



CITY OF PERRIS PLANNING COMMISSION

AGENDA

July 1, 2020

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: Hernandez, Jimenez,
Vice-Chair Hammond, Chair Shively

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Jimenez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for May 20, 2020

7. PUBLIC HEARING:

A. **Tentative Parcel Map 19-05303 (PM 37760) and Conditional Use Permit 19-05301**
– A proposal to subdivide an existing 13-acre commercial parcel within the Spectrum Shopping Center (aka Old Walmart Site) to facilitate the development of a 5,200 SF multi-tenant building and a 2,200 SF fast food restaurant along the west frontage of Perris Boulevard north of Orange Avenue. **Applicant:** Iku Shimomura, ADN Architects, Inc.

REQUESTED ACTION: ADOPT Resolution No. 20-10 finding the project Categorical Exempt from CEQA under Section 15332, Class 32 In-fill development, and approving Tentative Parcel Map 19-05303 (PM 37760) and Conditional Use Permit 19-05301 to facilitate the development of a multi-tenant building and fast food restaurant, located along the west frontage of Perris Boulevard north of Orange Avenue based on the findings contained in the staff report and subject to the Conditions of Approval.

8. BUSINESS ITEM:

9. PUBLIC COMMENTS:

Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

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

12. ADJOURNMENT

PLANNING COMMISSION MEETING

AGENDA

City of Perris

07/01/2020

Item

6A

Planning Commission Minutes for May 20, 2020

CITY OF PERRIS

MINUTES:

Date of Meeting: May 20, 2020

06:03 PM

Place of Meeting: City Council Chambers

Commission Members Present: Commissioner Perez, Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, and Chair Shively.

1. CALL TO ORDER:

2. ROLL CALL: Commissioners: Hernandez, Jimenez, Perez, Vice-Chair Hammond, Chair Shively.

Commission Members Present: Commissioner Perez, Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, and Chair Shively.

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Hernandez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for April 1, 2020

The Chair called for a motion.

M/S/C: Moved by Commissioner Perez, seconded by Vice Chair Hammond to Approve Planning Commission Minutes for April 1, 2020.

AYES: Commissioner Perez, Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, Chair Shively.

NOES:

ABSENT:

ABSTAIN:

7. PUBLIC HEARING:

- A. Tentative Parcel Map 37742 (TPM 19-05309) – A proposal to reconfigure and subdivide fourteen (14) existing parcels totaling 38.38 acres into twenty-three (23) lots within the Perris de Plaza Shopping Center located at the northeast corner of Nuevo Road and Frontage Road. Applicant: Matthew Bush, Nuevo Perris, LLC. REQUESTED ACTION: Adopt Resolution No. 20-05 finding that the Tentative Parcel

Map is categorically exempt from the California Environmental Quality Act (CEQA) guidelines pursuant to Section 15061(b)(3), and approve Tentative Tract Map 37742 (19-05309), based on the findings contained in the staff report and subject to the Conditions of Approval.

Commissioners Hammond and Jimenez acknowledged that they drove by the site prior to the meeting.

Senior Planner Perez, presented to the Commission.

Commissioner Jimenez, asked about the reason behind further subdividing the map.

Vice Chair Hammond, requested clarification on the Harvest Landing Specific Plan land use specifications.

Chair Shively, inquired about the setback requirements between buildings.

Applicant Matthew Bush for Nuevo Perris LLC, presented to the Commission.

Commissioner Perez, thanked the applicant for the new development within this retail center.

Commissioner Jimenez, noted that she looks forward to the future landscaping for the upcoming undeveloped pads.

Chair Shively, stated he has no issue with this item.

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Commissioner Perez to Approve A. Tentative Parcel Map 37742 (TPM 19-05309)

AYES: Commissioner Perez, Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, Chair Shively.

NOES:

ABSENT:

ABSTAIN:

- B. Vehicle Miles Traveled Policies – A proposal to adopt a Transportation Impact Analysis Guideline for analyzing Vehicle Miles Traveled (VMT) as the metric for determining a project’s impact on transportation in compliance with the California Environmental Quality Act. Applicant: City of Perris REQUESTED ACTION: ADOPT Resolution No. 20-08 recommending that City Council adopt a Transportation Impact Analysis Guideline for analyzing Vehicle Miles Traveled (VMT) as the metric for determining a project’s transportation impact in compliance with the California Environmental Quality Act.

Brian Estrada of RK Engineering, presented to the Commission.

Commissioner Perez, inquired on how many traffic engineering firms within the county of riverside can process this type of VMT model.

Commissioner Jimenez, asked for clarification on pass by trips and development impacts.

Estrada clarified pass by trip credits that can be applied to commercial uses.

Commissioner Hernandez, inquired on how this impacts the general plan and when does the implementation begin.

Planning Manager Phung, commented how VMT affects the general plan.

Vice Chair Hammond, inquired how this would impact previously approved projects, and how the VMT may affect the development within the southern part of Perris.

Estrada spoke on how future projects can accomplish VMT mitigation measures.

Vice Chair Hammond, requested information on how a project can proceed if it cannot mitigate VMT impacts.

Chair Shively, asked for further information on the thresholds of significant, and clarification on credits for each retail and local serving uses.

Vice Chair Hammond, inquired on how this credit applies to larger developments for trucking and which base year was utilized for this model.

Commissioner Jimenez, commented on the difference between localized and freeway traffic.

Commissioner Perez, noted that he believes this is a regression on the air quality standards.

Chair Shively, asked if this VMT includes review of the time of day or just all day in general.

Vice Chair Hammond, appreciated that Staff is trying to address this issue and noted that walk-able communities will be the new standard for future development.

Commissioner Jimenez, hoped that this will create a reduction in emissions and noted that the shift may be difficult but it can be done.

The Chair called for a motion.

M/S/C: Moved by Commissioner Perez, seconded by Vice Chair Hammond to Approve B. Vehicle Miles Traveled Policies

AYES: Commissioner Perez, Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, Chair Shively.

NOES:

ABSENT:

ABSTAIN:

- C. Major Modification MM 19-05332 of TPM 35877 and DPR 08-01-0007; amended Development Agreement DA 20-05063, Conditional Use Permit CUP 20-05064 (Plan B, only), and EIR Addendum 20-0562 (aka – IDI South Perris Industrial North, Site III) – A proposal to modify the original South Perris Industrial Project, Site III, consisting of two options involving the reconfiguration and reduction in the number of industrial buildings from four to three, amendments to the Development Agreement and

upgrading the architectural elevations. Option A would reduce the number of buildings from four to three and the square footage from 3,166,456 SF to 2,869,677. Option B would reduce the number of buildings from four to two and the square footage from 3,166,456 SF to 2,052,100 SF, and include a rail spur that connects to the mainline along Case Road and a CUP to permit outdoor storage. Applicant: IDI Logistics, Inc., Mr. Steve Hollis. REQUESTED ACTION: Recommend to City Council Adoption of Resolution No. 20-07 to approve Major Modification 19-05332, Development Agreement Amendment 20-05063, and Conditional Use Permit 20-05064 to modify the Original Project (Development Plan Review DPR 08-01-0007) to reconfigure and reduce the number of industrial warehouse buildings and overall building square footage (SF).; and determine the proposal is covered under EIR SCH. 2008071060 and to adopt an Addendum (PLN20-05062) to the EIR.

Commissioners Hammond, Shively, Jimenez, and Hernandez acknowledged that they visited the site prior to the meeting.

Planning Manager Phung, presented the item to the Commission.

Commissioner Jimenez, requested further information on the difference between the two options presented.

Vice Chair Hammond, requested clarification on the the two options, the Redlands street designation, the intersection of Redlands and Ellis improvements, and truck access to the site.

City Engineer McKibbin, commented on the improvements for the Ellis and Redlands intersection.

Vice Chair Hammond, suggested that Staff remove a specific individual's contact information within COA #11.

Chair Shively, asked about future improvements for Highway 74 and Mapes.

Commissioner Jimenez, commented on the condition requiring the outdoor storage to be below the fence line.

Applicant Lou Monville for IDI, presented to the Commission.

Applicant Steve Hollis for IDI, presented to the Commission.

Commissioner Jimenez, asked about the future tenants.

Vice Chair Hammond, asked the applicant about the future road improvements.

Chair Shively, commented on stacking concerns at the intersection and the improvements associated with the two options.

City Engineer McKibbin, clarified the differences between the two options and overall improvements required.

Applicant Hollis, thanked Staff for their assistance with the project and thanked the Commission for reviewing the project.

Planning Manager Phung, noted a Labor International Union of North America (LIUNA) letter and condition 39c for the outdoor storage height limits.

Chair Shively, appreciated the updated architecture and that the project meets LEED silver standards.

Vice Chair Hammond, thanked Staff for this project and the updating of the architecture.

Commissioner Perez, requested a motion to consider option separately.

The Chair called for a motion.

M/S/C: Moved by Commissioner Perez, seconded by Commissioner Hernandez to Approve Option "A": which would reduce the number of buildings from four to three and the square footage from 3,166,456 SF to 2,869,677.

AYES: Commissioner Hernandez.

NOES: Commissioner Perez, Commissioner Jimenez, Vice Chair Hammond, Chair Shively.

ABSENT:

ABSTAIN:

The Chair called for a motion.

M/S/C: Moved by Commissioner Perez, seconded by Vice Chair Hammond to Approve Option "B": which would reduce the number of buildings from four to two and the square footage from 3,166,456 SF to 2,052,100 SF, and include a rail spur that connects to the mainline along Case Road and a CUP to permit outdoor storage.

AYES: Commissioner Perez, Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, Chair Shively.

NOES:

ABSENT:

ABSTAIN:

8. BUSINESS ITEM:

9. PUBLIC COMMENTS: Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

Commissioner Jimenez, spoke on the current COVID situation and its effect on education, and thanked Staff for screening the projects to address the concerns of the Commission prior to the meeting.

Commissioner Hernandez, spoke on working remotely and the upcoming Census.

Commissioner Perez, thanked everyone for wearing a mask, and that the Riverside County Parks Department have opened most of their trails and camping sites.

Vice Chair Hammond, thanked Staff for the projects, and noted that construction has not slowed down during the pandemic, compliance for social distancing within the City, and replacement of street light bulbs.

Chair Shively, appreciated Staff bringing high quality projects to the meetings, and commented on no slowing within the construction field.

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

Planning Manager Phung, commented on a grant program for those affected by COVID, local small commercial tenant assistance program, progress with a grant for an active transportation plan, and the next Planning Commission being July 1st.

12. ADJOURNMENT 1 Page 2 of 2

PLANNING COMMISSION MEETING

AGENDA

City of Perris

07/01/2020

Item

7A

Tentative Parcel Map 19-05303 (PM 37760)

and Conditional Use Permit 19-05301



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: July 1, 2020

SUBJECT: **Conditional Use Permit (CUP) 19-05301** - A proposal to subdivide an existing 13-acre commercial parcel within the Spectrum Shopping Center (aka Old Walmart Site) to facilitate the development of a 5,200 SF multitenant building and a 2,200 SF fast food restaurant along the west frontage of Perris Boulevard north of Orange Avenue. **Applicant:** Iku Shimomura, AND Architects, Inc.

REQUESTED ACTION: **ADOPT Resolution No. 20-10** finding the project Categorically Exempt from CEQA under Section 15332, Class 32 In-fill development, and approving Tentative Parcel Map 19-05303 (PM 37760), and Conditional Use Permits 19-05301 to facilitate the development of a multitenant building and fast food restaurant, located along the west frontage of Perris Boulevard north of Orange Avenue based on the findings contained in the staff report and subject to the Conditions of Approval.

CONTACT: Kenneth Phung, Planning Manager

BACKGROUND/DISCUSSION:

The applicant is requesting approval of a Tentative Parcel Map and Conditional Use Permit (CUP) to subdivide an existing 13-acre commercial parcel to facilitate the construction a 2,200 square foot drive-through restaurant and a 5,200 square foot multitenant building within Spectrum Shopping Center (aka Old Walmart Site) located on the west frontage of Perris Boulevard and approximately 400-feet north of Orange Avenue. The purpose of the tentative parcel map to create individual parcels for the multitenant building, fast food restaurant, and the balance of the lot for the Old Walmart/Fitness 19 building. The project is in the Community Commercial (CC) Zone, which allows for general retail, service uses, and restaurants. The drive-through restaurants are subject to the approval of a Conditional Use Permit by the Planning Commission.

The project will improve the current parking lot area with upgraded architecture and a pedestrian trellis patio to provide walkability between the two new commercial buildings. The development includes 72 standard parking stalls, including ADA-accessible stalls plus the use of 424 spaces of the rest of the Spectrum retail center. Onsite landscape exceeds the minimum standards by 24%, and the landscape area along Perris Boulevard will be overhauled to current standards.

A public hearing notice was mailed to affected public agencies, property owners, residents, and commercial tenants within 300 feet of the proposed site. As of the writing of this report, no comments have been received from the neighboring property owners, commercial tenants, or public agencies.

The project is Categorically Exempt pursuant to CEQA Article 15331 Class 32 for In-fill development within city limits on less than five acres of land in compliance with applicable general plan policies and zoning requirements, and with no habitat value for biological resources.

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

Prepared by: Alfredo Garcia, Associate Planner

REVIEWED BY: Kenneth Phung, Planning Manager

Attachments: Staff Report
Exhibit A – Conditions of Approval (Planning, Engineering, Public Works, Building)
Exhibit B – Aerial Location Map
Exhibit C – Zoning Map
Exhibit D – Plans (Site, floor, elevation, landscape, rendering plan)
Exhibit E - Resolution 20-10

Consent:

Public Hearing: X

Business Item:

Presentation:

Other:

CITY OF PERRIS
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

STAFF REPORT

Date: July 1, 2020 – Planning Commission

Cases: Tentative Parcel Map 19-05303 (PM 37760) and Conditional Use Permit (CUP) 19-05301

Environmental Determination: Categorically Exempt from CEQA under Section 15332, Class 32 In-fill development.

Project Planner: Alfredo Garcia, Associate Planner

Applicant: Iku Shimomura
 ADN Architects
 1330 Olympic Blvd.
 Santa Monica, CA 90404

Location: 2560 N. Perris. Blvd. Between W. Placentia Ave. and Orange Ave.

PROJECT DESCRIPTION: A proposal to subdivide an existing 13-acre commercial parcel within the Spectrum Shopping Center (aka Old Walmart Site) to facilitate the development of a 5,200 SF multitenant building and a 2,200 SF fast food restaurant along the west frontage of Perris Boulevard north of Orange Avenue.

ZONING AND LAND USE:

Existing Zoning: Commerical Community

Surrounding Zoning:

<i>Direction</i>	<i>Zoning</i>
North	MFR - 14
South	Commercial Community
East	MFR-14
West	Commercial Community

Existing Land Uses: Developed parking lot

Surrounding Land Uses:

<i>Direction</i>	<i>Land Use</i>
North	MFR-14
South	Commercial Community
East	MFR-14
West	Commercial Community

PROJECT DESCRIPTION:

The applicant is requesting approval of a Tentative Parcel Map and Conditional Use Permit (CUP) to subdivide an existing 13-acre commercial parcel to facilitate the construction a 2,200 square foot drive-through restaurant and a 5,200 square foot multitenant building within Spectrum Shopping Center (aka Old Walmart Site) located on the west frontage of Perris Boulevard and approximately 400-feet north of Orange Avenue. The purpose of the tentative parcel map to create individual parcels for the multitenant building, fast food restaurant, and the balance of the lot for the Old Walmart/Fitness 19 building. The project is located in the Community Commercial (CC) Zone, which allows for general retail, service uses, and restaurants. The drive-through restaurants, in particular, are subject to the approval of a Conditional Use Permit by the Planning Commission.

The project will improve the current parking lot area with upgraded architecture and a pedestrian trellis patio to provide walkability between the two new commercial buildings. The development includes 72 standard parking stalls, including ADA-accessible stalls plus the use of 424 spaces of the rest of the Spectrum retail center. Onsite landscape exceeds the minimum standards by 24%, and the landscape area along Perris Boulevard will be overhauled to current standards.

PROJECT ANALYSIS

GENERAL PLAN AND ZONING CONSISTENCY

The proposed use is consistent with the Community Commercial land use designation of the General Plan. The Community Commercial zoning designation provides for retail, professional office, and service-oriented business activities that serve the entire City, as well as the surrounding neighborhood. In addition, the project is consistent with Policy III. A of the General Plan to provide diversity in commerce and local economy and to help provide jobs to Perris residence. Therefore, the proposed development is compatible with land use goals set forth in Planning Area 4 of the General Plan.

DEVELOPMENT STANDARDS

The proposed use, site design, setback, parking, and landscaping have been reviewed by Planning staff to verify and ensure compliance with the development standards for the Community Commercial (CC) zone. The proposed multitenant and drive-through buildings comply with the minimum lot sizes of 1 acre. The CC zone allows for a maximum Floor Area Ratio (FAR) of 75% and a maximum lot coverage of 50%. The proposed building lot coverage is 10% for the Drive-through restaurant and 26% for the multitenant building. Thus the lot coverage is far below the maximum allowed and in compliance with the requirement. Building height limit in the CC Zone is 45 feet, and the height of the proposed building does not surpass 28 feet at its highest point.

The setbacks proposed with this project are consistent with the development standards for the Community Commercial zone. The CC zone allows for a 10-foot front setback when the development is along a primary arterial such as Perris Boulevard, and the side and rear yard setbacks are zero unless abutting a residential development. There is no residential development

adjacent to this site. The site plan for both buildings indicates a 40' -7" setback from the Perris Boulevard right-of-way; 81-foot setback from the westernly property line; a 40-foot setback from the southerly property line for the drive-through building; and a 20-foot setback from the northerly property line for the multitenant building . In addition, both buildings have a separation of 235 feet.

MARB AIRPORT LAND USE COMPATIBILITY PLAN

The proposed project is located within the March Air Reserve Base/ Inland Port Airport Influence Area (March A.I.A.) Zone C-2, which permits an average density of 200 people per acre gross acres. The project complies with the Zone C-2 requirements along with the 2014 March ARB/IP Land Use Compatibility Plan (March ALUCP). Therefore, the project does not require an Airport Land Use Commission (ALUC) review for consistency.

PARKING DEVELOPMENT STANDARDS

The parking and loading standards of the Perris Municipal Code (P.M.C. Section 19.69) provide the projects off-street parking requirements. The Zoning Code requires one parking space per 50 square feet of dining floor area plus ten (10) additional parking spaces. Based on the proposed 2,200 square foot drive-through / dine-in restaurant and the 5,200 square foot multitenant building, the code requires provisions of at least 64 (as noted in the table below). Currently, the parcels will offer a total of 72 parking spaces.

The zoning code requires all drive-through lanes to have a minimum stacking area of eight vehicles. Both buildings address this requirement, as shown on sheet C2 of the development plans.

Table 1. PARKING CALCULATIONS (Chapter 19.08 & 19.69.030 of the City Municipal Code)			
USE	PARCEL 1	PARCEL 2	SPACES
Drive-Through stacking	8 Vehicles	8 Vehicles	
PROPOSED RESTAURANT	2,200 S.F. / 1 CAR PER 50 S.F.		44
PROPOSED MULTITENANT BUILDING (RESTAURANT)		5,200 S.F. / 1 CAR PER 250 S.F.	20

Also, the applicant is conditioned to process a reciprocal access agreement between all parcels for the parking convenience. Therefore, there will be no parking impacts expected.

CIRCULATION

The project site currently has two existing points of access from Perris Boulevard. Both are shared access points for all commercial uses in the Spectrum Commercial Center. One is located South of the old Walmart garden center, which is signalized to allow movements in all directions. The

second access is just north of the Taco Bell fast-food restaurant. This access is right in and out only, due to the existing Perris Boulevard median. Also, there is pedestrian walkway access in the parking lot between the two commercial buildings for safety and walkability. Onsite circulation is shared with the Spectrum Shopping Center, which has 424 parking spaces. The applicant will enter into a reciprocal access agreement with the Spectrum Center.

LANDSCAPING

The total landscape coverage for the multitenant and drive-through restaurant sites exceeds 24%, therefore significantly exceeds the minimum requirements of 10% required by the Zoning Code for Commercial Development. The applicant has presented a conceptual landscape plan that provides perimeter landscaping around the buildings on all sides. The drive-through lane will be screened by a three-foot-high hedge of shrubs to buffer views from the Perris Boulevard right of way. A large landscape area will be provided in front of Perris Boulevard, in addition to the existing right-of-way landscaping. Perris Boulevard features an existing detached sidewalk, and the buildings will be responsible for onsite landscaping to the property line. A variety of trees, shrubs, accent plantings, and groundcover will be utilized to achieve an attractive onsite design.

In the City right of way along the property frontage on Perris Boulevard, any former landscaping that is in disrepair will need to be replaced to the satisfaction of the Publics Works Department. Also, the applicant is also required to dedicate off-site landscape areas to the City and join the landscape maintenance district (L.M.D.).

BUILDING ELEVATIONS

The proposed building utilizes different colors and materials to distinguish the base, body, and cap of the building. The materials of the building range from stucco, metal canopy, and ledge stone veneer. The ledge stone veneer (Exhibit D) ranges from 3' to 7' feet from the base of the building. The building colors range from Dunn Edwards "Light brown" for the body of the building and the usage of Dunn Edwards "Dark brown" and "Light Yellow" for the wall pop-outs, foam trim, and parapet foam cap. The porte-cochere is also architecturally enhanced to match the rest of the building's elevations, with thick veneer base and darken trim color for contrast. All mechanical rooftop equipment is concealed from public view by the parapet roof.

TENTATIVE PARCEL MAP 37760

Tentative Parcel Map 37742 is to subdivide an existing 13-acre parcel into three (3) parcels within the Spectrum Commercial Center located on the west side of Perris Boulevard north of Orange Street. The purpose of the map is to create three (3) parcels to create individual parcels for the multitenant building, fast food restaurant, and the balance for the Old Walmart building and Fitness 19 building, in association with the expansion of the shopping center.

The proposed lots adheres to the minimum development standards for minimum lot sizes, minimum lot width, and minimum lot depth of the Community Commerical zone development standards.

PUBLIC/AGENCY COMMENTS

A public hearing notice was mailed to affected public agencies, property owners, residents, and commercial tenants within 300 feet of the proposed site. As of the writing of this report, no comments have been received from the neighboring property owners, commercial tenants, or public agencies.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt pursuant to CEQA Article 15331 Class 32 for In-fill development within city limits on less than five acres of land in compliance with applicable general plan policies and zoning requirements, and with no habitat value for biological resources.

RECOMMENDATION

Staff recommends that the Planning Commission:

ADOPT Resolution No. 20-10 finding the project Categorically Exempt from CEQA under Section 15332, Class 32 In-fill development, and approving Tentative Parcel Map 19-05303 (PM 37760), and Conditional Use Permits 19-05301 to facilitate the development of a multitenant building and fast food restaurant, located along the west frontage of Perris Boulevard north of Orange Avenue based on the findings contained in the staff report and subject to the Conditions of Approval.

EXHIBITS:

- A – Conditions of Approval (Planning , Engineering, Public Works, Building)
- B – Aerial Location Map
- C – Zoning Map
- D – Plans (Site, floor, elevation, landscape, rendering plan)
- E – Resolution 20-10

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

PLANNING COMMISSION CONDITIONS OF APPROVAL

Tentative Parcel Map 37760 and Conditional Use Permit 19-05301

July 1, 2020

PROJECT: A proposal to subdivide an existing 13-acre commercial parcel within the Spectrum Shopping Center (aka Old Walmart Site) to facilitate the development of a 5,200 SF multitenant building and a 2,200 SF fast food restaurant along the west frontage of Perris Boulevard north of Orange Avenue. **Applicant:** Iku Shimomura

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. **Conformance to Approved Plans.** The proposed use will operate in accordance with the 2020 Planning Commission meeting approval, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
3. **Conditional Use Permit Approval.** The Conditional Use Permit approval shall be null and void unless substantial construction of the project or commencement of the land use contemplated by this approval is begun within three (3) years of the approval date. The applicant may apply for a maximum of three (3) one-year extensions. A written request for an extension shall be submitted to the Planning Division at least thirty (30) days prior to the expiration of the Conditional Use Permit.
4. **Building & Safety Division.** The project shall comply with all Conditions of Approval by the Building and Safety Department dated November 11, 2019.
5. **Fire Department Conditions.** The project shall comply with all Conditions of Approval by the Fire Department dated November 27, 2019, consisting of the following requirements.
 - a) Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 1500 GPM for 2 hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
 - b) Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
 - c) A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.

Exhibit A – Conditions of Approval

- d) All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - e) All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
 - f) Prior to construction a temporary address sign shall be posted and clearly visible from the street.
 - g) The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
 - h) City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
 - i) The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
 - j) Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven feet above the finished surfaced and near the main entrance door.
6. **City Engineers Conditions.** The project shall comply with all requirements of the City Engineer's Conditions of Approval dated December 16 , 2019.
7. **Sign Application.** A separate sign application will be required for any signs.
8. **County Health Department License.** County Health Department Approval will be required prior to the issuance of a building permit.
9. **Alcohol Beverage Control (ABC) License.** All businesses providing on-site consumption of alcoholic beverages shall contact the department of Alcohol Beverage Control ABC for all proper licensing.
10. **City Business License.** All businesses shall be required to obtain an approved business license(s) from the City of Perris Business License Division.
11. **Graffiti.** Graffiti located on-site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
12. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.

13. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).
14. **Exterior Downspouts.** Exterior downspouts are not permitted on the elevations of any building where exposed to public view. Interior downspouts are required.
15. **Trash Enclosure.** The trash enclosure will include a trellis cover with a solid top.
16. **Screening of Roof-Mounted Equipment.** Parapet walls shall prevent public views of roof-mounted equipment.
17. **Utilities.** All utility facilities attached to buildings, including meters and utility boxes, shall be enclosed within cabinets, as appropriate, and/or painted to match the building to which they are affixed.
18. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
19. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid.
20. **Southern California Edison.** The applicant shall contact the Southern California Edison (SCE) area service planner (951) 928-8323 to complete the required forms prior to the commencement of construction.
21. **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 37760 and Conditional Use Permit 19-05301. 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.
22. **Construction Practices.** To reduce potential air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
 - a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to create

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

- b. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.
- c. Construction routes are limited to City of Perris designated truck routes.
- d. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City.
- e. The applicant shall comply with all applicable requirements of Southern California Air Quality Management District (SCAQMD).
- f. Project applicants shall provide construction site electrical hook-ups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel powered electric generators or provide evidence that electrical hookups at construction sites are not practical or prohibitively expensive.

Prior to Grading Permit Issuance:

- 23. **Water Quality Management Plan (WQMP).** The applicant shall submit a final WQMP substantially in conformance with the approved Preliminary WQMP including, but not limited to, plans and details providing the elevations, slopes, and other details for the proposed structural source control BMPs, and vegetative swales. The Public Works Department shall review and approve the final WQMP plans and details.
- 24. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division verifying that all pertinent conditions of approval have been met.
- 25. **Avigation Easement.** An avigation easement shall be recorded in favor of the March Air Force Base.

Prior to Buildign Permit Issuance:

- 26. **Site Lighting Plan.** The site lighting plan shall conform to the requirements of the City's adopted Mount Palomar Ordinance and be submitted to the Planning Division for final review and approval. Full cutoff fixtures shall be used to prevent light and glare above the horizontal plan of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas.
- 27. **Landscaping Plans.** Prior issuance of building permits, three (3) copies of Construction

Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval, accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a California registered landscape architect and conformed to the requirements of Chapter 19.70 of the Municipal 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 required below.

28. **Fees.** Prior to the issuance of building permits, the developer shall pay the following fees:
- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre
 - b. Development Impact Fees
 - c. Multiple Species Habitat Conservation Plan fees
 - d. Statutory school fees in effect to all appropriate school districts
 - f. TUMF fees
 - g. District drainage fees
 - h. All fees identified on Conditions of Approval from other departments

Prior to Issuance of Occupancy Permits:

29. **On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after all the landscaping and irrigation has been installed and is completely operational. Before calling for a final inspection, a "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and submitted to the project planner for approval.
30. **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 issuance of a Certificate of Occupancy. See Public Works/Engineering Conditions of Approval.
31. **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 pertinent conditions of approval have been met. The applicant shall have all required paving, parking, walls, site lighting, landscaping and automatic irrigation installed and in good condition.

<End Conditions>



CITY OF PERRIS

STUART E. MCKIBBIN, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1357

December 16, 2019

CUP 19-05301 Yoshinoya, TPM 37760 (19-05303) &

CUP 19-05302, Little Caesar's - 2560 Perris Boulevard

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner provides 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 their omission may require the site plan 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.

In the event of a conflict between any conditions stated below, those imposed by Planning Department and others, and requirements identified in the approved Traffic Impact Analysis, the most stringent in the opinion of the City shall prevail.

General Conditions:

1. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.
2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

Prior to Issuance of Grading Permit:

3. The developer/property owner shall sign the consent and waiver form to join the Lighting and Landscape District. The developer/property owner shall maintain all onsite and offsite landscaping. The existing streetlights and traffic signal shall be maintained by the City and cost paid by the developer/property owner through the said annexations. In the event Riverside County Flood Control and Water Conservation District (RCFCD) does not maintain the drainage facilities, latter shall be annexed into City's Flood Control District for maintenance.
4. The developer/property owner shall submit the following to the City Engineer for review and approval:
 - a. Onsite Grading Plan and Erosion Control Plan – all pads shall be graded to be a minimum of 1' above adjacent finished grade. Plans shall show the approved WDID No.
 - b. Final Drainage Plan, Hydrology and Hydraulic Report
 - c. Final WQMP (for reference)
 - d. Onsite Water and Sewer Plans

The design shall be in compliance with EMWD, RCFCD, Riverside County Transportation Department, Caltrans, City of Perris, and ADA most recent standards, criteria and requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.

Prior to Issuance of Building Permit:

5. Parcel Map Tract Map 37760 shall be filed and recorded.
6. All weather access per Fire Department standards shall be provided to the building structure.
7. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.
8. Prior to issuance of building permit, the developer/property owner shall secure City's and appropriate agencies' approvals of the improvement plans.

Prior to Issuance of Certificate of Occupancy:

9. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.

10. Any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.



Stuart E. McKibbin
City Engineer



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT LANDSCAPE DIVISION

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: June 25, 2020

To: Alfredo Garcia, Project Planner

From: Michael Morales, CIP Manager 

Subject: **CUP 19-05301– Conditions of Approval**

Proposal to subdivide 13-acre commercial parcel for a proposed 5,200 S.F. multi-tenant building, and 2,200 s.f. Yoshinoya fast food restaurant. Project is located North of Orange Avenue between Barratt Avenue and Perris Blvd.

