



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: July 5, 2023

SUBJECT: Development Plan Review 22-00015 – A proposal to construct a 201,800 square-foot industrial warehouse building on a 10.02-acre site, located at 255 E. Nance Street, on the south side of Nance Street between Perris Boulevard and Redlands Avenue, within the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP). Applicant: John Atwell of PME Oakmont Perris Nance Street LP.

REQUESTED ACTION: Adopt Resolution 23-22, adopting Mitigated Negative Declaration No. 2385 and the Mitigation Monitoring and Reporting Program, and approve Development Plan Review 22-00015 to facilitate the construction of a 201,800-square foot industrial warehouse building, based on the findings and subject to the Conditions of Approval.

CONTACT: Kenneth Phung, Director of Development Services

PROJECT SITE BACKGROUND:

The 10.02 acre project site is unimproved and currently used as a non-conforming truck parking facility and outdoor storage yard secured by a chain link fence. Surrounding uses include: 1) vacant land to the north across Nance Street, additionally, the site has been entitled for a 156,000 square-foot industrial building approved by the Planning Commission on July 22, 2022 (DPR 21-00006), 2) industrial development to the east and south, and 3) vacant land to the west.

The site is also located in the D (Flight Corridor Buffer Zone) of the March Air Force Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP), which discourages uses that attract very high concentrations of people in confined areas, including major spectator oriented sport stadiums, amphitheaters, and concert halls.

PROJECT DESCRIPTION:

The applicant is requesting approval of a Development Plan Review for the construction of a 201,800 square-foot industrial warehouse building on 10.02 acres. The proposed industrial warehouse building consists of 5,000 square feet of ground floor office area and 196,800 square feet of warehouse area. A total of 24 dock-high loading doors and one at floor grade level door are located on the east side of the building within the truck loading area.

A total of 127 parking spaces are proposed for employees and visitors along the west and south sides of the site and 37 parking spaces for semi-trucks are proposed on the easterly side of the site. Two driveways along Nance Street will provide access to the site. The westerly driveway is designated for passenger vehicles and the easterly driveway for trucks. The easterly driveway has been conditioned to restrict truck movements to left-in and right-out only. Trucks are anticipated to access the I-215 Freeway by exiting the project site via Nance Street, to Redlands Avenue, to Harley Knox Boulevard, consistent with the City's adopted truck route.



PROJECT ANALYSIS:

The table on the following page summarizes the project's consistency with the General Plan, PVCC Specific Plan, Zoning Code, and March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan:

	Consistent	Inconsistent
<p>Consistency with the General Plan</p> <p>The project is located in Planning Area 1 (North Commercial/Industrial). This area of the General Plan is made up of "industrial" land use designations and uses. While there are some residential uses, the majority of them are nonresidential. It allows for light industrial uses, business park uses, and commercial opportunities due to the area's proximity to the I-215 freeway, the cargo airport, other industrial and commercial land uses, and an existing rail line along the western edge of the Planning Area. As proposed, the project will be consistent with the General Plan and will further the following General Plan Circulation Element goals:</p> <ul style="list-style-type: none"> ○ <u>Goal II</u> – A well planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments. ○ <u>Goal V</u> - Efficient goods movement. <ul style="list-style-type: none"> - V.A.7: Require streets abutting properties in Light Industrial and General Industrial Zones to conform to standard specifications for industrial collector streets to accommodate the movement of heavy trucks. - V.A.8: Provide adequate off-street loading areas for all commercial and manufacturing land uses. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with the Perris Valley Commerce Center (PVCC) Specific Plan and Zoning Code</p> <p>The project site is zoned LI-Light Industrial, which is intended for manufacturing, research, warehouse, and distribution. The project proposes to develop the subject site with an industrial warehouse building, which will be consistent with the LI Zone.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP)</p> <p>The Project site is located within Zone D (Flight Corridor Buffer Zone) of the MARB/IPA ALUCP. The proposed project was analyzed for consistency with the D (Flight Corridor Buffer Zone) and was determined to be consistent with the Airport Plan (Exhibit D).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table on the following page summarizes compliance with the PVCCSP Development Standards for the Light Industrial Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code.

Perris Valley Commerce Center Specific Plan Light Industrial Zone - Development Standards					
Standard		Proposed	Consistent	Inconsistent	
Lot Coverage	50 percent	48.4 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
FAR (Floor Area Ratio)	0.75	0.46	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minimum Lot Size	15,000 square feet (0.34 acres)	10.02 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Maximum Building Height	50 feet	45 feet-9 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Setbacks	Front Yard: Nance St (north)	25 feet	25 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard: West side East Side	0 feet 0 feet	86 feet 162 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard (south)	0 feet	60 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Landscape Coverage	12 percent	15.8 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Parking Standards Chapter 19.69 – Parking Development Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Industrial	Warehouse: 20,000 s.f. (1space/1,000 s.f.)	20 spaces	127 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	20,000 – 40,000 (1 space /2,000 s.f.)	10 spaces			
	40,000 – and up (1 space/5,000)	33 spaces			
Total Parking		63 spaces	127 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Surplus Parking			64 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- Building Elevations/Architecture**

The proposed building elevations reflect the current industry standard and style for concrete tilt-up construction. It utilizes varying complementary colors and materials to distinguish the building's base, body, and cap, as required by the PVCC-SP. The building's design elements include a combination of varying rooflines, decorative cornice (roof cap) treatment, aluminum mullion system windows, laminate siding panels in

French walnut color, metal panels and recessed panels to create both horizontal and vertical variations for visual interest. The proposed color palette includes shades of grey, white, blue and brown. The combination of the proposed colors, articulated building elevations, varying roof height, enhanced corrugated metal panels and porcelain tile treatments provides visual interest to the building. (Exhibit E).

- **Employee Amenity and Recreation area**

Buildings over 100,000 square feet must have at least one (1) indoor employee amenity and one (1) outdoor employee amenity. The proposed project currently includes one outdoor employee amenity and one indoor employee amenity. The outdoor employee amenity consist of a landscaped, concrete lunch patio with seating area covered with a trellis structure and is located on the westerly side of the site. The indoor employee amenity will consist of locker rooms and showers for the warehouse facility and is proposed on the westerly side of the building. (Exhibit E).

- **Landscaping**

The proposed conceptual landscape plan has been designed to provide a mix of Desert Museum Blue Palo Verde, Chinese Pistache, Chilean Mesquite, and Toyon trees are planted on the north side boundary adjacent to Nance Street. Chitalpa, African Sumac, and Brisbane Box trees are planted throughout the parking lot on the western and southern boundaries.

Overall, the on-site landscaping ~~area-c~~ totals approximately 65,700 square feet or 15.8%, which exceeds the minimum landscape requirement of 12%. Therefore, the conceptual landscaping complies with the landscape requirements of the PVCC Specific Plan. (Exhibit E). To accentuate the landscaping from the street, staff is recommending a condition of approval requiring uplighting be provided along the Nance Street frontage, subject to staff approval.

- **Fencing/Walls**

A combination of decorative tilt-up screen walls, tubular steel fencing, and decorative pilasters are proposed for screening, privacy, noise control, and security as follows:

- West Side: An 8-foot high tubular steel fence with decorative pilasters at every 100 feet is proposed
- South Side: Existing combination fence/wall consisting of an 8-foot high concrete tilt-up wall and tubular steel fence along the south property line, shared with the warehouse development to the south, will remain in place.
- East Side: Existing 8-foot high concrete tilt-up wall along the easterly property line shared with the warehouse development to the east, will remain in place.

- North/South Access Areas: 14-foot high decorative tilt-up walls and 8-foot high gates are located at the access points on the north and south ends of the site. The southern gate is for emergency vehicles only and will include a knox box.
- Bio-Retention Area: A 4-foot high tubular steel fence with decorative pilasters is proposed along the east side to secure the bio-retention areas at the front of the site and east of the loading area. Access gates are provided on the south side of the bio-retention area for maintenance. Staff is recommending a condition of approval requiring a separate 4-foot high steel maintenance gate to service the bio-retention area on the northeasterly side of the site.

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

An Initial Study was prepared for the project in accordance with the California Environmental Quality Act (CEQA), which concluded that all potential significant effects on the environment can be reduced to less than significant levels with mitigation measures. In accordance with the California Environmental Quality Act (CEQA), a Notice of Intent to adopt a Mitigated Negative Declaration (NOI) was published with a 30-day public review period starting on March 17, 2023, and ending on April 17, 2023. The NOI was also posted on the City's website and at City Hall and sent to public agencies and property owners within a 300-foot radius of the Project site. The IS/MND 2385 has been available for public review at the Development Services public counter, and on the City's website.

During the thirty-day comment period, the City received one (1) comment letter from the following interested party (Exhibit F):

1. Eastern Municipal Water District (EMWD) – Commented that the project proponent needs to consult with the EMWD's Development Services Department to compare proposed and existing water demands and sewer flows, and prepare a Design Conditions report (DC), prior to final design and plan check.

Responses to comment letter from EMWD were prepared and included in the Final MND 2385. The comment letter did not raise additional environmental concerns that have not already been addressed in the IS/MND 2385 or constitute "significant new information," or meet any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the IS/MND 2385 (Exhibit G).

PUBLIC HEARING NOTICE:

A notice of public hearing for the Planning Commission meeting was published in the local newspaper and sent to agencies and property owners within 300 feet of the project site. As of the preparation of the staff report, no additional comments have been received by staff.

RECOMMENDATION:

The Planning Commission adopt Resolution 23-22 adopting Mitigated Negative Declaration No. 2385 and the Mitigation Monitoring and Reporting Program and approve Development Plan

Review 22-00015 to facilitate the construction of a 201,800 square foot industrial warehouse building, based on the findings and the Conditions of Approval.

BUDGET (or FISCAL) IMPACT: There is no fiscal impact associated with this project since all project costs are borne by the applicant.

Prepared by: Lupita Garcia, Associate Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 23-22, including Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety).
- B. Location/Aerial Map
- C. PVCCSP Land Use Map
- D. MARB/IPA ALUCP Map
- E. Project Plans (Site Plan, Floor Plan, Building Elevations, Fence and Wall Plan, Conceptual Grading Plan, Grading Plan Cross Sections, Conceptual Utility Plan, Conceptual Landscape Plan, and Site Photometric Plan)
- F. Public Comments and Response to Comments
Due to the size of the file, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-359#docan1206_1313_479
- G. Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Associated Technical Studies.
Due to the size of the files, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-359#docan1206_1313_479

Consent:
Public Hearing: x
Business Item:
Presentation:
Other: