 2.

update the Cit of Perris Zoning Map to include an Airport Overlay Zoning designation and adopt and an Airport Overlay Zone (AOZ) Code Chapter (19.51) to the Perris Municipal Code Chapter 19; and 3. amend the Perris Valley Commerce Center Specific Plan to update the Airport Overlay Zone Section (Section 12)

Commissioner Stuart recused himself for the item.

Associate Planner Nathan Perez introduced the item. He introduced Nick Johnson, Johnson Aviation Consulting, who made a presentation to the Commission about the Airport Overlay Zone (AOZ). The presentation concluded recommending that the Commission to adopt Resolution No. 16-21 recommending that the City Council approve Ordinance Amendment 16-05024, General Plan Amendment 15-05122, and Specific Plan Amendment 15-05025, based on the information and attachments contained in the staff report.

Brigadier General Russell Muncy from the March Air Force Reserve Base commented on the City's effort to include the base when preparing the document.

Commissioner Shively commented on minor errors that needed to be corrected in the documents.

The Chair called for a motion.

M/S/C: Moved by Commissioner Arras, seconded by Vice Chair Balderrama to Adopt Resolution No. 16-21 recommending that the City Council approve Ordinance Amendment 16-05024, General Plan Amendment 15-05122, and Specific Plan Amendment 15-05025, based on the information and attachments contained in the staff report with the following Corrections on Page 22 of the General Plan Noise Element to unstrike 'in' and replace Exhibit S-7 to S-17.

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

NOES:

ABSENT:

ABSTAIN:

8. 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.

9. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

Chairman McCarron talked about September 9-17 is Perris Proud week.

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

Director Miramontes announced the next Planning Commission meeting is on September 21, 2016.

11. ADJOURNMENT

The Chair called for a motion.

M/S/C: Moved by Commissioner Arras, seconded by Commissioner Hammond to Adjourn the August 17, 2016 Planning Commission meeting at 7:50 pm.

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

NOES:

ABSENT:

ABSTAIN:

Respectfully submitted,

X _____
Clara Miramontes
Director of Development Services

Planning Commission Agenda

CITY OF PERRIS
09.21.16

Item

7A

**Development Plan Review 15-00012, Planned Development
Overlay 15-05197, Zone Change 15-05198, General Plan
Amendment 15-05199, and Tentative Tract Map 36797**

PLANNING COMMISSION
AGENDA SUBMITTAL

Meeting Date: September 21, 2016

SUBJECT: **Development Plan Review 15-00012, Planned Development Overlay 15-05197, Zone Change 15-05198, General Plan Amendment 15-05199, and Tentative Tract Map 36797** is a proposal to subdivide existing vacant 20 acre parcel into 77 units gated community with two lettered lots. The applicant is also requesting a General Plan Amendment 15-05199 and Zone Change 15-05198 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.

REQUESTED ACTION: **CONTINUE** Development Plan Review 15-00012, Planned Development Overlay 15-05197, Zone Change 15-05198, General Plan Amendment 15-05199, and Tentative Tract Map 36797 to the October 5, 2016 Planning Commission hearing.

CONTACT: Clara Miramontes, Director of Development Services 

BACKGROUND/DISCUSSION:

Staff is recommending a continuance of Development Plan Review 15-00012, Planned Development Overlay 15-05197, Zone Change 15-05198, General Plan Amendment 15-05199, and Tentative Tract Map 36797 to the October 5, 2016 Planning Commission hearing in order to resolve pending items with the Riverside County Flood Control Department which may affect the project. These issues will need to be resolved in order to make any necessary changes to the project and condition accordingly.

BUDGET (or FISCAL) IMPACT: Cost for staff preparation of this item, cost of construction and payment of development impact fees are borne by the applicant.

Prepared by: Ilene Lundfelt, Associate Planner

City Attorney: N/A

Public Hearing: **September 21, 2016**

Planning Commission Agenda

CITY OF PERRIS
09.21.16

Item

7B

Conditional Use Permit 14-07-0007

PLANNING COMMISSION
AGENDA SUBMITTAL

Meeting Date: September 21, 2016

SUBJECT: 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. Owner/Developer: Marwan Alabbasi

REQUESTED Adopt Resolution No. 16-23 approving Conditional Use Permit 14-07-0007 for the phasing of a development project with a five (5) year limit to operate a contractor's storage yard in Phase 1 with limited offsite improvements, with full offsite improvements to be completed in Phase 2, based on the findings and subject to the Conditions of Approval.

CONTACT: Clara Miramontes, Director of Development Services



BACKGROUND/DISCUSSION:

The applicant is requesting a Conditional Use Permit to develop a 2.04 acre site as contractor's office and storage yard in two phases within the Perris Valley Commerce Center Specific Plan (PVCCSP). The first phase would be the operation of a contractor's storage yard with approximately 30,000 s.f. of open storage for a maximum period of five years. The second phase would develop the site with a 3,000 s.f. contractor's office building, 6,500 s.f. shop, 2,200 s.f. of covered storage office and shop, and permit the use of an existing nonconforming single family residence as indoor storage.

The proposed use as outdoor storage requires a Conditional Use Permit. The CUP ensures the storage use is screened from public view and the exterior view of the site is aesthetically pleasing. The requirements of the CUP will also help to improve the surrounding area and promote the future development of Business/Professional Office-zoned adjacent properties.

Under Phase 1, 8-foot high decorative slump stone screen walls with landscaped berms are proposed along Markham Street and Webster Avenue, with gated access from both streets. At minimum, 33 feet of landscaping (combined onsite and offsite areas) will be provided from the front of the bermed screen wall to the back of the future curb-adjacent sidewalk. Markham Street is a visual corridor in the Perris Valley Commerce Center Specific Plan. Driveways to serve the site are proposed on both streets, with opaque metal gates. The City Engineer has required street dedication and street lights at both new driveways in Phase 1. Offsite improvements conditioned for Phase 1 shall be completed within six (6) months. Under Phase 2, all offsite improvements required by the City Engineer shall be completed. The approval of this Conditional Use Permit for Phase 1 shall expire five years from the date of this approval, unless all right-of-way improvements of Phase 2 have been completed to the satisfaction of the City Engineer or Phase 2 has commenced. Phase 2 will commence when building permit applications are sought to build out the site with construction of the office, shop and new covered storage.

The project is Categorical Exempt pursuant to CEQA Article 15332 (Class 32) for infill development within city limits on less than five acres of land that is in compliance with applicable general plan policies and zoning requirements and with no value as habitat for endangered species. Standard development requirements are sufficient to prevent environmental impacts. A public hearing notice was mailed to adjacent property owners within 300' feet of the subject site. To date, no comments have been received from the public.

BUDGET (or FISCAL) IMPACT: Costs for staff preparation of this item are borne by the applicant.

Prepared by: Diane Sbardellati, Associate Planner

Public Hearing: September 21, 2016

**CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

PROJECT REPORT

CASE NUMBER: Conditional Use Permit 14-07-0007 (5 Year Limit)

Planning Commission Hearing: September 21, 2016

Project Planner: Diane Sbardellati, Associate Planner

Project Description: Proposal to develop a 2.04 acre contractor's office and storage yard in two phases beginning with a storage yard screened by an eight foot high decorative masonry wall on Webster Avenue and Markham Street as Phase 1. There is a five (5) year limit to this Conditional Use Permit for outdoor storage, and offsite improvements conditioned for Phase 1 shall be completed within six (6) months. Phase 2 will include construction of offsite improvements along with development of the site to add a 3,000 s.f. office building, an attached 6,500 s.f. shop with 2,200 s.f. covered storage, and begin use of an existing 1,595 s.f. nonconforming single family residential structure for indoor storage. Phase 2 is initiated when applications for building permits are submitted to the Building Division, or the 5-year term of the CUP ends, whichever comes first. The site is located within the Light Industrial Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP).

Location: Southwest corner of Markham Street and Webster Avenue.

Assessor's Parcel Number: 314-171-012

Owner/Applicant: Marwan Alabbasi, Mamco Inc.
16810 Van Buren Blvd., Ste. 200
Riverside, CA 92504

Environmental Determination: Categorically Exempt pursuant to CEQA Article 15332 (Class 32) for infill development within city limits on less than five acres of land that is in compliance with applicable general plan policies and zoning requirements and with no value as habitat for endangered species.

EXISTING ZONING AND LAND USE

Existing Zoning: PVCCSP, Light Industrial

Surrounding Zoning: PVCCSP General Industrial to the north, PVCCSP Business/Professional Office to the south and west, and PVCCSP Residential to the east across Webster Avenue.

Existing Land Use: Nonconforming residence

Surrounding Land Uses:

<i>Direction</i>	<i>Land Use</i>
North	Vacant land
South	Nonconforming Light Industrial
East	Residential
West	Nonconforming Residential

PROJECT BACKGROUND

The proposed project was brought before the Planning Commission in November of 2014 as a contractor's storage yard, office building and attached shop to be constructed on an existing 2.04 acre former residential site at the southwest corner of Markham Street and Webster Avenue. Covered and open storage of construction equipment and materials were included in the project proposal. The applicant did not agree to the City Engineer's Conditions of Approval and the hearing was continued indefinitely to the present. The applicant has reached an agreement with City staff to develop the site in two phases with a Conditional Use Permit for outdoor storage to expire in five years. The first phase will construct a decorative screen wall with a full landscape treatment including street trees in front to screen the construction yard. Within five years, the applicant will apply to develop the proposed buildings and complete all remaining street improvements associated with the project. An existing 50 foot by 60 foot metal canopy will be utilized, however use of the existing residential structure will be deferred until the second phase. The required Preliminary Water Quality Management Plan will also be completed in the second phase.

The General Plan and zoning designation are the Perris Valley Commerce Center Specific Plan. The site is zoned Light Industrial and surrounded by Business/Profession Office (BPO) zoning, however existing uses are a mix of nonconforming residential and industrial uses, except for the conforming residences across Webster Avenue to the east. The site is partially located within the March Air Reserve Base Accident Potential Zone 1. The project, as proposed and conditioned by the Perris Valley Commerce Center Specific Plan, will comply with the March Air Reserve Base Draft Airport Land Use Plan. Proposed future public improvements include sidewalk, street widening, and bicycle lanes along Markham Street and Webster Avenue.

PROJECT DESCRIPTION

The proposed construction storage yard screened by an 8-foot high decorative screen wall comprises the first phase, and the second phase includes construction of the construction office, light repair shop, and use of the former single family residence for indoor storage. The vacant nonconforming residence has driveway access from Markham Street that will be removed as part of Phase 1, and a new access will be provided farther east. An existing driveway on Markham Street will be closed, and two new driveway encroachments will be created, one east of the original driveway on Markham Street and one on Webster Avenue. The City Engineer has

required street dedication and street lights at both new driveways in Phase 1. Offsite improvements conditioned for Phase 1 shall be completed within six (6) months.

The proposed use as outdoor storage requires a Conditional Use Permit. The CUP ensures the storage use is screened from public view, and the exterior view of the site is aesthetically pleasing. The requirements of the CUP will also help to improve the surrounding area and promote the future development of Business/Professional Office Zone adjacent properties. Markham Street is also a visual corridor in the Perris Valley Commerce Center Specific Plan.

The applicant has proposed 8-foot tall screen walls and gates to be located 15 feet from the property boundary on both Markham Street and Webster Avenue to prevent public view of the construction yard. At least 33 feet of landscaping will be provided in front of the screen walls behind the future curb-adjacent sidewalk, including onsite and right of way landscaping. Driveways to serve the use are proposed on both streets, with opaque metal gates.

ANALYSIS AND REVIEW

GENERAL PLAN AND ZONING CONSISTENCY

The land use designation of the site is Perris Valley Commerce Center Specific Plan, Light Industrial. The proposed project is conditionally permitted in the Light Industrial designation of Perris Valley Commerce Center Specific Plan. The project is conditioned to screen the construction storage use from the right of way and adjoining uses that are designated Business Park/Office. The project shall comply with all applicable requirements of the specific plan.

PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN DEVELOPMENT STANDARDS

Accident Potential Zone 1 (APZ 1)

The project is partially located within APZ 1 of the March Air Reserve Base. This zone prohibits uses that involve hazardous materials (such as gas stations), and those that have higher densities of people per acre. Non-residential development is limited to uses that do not exceed 25 persons per acre at any time. The proposed construction yard is a low intensity use, with less than 10 employees on approximately two acres, and would be permitted in this zone. An aviation easement is required and a project Condition of Approval.

Storage Use in the Light Industrial Zone Designation

A Conditional Use Permit is required by the Perris Valley Commerce Center Specific Plan for outdoor storage. Section 8.2.1.6 of the Perris Valley Commerce Center Specific Plan, Light Industrial Zone, permits outdoor storage as an accessory use only in the Light Industrial Zone, and limits it 10% of the site or less. The proposed outdoor storage use complies with this requirement, being approximately 29,325 square feet in area, which is 10% of the gross 2.04 acre site.

Lot Coverage and Floor Area Ratio (FAR)

As described in the Perris Valley Commerce Center Specific Plan, the maximum building lot coverage for the Light Industrial designation is 50%. At this time no new structures are proposed,

so lot coverage is not a factor in this analysis. In the future, when the office and shop buildings are developed, existing and proposed structures on the site (1,595 square foot former residence and the 9,500 square feet of new building footprint) will total 11,095 square feet, which is far below the maximum allowed. This is also well below the maximum Floor Area Ratio of 75%.

Setbacks and Structure Height

The Light Industrial designation of the Perris Valley Commerce Center Specific Plan requires structures to be set back 15 feet from the front property line or right of way when a corner lot. Screen walls are defined as structures, and shall be tall enough to screen the construction equipment storage. An 8-foot screen wall is proposed along Markham Street and Webster Avenue. This height should be sufficient to screen the storage yard from the public right of way, protect adjoining properties designated for future Business Park and Office uses (BPO), as well as the legal conforming residential neighborhood across Webster Avenue to the east. A two-foot berm in front of the wall is required, and will reduce the visible height to six feet.

Site Design and Architecture

The screen wall and landscaping on Markham Street will extend fully across the property to hide both the storage use and the residential structure from public view. A paved curvilinear driveway will extend across the site from the new points of access from Markham Street and Indian Avenue, and the open storage area surface will be covered in base material. The slump stone screen walls will be in shades of gray.

Site Parking and Circulation

The Parking Standards in Zoning Code Chapter 19.69 establish the minimum criteria for parking and circulation for industrial facilities. The construction yard will have two points of vehicular access, as previously mentioned. Each driveway entrance from the adjoining streets will be unlimited in terms of turn movements.

Landscaping

The percentage of on-site landscaping required by the Perris Valley Commerce Center Specific Plan is 15%. As a construction yard, the site's most significant landscaping will be on the outside of the wall, including the project's 15 feet of front landscaping and the public landscaping for a total of at least 33 feet. Multi-level landscaping will be provided in front of the decorative masonry walls, including two types of large trees to enhance the site and buffer views of the construction yard. A variety of multi-level shrubs and groundcover will blend the onsite landscaping with the offsite. In addition, at the corner of Markham and Webster, where the detention basin overflow pipe comes through the wall to release excess storm water, adequate area and high-quality screening landscaping will be conditioned to fully screen the piping.

Off-Site Improvements

The approval of this Conditional Use Permit for Phase 1 (outdoor contractor's storage yard with an 8-foot high screen wall, street lights and on/off-site landscaping) shall expire five years from the date of this approval, unless all right-of-way improvements of Phase 2 have been completed to the satisfaction of the City Engineer or Phase 2 has commenced. Under Phase 2, or within five

(5) years (whichever comes first), offsite improvements conditioned by the City Engineer will be completed. The Phase 2 public improvements include widening and improving Markham Street and Webster Avenue adjacent to the site with street paving, gutter, and sidewalk within the public right of way. Both Markham Street and Webster Avenue are Secondary Arterials, and the City's Master Trails Plan indicates Class 2 Bicycle Lanes are required for Arterial roadways.

ENVIRONMENTAL DETERMINATION

The project is determined to be Categorically Exempt pursuant to CEQA Article 15332 (Class 32) for infill development within city limits on less than five acres of land in compliance with applicable general plan policies and zoning requirements and with no value as habitat for endangered species.

FINDINGS FOR CONDITIONAL USE PERMIT 14-07-0007

1. As conditioned, the proposed location of the conditional use permit is in accord with the objectives of this Title and the purposes of the zone in which the site is located.
2. As conditioned, the proposed plan is consistent with the City's General Plan and conforms to all Specific Plans, zoning standards, applicable subdivision requirements, and other ordinances and resolutions of the City.
3. As conditioned, the proposed use will be compatible with other existing and anticipated uses in the vicinity, including the nature of its location, operation, site design and environmental impacts.
4. As conditioned, the proposed location of the Conditional Use Permit and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

RECOMMENDATION

Staff recommends that the Planning Commission:

Adopt Resolution No. 16-23 to approve Conditional Use Permit 14-07-0007 and phasing of a contractor's storage yard and offsite improvements for five (5) years at the southwest corner of Markham Street and Webster Avenue, based on the findings and subject to the Conditions of Approval.

Attachments: Exhibit A - Conditions of Approval
Exhibit B – Vicinity Map
Exhibit C – Aerial Map
Exhibit D – Specific Plan Zoning
Exhibit E – Site Plan
Exhibit F – Resolution

**CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

CONDITIONS OF APPROVAL

**Planning Commission
September 21, 2016**

Conditional Use Permit 14-07-0007

PROJECT: Proposal to develop a 2.04 acre contractor's office and storage yard in two phases with Phase 1 consisting of a contractor's storage yard screened by an 8-foot high decorative masonry wall on Webster Avenue and Markham Street, with landscaping in front of the wall. Phase 1 use is limited to a maximum period of five (5) years, unless all phase 2 off-site improvements have been completed. Phase 2 will complete development of the site with a 3,000 s.f. office building, attached 6,500 s.f. shop, 2,200 s.f. of covered storage, and use of an existing nonconforming single family residence for indoor storage. The site is located at the southwest corner of Markham Street and Webster Avenue within the Business/Professional Office (BPO) designation of the Perris Valley Commerce Center Specific Plan. (APN 314-170-012). Owner: Marwan Alabbasi, Mamco Inc.

General Requirements:

1. **Term of Approval/Expiration.** The approval of this Conditional Use Permit for Phase 1 (outdoor contractor's storage yard with an 8-foot high screen wall, street lights and on/off-site landscaping) shall expire five years from the date of this approval, unless all right-of-way improvements of Phase 2 have been completed to the satisfaction of the City Engineer or Phase 2 has commenced. All Phase I improvements, including walls, street lights and landscaping shall be completed within 6 months from the date of this approval.
2. **Development Standards.** The project shall conform to all requirements of the Perris Valley Commerce Center Specific Plan and Perris Municipal Code Title 19.
3. **Expansion of Use.** Any future expansion or change of use shall require Planning review and approval.
4. **Business License.** The applicant shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a Business license.
5. **Conformance to Approved Plans.** Development of the project site as a contractor's storage yard, screen walls and conceptual landscaping shall conform substantially to the approved set of plans presented at the September 21, 2016 Planning Commission hearing, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
6. **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 Conditional Use Permit 14-07-0007. 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.

7. **Engineering Conditions.** The project shall comply with all requirements of the City Engineer in the Engineering Conditions of Approval dated September 1, 2016.
8. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal.
9. **Signage.** The proposed project does not include signage. All proposed signs shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
10. **Graffiti** located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
11. **Waste-Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
12. **Stacking Height.** The maximum stacking height of materials within the storage yard shall be one foot less than the ultimate wall height.
13. **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for offsite (right of way) and on-site landscaping shall be submitted to the Planning Division for review and approval, accompanied by the appropriate filing fee. All landscape and irrigation plans shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Zoning Code. The location, number, genus, species, and container size of the plants shall be shown. The landscaping shall be consistent with the conceptual landscape plan, except as indicated below:
14. **Street Trees.** The same street tree shall not be used on adjoining arterials. All street trees shall be 24-inch box size or larger, and planted a maximum of 30 feet on center within the right of way. Correct spacing of street trees, adding one tree to Markham Street (east of driveway) and Webster Avenue (north of driveway) for a total of eight street trees on Markham Street and six street trees on Webster Avenue.
15. **BMPs for Water Quality.** All required BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation. The discharge point of the infiltration basin within the right of way at the corner of Markham Street and Webster Avenue shall be fully screened by multi-level landscaping, including 5-gallon shrubs. No riprap shall be used. Aesthetically-pleasing rock (such as river rock) shall be substituted for the riprap.
16. **Screening Trees.** All trees in front of the screen walls shall be 24-inch box trees.
17. **Maintenance.** Required landscaping shall be maintained in a viable growth condition.

18. **Irrigation Rain & Moisture Sensors.** Rain sensing override devices and soil moisture sensors are required on all irrigation systems.
19. **Plant Sizes.** All shrubs in public view shall be 5-gallon sized except myoporum.
20. **Water Usage.** Landscape plans shall indicate water use of plants materials (L, M or H) and be grouped by hydrozone. Plants shall be selected from the County of Riverside Guide to California Friendly Landscaping, with the number of low water use plants predominating.
21. **Preliminary Water Quality Management Plan (PWQMP).** A Preliminary WQMP was approved for the proposed project site. The PWQMP was determined to be in substantial compliance with the Riverside County WQMP Manual requirements. Engineering review will determine if the proposed retention basin is adequately sized to meet the minimum 100 year storm event volumes. The following three Conditions of Approval 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 Low Impact Development (LID) and 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 Low Impact Development Design features, trash enclosure, roof drain emitters, curb cuts, infiltration basins and vegetative swales. The Engineering Department shall review and approve the final WQMP text, plans and details prior to grading permit approval.
 - c. The owner shall obtain a Statewide Industrial Permit as required.
22. **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. If any deviation from the construction hours are deemed necessary, a formal request to the building inspector identifying why this must occur and the time frame needed along with necessary provision to mitigate noise impact. The approval of this request is subject to the approval of the Building Official.
 - b. Building construction noise shall not exceed 80 dBA in residential zones in the City.
 - c. Construction routes are limited to City of Perris designated truck routes or otherwise approved by the City Engineer (see Engineering Conditions of Approval).

Prior to Issuance of Grading Permits Phase 2:

15. **Final Water Quality Management Plan (FWQMP).** The applicant shall submit a final WQMP including, but not limited to, plans and details providing the elevations, slopes, and other details for the proposed structural source control BMPs, vegetative swales, underground storm chamber and canopy cover for trash enclosure areas. The Engineering Department shall review and approve the final WQMP plans and details.

Prior to Issuance of Occupancy Permits Phase 2:

22. **Existing Residential Structure.** The existing curb cut shall be removed and repaired, with right of landscaping extended to west property line.
23. **Avigation Easement.** An executed avigation easement shall be provided to the March Air Reserve Base.
24. **Fencing/Screening.** All storage equipment, supplies, and the former residence shall be fully screened from the right of way and adjacent properties. The following is required:
- a. Solid decorative masonry walls a minimum of 8 feet in height including two feet of landscaped berms are required for screening on Markham Street and Webster Avenue.
 - b. Screen walls shall be constructed of slumpstone masonry block, incorporate pilasters and cap, and be located a minimum of 15' from the property line (currently 50' from centerline) on Webster and Markham Avenues.
 - c. Driveway gates shall be set back from the curb as required by the Fire Marshal, be the same height as the screen walls (minimum 8 feet), constructed of high quality materials, and fully screened with black-coated metal mesh to obscure views of the construction yard.
 - d. The Webster Avenue and Markham Street 8-foot screen walls shall wrap to the south and west interior property lines, respectively, for a minimum distance of 40 feet. The wrapped screen walls on interior property lines may transition to existing fencing materials, if in good condition.
 - e. Knox boxes are required for all gates and shall be approved by the Fire Marshal and issued by the Building Division.
 - f. All perimeter screen walls shall be treated with graffiti-resistant coating.
25. **Fees.** The developer shall pay the following fees according to the timeline noted:

Prior to the issuance of building permits, the applicant shall pay:

- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
- b. Multiple Species Habitat Conservation Plan fees currently in effect;
- c. Current statutory school fees to all appropriate school districts;
- d. Any outstanding liens and development processing fees owed to the City;

Prior to issuance of the Certificate of Occupancy, the applicant shall pay:

- e. Appropriate City Development Impact Fees in effect at the time of development; and

- f. Appropriate Transportation Uniform Mitigation Fees (TUMF) in effect at the time of development, or
- g. Appropriate Road and Bridge Benefit District fees.

26. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall deposit \$5,250 per district (\$15,750 total) for annexation purposes. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a Certificate of Occupancy, as applicable). Such districts may include but are not limited to the following:

- a. Landscape Maintenance District No. 1
- b. Flood Control Maintenance District No. 1
- c. Maintenance District No. 84-1

27. **Occupancy Clearance.** The applicant shall have all required screen walls, landscaping and automatic irrigation installed and in good condition.

28. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all Conditions of Approval have been met.

Public Works Department Requirements

29. **Dedication and Landscape Easement.** Offer of dedication and/or landscape easements for City maintenance is required for the right of way on Markham Street and Webster Avenue, and a landscape easement is recommended for private landscaping in front of screen walls.

30. **Off-site Landscaping Plans.** Similar to onsite landscape submittal, three copies of conceptual Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division accompanied by the appropriate filing fee. These plans will be forwarded to Public Works Administration for review and approval. The landscape plans shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Zoning Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "LMD Conceptual Off-Site Landscape Plan 14-07-0007," and exclude private on-site landscaping, unless intended to be included in landscape easement and annexation. The Conceptual Landscape Plan shall include but not be limited to:

- a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb and fully dimensioned, to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area, or if no such guidelines exist, the design intent of neighboring development as determined by the

Engineering Administration and Special Districts Division.

- b. **Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers, an ET based controller with weather station (Hunter or equal), Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal) (if one is not already in place).
- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e., SF of planting areas, turf, number of trees, SF of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- d. **Meters** – If landscape system will be separate from on-site meter water and power, provide new water meter and electrical service. If system is separate, system and accounts to be turned over to landscape district, and district will assume costs for water and power. Each district is required to be metered separately. Show locations of water and electrical meter for landscape district.

End Planning Conditions



CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-625

September 1, 2016

CUP 14-01007 – Construction Office/Yard (Phase I)

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the applicant 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 occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

It is understood that Phase I is to operate for a period not to exceed 5 years, and the conditions stated below are the minimum requirements:

1. This property is subject to sheet flow from the west and north as such onsite grading shall require review and approval by City.
2. Access to and from the site is limited to one each along Markham and Webster Avenue. Truck access shall be limited to Markham Avenue and Indian Avenue
3. Additional right-of-way along Webster & Markham avenue adjacent to the site shall be dedicated to City pursuant to North Perris Specific Plan.
4. One street light shall be installed adjacent to each driveway.
5. Additional striping, signing, and minor widening to provide safe access to and from the site shall be constructed as needed.

DEPARTMENT OF ENGINEERING

170 WILKERSON AVE., SUITE D, PERRIS, CA 92570-2200
TEL.: (951) 943-6504 · FAX: (951) 943-8416

Upon completion of the Temporary Use Permit for Phase I, the applicant shall submit new site plan for ultimate use and follow the Planning and Development approval process. This type of use shall require construction of on and offsite improvements including curb, gutter, street widening, sidewalk, street lights, and drainage improvements typically conditioned for similar projects.

Habib Motlagh

Habib Motlagh

City Engineer

DEPARTMENT OF ENGINEERING

170 WILKERSON AVE., SUITE D, PERRIS, CA 92570-2200
TEL.: (951) 943-6504 - FAX: (951) 943-8416



CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

DRAFT CONDITIONS OF APPROVAL

P8-625
October 24, 2014
CUP 14-07-0007 – Construction Office/Yard

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 dedication in accordance with the City of Perris Municipal Code Title 18 and the conditions of approval. It is understood that the site plan and the map 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 occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

1. This project is located within the limits of the Perris Valley area drainage plan for which drainage fees have been adopted. Drainage fees shall be paid to the City of Perris prior to issuance of a permit. Fees are subject to change and shall be in the amount adopted at the time of issuance of the permit.
2. 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.
3. The incremental increase in runoff between developed and undeveloped state (100-year) and the nuisance runoff shall be retained within onsite private detention basin(s) and discharged to

adequate outlet as approved by City and pursuant to Riverside County Flood Control standards.

4. Onsite landscape area(s) shall be designed in a manner to collect the onsite nuisance runoff in compliance with WQMP Standards.
5. Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the lighting and landscape districts. The developer shall maintain all onsite landscaping. The proposed offsite landscaping and the offsite streetlights and portions of existing signal at Harley Knox Boulevard intersections with Patterson shall be maintained by City and cost paid for by the property owners through annexation to lighting and landscaping districts.
6. Existing power poles with cables 65 KV and under along projects frontage shall be removed and cables undergrounded. Poles with cables over 65 kv shall be relocated as necessary.
7. Streetlights shall be installed along Webster and Markham Street adjacent to the site as approved by City Engineer per Riverside County and Southern California Edison standards.
8. 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.
9. The applicant shall submit to City Engineer the following for his review:
 - a. Street Improvement Plans
 - b. Signing, Striping, and Signal Plans
 - c. Onsite Grading Plans, SWPPP, and Erosion Control Plan
 - d. Water and Sewer Plans
 - e. Drainage Plans, Hydrology and Hydraulic Reports
 - f. Streetlight Plan
 - g. Final WQMP

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

10. All pads shall be graded to be a minimum of 1' above 100-year calculated water surface or adjacent finished grade.
11. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the City as part of the grading plans. Catch basins shall be installed at all

existing and new intersections and driveways to eliminate nuisance runoff.

12. Unless otherwise indicated by Planning conditions, 6' wide concrete sidewalk adjacent to the site along all streets including handicap ramps, 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.
13. All onsite drainage runoff shall be collected and connected to onsite basin(s) and conveyed to adequate outlet as approved by City Engineer. Existing drainage culvert at intersection of Markham Street and Webster Avenue shall be removed and replaced as determined by City Engineer.
14. Traffic index of 9.0 for Webster and Markham Street.
15. Access to Markham and Webster shall be limited to those shown on the site plan. Truck access to and from I-215 shall be via Patterson Avenue and/or Indian Avenue to Harley Knox Boulevard.
16. Webster Avenue from southerly project boundary north to Markham Street shall be improved along the west side with curb/gutter located 32' west of centerline, 30' new paving within 50' ½-width dedicated right-of-way. Pavement transition at southerly end to existing pavement shall be required.

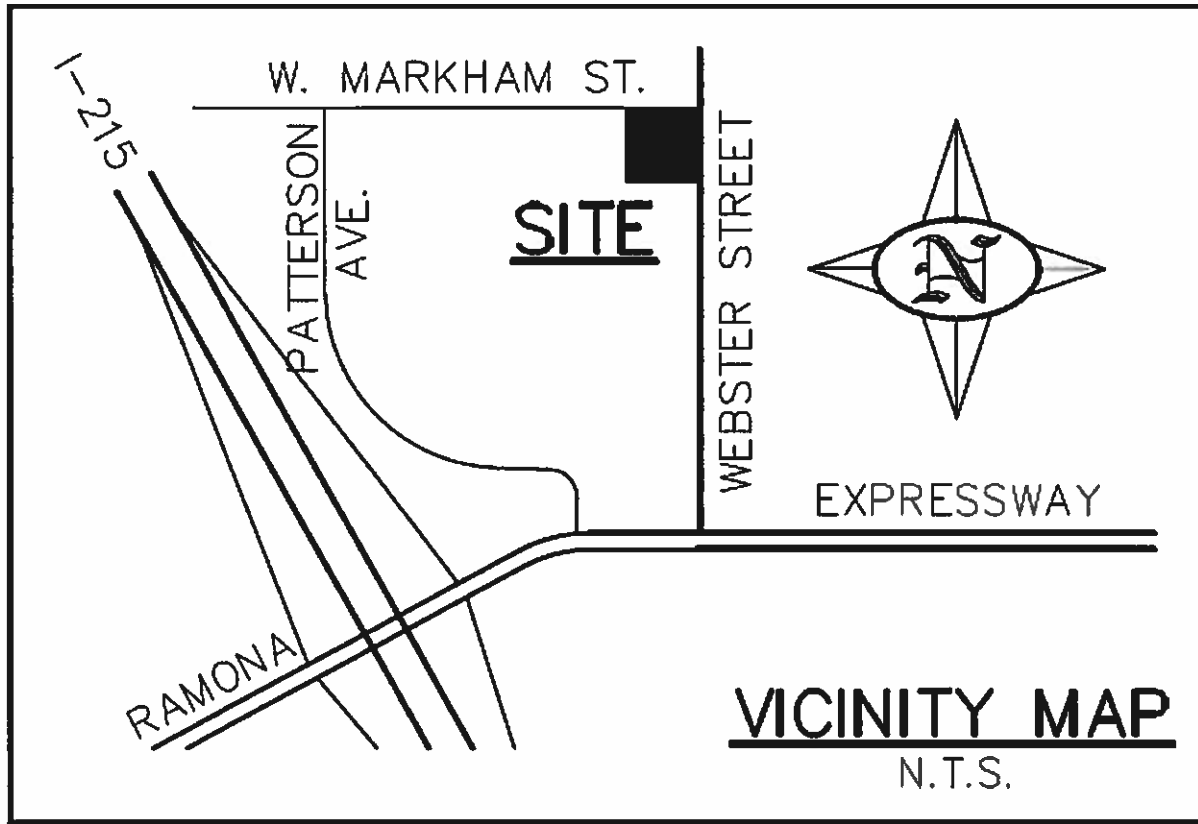
Additional improvements at intersection of Webster and Markham to accommodate the right, left, and other transitional lanes including installation of 4-way stop signs.

17. Markham Street from west property line to intersection of Webster Avenue along south side shall be improved with curb, gutter, and sidewalk 32' from centerline, with minimum of 30' new paving within 500' ½-width dedicated right-of-way. The improvements shall include transition to existing pavement at west end.
18. Street improvement plans shall include Class II / III bike lane in accordance with the Perris Trails Master Plan, subject to the approval of the City Engineer.

19. The project shall pay the RBBD fees in accordance with the following:

- Addition to or new structural improvements @ 100% rate.
- Outdoor storage area @ 50% rate.

Habib Motlagh
City Engineer



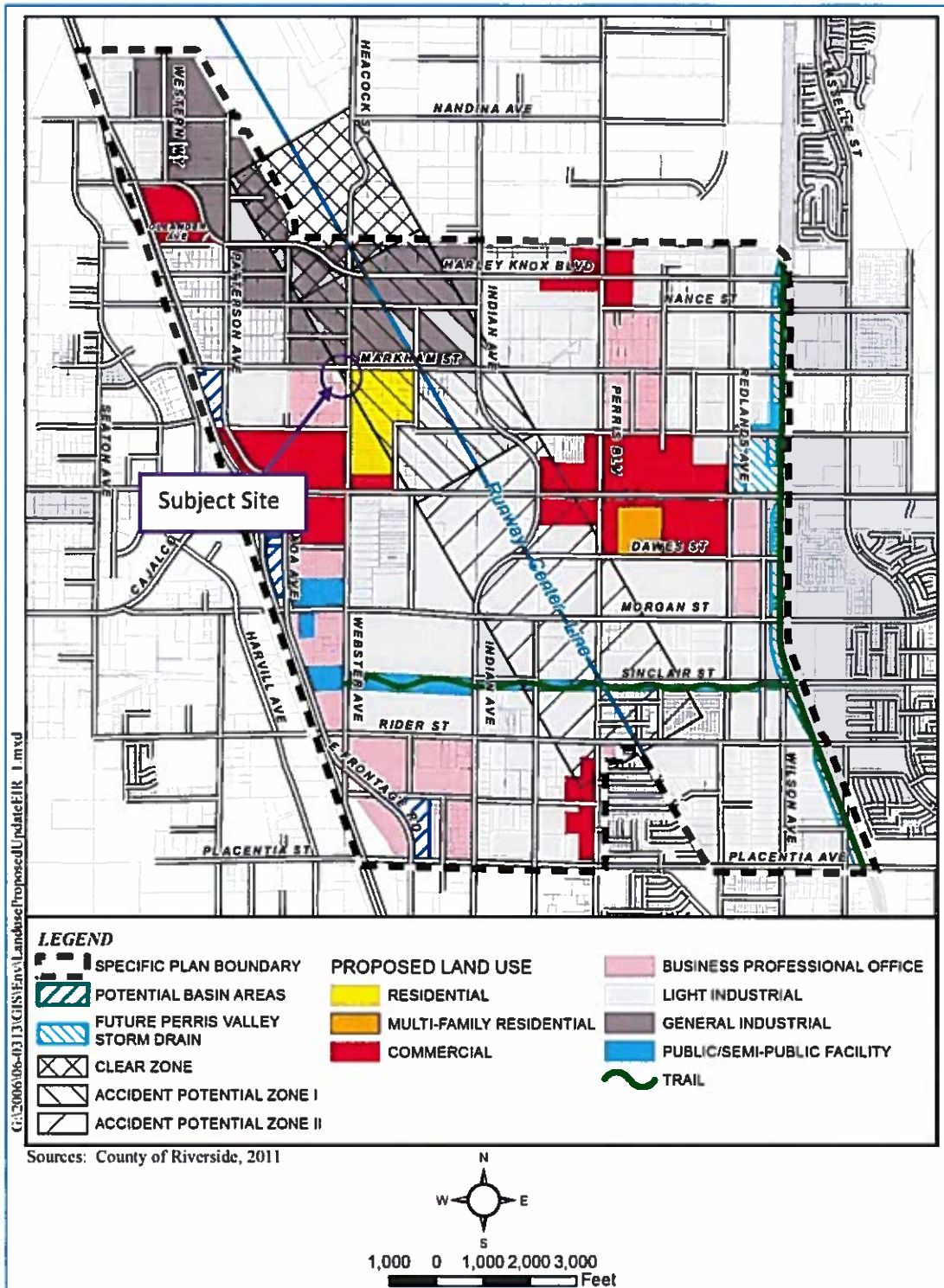
VICINITY MAP
CONSTRUCTION YARD
CUP 14-07-0007

Exhibit B



AERIAL VIEW
CONSTRUCTION YARD
CUP 14-07-0007

Exhibit C



**Perris Valley Commerce Center Specific Plan – Light Industrial
CONSTRUCTION YARD
CUP 14-07-0007**



C.U.P. EXHIBITS - SHEET INDEX:

- SHEET 1 - C.U.P. SITE PLAN
- SHEET 2 - EXISTING AND PROPOSED LOT & GRADUATION PLAN
- SHEET 3 - EXISTING AND PROPOSED SUBDIVISION PLAN
- SHEET 4 - EXISTING AND PROPOSED FLOOR PLAN
- SHEET 5 - EXISTING AND PROPOSED ELEVATIONS
- SHEET 6 - SITE LIGHTING PLAN
- SHEET 7 - SITE LIGHTING PLAN
- SHEET 8 - CONCEPTUAL LANDSCAPE PLAN

IN THE CITY OF PERRIS, CALIFORNIA
 CONDITIONAL USE PERMIT
 PROPOSES 8,600 S.F. OF NEW BUILDINGS A CONVERSION OF 1,595 S.F. HOUSE INTO A STORAGE BUILDING, AND A CONSTRUCTION YARD
CONSTRUCTION OFFICE/YARD

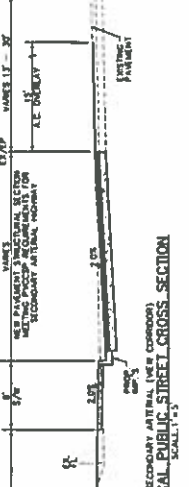
OWNER/APPLICANT:
 LAND DEVELOPMENT CONSULTANTS, INC.
 2101 WEST 9TH STREET, SUITE 100
 PERRIS, CA 92506
 PHONE: (951) 792-8644

ENGINEER/SURVEYOR:
 LAND DEVELOPMENT CONSULTANTS, INC.
 2101 WEST 9TH STREET, SUITE 100
 PERRIS, CA 92506
 PHONE: (951) 792-8644

GENERAL NOTES:

- PHASE 1 -** INCLUDES CONSTRUCTION OF THE 1' TALL DECKING WALL ON TOP OF A 2' HIGH W/ PAVING LANDSCAPING WITHIN THE AREA WITHIN THE WALL AND THE AROUND THE FUTURE STREET DRIVEWAY. ACCESS DRIVEWAYS WILL BE CONSTRUCTED AS PART OF THE PHASE 1 WORK. CONCRETE 'J' DRIVEWAY WILL BE CONSTRUCTED AT THE END OF PHASE 1. PROPOSED USE FOR STORAGE CANOPY WILL BE USED FOR LIGHT WEIGHT MAINTENANCE UNIT, BUSH PHASE 2 IS CONSTRUCTED. THIS PROJECT DOES NOT PROPRIETARY RECEIVE CUSTOMER. IT IS INTENDED ONLY FOR OWNER USE.
- PHASE 2 -** INCLUDES CONSTRUCTION OF NEW BUILDINGS, CONVERSION OF EXISTING HOUSE TO STORAGE BUILDING, LANDSCAPING AND SITE LIGHTING, AND REMAINING FORMER LOT. THIS PHASE 2 IS REQUIRED TO BE COMPLETED BY THE END OF THE YEAR.
- PROPERTY DATA:**
 2.148 AC. PARCEL 4, MAP 122, AS PER MAP RECORDED IN PERRIS, CALIFORNIA, P.0002
 2.148 AC. PARCEL 5, MAP 122, AS PER MAP RECORDED IN PERRIS, CALIFORNIA, P.0002
 13,983 S.F. TOTAL
- GENERAL LAND ZONING:** PERRIS CITY CENTER ZONING DISTRICT (PCCZ) (P.C.C.Z.)
- EXISTING SURROUNDING P.L.C.C. LAND USE:**
 NORTH: VACANT LAND - GENERAL INDUSTRIAL (GI)
 EAST: EXISTING INDUSTRIAL - RESIDENTIAL (R.P.F.)
 WEST: EXISTING COMMERCIAL - BUSINESS PROFESSIONAL OFFICE (B.P.O.)
- PROPOSED BUILDING DATA:**
 PART 1/PHASE 1/STORAGE OFFICE (PLANS SHOWN BY DATE 10/21/16)
 SHOP/MAINT. AREA (PHASE 2 EMPLOYEES AT ANY TIME)
 EXISTING BLDG. (CONVERSION FOR STORAGE)
 TOTAL
 2,000 S.F. PROPOSED
 5 EA. PROPOSED
 6,600 S.F. PROPOSED
 1 EA. PROPOSED
 11 EA. TOTAL
- LEGAL DESCRIPTION:** PARCEL 5, MAP 122, AS PER MAP RECORDED IN PERRIS, CALIFORNIA, P.0002. PARCEL 4, MAP 122, AS PER MAP RECORDED IN PERRIS, CALIFORNIA, P.0002. THIS PROJECT IS OUTSIDE EXISTING MAP FOR PERRIS MAP RECORDED IN PERRIS, CALIFORNIA, P.0002.

DESCRIPTION	PROPOSED	EXISTING	TOTAL
PROPOSED CONCRETE DRIVEWAY	2,000 S.F.		2,000 S.F.
PROPOSED STORAGE OFFICE (PLANS SHOWN BY DATE 10/21/16)	5 EA.		5 EA.
PROPOSED SHOP/MAINT. AREA (PHASE 2 EMPLOYEES AT ANY TIME)	6,600 S.F.		6,600 S.F.
EXISTING BLDG. (CONVERSION FOR STORAGE)		1 EA.	1 EA.
TOTAL	11 EA.		11 EA. TOTAL

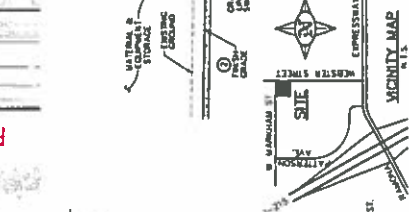
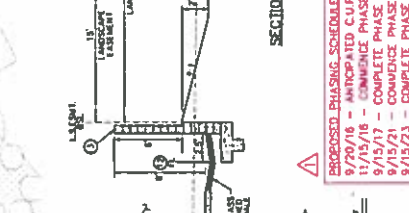
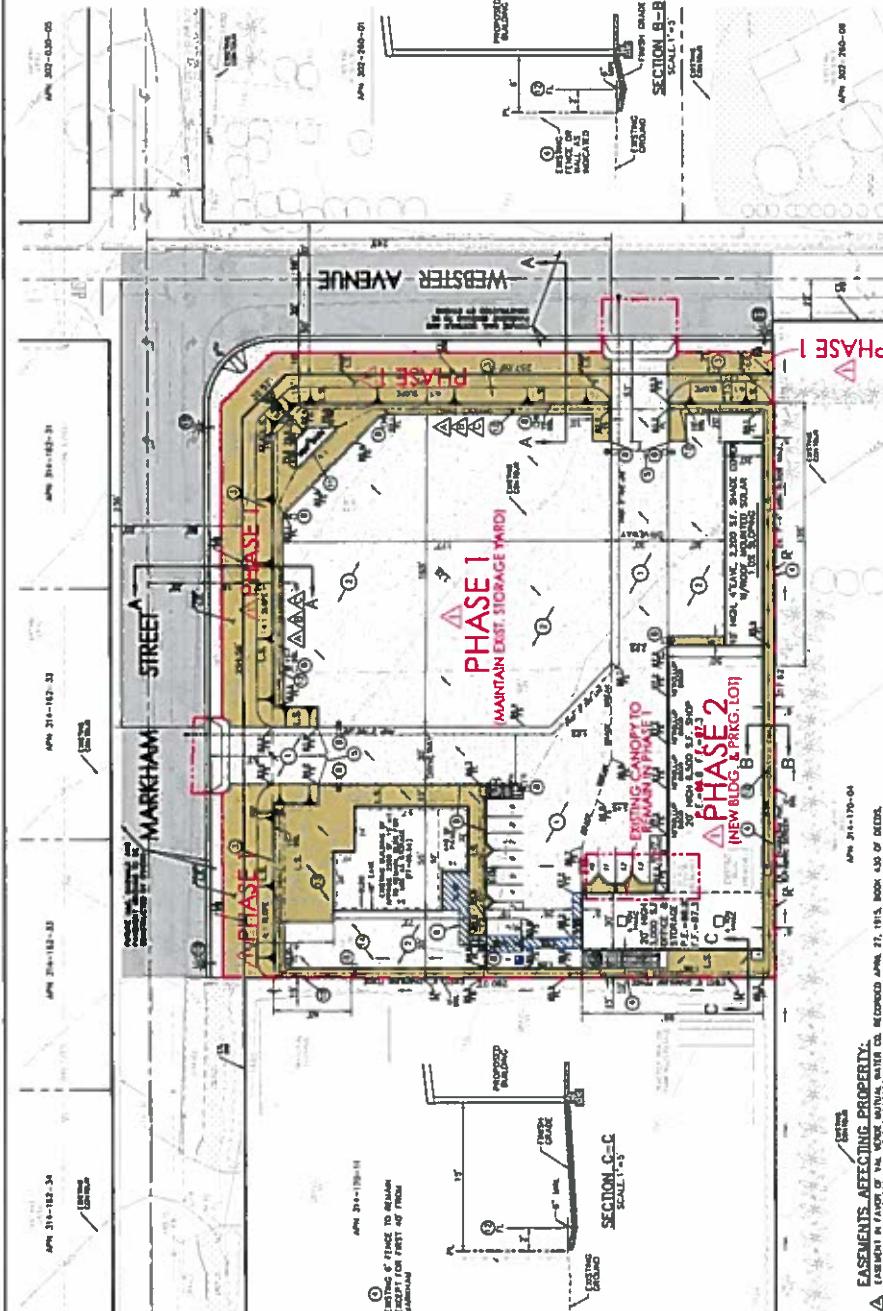


APPROVED BUILDING SCHEDULE:

APPROVAL	COMPLETION DATE
CONSTRUCTION PERMIT	11/07/16
PHASE 1 CONSTRUCTION	01/15/17
PHASE 2 CONSTRUCTION	09/15/21
PHASE 3 CONSTRUCTION	09/15/23

APPROVED BY:

 DAVID S. SMITH
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 15862
 MECHANICAL



UTILITY PROVIDERS:

ALERT	PH 323-3325 (RECREATION)
AVENUE	PH 323-3325 (RECREATION)
BECKETT	PH 323-3325 (RECREATION)
BECKETT	PH 323-3325 (RECREATION)
BECKETT	PH 323-3325 (RECREATION)
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BECKETT	PH 323-3325 (RECREATION)
BECKETT	PH 323-3325 (RECREATION)
BECKETT	PH 323-3325 (RECREATION)

PROPOSED CONSTRUCTION ITEMS:

- PROPOSED CONCRETE PAVEMENT SECTION FOR SOLS TOWER RECOMMENDATIONS
- PROPOSED CLASS 3 AGGREGATE BASE SURFACE
- PROPOSED CHASE 3 FOOT WIDE AT 4" x 4" DECKING MASONRY SOTERWALL
- EXISTING VARIABLE HEIGHT RETAINING WALL AND/OR CHASE TO REMOVE OR REPAIR TO BE 4' HIGH
- PROPOSED 8 FOOT SIDEWALK BROUGH IRON ACCESS GATE @ PHASE 102
- PROPOSED 8 FOOT SIDEWALK TO LINK BUILDINGS
- PROPOSED TRASH ENCLOSURE PER CITY OF PERRIS STANDARDS & SPECIFICATIONS
- PROPOSED 20 FOOT TALL 18" STAINLESS STEEL LIGHTING SIGN
- PROPOSED 8 FOOT WIDE SIDEWALK
- PROPOSED EMPLOYEE AMENITY AREA (PAVING, POOL TABLE, DECKED SHOKE AREA)
- PROPOSED NEW PAVEMENT/RETENTION BANK
- PROPOSED CHASED 80 TALL AT 1" OR WIDER SLOPE
- MAINTENANCE EXISTING DRIVEWAY, CONCRETE TO LANDSCAPING
- MAINTENANCE EXISTING DRIVEWAY, CONCRETE TO LANDSCAPING
- PROPOSED 8 FOOT TALL DECKING MASONRY SOTERWALL

LEGEND:

- INDICATES EXISTING GROUND CONTOUR
- INDICATES CONCRETE PAVING
- INDICATES ROCK BASE
- INDICATES PROPOSED A.C. PAVING
- INDICATES PROPOSED LANDSCAPING AREAS
- INDICATES ACCESSIBLE PATH OF TRAVEL
- INDICATES PROPERTY LINE
- INDICATES ADJACENT PROPERTY LINE
- INDICATES FUTURE LOCATION CURB/OUTLET
- INDICATES EXISTING PROPOSED DRIVEWAY FLOW
- INDICATES WADSCAP PAVING SPACE
- INDICATES EXISTING UTILITY TYP/FILE
- INDICATES EXISTING STORM DRAIN
- INDICATES EXISTING PERIMETER SOTERWALL
- INDICATES EXISTING 7' HIGH SOTERWALL
- INDICATES EXISTING 7' CHANGING PLACE

RESOLUTION NUMBER 16-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A MAXIMUM FIVE-YEAR TERM FOR CONDITIONAL USE PERMIT 14-07-0007 TO DEVELOP A CONTRACTOR'S STORAGE YARD AND COMPLETE REQUIRED OFFSITE IMPROVEMENTS ON APPROXIMATELY TWO ACRES OF LAND AT THE SOUTHWEST CORNER OF MARKHAM STREET AND WEBSTER AVENUE, WITHIN THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the applicant filed for a Conditional Use Permit in 2014 to develop a contractor's office and storage yard with a 3,000 s.f. office, attached 6,500 s.f. shop, 2,200 s.f. covered storage, and approximately 30,000 s.f. of open storage area on a 2.04 acre nonconforming single family residential site at the southwest corner of Markham Street and Webster Avenue; and

WHEREAS, the applicant withdrew the application due to costs for City required street improvements; and

WHEREAS, the proposed use is located in the Light Industrial Zone of the Perris Valley Commerce Center, and is a conditionally permitted use therein; and

WHEREAS, the City Engineer and Planning staff support the applicant's request to develop the project in two phases, with deferment of street improvements and other requirements until Phase 2, with Phase 1 consisting of limited operation of a contractor's yard at the subject site for a maximum period of five (5) years; and

WHEREAS, Phase 2 of Conditional Use Permit 14-07-0007 will be initiated when applications for building permits are submitted to the Building Division, or the 5-year term of the CUP ends, whichever comes first, and

WHEREAS, requirements for offsite improvements shall be completed prior to issuance of the Final Certificate of Occupancy for the development; and

WHEREAS, the Perris Valley Commerce Center establishes the development standards, and as conditioned, the proposed project substantially complies with the Perris Valley Commerce Center Specific Plan; and

WHEREAS, the applicant has agreed to the five-year term, Planning requirements for an eight-foot decorative screen wall and street landscaping, as well as street dedication and limited street improvements including two street lights; and

WHEREAS, this Conditional Use Permit has been duly noticed; and

EXHIBIT F

WHEREAS, a public hearing was held on September 21, 2016 at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, prior to taking action, the Planning Commission has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City during all Project meetings and hearings; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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 that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines pursuant to CEQA Article 15332 Class 32 for infill development within city limits on less than five acres of land that is in compliance with applicable general plan policies and zoning requirements and with no value as habitat for endangered species. Therefore, compliance with the specific plan, zoning code and standard development requirements of the City of Perris is sufficient to address environmental impacts.

Section 3. Based upon the information contained within the staff report and accompanying attachments, with respect to Conditional Use Permit 14-07-0007, the Planning Commission finds that:

A. 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.

B. 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.

C. 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.

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

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

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

Section 4. That for the foregoing reasons the Planning Commission hereby approves Conditional Use Permit 14-07-0007 for the phased development of a construction yard on 2.04 acres at the southwest corner of Markham Street and Webster Avenue, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Exhibit A).

Section 5. 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 6. The Chairperson shall sign and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 21st day of September 2016.

CHAIRPERSON, PLANNING COMMISSION

Attest:

Secretary, Planning Commission

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

I, Clara Miramontes, Designee Secretary of the Planning Commission of the City of Perris, do hereby certify that the foregoing Resolution Number 16-23 was duly adopted by the Planning Commission of the City of Perris at a regular meeting thereof held on the 21st day of September 2016, by the following vote:

AYES:
NOES:

**ABSTAIN:
ABSENT:**

Designee Secretary of the Planning Commission

Planning Commission Agenda

CITY OF PERRIS
09.21.16

Item

7C

Tentative Parcel Map 37144 (TPM 16-05124)

PLANNING COMMISSION
AGENDA SUBMITTAL

Meeting Date: September 21, 2016

SUBJECT: 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. The owner/applicants are Dianne Fowler and Darlene Beukelman.

REQUESTED ACTION: Adopt Resolution No. 16-24 recommending approval of Tentative Parcel Map 37144 (16-05124) to subdivide a 1.64 acre parcel into two (2) lots, based on the findings contained in the staff report and subject to the Conditions of Approval.

CONTACT: Clara Miramontes, Director of Development Services 

BACKGROUND/DISCUSSION:

The applicant proposes to subdivide a 1.64 acre parcel on D Street, south of the I-215 access ramp. The parcel is developed with a self-storage facility on the rear half of the property (addressed as 509 N. D Street), and the front of the parcel is vacant land. The site is located within the Perris Downtown Specific Plan, within the Urban Village Transect. The self-storage use was approved under Plot Plan Review 83-8, and is a legal, non-conforming use. A new solid decorative masonry wall is conditioned to screen the storage use from D Street view. The existing self-storage use will remain, and the new lot with D Street frontage will be developed in the future in conformance with the DTSP guidelines for the Urban Village Transect. An existing driveway from D Street will continue to serve the self-storage facility, and a recorded reciprocal access easement will insure access is provided to both parcels.

The proposed parcel map proposes to shift the property line for the storage facility (Parcel 2) forward to the east by approximately 20 feet to provide room for seven parking stalls, including one disabled stall. Currently parking is only provided in front of the storage units. Parcel 1 will be a vacant lot zoned Urban Village Transect. Once divided, the storage facility lot will be .88 acre and the undeveloped lot will be .68 acre. The lot width is 108.38 linear feet, and Parcel 1 (front) is 302 feet in length, and Parcel 2 (rear) will be 374.38 feet in length. As conditioned, the proposed parcels meet the development standards of the Downtown Specific Plan and are compatible with surrounding land uses.

The project is categorically exempt from CEQA under Class 15, Minor Land Divisions. This class consists of the minor division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels under special conditions that the project meets.

BUDGET (or FISCAL) IMPACT: Cost for staff preparation of this item, cost of construction and payment of impact fees are covered by the applicant.

PREPARED BY: Diane Sbardellati, Associate Planner

Public Hearing: September 21, 2016

**CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

CASE NUMBER: Tentative Parcel Map 37144 (TPM 16-05124)

Date: September 21, 2016

Project Planner: Diane Sbardellati, Associate Planner

Project Description: Proposed subdivision of 1.64 acres into two lots within the Urban Village Transect of the Downtown Specific Plan, easterly lot is developed with nonconforming self-storage use. Westerly lot is vacant land.

Location: 509 N. D Street

Assessor's Parcel Number: 311-120-023

Owner: Dianne Fowler and Darlene Beukelman
Address: 45211 Hanzell Court
Temecula, CA 92592

Surveyor: Gabe D. Ybarra
Address: 1045 Main Street, Suite 102
Riverside, CA 92501

Environmental Determination: The project is categorically exempt from CEQA under Class 15, Minor Land Divisions.

Related Cases: PPR 83-8, MDP 03-0053, PM 03-0126

EXISTING ZONING AND LAND USE:

Existing Zoning: Downtown Specific Plan - Urban Village Transect

Surrounding Zoning: Downtown Specific Plan: Urban Village to the north, Civic and Urban Village to the south, Semi-rural to the west.

Existing Land Use: Self-storage facility and vacant land

Surrounding Land Use:

Direction	Land Use
North	Apartments
South	Vacant land & City park
East	I-215
West	City park

PROJECT REVIEW:

Background and Property Description

The applicant proposes to subdivide a 1.64 acre parcel on D Street, south of the I-215 access ramp. The parcel is developed with a self-storage facility on the rear half of the property (addressed as 509 N. D Street), and the front of the parcel is vacant land. The site is located within the Perris Downtown Specific Plan, within the Urban Village Transect. The self-storage use was approved under Plot Plan Review 83-8, and is now a legal, non-conforming use. In 2003, the original parcels that are being separated now were merged under Parcel Map 03-0126 for the expansion of the storage use which was never completed. The existing self-storage use will remain and the newly created lot with frontage on D Street will be developed in the future in conformance with the DTSP guidelines.

The project site is bound by the I-215 Freeway to the east, multi-family apartments to the north, a City park to the west across D Street, and vacant land and Foss Field Park to the south. Existing public improvements include curb and gutter, but not a sidewalk. An existing driveway from D Street will serve the self-storage facility, and a recorded reciprocal access easement will insure that access will continue to be provided to both parcels.

Development Criteria

The Downtown Specific Plan is form-based and as such, the development framework is called out for future land use, circulation and infrastructure. The Regulating Code defines the underlying transects and describes permitted uses allowed within transects, development standards and design guidelines for site design, vehicle access and parking, mass and height of structures, and fenestration.

Future development of the front parcel (Parcel 1) within the Urban Village Transect will allow mixed-use and multi-unit residential buildings within walking distance of downtown and the transportation hub that now includes Metrolink. First floors may be developed as ancillary commercial use, with three to five stories of residential units above. A variety of building types may be used in the Urban Transect, including Gateway Commercial Block Buildings, Live-Work Buildings, Stacked Flats, Courtyard and Row House Buildings. Parking for this parcel will be required to be on site, since D Street does not permit curbside parking.

The proposed parcel map would divide an existing 1.64 acre lot into two lots. Parcel 2 will contain the legal nonconforming self-storage use, and Parcel 1 will be a vacant lot zoned for future multi-unit residential use as described by the Urban Village Transect. Once divided, the storage facility lot will be .88 acre and the undeveloped lot will be .68 acre. The lot width is 108.38 linear feet, and Parcel 1 (front) is 302 feet in length, and Parcel 2 (rear) will be 374.38 feet in length. The proposed parcels meet the development standards of the Downtown Specific Plan and are compatible with surrounding land uses.

Existing Storage Facility

The existing self-storage facility is 16,958 square feet in size, with very little landscaping and parking provided in front of the units only. A variety of fencing types surround the use, including chain link on the south side. A block wall separates the storage use from the residential apartments to the north. At the front, facing D Street, is a combination of chain link fencing and a rolling tubular steel access gate. At such time development occurs in front of the storage facility the use will be less visible, however at this time no development is proposed.

The parcel map proposes to shift the front fencing to the east by approximately 20 feet to increase the lot size to provide room for seven parking stalls, including one disabled stall. Staff is conditioning a solid decorative block wall to screen the nonconforming storage use from the future residential use. The existing self storage use is prohibited from expanding without Planning Division approval, and outdoor storage is prohibited by the Downtown Specific Plan. An earlier proposal to add rental trucks has been withdrawn, and any intensification of the existing use will require a traffic study and Planning approval in the future (COA No. 1).

ENVIRONMENTAL CONSIDERATIONS:

The project is categorically exempt by the California Environmental Quality Act (CEQA) as a Class 15, Minor Land Divisions. This class includes the minor division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have a slope greater than 20 percent.

GENERAL PLAN CONSISTENCY:

Land Use Designation: Downtown Specific Plan. The project is consistent with the General Plan.

FINDINGS FOR TENTATIVE PARCEL MAP 37144 (TPM 16-05124):

The following findings are recommended for the project:

1. Tentative Parcel Map 37144 will not result in a significant adverse effect on the environment.
2. The project site is physically suitable for type and density of Tentative Parcel Map 37144.
3. As conditioned, Tentative Parcel Map 37144 is consistent with City standards, ordinances, and policies.
4. Tentative Parcel Map 37144 is compatible with the surrounding land uses and zoning designations in the area.

5. Tentative Parcel Map 37144 will not have a negative affect on public health, safety, or general welfare of the City of Perris residents.
6. Tentative Parcel Map 37144 is in compliance with the Subdivision Map Act.

RECOMMENDATION:

Staff recommends that the Planning Commission:

ADOPT Resolution No. 16-24 recommending to the City Council approval of Tentative Parcel Map 37144 (TPM 16-05124), based on the information and findings presented in the staff report, and subject to the attached Conditions of Approval.

Attachments: Exhibit A - Conditions of Approval
 Exhibit B - Vicinity Map
 Exhibit C – Aerial View
 Exhibit D – Zoning Map/Downtown Specific Plan
 Exhibit E – Tentative Parcel Map 37144
 Exhibit F – Resolution 16-24

**CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

CONDITIONS OF APPROVAL

Planning Commission

September 21, 2016

TENTATIVE PARCEL MAP 37144

PROJECT: Tentative Parcel Map 37144 (TPM 16-05124) –To subdivide 1.64 acres into two into two lots on D Street, south of the I-215 access ramps, within the Downtown Specific Plan. Applicant: Dianne Fowler and Darlene Beukelman, SS Storage.

General Requirements:

- 1. 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.
- 2. Development Standards.** The project shall conform to all requirements of the Downtown Specific Plan and Perris Municipal Code Title 19. The future development and use of the new parcel (Parcel 1) fronting on D Street shall conform to the Urban Village Transect standards of the Downtown Specific Plan. Parcel 2 contains a legal nonconforming use.
- 3. Expansion of Use.** Any future expansion or change of use shall require Planning review and approval. The Downtown Specific Plan prohibits outdoor storage. The hosting or maintenance of rental trucks on the site is prohibited.
- 4. Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
- 5. 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 Tentative Parcel Map 37144. 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.
- 6. Approval Period.** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from City Council approval, unless an automatic extension is granted by the State of California. The applicant may apply for a maximum of five (5) one-year extensions to permit additional time to record the final map. A written

EXHIBIT A

request for an extension shall be submitted to the Planning Division at least thirty (30) days prior to the initial (and subsequent extensions) expiration of Tentative Parcel Map approval.

7. **Graffiti** located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
8. **Waste-Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.

Project-Specific Requirements:

9. **Conformance to Plot Plan Review (PPR) 83-8.** The project shall conform to the original Conditions of Approval for PPR 83-8, or current zoning requirements, as applicable.
10. **Engineering Conditions.** The project shall comply with all requirements of the City Engineer Conditions of Approval dated September 1, 2016.
11. **New Lot.** Newly created Parcel 1 fronting on D Street shall remain vacant and clear until a development proposal has been approved by the City, and appropriate building permits have been issued. The parking or storage of any vehicles, campers, rental trucks, materials, etc., is prohibited.
12. **Conformance to Approved Map and Site Plan.** The new parking area, screen wall and conceptual landscaping shall conform substantially to the approved site plan presented at the September 21, 2016 Planning Commission meeting, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
13. **Access Easement.** The existing 25 foot access easement from D Street with 20 feet of paving shall be maintained in good condition and be preserved through a recorded access agreement to ensure access to the storage facility.
14. **Screen Wall.** The proposed decorative screen wall shall be 8' in height and built of slump stone or split face masonry block units. The rolling gate may be tubular steel or wrought iron. A Knox box with Knox lock is required for the access gate.
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 for filing of the CEQA Notice of Exemption. sought and shall further cooperate fully in the defense of the action.

Prior to Final Map Recordation:

16. **Final Map Application.** The Final Map application shall be submitted to the Planning Division with payment of appropriate fees for review and approval, concurrently with an application to the City Engineer. The Final Map application shall include all appropriate easements and shall include, but not be limited to, the following:
 - a. The Final Map shall preserve all existing ingress and egress access easements.

- b. The Final Map shall conform substantially to the City Council approved Tentative Parcel Map.
17. **Recordation of Final Map.** Prior to recordation of the Final Map, the owner shall obtain the following clearances, approvals or actions:
- a. Verification from the Planning Division that all pertinent conditions of approval have been met, as mandated by the Perris Municipal Code.
 - b. Any other required approval from an outside agency.
 - c. A reciprocal easement agreement shall be recorded to preserve access to both parcels.
18. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to Final Map Recordation. Such districts may include but are not limited to the following:
- a. Landscape Maintenance District No. 1;
 - b. Maintenance District No. 84-1; and
 - c. South Perris Community Facilities Assessment District.



CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-625

September 1, 2016

CUP 14-01007 – Construction Office/Yard (Phase I)

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the applicant 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 occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

It is understood that Phase I is to operate for a period not to exceed 5 years, and the conditions stated below are the minimum requirements:

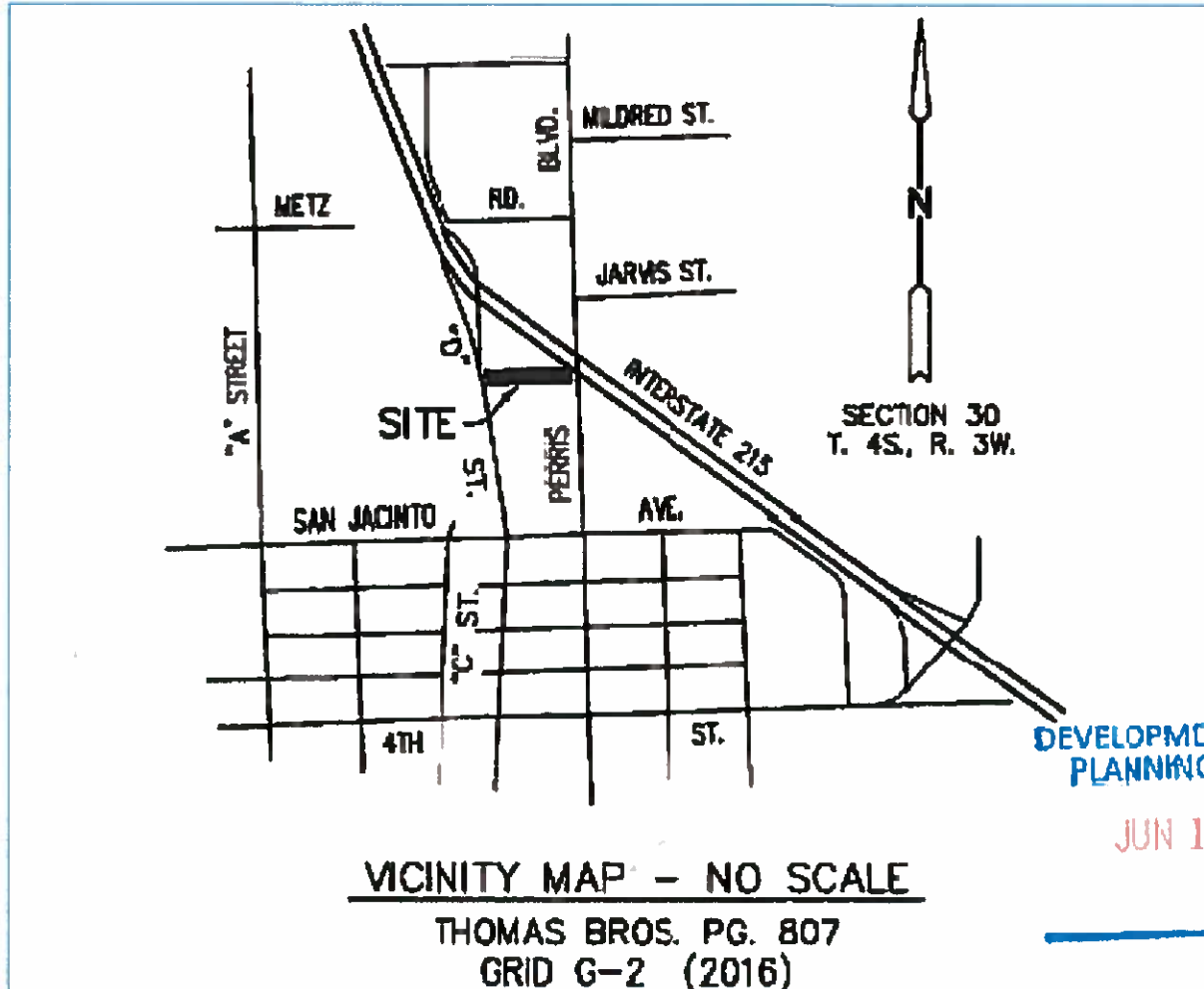
1. This property is subject to sheet flow from the west and north as such onsite grading shall require review and approval by City.
2. Access to and from the site is limited to one each along Markham and Webster Avenue. Truck access shall be limited to Markham Avenue and Indian Avenue
3. Additional right-of-way along Webster & Markham avenue adjacent to the site shall be dedicated to City pursuant to North Perris Specific Plan.
4. One street light shall be installed adjacent to each driveway.
5. Additional striping, signing, and minor widening to provide safe access to and from the site shall be constructed as needed.

Upon completion of the Temporary Use Permit for Phase I, the applicant shall submit new site plan for ultimate use and follow the Planning and Development approval process. This type of use shall require construction of on and offsite improvements including curb, gutter, street widening, sidewalk, street lights, and drainage improvements typically conditioned for similar projects.

Habib Motlagh

Habib Motlagh

City Engineer



VICINITY MAP

505/509 N. D Street

SS Storage

Tentative Parcel Map 37144

Exhibit B



AERIAL VIEW

505/509 N. D Street

Tentative Parcel Map 37144

SS Storage

Exhibit C



ZONING: DOWNTOWN SPECIFIC PLAN/URBAN VILLAGE

505/509 N. D Street

Tentative Parcel Map 37144

SS Storage

Exhibit D

TENTATIVE PARCEL MAP No. 37144

DATE: JUNE, 2018

PREPARED BY:

APPLICATION/OWNER:
 SS WMS STORAGE
 DANIEL FORMER & DARLENE BOKOLDMAN
 45311 HANZELL COURT
 (951) 888-8188
 (782) 445-4848
 dformer@protonmail.com

ASSessor'S PARCEL No. 311-120-023

LEGAL DESCRIPTION: A PORTION OF LOT C IN BLOCK 10 AND A PORTION OF LOT C IN BLOCK 11 OF PICADILLO FARMS NO. 8 FOR U.S. 10/780-89.

TOTAL PARCELS: 2

ADDRESS: 1.64 ACRES GROSS, 1.64 ACRES NET

EXISTING ZONING & LAND USE: R-6000, WMS STORAGE

PROPOSED ZONING & LAND USE: R-6000, VACANT & WMS STORAGE

UTILITIES: SOUTHERN CALIFORNIA Edison

GAS - THE GAS COMPANY

WATER - EASTERN MUNICIPAL WATER DISTRICT

SEWER - EASTERN MUNICIPAL WATER DISTRICT

TELEPHONE - FRONTIER COMMUNICATIONS

TELEVISION - TIME WARNER CABLE

SCHOOL DISTRICT: PERRIS ELEMENTARY SCHOOLS DISTRICT
 PERRIS UNION HIGH SCHOOL DISTRICT

PARCEL 2 AREA (S.F.)	TOTAL (S.F.)
18,734	44,119
18,734	18,734
5,116	18,734
1,769	18,734
5,116	18,734
1,769	18,734
5,116	18,734
1,769	18,734
5,116	18,734
1,769	18,734

PARKING PROVIDED FOR PARCEL 2: 7 SPACES + 1 H.C. SPACE



PREPARED UNDER THE SUPERVISION OF
 JAMES E. YARBRO, STATE ENGINEER
 LICENSE NO. 10330



NO. 15000 1:25,000
 UTM ZONE 11S QMN
 UTM ZONE 11S QMN
 UTM ZONE 11S QMN

SCALE: 1" = 40'

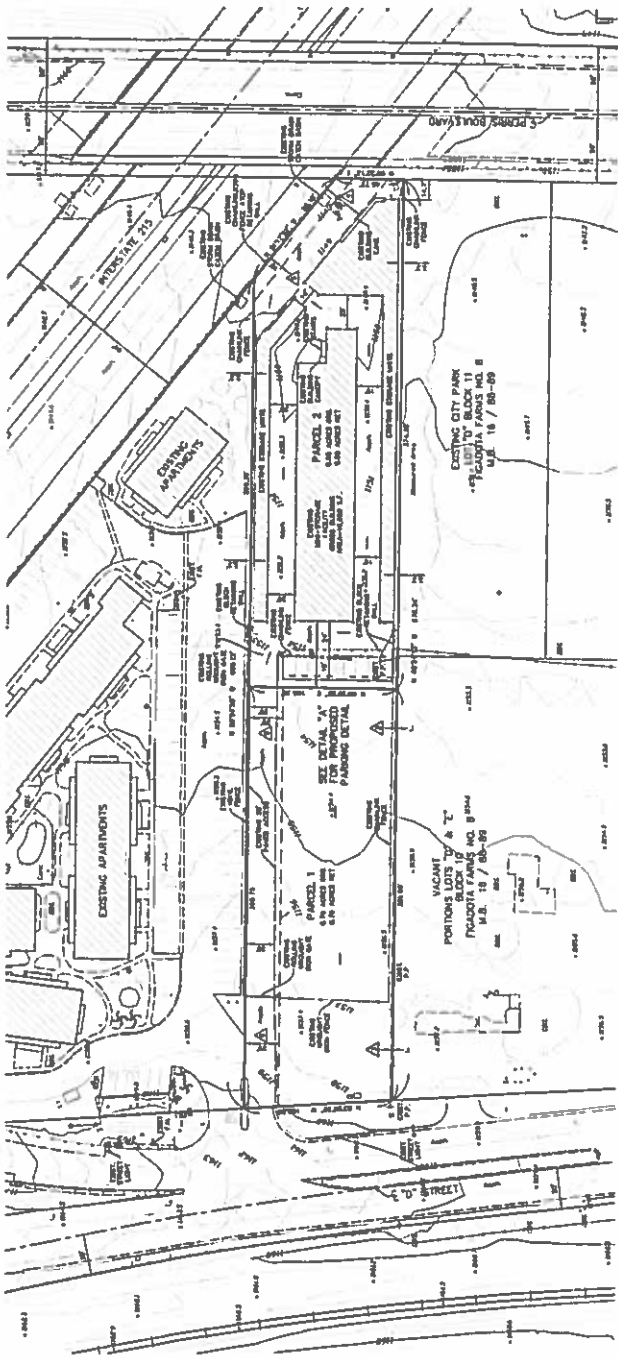
AMENDMENTS

DATE

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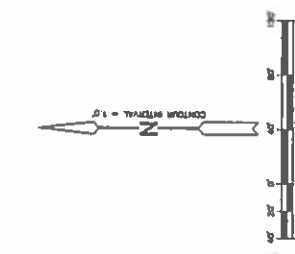
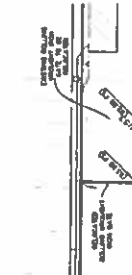
DESCRIPTION

EXHIBIT E



LEGEND

SYMBOL	DESCRIPTION
[Symbol]	ASPHALT DRIVE
[Symbol]	CONCRETE DRIVE
[Symbol]	GRASS
[Symbol]	PAVED DRIVE
[Symbol]	PUMP-OUT SERVICE
[Symbol]	WALKWAY
[Symbol]	WATER



TOPOGRAPHY SOURCE:
 BLAND ADRIAN SURVEYS, INC.
 3177 ADELPHI AVENUE, SUITE A
 PERRIS, CA 92570
 (951) 887-4222
 (951) 887-1120 FAX

- EASEMENT NOTES:
- 1. ALL EASEMENTS SHOWN ARE SUBJECT TO ALL RECORDING REQUIREMENTS AND SHALL BE SUBJECT TO ALL RECORDS AND RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 - 2. ALL EASEMENTS SHOWN ARE SUBJECT TO ALL RECORDING REQUIREMENTS AND SHALL BE SUBJECT TO ALL RECORDS AND RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 - 3. ALL EASEMENTS SHOWN ARE SUBJECT TO ALL RECORDING REQUIREMENTS AND SHALL BE SUBJECT TO ALL RECORDS AND RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 - 4. ALL EASEMENTS SHOWN ARE SUBJECT TO ALL RECORDING REQUIREMENTS AND SHALL BE SUBJECT TO ALL RECORDS AND RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.

LOT No.	LOT SIZE	USABLE	LOT WIDTH	LOT DEPTH	STREET
1	28,363 S.F.	28,363 S.F.	120'	237'	ROBERTS ROAD
2	28,363 S.F.	28,363 S.F.	120'	237'	PICADILLO ROAD

DRAINAGE PATTERN

THE DRAINAGE AREA SURROUNDING TO THE SITE CURRENTLY DRAINS AT THE NORTHWEST CORNER OF THE MAP ALONG A LINE LATERALLY TOWARDS THE EXISTING WMS STORAGE FACILITY. CONSIDERATION OF THIS DRAINAGE PATTERN AND HOW IT RELATES TO THE PROPOSED DEVELOPMENT OF THE SITE WILL BE TAKEN INTO ACCOUNT IN THE DEVELOPMENT OF THE DRAINAGE PATTERN FOR THE PROJECT.

RESOLUTION NUMBER 16-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 37144 (TPM 16-05124) TO SUBDIVIDE 1.64 ACRES INTO TWO LOTS WITHIN THE URBAN TRANSECT OF THE DOWNTOWN SPECIFIC PLAN, LOCATED AT 509 NORTH D STREET, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the applicant filed a Tentative Parcel Map 37144 (TPM 16-05124) to subdivide 1.64 acres into two lots located in the Downtown Specific Plan at 509 North D Street; and

WHEREAS, proposed Parcel 1 fronts on D Street and is vacant, and proposed Parcel 2 is developed with a legal, nonconforming self-storage use; and

WHEREAS, the proposed project conforms to the objectives of the Zoning Ordinance and the purpose of the Downtown Specific Plan (DTSP); and

WHEREAS, the proposed project is consistent with the City's General Plan and other Ordinances and Resolutions of the City; and

WHEREAS, this Tentative Parcel Map has been duly noticed; and

WHEREAS, a public hearing was held on September 21, 2016, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, all legal prerequisites for the adoption of this resolution have occurred.

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 has determined that the project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Class 15, Minor Land Divisions, and a Categorical Exemption is hereby adopted. This class consists of the minor division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels under special conditions that the project meets.

Section 3. Based upon the information contained within the staff report and accompanying attachments, with respect to the Tentative Parcel Map, the Planning Commission hereby finds the following:

EXHIBIT F

Tentative Parcel Map 37144 (TPM 16-05124):

- A. Tentative Parcel Map 37144 is consistent with the Downtown Specific Plan land use designation of Urban Village (excepting the existing, nonconforming storage use on the parcel to be divided), and all other applicable Specific Plan and General Plan policies; and
- B. The proposed project will not result in significant adverse environmental effects.
- C. The proposed project is consistent with the goals and policies of the Land Use Element of the General Plan and the Downtown Specific Plan land use designation of Urban Village (except for an existing, nonconforming storage use on the parcel to be divided), and all other applicable Specific Plan and General Plan policies.
- D. The proposed project, as conditioned, is consistent with city standards, ordinances, and policies.
- E. The project will not affect health, safety, and welfare.

Section 4. For the foregoing reasons the Commission hereby recommends approval of Tentative Parcel Map 37144 to the City Council for the subdivision of 1.64 acres into two lots on D Street, south of the I-215 access ramps, within the Downtown Specific Plan, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Exhibit A).

Section 5. 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 6. The Chairperson shall sign and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 21st day of September 2016.

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §

CITY OF PERRIS)

I, Clara Miramontes, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 16-24 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 21st day of September 2016, and that it was so adopted by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Secretary, Planning Commission