-
1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Perris Boulevard**–Provide offer of dedication as needed to provide for full half width Street, curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 17' public parkway from back of curb. The topographic map provided by the developer appears to provide for an existing 15' Parkway from back of curb, only.
 2. **Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, a landscape easement, complete with legal plat map and legal description to the City of Perris. The Developer shall provide an additional 2' landscape easement and Landscape easement agreement, acceptable to the City of Perris for frontage along Perris Blvd. The total public parkway along Perris Boulevard will be 17' from back of curb. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
 3. **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "CUP Off-site Landscape Plan CUP 19-05301" and shall be exclusive of any private property, on-site landscaping. Elements of the 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, fully dimensioned, that are 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, including:

- **Perris Boulevard.** – Remove all existing turf fronting Perris Boulevard within the existing 15' right-of-way and new 2' landscape easement area, and re-plant with a planting palette as follows: Street Tree- Magnolia Grandiflora 'Samuel Sommer' "Southern Magnolia" . Use drought resistant shrubs and ground cover intended to compliment the existing City median on Perris Blvd, including but not limited to the following Kangaroo Paw, Nolia Grasses, Agave, Lantana yellow/purple, Red Yucca, Red Hot Poker and hardscape such as creek bed, round stone.
 - **Perris Boulevard Median-** The proposed development will benefit from existing landscape maintenance district facilities, including the Perris Boulevard Median, which serves the existing development. Therefore, the project shall annex into a new Landscape District Benefit Zone and pay its fair share for the maintenance of the existing median facilities.
- 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, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Calsense or equal). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. Proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.
- 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** – Each District is required to be metered separately. All electrical and water meters shall be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
- f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the

requirements of EMWD and provide additional irrigation components as needed.

- g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate the both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
 - h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all mulched areas.
 - i. **Wire Mesh and Gravel At Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion
4. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only "OFF-SITE" landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 657-3280 to schedule inspections.
- **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
 - **Inspection #2** - Soil prepared, and plant materials positioned and ready to plant.
 - **Inspection #3** - Landscaping installed, irrigation system fully operational, and request for "Start of 1 year Maintenance Period" submitted, with all required turn-over submittal items provided to Public-Works Engineering Administration/Special Districts.
 - **Turn-Over Inspection**– On or about the one year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City's Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City's Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.
5. **One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees and shrubs in a viable growth condition. Prior to the start of the one year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City's Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is

to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn-over to City maintenance staff.

6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
 - a. **Street Lighting-**If street lighting is required, lighting shall meet the type, style, color and durability requirements, necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer's Office. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Street lights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
 - b. **Acceptance By Public Works/Special Districts-** Lighting District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 956-2120 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photo-copy of Traffic Signal as-built plans and timing sheets.

7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
 - **Storm Drain Screens-**If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall the type, style, and durability requirements of the Public Work's Engineering Administration and Special Districts Division.
 - **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
 - **Acceptance By Public Works/Special Districts-**Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational,

and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

8. **Flood Control District #1 Maintenance Acceptance.** The proposed development will benefit from existing "downstream" flood control facilities, including pipe and catch basins, which serve the existing development. Therefore, the project shall annex into a new Flood Control District Benefit zone and pay its fair share for the maintenance of these downstream facilities. However, any "new" Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$10,500 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
 - **Consent and Waiver for Maintenance District No. 84-1** - New street lighting proposed by the project, as determined by the City Engineer
 - **Consent and Waiver for Landscape Maintenance District No. 1** -New off-site parkway landscape within the new 2' easement and existing 15' right-of-way by the project on Perris Boulevard. In addition, the proposed development shall pay its fair share of the existing landscape median maintenance located along Perris Boulevard.
 - **Petition for Flood Control Maintenance District No. 1** - The proposed development will benefit from existing "downstream" flood control facilities, located on Perris Boulevard, including pipe and catch basins, which serve the existing development. Therefore, the proposed project shall annex into a new Flood Control District Benefit zone and pay its fair share for the maintenance of these downstream facilities.
 - Original notarized document(s) to be sent to:
Daniel Louie
Wildan Financial Services
27368 Via Industrial, #200
Temecula, CA 92590

- a. Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.
- i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
- ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.
- iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
- iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.
- v. Confirmation by the City Council completes the annexation process and the condition of approval has been met.

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

Planning Case File No(s): CONDITIONAL USE PERMIT #19-05301

Case Planner: Alfredo Garcia (951) 943-5003, EXT 287

Applicant: John Dodson

Location: 2560 N. Perris Blvd.

A Conditional Use Permit for the approval of a parcel map to subdivide an existing 13 acre commercial for a proposed 5,200 SF multitenant and a 2,200 SF fast food restaurant

Project:

Associated Cases: CUP #19-05302 & PM 19-05303

Reviewed By: David J. Martinez, CBO

Date: 11-19-19

SPECIFIC COMMENTS

1. None

GENERAL CONDITIONS

1. Shall comply with the latest adopted State of California 2019 editions of the following codes as applicable:
 - A. 2019 California Building Code
 - B. 2019 California Electrical Code
 - C. 2019 California Mechanical Code
 - D. 2019 California Energy Code
 - E. 2019 California Fire Code
 - F. 2019 California Green Building Standards Code
 - G. Proposed Project will have to comply with the Title 24 Access Regulations
2. All signs if any shall be Underwriters Laboratories, or equal, approved.
3. The County Health Departments Approval will be required prior to the issuance of a building permit

PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT

1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this proposed project.
 - A. Precise grading plans shall be submitted and approved
 - B. Rough grading shall be completed
 - C. Compaction must be certified
 - D. The Pad elevations must be certified
 - E. The rough and finish grade must be inspected and signed off

FIRE CONDITIONS

1. Fire Conditions will be provided by Dennis Grubb and Associates

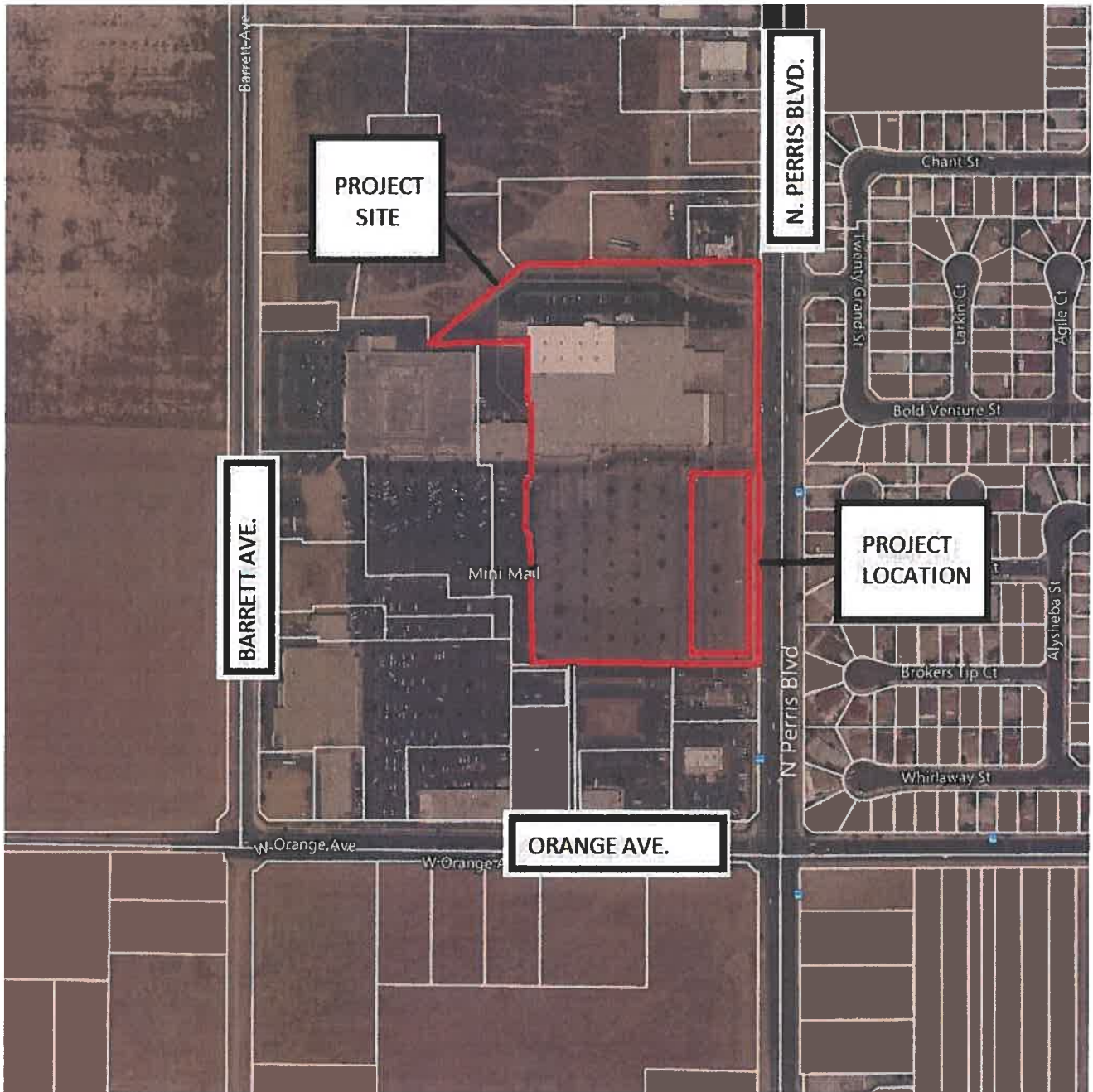


Exhibit B – Aerial Location Map

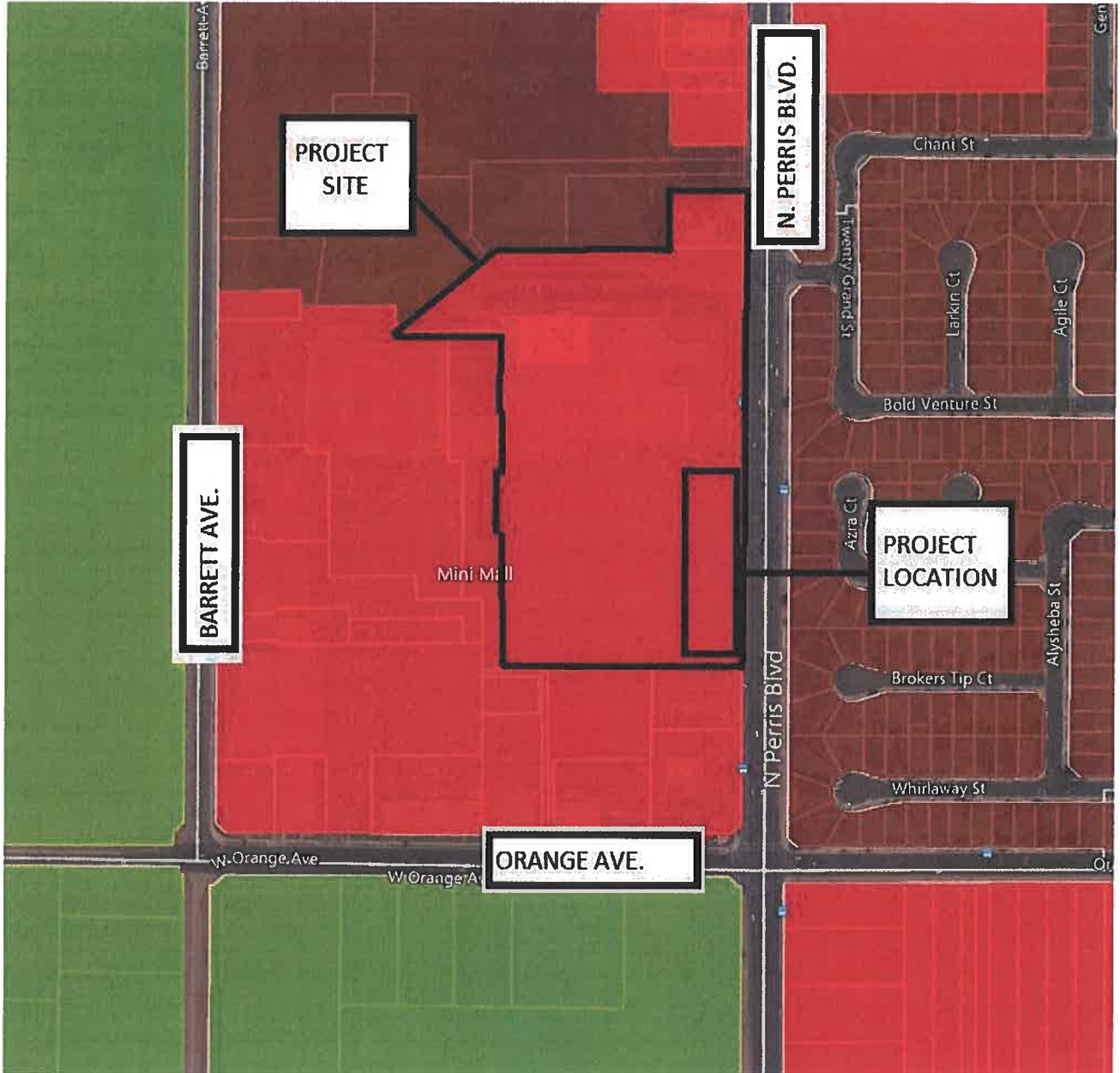


Exhibit C – Zoning Map

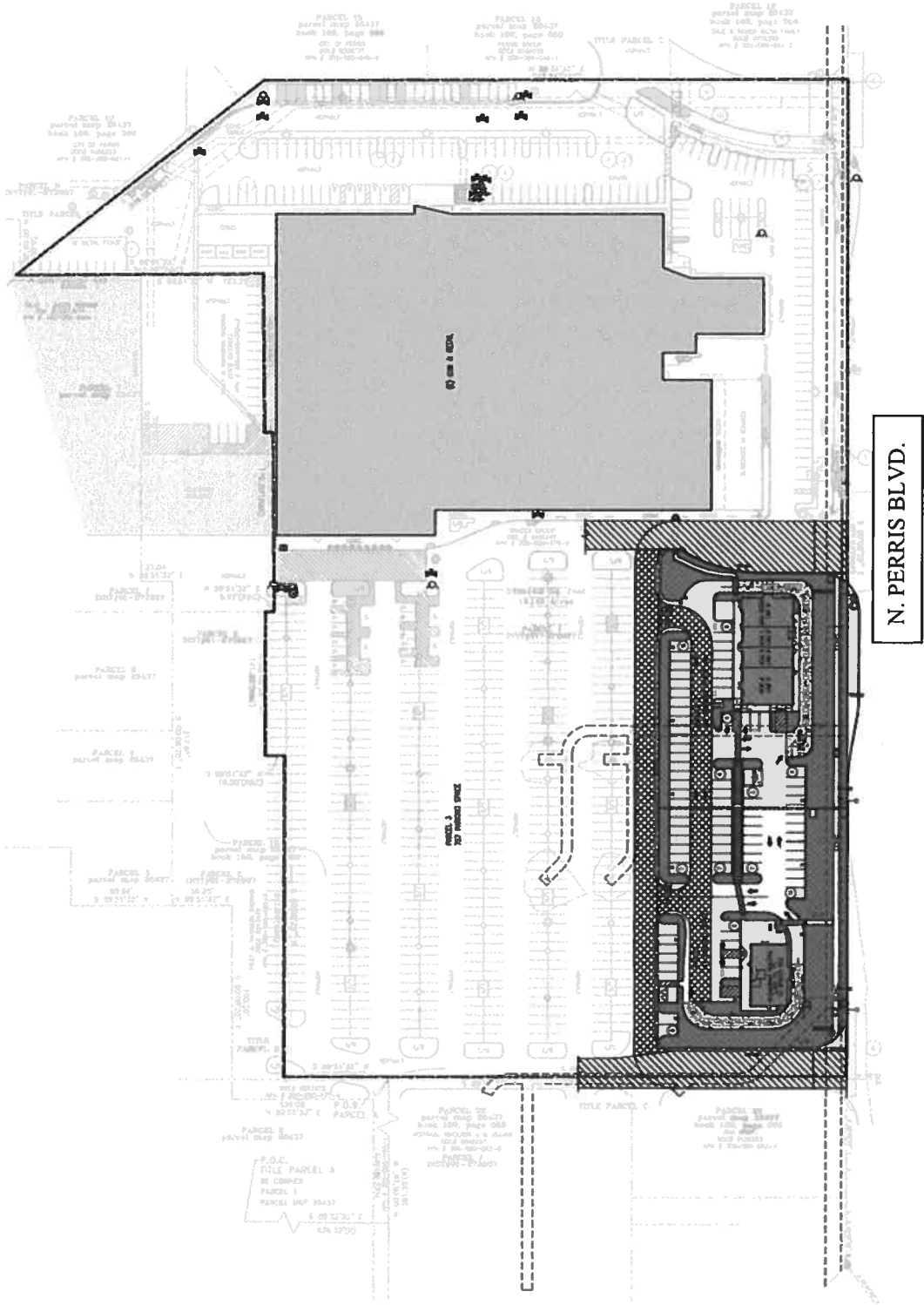
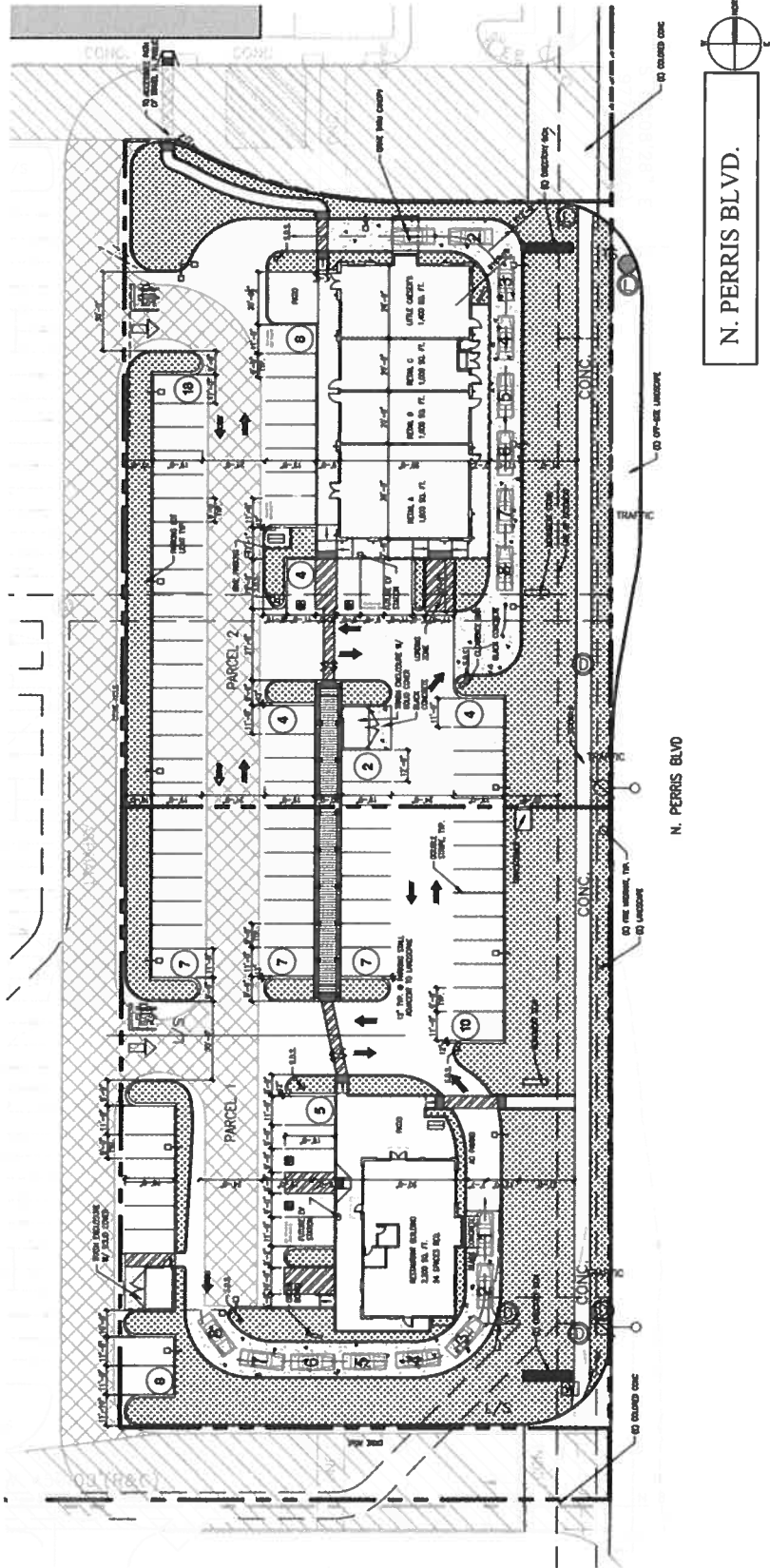
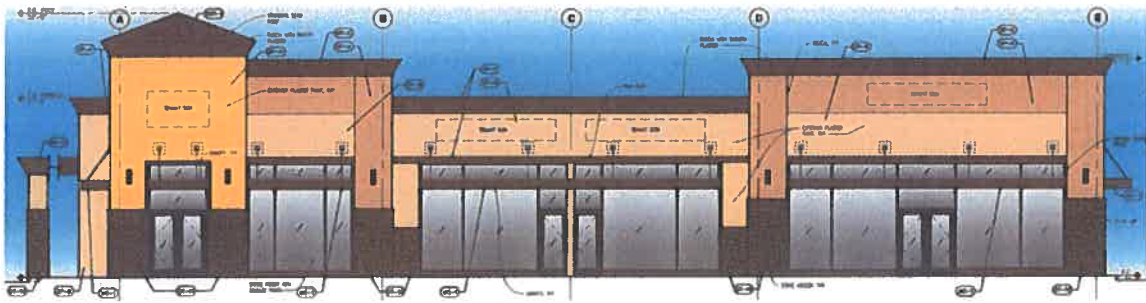


Exhibit D – Plans

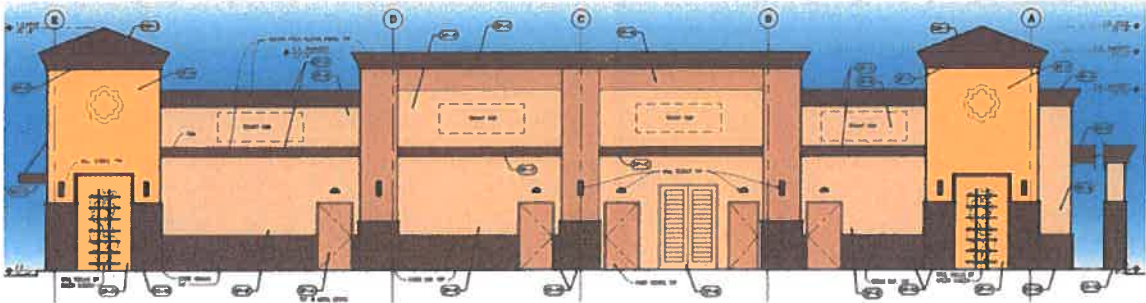


N. PERRIS BLVD.

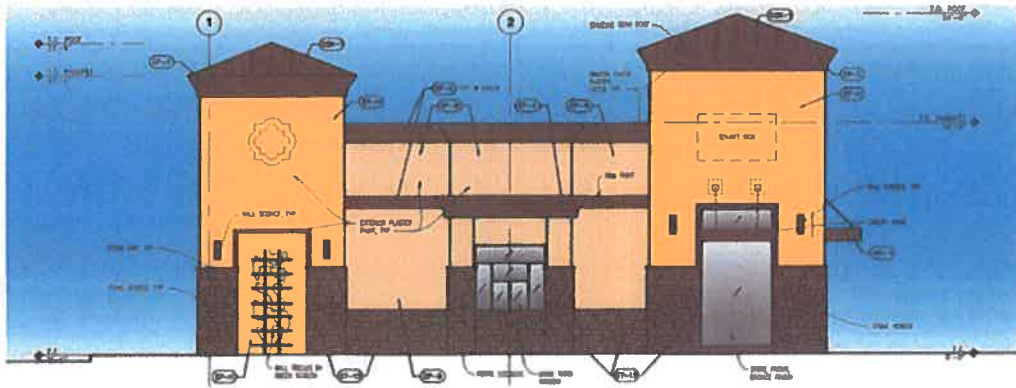
N. PERRIS BLVD



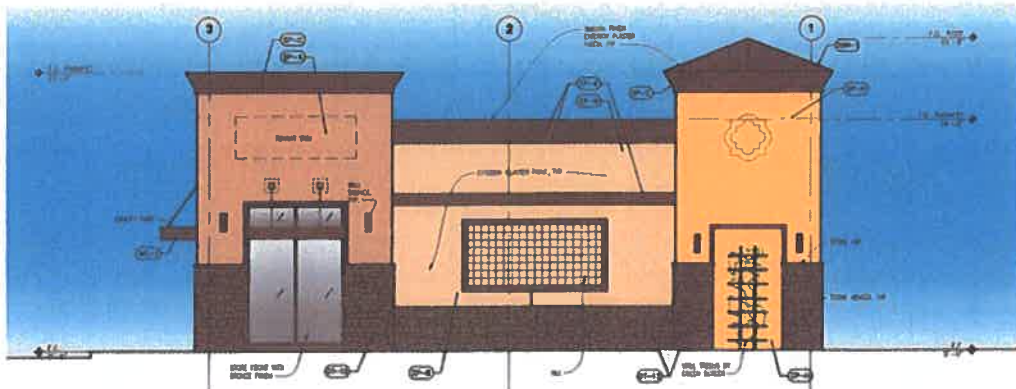
FRONT ELEVATION
 1/8" = 1'-0"



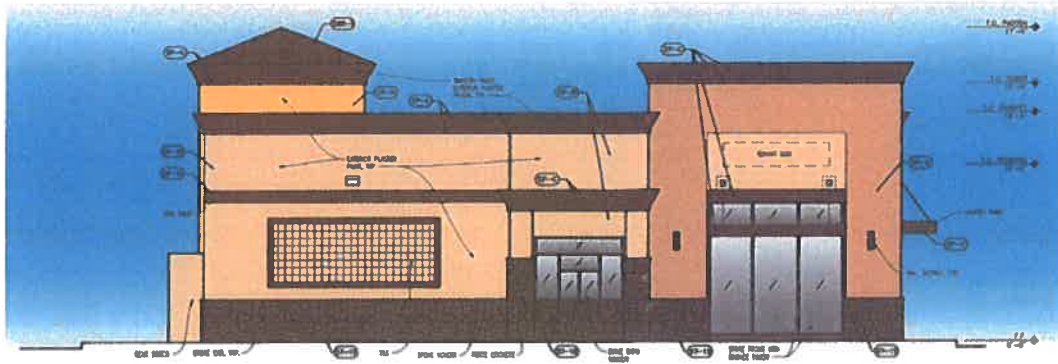
REAR ELEVATION
 1/8" = 1'-0"



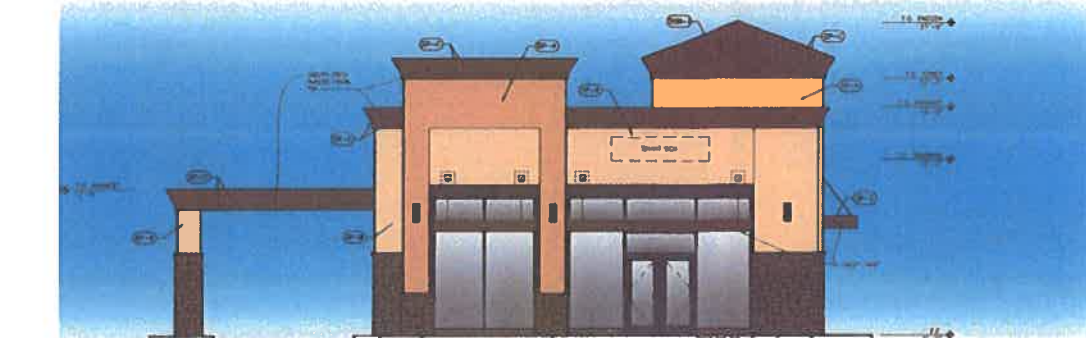
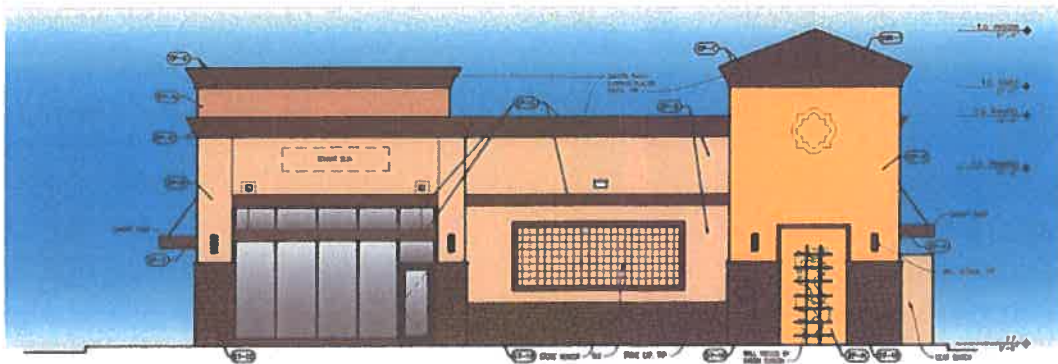
DRIVE THRU ELEVATION
 1/8" = 1'-0"



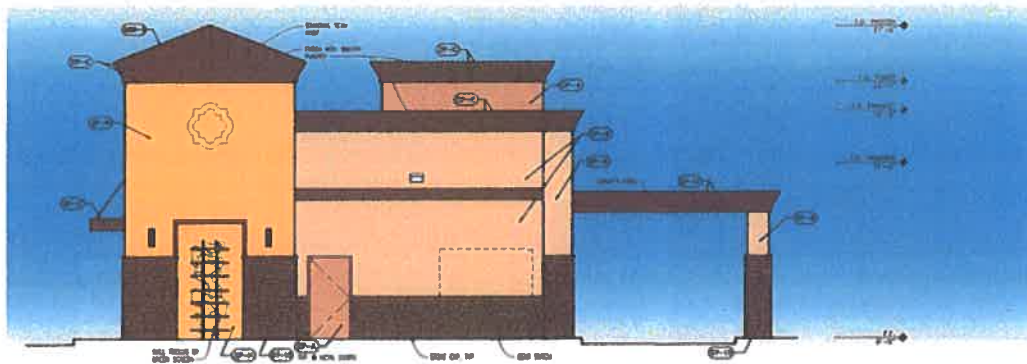
SIDE ELEVATION
 1/8" = 1'-0"



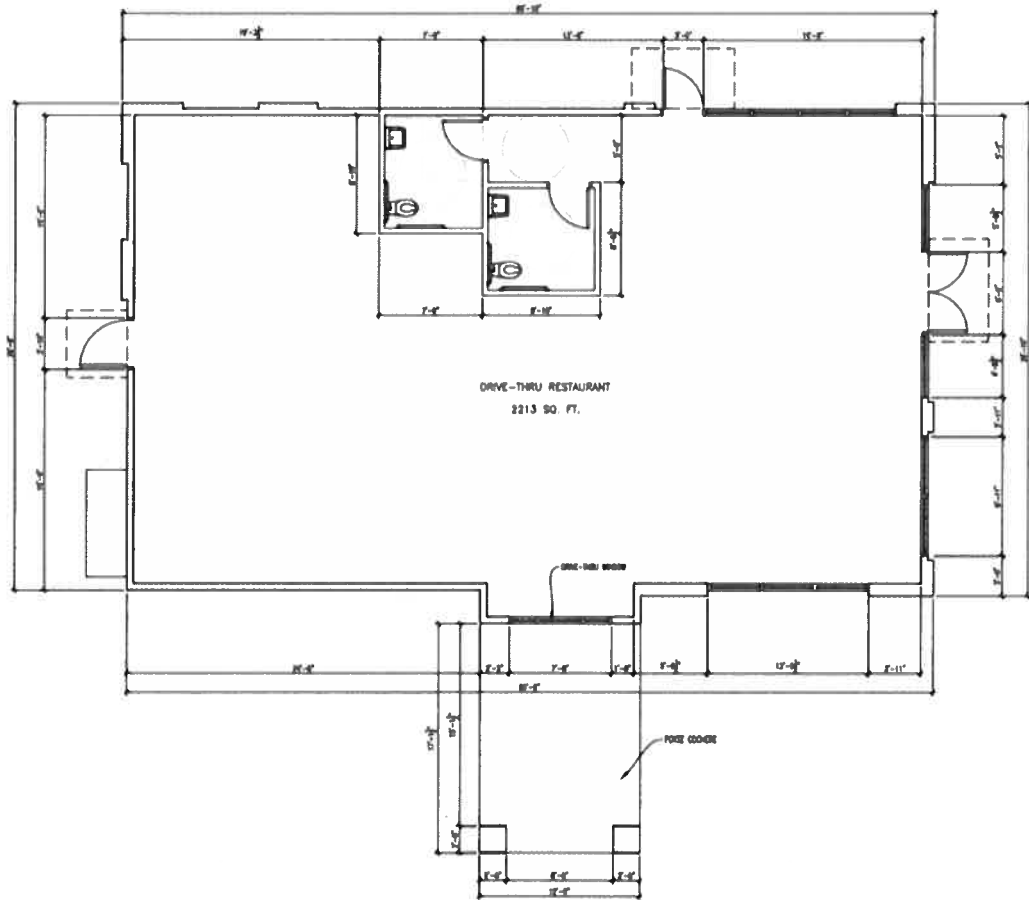
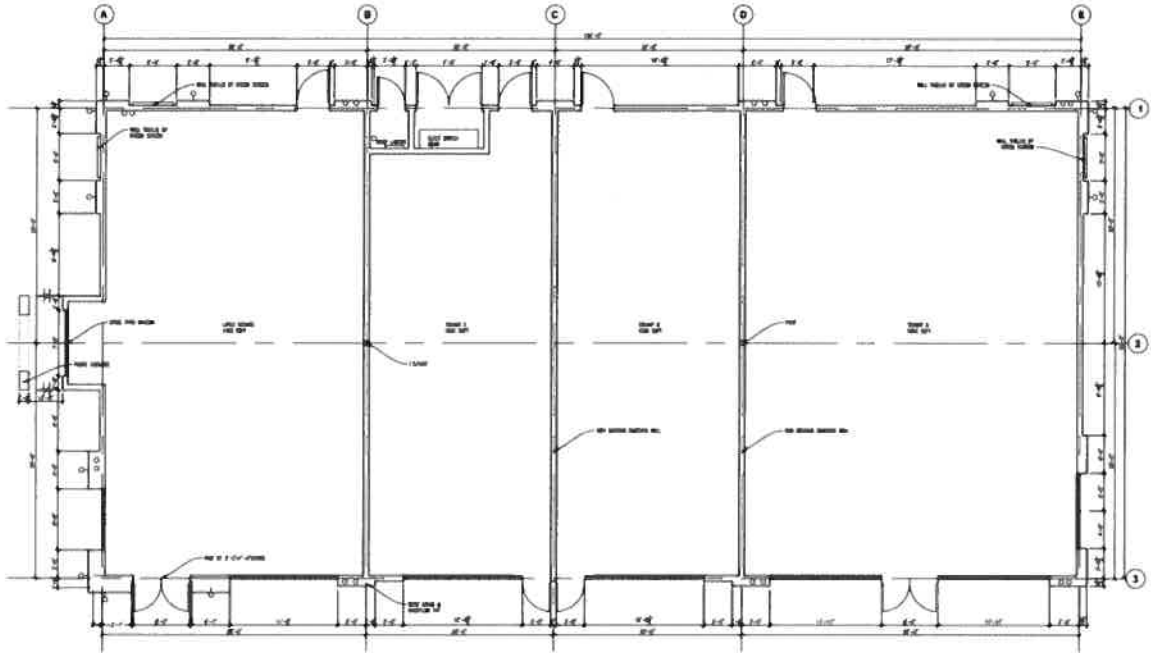
DRIVE THRU ELEVATION
1/2" = 1'-0"

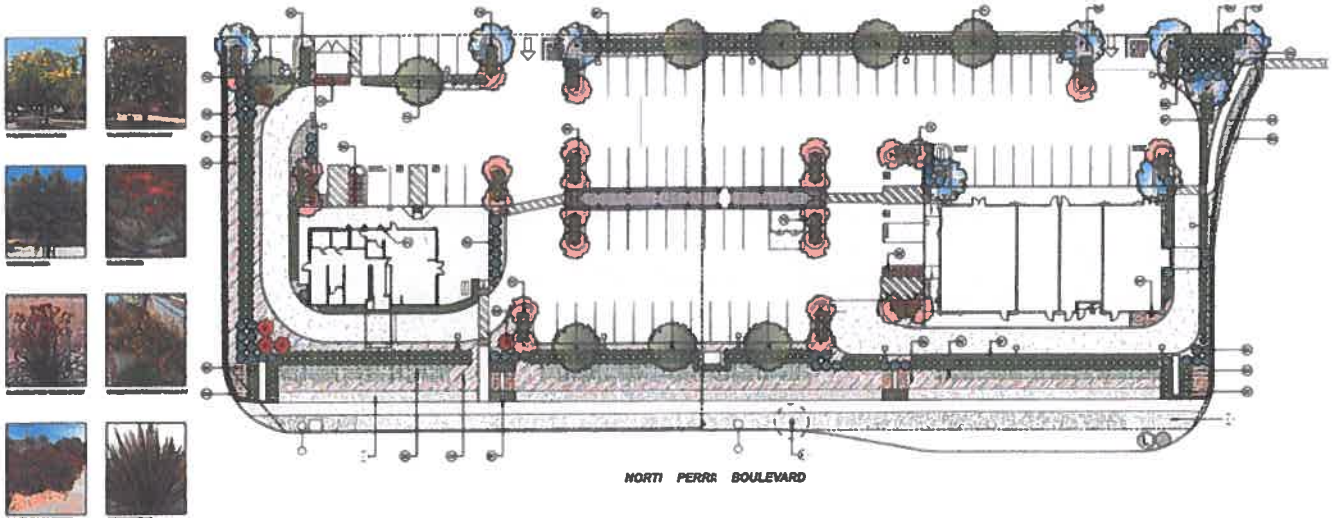


FRONT ELEVATION
1/2" = 1'-0"



REAR ELEVATION
1/2" = 1'-0"





PLANT LIST

NO.	SYMBOL/CALL OUT	COMMON NAME	DBH	QTY	SPACING	HEIGHT @ 5 YEARS	REMARKS
EXISTING TREES							
01	Large tree symbol	Large tree	12"	1	12' x 12'	12' x 12'	TO REMAIN, PROTECT IN PLACE
TREES							
T1	Medium tree symbol	Medium tree	8"	5	8' x 8'	8' x 8'	SPR. MULCH, BRUSH WOOD
T2	Small tree symbol	Small tree	6"	10	6' x 6'	6' x 6'	SPR. MULCH, BRUSH WOOD
SHRUBS							
S1	Shrub symbol	Shrub	4"	20	4' x 4'	4' x 4'	
S2	Shrub symbol	Shrub	3"	40	3' x 3'	3' x 3'	
S3	Shrub symbol	Shrub	2"	80	2' x 2'	2' x 2'	
S4	Shrub symbol	Shrub	1"	160	1' x 1'	1' x 1'	
GROUND COVER							
G1	Ground cover symbol	Ground cover	1"	200	1' x 1'	1' x 1'	
G2	Ground cover symbol	Ground cover	1"	200	1' x 1'	1' x 1'	
G3	Ground cover symbol	Ground cover	1"	200	1' x 1'	1' x 1'	
VEGETATION							
V1	Vegetation symbol	Vegetation	1"	200	1' x 1'	1' x 1'	
V2	Vegetation symbol	Vegetation	1"	200	1' x 1'	1' x 1'	
LANDSCAPE							
L1	Landscaping symbol	Landscaping	1"	200	1' x 1'	1' x 1'	
L2	Landscaping symbol	Landscaping	1"	200	1' x 1'	1' x 1'	

WATER EFFICIENT LANDSCAPE CALCULATIONS

EXISTING LANDSCAPE CALCULATIONS

PLANT SYMBOL	PLANT NUMBER	DBH	QTY	SPACING	HEIGHT @ 5 YEARS	WATER ALLOWANCE	WATER DEMAND
T1	5	8"	5	8' x 8'	8' x 8'	1.0	5.0
T2	10	6"	10	6' x 6'	6' x 6'	0.5	5.0
S1	20	4"	20	4' x 4'	4' x 4'	0.2	4.0
S2	40	3"	40	3' x 3'	3' x 3'	0.1	4.0
S3	80	2"	80	2' x 2'	2' x 2'	0.05	4.0
S4	160	1"	160	1' x 1'	1' x 1'	0.02	3.2
G1	200	1"	200	1' x 1'	1' x 1'	0.01	2.0
G2	200	1"	200	1' x 1'	1' x 1'	0.01	2.0
G3	200	1"	200	1' x 1'	1' x 1'	0.01	2.0
V1	200	1"	200	1' x 1'	1' x 1'	0.01	2.0
V2	200	1"	200	1' x 1'	1' x 1'	0.01	2.0
L1	200	1"	200	1' x 1'	1' x 1'	0.01	2.0
L2	200	1"	200	1' x 1'	1' x 1'	0.01	2.0
TOTAL							40.0

NEW LANDSCAPE CALCULATIONS

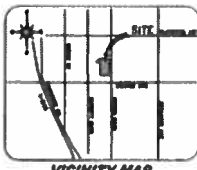
PLANT SYMBOL	PLANT NUMBER	DBH	QTY	SPACING	HEIGHT @ 5 YEARS	WATER ALLOWANCE	WATER DEMAND
T1	5	8"	5	8' x 8'	8' x 8'	1.0	5.0
T2	10	6"	10	6' x 6'	6' x 6'	0.5	5.0
S1	20	4"	20	4' x 4'	4' x 4'	0.2	4.0
S2	40	3"	40	3' x 3'	3' x 3'	0.1	4.0
S3	80	2"	80	2' x 2'	2' x 2'	0.05	4.0
S4	160	1"	160	1' x 1'	1' x 1'	0.02	3.2
G1	200	1"	200	1' x 1'	1' x 1'	0.01	2.0
G2	200	1"	200	1' x 1'	1' x 1'	0.01	2.0
G3	200	1"	200	1' x 1'	1' x 1'	0.01	2.0
V1	200	1"	200	1' x 1'	1' x 1'	0.01	2.0
V2	200	1"	200	1' x 1'	1' x 1'	0.01	2.0
L1	200	1"	200	1' x 1'	1' x 1'	0.01	2.0
L2	200	1"	200	1' x 1'	1' x 1'	0.01	2.0
TOTAL							40.0

PARKING LOT TREE REQUIREMENT

Minimum tree requirement for parking lot is 10 trees per 1,000 sq ft of parking area. The existing site has 10 trees, which meets the requirement.

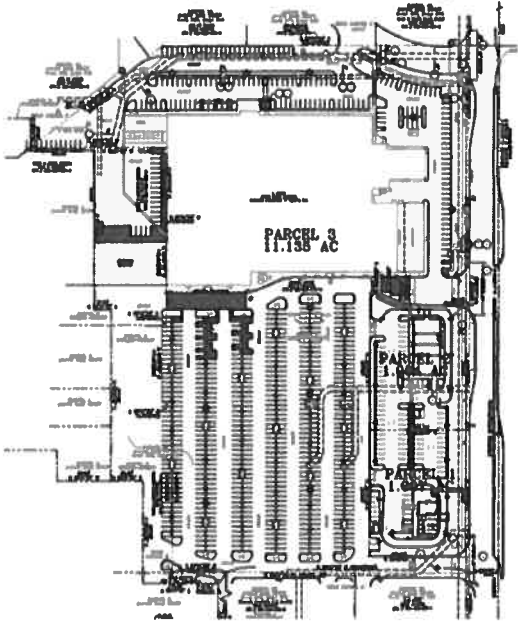
Tentative Parcel Map No. 37760 IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BLUE PEAK ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER
NO. 40824



VICINITY MAP

- OWNER:** BLUE PEAK ENGINEERING, INC.
- ENGINEER:** BLUE PEAK ENGINEERING, INC.
- UTILITY COMPANIES:**
 - AT&T
 - CH2M HILL
 - DOMESTIC WATER SUPPLY CO.
 - DOMESTIC GAS CO.
 - DOMESTIC ELECTRIC CO.
 - DOMESTIC TELEPHONE CO.
- PERMITS:**
 - PERMITS FROM THE CITY OF PERRIS
 - PERMITS FROM THE COUNTY OF RIVERSIDE
 - PERMITS FROM THE STATE OF CALIFORNIA
- ADJACENT LAND USE:**
 - SCHOOL DISTRICT
 - INDUSTRIAL
 - RESIDENTIAL



STATEMENTS:

THESE PARCELS ARE BEING OFFERED FOR SALE AS SHOWN ON THIS MAP AND THE BUYER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREON. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PARCELS AND HAS FOUND NO APPARENT ENCUMBRANCES OR EASEMENTS. THE BUYER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREON. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PARCELS AND HAS FOUND NO APPARENT ENCUMBRANCES OR EASEMENTS. THE BUYER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREON.

LEGAL DESCRIPTION:

1.0 AC PARCEL 4, PART OF PARCEL 3, AS SHOWN ON THIS MAP AND THE BUYER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREON. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PARCELS AND HAS FOUND NO APPARENT ENCUMBRANCES OR EASEMENTS. THE BUYER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREON.

REGISTERED PROFESSIONAL ENGINEER
NO. 40824

BLUE PEAK ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER
NO. 40824



RESOLUTION NUMBER 20-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FINDING THE PROPOSED PROJECT CATEGORICALLY EXEMPT FROM CEQA UNDER SECTION 15332, CLASS 32 IN-FILL DEVELOPMENT AND APPROVING TENTATIVE PARCEL MAP 19-05303 (PM37760), AND CONDITIONAL USE PERMIT 19-05301 TO SUBDIVIDE AN EXISTING 13-ACRE COMMERCIAL PARCEL TO FACILITATE THE DEVELOPMENT OF A MULTITENANT BUILDING AND FAST FOOD RESTAURANT, LOCATED ALONG THE WEST FRONTAGE OF PERRIS BOULEVARD NORTH OF ORANGE AVENUE BASED ON THE FINDINGS CONTAINED IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL.

WHEREAS, the applicant filed a proposal to subdivide an existing 13-acre commercial parcel within the Spectrum Shopping Center (aka Old Walmart Site) to facilitate the development of a 5,200 SF multitenant building and a 2,200 SF fast food restaurant along the west frontage of Perris Boulevard north of Orange Avenue; and

WHEREAS, the proposed use is in accordance with the objectives of the commercial community zone; and

WHEREAS, the proposed use is consistent with the City's General Plan and conforms to all zoning standards and other relevant ordinances and resolutions of the City; and

WHEREAS, on July 1, 2020, the Planning Commission conducted a legally noticed public hearing on Tentative Parcel Map 19-05303 (PM 37760) and Conditional Use Permit 19-05301, and considered public testimony and materials in the staff reports and accompanying document and exhibit; and, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, the City has complied with the California Environmental Quality Act, in that that the Project is categorically exempt from review under the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-Fill Development; and

WHEREAS, Section 66411 of the California Government Code (Subdivision Map Act) vests in the legislative bodies of local agencies the regulation and control of the design and improvement of subdivisions; and

EXHIBIT – E

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 categorically exempt from review under the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-Fill Development.

Section 3. Based on the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public, the Planning Commission hereby finds the following:

Conditional Use Permit 19-05301:

1. The proposed location of the conditional use is in accord with the objectives of this Title and the purposes of the zone in which the site is located.

The proposed location of CUP is in accordance with the objectives of the Conditional Use Permit provisions of the City's Zoning Code, Section 19.61, in that the proposed commercial buildings are desirable for the community and appropriate use that provides a new area for the public to shop and work and ensure compatibility with surrounding uses and protect the aesthetics and public, health and welfare of the community.

2. 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.

The proposed CUP is consistent with the City's General Plan, meets the intent of the Commercial Community zone and conforms to applicable provisions of the City's Zoning regulations in that appropriate conditions of approval have been developed to ensure that the use operates according to City policies and regulations to protect the public health and welfare.

3. The proposed location of the conditional use 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.

The proposed location of the CUP and the conditions under which it will constructed, operate and be maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity, as the Project meets relevant zoning regulation requirements and is conditioned so that it operates in a manner that will protect the public health, safety, and welfare of the community.

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

The proposed will be constructed on a large parking lot area. The proposed architecture will feature upgraded architectural elements that will significantly enhance the current Spectrum Commercial Center and met the development standards of the Commercial Community Zone.

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

The proposed Project consists of a 5,200 s.f. multitenant and a 2,200 s.f. drive-in restaurant with parking and landscape enhancements to be placed on an existing parking lot area within the Perris Spectrum Commercial Center; which is fully developed and operational and designed and constructed to meet the objectives of the Commercial Community zone and City landscaping regulations, to ensure compatibility with the existing surrounding environment and ensure it provides an attractive environment for the public's enjoyment.

Tentative Parcel Map 19-05303 (PM37760):

- A. Tentative Parcel Map 37760 is consistent with the Commercial Community Zone land use designation for commercial, of the General Plan policies; and

The Tentative Parcel Map meets or exceeds the criteria contained in the Perris municipal code section for zoning, development code, and requirements of the Commercial Community zone. The Project is subject to the zoning code development standards for commercial uses and will also comply with fire accessibility requirements. Also, a recorded reciprocal access agreement and shared parking agreement will be in place to ensure coordinated circulation with all properties within the existing shopping center is provided.

- B. The proposed Tentative Parcel Map will not result in a significant adverse effect on the environment.

The Project is Categorical Exempt pursuant to CEQA Article 15331 Class 32 for In-fill development within city limits on less than five acres of land in compliance with applicable general plan policies and zoning requirements and therefore will not have any significant adverse effects on the environment.

- C. The proposed Project, as conditioned, is consistent with city standards, ordinances, and policies.

The Tentative Parcel Map has been verified to be in compliance with the standards, ordinances, and policies for subdivisions in the Commercial Community zone. The Commercial Community zone allows subdivisions within multiple parcels when Commercial and mixed-use projects with multiple lots that are contiguous and tied

together by a Development Agreement, cross-access and/or shared-parking agreements, or similar covenant approved by the City and formally recorded against Title may deviate from the lot size, lot width, lot depth, and street frontage criteria provided that such deviation is necessary to achieve superior site planning. As conditioned, the proposed Project conforms to the goals of the General Plan and Zoning Code by complying with the developments standards of the Community Commercial Zone, and providing superior site design and building architecture. The Project is consistent with General Plan Policy 4.A by providing new commercial shopping and employment opportunities within the City.

- D. The proposed Tentative Parcel Map will not have a negative effect on public health, safety, or general welfare.

The proposed Tentative Parcel Map will not have a negative effect on public health, safety, or the general welfare of the City. The Project is subject to the zoning code development standards for commercial subdivisions, accessibility, site design, and will comply with fire accessibility requirements. Also, the Project will preserve the recorded reciprocal access agreement, shared maintenance, and shared parking agreement that is in place to ensure coordinated circulation with all properties within the existing shopping center is maintained.

Section 5. Based on the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public, the Planning Commission finds the Project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Article 19 of the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-Fill development, and approves Tentative Parcel Map 19-05303 (PM 37760) and Conditional Use Permit 19-05301 to subdivide an existing 13-acre commercial parcel to facilitate the construction of a 5,200 s.f. multitenant building and a 2,200 s.f. fast food (no tenant) building in the Spectrum Center along the west frontage of Perris Boulevard north of Orange Avenue (APN: 305-080-070), based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Exhibit A).

Section 6. The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

Section 7. The Chairperson shall sign, and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 1st day of July 2020.

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

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

I, Kenneth Phung, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 20-10 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on this 1st day of July 2020 and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission