



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:** September 20, 2023

**SUBJECT:** Development Plan Review 22-00017 – A proposal to construct a 192,623 square-foot industrial warehouse building on a 9.52-acre site located on the west side of Wilson Avenue between Rider Street and Placentia Avenue, within the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP). Applicant: Paul Loubet of First Industrial Realty.

**REQUESTED ACTION:** Adopt Resolution 23-28, adopting Mitigated Negative Declaration No. 2386 and the Mitigation Monitoring and Reporting Program, and approve Development Plan Review 22-00017 to facilitate the construction of a 192,623-square foot industrial warehouse building, based on the findings and subject to the Conditions of Approval.

**CONTACT:** Kenneth Phung, Director of Development Services

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#### **PROJECT SITE BACKGROUND:**

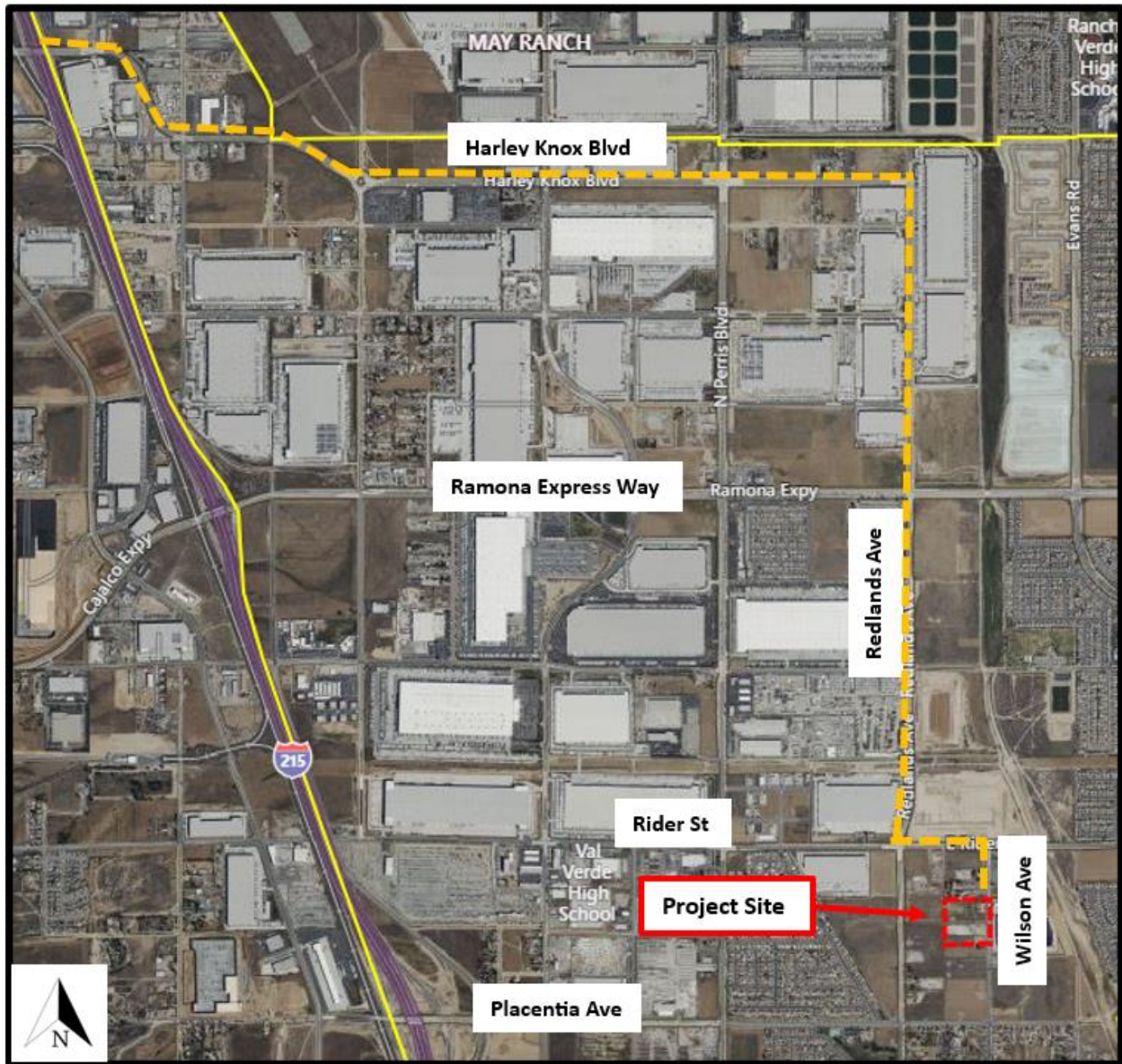
The project site consists of four vacant parcels totaling 9.52 acres. The site is generally flat with minimal vegetation. Surrounding uses include an industrial building under construction to the north, industrial development to the east across Wilson Avenue, vacant land and recently entitled industrial development to the south, and an industrial development under construction and a recently approved industrial development (Redlands East) to the west.

The site is also located in the C1 (Primary Approach/Departure Approach Zone) of the March Air Force Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP), which prohibits children's schools, daycare centers, libraries, hospitals, congregate care facilities, places of assembly, and limits the number of people per acre to an average of 100 people.

#### **PROJECT DESCRIPTION:**

The applicant is requesting approval of a Development Plan Review for the construction of a 192,623-square-foot industrial warehouse building on 9.52 acres. The proposed industrial warehouse building consists of 4,000 square feet of ground floor office area, 4,000 square feet of mezzanine office area, and 184,623 square feet of warehouse area. A total of 24 dock-high loading doors and two at-floor grade-level doors are located on the west side of the building within the truck loading area.

A total of 110 parking spaces are proposed for employees and visitors along the east and south sides of the site, and 58 parking spaces for semi-trucks are proposed on the westerly side of the site. Two driveways along Wilson Avenue will provide access to the site. The southerly driveway is designated for passenger vehicles, and the northerly driveway for trucks. Trucks are anticipated to access the I-215 Freeway by exiting the project site via Wilson Avenue, to Rider 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:

	<b>Consistent</b>	<b>Inconsistent</b>
<p><b>Consistency with the General Plan</b></p> <p>The project is located in Planning Area 3(Agricultural Conversion Area) of the General Plan, which allows for Agricultural Conversion Area for expansion of industrial 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"> <li>○ <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.</li> <li>○ <u>Goal V</u> - Efficient goods movement. <ul style="list-style-type: none"> <li>- 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.</li> <li>- V.A.8: Provide adequate off-street loading areas for all commercial and manufacturing land uses.</li> </ul> </li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Consistency with the Perris Valley Commerce Center (PVCC) Specific Plan and Zoning Code</b></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><b>Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP)</b></p> <p>The Project site is located within Zone C1 (Primary Approach/Departure Approach Zone) of the MARB/IPA ALUCP. The proposed project was analyzed for consistency with the C1 (Primary Approach/Departure Approach 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	
<b>Lot Coverage</b>	50 percent	45.6 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>FAR (Floor Area Ratio)</b>	0.75	0.46	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Minimum Lot Size</b>	15,000 square feet (0.34 acres)	9.52 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Maximum Building Height</b>	50 feet	45 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Setbacks</b>	Front Yard: Wilson Ave (north)	25 feet	104 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard: North Side South Side	0 feet 0 feet	53 feet 61 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard (west)	0 feet	131 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Minimum Landscape Coverage</b>	12 percent	12.05 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Parking Standards Chapter 19.69 – Parking Development Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
<b>Industrial</b>	Warehouse: 20,000 s.f. (1space/1,000 s.f.)	20 spaces	107 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	20,000 – 40,000 (1 space /2,000 s.f.)	87 spaces			
<b>Total Parking</b>		<b>63 spaces</b>	<b>110 spaces</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Total Surplus Parking</b>			<b>3 spaces</b>	<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 aluminum cornice (roof cap) treatment, aluminum mullion system windows, brick façade, aluminum canopies, four-inch on center form lines, and recessed panels to create both

horizontal and vertical variations for visual interest. The proposed color palette includes shades of grey and white. The combination of the proposed colors, articulated building elevations, varying roof height, brick façade, and aluminum canopy treatments provide 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 two outdoor employee amenities and one indoor employee amenity. The outdoor employee amenities consist of a landscaped, concrete lunch patio with seating area covered with a trellis structure and a bocce ball court, and both are located on the southerly side of the site. At this time, the indoor employee amenity has not been identified; however, the project is conditioned to provide an indoor employee amenity area. (Exhibit E).

- **Landscaping**

The proposed conceptual landscape plan has been designed to provide a mix of London Plane, Australian Willow, Palo Verde, and Brisbane Box trees along the Wilson Avenue frontage. Fern Pine trees are planted throughout the north, south and west boundaries. Palo Verde and Brisbane Box trees will provide shade for the outdoor seating area and bocce ball court.

Overall, the on-site landscaping totals approximately 49,767 square feet or 12.05%, which meets 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 Wilson Avenue 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. Tubular steel fencing, 10 feet in height, is proposed along the interior sides of the site (north and south). A portion of the north side will contain a 3-foot-high retaining wall with 7 feet of tubular steel fence on top. A portion of the south side will contain a 2.5-foot-high retaining wall with a 7.5-foot-high tubular steel fence on top. Additionally, decorative pilasters 10 feet in height will be added every 75 feet to break up the massing of the steeling fencing. Steel gates with obscure material are proposed to secure the truck loading and parking area. The southern gate is for emergency vehicles only and will include a knox box. A 14-foot-high decorative tilt-up screen wall is proposed along the west (rear), north and west sides of the loading area to screen the truck parking and loading area from public view (Exhibit E).

## **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 31, 2023, and ending on May 1, 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 2386 has been available for public review at the Development Services public counter, and on the City's website.

During the 30-day comment period, the City received four (4) comment letters from the following interested parties (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.
2. Riverside County Flood Control and Water Conservation District – Provided a general comment requiring the applicant to enter into a cooperative agreement with the district. The project is also located within the Perris Valley drainage plan for which drainage fees have been adopted, and an encroachment permit is required for any construction-related activities within the district right-of-way facilities.
3. Blum, Blum, Collins & Ho LLP – Commented on the project's Air Quality, Energy, and Greenhouse Gas emissions, stating the studies are inadequate and an EIR should be required.
4. Golden State Environmental Justice Alliance (GSEJA) – Provided a general opposition to the project. The letter has since been withdrawn.

Responses to comments were prepared and included in the Final MND 2386. None of the comments raised additional environmental concerns that have not already been addressed in the IS/MND 2386 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 2386 (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 23-28 adopting Mitigated Negative Declaration No. 2386 and the Mitigation Monitoring and Reporting Program and approve Development Plan Review 22-00017 to facilitate the construction of a 192,623 square foot industrial warehouse building, based on the findings and the Conditions of Approval.

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

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

**EXHIBITS:**

- A. Resolution 23-28, 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, Renderings, 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-364#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-364#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-364#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-364#docan1206_1313_479)

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