



CITY OF PERRIS PLANNING COMMISSION

AGENDA

January 17, 2024

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: Gomez, Lopez, Jimenez,
Vice-Chair Shively, Chair Hammond

3. PLEDGE OF ALLEGIANCE: Commissioner Gomez

4. PRESENTATION:

5. CONSENT CALENDAR:

A. Planning Commission Minutes for December 20, 2023

6. PUBLIC HEARING:

A. **Conditional Use Permit (CUP) 22-05284** – *Continued from the December 6, 2023, meeting.* A proposal to construct a 27,132 square foot church building on a 3.72-acre lot, located at 251 N. Perris Boulevard, on the east side of Perris Boulevard, between San Jacinto Avenue and the I-215 freeway, within the Civic Center (C) Zone of the Perris Downtown Specific Plan (DTSP). Applicant: Melinda Reyes

REQUESTED ACTION: Adopt Resolution No. 23-37, finding the project is Categorically Exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-fill Development Projects); and approving CUP 22-05284, based on the findings and subject to the Conditions of Approval

7. BUSINESS ITEMS

8. PUBLIC COMMENTS:

*Anyone who wishes to **address the Planning Commission** regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, and 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.*

***LISTENING ASSISTIVE DEVICES** are available for the hearing impaired or language translation – please see the Commission Secretary. The City of Perris wishes to make all its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons in need of language translation or disabilities as required by 42 U.S.C. 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requests a modification or accommodation in order to participate in a meeting should direct such request to 951-943-2003 x256 at least 72 hours before the meeting, if possible.*

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- 9. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:**
- 10. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:**
- 11. ADJOURNMENT**

Planning Commission Agenda

CITY OF PERRIS

January 17, 2024

Item

5A

*Planning Commission Minutes for
December 20, 2023*



MINUTES

Date of Meeting: December 20, 2023,
Time: 06:01 PM
Place of Meeting: City Council Chambers

1. CALL TO ORDER:

- 2. ROLL CALL:** Commissioners: Jimenez, Gomez, Lopez, Vice-Chair Shively, Chair Hammond

Commission Members Present: Commissioner Jimenez,
Commissioner Gomez,
Commissioner Lopez
Vice-Chair Shively,
Chair Hammond.

Staff Present: Kenneth Phung, Director of Development Services
Patricia Brenes, Planning Manager
Yecenia Vargas, Assistant City Attorney
John Pourkazemi, City Engineer
Nathan Perez, Senior Planner
Alfredo Garcia, Associate Planner
Lupita Garcia, Associate Planner
Mathew Evans, Contract Planner
Mario Arellano, Contract Planner
Sylvia Arvizu, Administrative Assistant

- 3. PLEDGE OF ALLEGIANCE:** was led by Commissioner Jimenez

4. PRESENTATION:

5. CONSENT CALENDAR:

A. Planning Commission Minutes for December 06, 2023

The Chair called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Commissioner Gomez to Approve item 6A. Planning Commission Minutes for December 06, 2023

AYES: Commissioner Jimenez, Commissioner Gomez, Commissioner Lopez, Chair Hammond, Vice Chair Shively.

NOES:

ABSENT:

ABSTAIN:

B. Street Naming Reviews for Tract Map 31157-1, -2, -3 and 31157 – A proposal for the following four Street Naming Reviews related to Tract Map 31157, generally located east of the Perris Valley storm drain channel, west of Dunlap Drive, between Nuevo Road and San Jacinto Avenue:

- Street Name Review 23-05176 (Tentative Tract Map No. 31157-1) – A proposal to name eight streets within Tentative Tract Map No. 31157-1.
- Street Name Review 23-05240 (Tentative Tract Map No. 31157-2) – A proposal to name four streets within Tentative Tract Map No. 31157-2.
- Street Name Review 23-05241 (Tentative Tract Map No. 31157-3) – A proposal to name twelve streets within Tentative Tract Map No. 31157-3.
- Street Name Review 23-05242 (Tentative Tract Map No. 31157) – A proposal to name nine streets within Tentative Tract Map No. 31157.

REQUESTED ACTION: Approve Street Naming Reviews 23-05176, 23-05240, 23-05241, 23-05242 related to Tentative Tract Map 31157-1, -2, -3, and 31157.

Lupita Garcia, Associate Planner, presented this item.

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Vice Chair Shively, to Approve Item 6B. with the following Conditions of Approval: *1) Change the proposed street name of TM 31157-1 from Grayling Way to Aberdeen Way; 2) Change the proposed street names of TM 31157-3 from Tulane Circle to Trojan Circle, from University Avenue to Concordia Way, from Santa Clara Court to Fullerton Court, and from Santa Cruz Circle to Gonzaga Circle; 3) Change the proposed street names of TM 31157 from Smokey Mountain to Galapagos Way, from Banff way to Kruger Way, from Badlands Circle to Hot Springs Circle, and from Grand Canyon Way to Amboro Way.*

Street Naming Reviews for Tract Map 31157-1, -2, -3 and 31157) – A proposal for the following four Street Naming Reviews related to Tract Map 31157, generally located east

of the Perris Valley storm drain channel, west of Dunlap Drive, between Nuevo Road and San Jacinto Avenue:

- Street Name Review 23-05176 (Tentative Tract Map No. 31157-1) – A proposal to name eight streets within Tentative Tract Map No. 31157-1.
- Street Name Review 23-05240 (Tentative Tract Map No. 31157-2) – A proposal to name four streets within Tentative Tract Map No. 31157-2.
- Street Name Review 23-05241 (Tentative Tract Map No. 31157-3) – A proposal to name twelve streets within Tentative Tract Map No. 31157-3.
- Street Name Review 23-05242 (Tentative Tract Map No. 31157) – A proposal to name nine streets within Tentative Tract Map No. 31157.

REQUESTED ACTION: Approve Street Naming Reviews 23-05176, 23-05240, 23-05241, 23-05242 related to Tentative Tract Map 31157-1, -2, -3, and 31157.

AYES: Commissioner Jimenez, Commissioner Gomez, Commissioner Lopez, Chair Hammond, Vice Chair Shively.

NOES:

ABSENT:

ABSTAIN:

6. PUBLIC HEARING:

- A. Scoping Meeting for an Environmental Impact Report associated with Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05328 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038 – Continued from the December 6, 2023, meeting.** A proposal to consider the following entitlements to facilitate the construction of a 291,098 square-foot industrial warehouse building, two (2) freestanding sit-down restaurants, and a 52,008 square foot, four-story hotel on 17.1 acres: 1) Specific Plan Amendment to rezone 12.6 acres of the 17.1 acre site from Commercial (C) Zone to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCC-SP); 2) Tentative Parcel Map to consolidate two (2) parcels into four (4) parcels; and 3) Two Development Plan Reviews for review of the industrial and commercial site plan and building elevations. The project site is generally located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue. Applicant: Marwan Alabbasi.

REQUESTED ACTION: Conduct a public Scoping Meeting to review, discuss, and provide comments on the potential environmental impacts associated with the project.

Nathan Perez, Senior Planner, presented this item.

Vice-Chair Shively recused himself due to conflict of interest.

The Following Commissioner Spoke:

Commissioner Lopez

Commissioner Jimenez

Commissioner Gomez
Chair Hammond

Applicant Speaker: Ryan Bursey - EIP
Marwan Alabbasi, Owner
Ramsi Alabbasi, Owner

Chair Hammond opened the Item for public comment.

Public Speaker: Nannette Placentia
Tecla Long

- B. Scoping Meeting for an Environmental Impact Report associated with Specific Plan Amendment (SPA) 22-05298, Tentative Parcel Number 23-05103 (TPM 38550), and Development Plan Review (DPR) 21-00015** - A proposal to consider the following entitlements to facilitate the construction of a 578,265 square-foot industrial building: 1) Specific Plan Amendment to amend the Circulation Plan Map of the Perris Valley Commerce Center (PVCC) Specific Plan (SP) to remove a segment of Murrieta Road between Placentia Avenue and the Perris Valley Storm Drain channel; 2) Tentative Parcel Map to consolidate 12 parcels into one parcel totaling 27.91 acres and vacate a paper street; and 3) Development Plan Review for review of the site plan and building elevations. The project site is located at the northeast corner of Placentia Avenue and Wilson Street in the Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCCSP). Applicant: Michael Johnson, The Cubes at Placentia LLC.
REQUESTED ACTION: Conduct a public Scoping Meeting to review, discuss, and provide comments on the potential environmental impacts associated with the project.

Mathew Evans, Contract Planner, presented this Item.

The Following Commissioner Spoke:

Commissioner Lopez
Commissioner Jimenez
Commissioner Gomez
Chair Hammond

Applicant Speaker: Williams Halligan
Bob Kubichek, Lake Creek Industrial

Chair Hammond, open the item for public comments.

Public Speaker: Tecla Long
John Williams, Sr.
John Williams, Jr.

Chair Hammond closed the public hearing.

- C. Specific Plan Amendment (SPA) 22-05047, Tentative Parcel Map: 23-05306 (TPM 38606), Conditional Use Permit (CUP) 22-01580, and Development Plan Reviews (DPR's) 22-00006 and 22-00019** – A proposal to consider the following entitlements to facilitate the construction of OLC3/Ramona Promenade Project consisting of four commercial buildings totaling 45,000 square feet on 4.34 acres and a 774,419 square foot industrial building on 36 acres: 1) Specific Plan Amendment to amend the Perris Valley Commerce Center Specific Plan to rezone approximately 36 acres from Commercial (C) Zone to Light Industrial (LI) Zone; 2) Tentative Parcel Map 22-05306 (TPM 38606) to consolidate eight parcels into five parcels totaling 48.35 acres; 3) Conditional Use Permit to allow a drive-thru retail establishment and alcohol sales for on-site and off-site consumption; and 4) Development Plan Review for the review of the site plan and building elevations for the proposed industrial and commercial components of the project. Applicant: Mike Naggar.

REQUESTED ACTION: Adopt Resolution 23-40 recommending that the City Council certify the Final Environmental Impact Report (SCH 202304385), adopt the Mitigation and Monitoring and Reporting Program, and approve Specific Plan Amendment 22-0547, Tentative Parcel Map 23-05306 (TPM-38606), Conditional Use Permit (CUP) 22-01580, Development Plan Reviews (DPR's) 22-00006 and 22-00019, to facilitate the construction 774,419 square foot industrial building on 36 acres and four commercial buildings totaling 45,000 square feet on 4.34 acres, based on the findings and the Conditions of Approval.

Mathew Evans, Contract Planer, presented this Item.

Vice-Chair Shively recused himself due to conflicts of interest.

The Following Commissioner Spoke:

Commissioner Lopez
Commissioner Jimenez
Commissioner Gomez
Chair Hammond

Applicant Speaker: Mike Nagar, Owner
Greg Seminoff, Architect
Chris Morgan - Civil Engineer
Yara Fisher, EIR Consultant
Ruben Choi, HPA Architect
Greg Seminoff, SNS Architect

The meeting went into recess at 7:54 p.m., reconvened at 8:04 p.m.

Chair Hammond opened the Item for public comment.

Public Speakers: Maricela Oviedo, Resident
David Castillo, Resident
Al Sanchez, LIUNA Union worker
Jonathan Dailey, Resident
Jerry Sepulveda, Perris Chambers of Commerce
Kiko Zennedjian, Resident
Nannette Placencia, Resident
Jose Garcia, Liuna Union worker
Christian Amperano, LIUNA Union worker
Joshua Naggar, City of Perris business owner
Marwan Alabbasi, City of Perris business owner

Chair Hammond closed the public hearing.

Commissioner Gomez made a motion to continue this item to work with staff to reduce the size of the industrial building and include a larger promenade. After a lengthy discussion and request by the application to take action on this item, Commissioner Gomez withdrew her motion for continuance and made a new motion to deny the project.

The Chair called for a motion.

M/S/C: Moved by Commissioner Gomez, seconded by Commissioner Jimenez to Deny Item 6C. due to the following findings:

1. The economic benefits of the project do not outweigh the negative impacts of the large industrial building on air quality, which based on the EIR findings are significant and unavoidable.
2. The request to change the zone from Commercial to Light Industrial will result in a significant loss of acreage for future commercial development.
3. The applicant is unwilling to work with staff to create a larger retail commercial center that would have a greater benefit to the residents in northern Perris.
4. The proposed industrial land use is incompatible with the surrounding area because the EIR concluded that impacts related to air quality and cumulative GHG emissions are significant and unavoidable, and because of that, the City should not adoption of a Statement of Overriding Consideration that would be required to approve the project under CEQA.

Specific Plan Amendment (SPA) 22-05047, Tentative Parcel Map: 23-05306 (TPM 38606), Conditional Use Permit (CUP) 22-01580, and Development Plan Reviews (DPR's) 22-00006 and 22-00019 – A proposal to consider the following entitlements to facilitate the construction of OLC3/Ramona Promenade Project consisting of four commercial buildings totaling 45,000 square feet on 4.34 acres and a 774,419 square foot industrial building on 36 acres: 1) Specific Plan Amendment to amend the Perris Valley

Commerce Center Specific Plan to rezone approximately 36 acres from Commercial (C) Zone to Light Industrial (LI) Zone; 2) Tentative Parcel Map 22-05306 (TPM 38606) to consolidate eight parcels into five parcels totaling 48.35 acres; 3) Conditional Use Permit to allow a drive-thru retail establishment and alcohol sales for on-site and off-site consumption; and 4) Development Plan Review for the review of the site plan and building elevations for the proposed industrial and commercial components of the project. Applicant: Mike Naggar.

REQUESTED ACTION: Adopt Resolution 23-40 recommending that the City Council certify the Final Environmental Impact Report (SCH 202304385), adopt the Mitigation and Monitoring and Reporting Program, and approve Specific Plan Amendment 22-0547, Tentative Parcel Map 23-05306 (TPM-38606), Conditional Use Permit (CUP) 22-01580, Development Plan Reviews (DPR's) 22-00006 and 22-00019, to facilitate the construction 774,419 square foot industrial building on 36 acres and four commercial buildings totaling 45,000 square feet on 4.34 acres, based on the findings and the Conditions of Approval.

AYES: Commissioner Jimenez, Commissioner Gomez, Commissioner Lopez, and Chair Hammond.

NOES:

ABSENT:

ABSTAIN:

- D.** Conditional Use Permit 23-05184 – A proposal to establish a barbershop in a 975-square-foot tenant space, within an existing business park, located at 45 E. Morgan Street, in the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP). Applicant: Arlene Ortiz of Barber's Domain.

REQUESTED ACTION: Adopt Resolution 23-39 approving Conditional Use Permit 23-05184 to allow the establishment of a barbershop within a tenant space within an existing business park, based on the findings in the staff report and subject to conditions of approval.

Lupita Garcia, Associate Planner, presented this item.

The Following Commissioner Spoke:

Commissioner Lopez
Commissioner Jimenez
Commissioner Gomez
Vice-Chair Shively
Chair Hammond

Applicant Speaker: Arlene Ortiz, Owner

Chair Hammond opened the item for public comment. There was no public comment.

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Commissioner Lopez to Approve Item 6D.

Conditional Use Permit 23-05184 – A proposal to establish a barbershop in a 975-square-foot tenant space, within an existing business park, located at 45 E. Morgan Street, in the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP). Applicant: Arlene Ortiz of Barber’s Domain.

REQUESTED ACTION: Adopt Resolution 23-39 approving Conditional Use Permit 23-05184 to allow the establishment of a barbershop within a tenant space within an existing business park, based on the findings in the staff report and subject to conditions of approval.

AYES: Commissioner Jimenez, Commissioner Gomez, Commissioner Lopez, Chair Hammond, Vice Chair Shively.

NOES:

ABSENT:

ABSTAIN:

- E.** Conditional Use Permit (CUP) 23-05112 - A proposal to expand an existing 1,170 square foot brewery (Good Day Brewery) into the adjacent 1,170 square foot tenant space to the north to continue the beer manufacturing use and provide beer tasting as an additional service. The project site is within the Walnut Business Condos, located at 130 Walnut Avenue, in the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP). Applicant: Miguel Delgado of Good Day Brewery.

REQUESTED ACTION: Adopt Resolution 23-38 approving Conditional Use Permit 23-05112 to allow expansion of the existing brewery (Good Day Brewery) into the adjacent tenant space and provide beer tasting as an additional service, based on the findings in the staff report and subject to conditions of approval.

Alfredo Garcia, Associate Planner, presented this Item.

The Following Commissioner Spoke:

Commissioner Lopez
Commissioner Jimenez
Commissioner Gomez
Vice-Chair Shively
Chair Hammond

Applicant Speaker: Miguel Delgado

Chair Hammond opened the Item for public comment.

Public Speaker David Castillo, resident

Chair Hammond closed the Item for public comment.

The Chair called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Commissioner Gomez to Approve Item 6E.

Conditional Use Permit (CUP) 23-05112 - A proposal to expand an existing 1,170 square foot brewery (Good Day Brewery) into the adjacent 1,170 square foot tenant space to the north to continue the beer manufacturing use and provide beer tasting as an additional service. The project site is within the Walnut Business Condos, located at 130 Walnut Avenue, in the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP). Applicant: Miguel Delgado of Good Day Brewery. REQUESTED ACTION: Adopt Resolution 23-38 approving Conditional Use Permit 23-05112 to allow expansion of the existing brewery (Good Day Brewery) into the adjacent tenant space and provide beer tasting as an additional service, based on the findings in the staff report and subject to conditions of approval.

AYES: Commissioner Jimenez, Commissioner Gomez, Commissioner Lopez, Chair Hammond, Vice Chair Shively.

NOES:

ABSENT:

ABSTAIN:

7. BUSINESS ITEMS:

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

9. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

Commissioner Lopez
Commissioner Gomez
Commissioner Jimenez
Vice-Chair Shively
Chair Hammond

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

Patricia Brenes, Planning Manager
Kenneth Phung, Director of Development Services

11. ADJOURNMENT

AYES: Commissioner Lopez, Commissioner Jimenez, Commissioner Gomez,
Vice Chair Shively, Chair Hammond.

NOES: 0

ABSENT: 0

ABSTAIN: 0

Respectfully yours,

Patricia Brenes, Secretary

Planning Commission Agenda

CITY OF PERRIS

January 17, 2024

Item

6A

Conditional Use Permit

(CUP) 22-05284



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: January 17, 2024

SUBJECT: Conditional Use Permit (CUP) 22-05284 – *Continued from the December 6, 2023, meeting.* A proposal to construct a 27,132 square foot church building on a 3.72-acre lot, located at 251 N. Perris Boulevard, on the east side of Perris Boulevard, between San Jacinto Avenue and the I-215 freeway, within the Civic Center (C) Zone of the Perris Downtown Specific Plan (DTSP). Applicant: Melinda Reyes

REQUESTED ACTION: Adopt Resolution No. 23-37, finding the project is Categorically Exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-fill Development Projects); and approving CUP 22-05284, based on the findings and subject to the Conditions of Approval

CONTACT: Patricia Brenes, Planning Manager

PROJECT SITE BACKGROUND:

Planning Commission Discussion

On December 6, 2023, the Planning Commission considered Conditional Use Permit (CUP) 22-05284 to construct a 27,132 square foot church building on a 3.72-acre lot, located at 251 N. Perris Boulevard.

The Planning Commission thanked the applicant for investing in the City of Perris but expressed general concerns about the need to enhance the building's architectural features, the inconsistency between the color palette and color renderings, and the need to augment the landscaping along N. Perris Boulevard. To address these concerns, the Planning Commission recommended the applicant work with staff on the building's architectural enhancements, color palette update, and landscaping. In addition, a meeting with the Ad Hoc Committee was suggested.

To give the applicant's team time to address the Planning Commission's concerns and meet with the Ad Hoc Committee, the project was continued to the January 17, 2024, Planning Commission meeting.

Ad Hoc Committee Discussion

Since the Planning Commission meeting, the applicant modified the project to address the Planning Commission recommendation and met with the Ad Hoc Committee on December 21, 2023. The Ad Hoc Committee provided additional feedback, which includes mirroring the fenestration on both towers of the east (rear) elevation, arching the windows over the doors on

the north elevation facing the freeway, and augmenting the landscaping throughout the property frontage and parking lot.

REVISED PROJECT DESCRIPTION DISCUSSION:

The applicant has now further revised the project plans to incorporate the Planning Commission’s and Ad Hoc Committee’s feedback as follows:

- The building elevations have been revised to include faux windows along the upper-central area of the south elevation of the building; the east and north elevations include arched windows above the entry doors; the four tower elements consist of full height vertical windows arched at the top; and wood rafters are proposed below the roof lines of each tower element.
- The roof material was revised, incorporating lightweight concrete shingles.
- The material and color sample exhibit were revised to better illustrate the proposed color scheme consistent with the building renderings.
- The conceptual landscaping plan has been revised to include additional trees in the parking lot, and uplighting to showcase the landscape along N. Perris Boulevard.

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS:

As proposed, the project will continue to comply with all applicable development standards of the Downtown Specific Plan and Zoning Code.

Perris Downtown Specific Plan Civic Center Zone –Plaza Building Development Standards Development Standards					
Standard		Proposed	Consistent	Inconsistent	
Number of Stories	1 to 3 stories		1 story	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	75 -100 feet		43 feet – 5 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Depth	20 feet		160 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Width	20 to 100 feet		183 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front Yard: (west)	10 to 20 feet	148 feet – 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side Yards: - north - south	10 feet 10 feet	56 feet 60 feet – 11 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard (east)	10 to 20 feet	73 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Perris Downtown Specific Plan Civic Center Zone –Vehicle Access and Parking Standards and Perris Zoning Code Chapter 19.69 – Parking and Loading Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Church	1 space/40 sq ft of assembly area	157 spaces	208 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Office	1space/300 sq ft. of office use	4 spaces		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Parking		161 spaces	208 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Surplus Parking			47 spaces		

RECOMMENDATION:

Adopt Resolution No. 23-37 finding the Project is Categorically Exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects) and approving Conditional Use Permit (CUP) 22-05284 to construct a new 27,132 square foot church building on an existing 3.72-acre lot, located on the east side of Perris Boulevard, north of San Jacinto Avenue, within the Civic Center (C) Zone of the Perris Downtown Specific Plan (DTSP), based on the findings and subject to 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: Alfredo Garcia, Associate Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 23-37 with Conditions of Approval (Planning, Engineering, Public Works, and Building & Safety)
- B. Location/Aerial Photo
- C. Perris Valley ALUCP Map
- D. MARB/IPA ALUCP Map
- E. Downtown Specific Plan Map
- F. Revised Project Plans (Site Plan, Floor Plan, Building Elevations, and Conceptual Landscape Plans)
- G. Planning Commission Report with Exhibits – Dated December 6, 2023
Due to the size of the documents, only the staff report is included as a hardcopy. The entire staff report packet is available online at:
<https://www.cityofperris.org/home/showpublisheddocument/17722>

Consent:

Public Hearing: x

Business Item:

Presentation:

Other:

EXHIBIT A

Reso 23-37 with Conditions of Approval
(Planning, Engineering, Public Works, and
Building)

RESOLUTION NUMBER 23-37

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 22-05284 TO CONSTRUCT A NEW 27,132 SQUARE-FOOT CHURCH ON A 3.72-ACRE LOT, WITHIN THE CIVIC CENTER (C) ZONE OF THE PERRIS DOWNTOWN SPECIFIC PLAN, LOCATED ON THE EAST SIDE OF NORTH PERRIS BOULEVARD BETWEEN THE I-215 FREEWAY AND SAN JACINTO AVENUE, SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.

WHEREAS, the applicant, Melinda Reyes on behalf of Vida Christian Church, proposes to construct a 27,132 square foot church building on 3.72 acres. The project site is located on the east side of North Perris Boulevard, between the I-215 freeway and San Jacinto Avenue, within the Civic Center (C) Zone of the Perris Downtown Specific Plan (“Project”); and

WHEREAS, the proposed use is in accordance with the objectives of the Downtown Specific Plan Civic Center 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, the applicant submitted a Conditional Use Permit application (CUP 22-05284) for the Project for consideration of architectural design and site layout; and

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

WHEREAS, the Planning Commission held a duly noticed public hearing on December 6, 2023, at which time all interested persons were given full opportunity to be heard and to present evidence; and where the Planning Commission continued the Project to January 17, 2024 to allow the applicant additional time to work on technical matters related to the project; and

WHEREAS, the Planning Commission held a duly noticed public hearing on January 17, 2024, at which time all interested persons were given full opportunity to be heard and to present evidence regarding the project; and

WHEREAS, Chapter 19.54 of the PMC (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for Conditional Use Permits; and

WHEREAS, prior to taking action, the Planning Commission has heard, been presented with, and reviewed all of the information and data that constitutes the

administrative record for the above-mentioned approval, including all oral and written evidence presented to the City during all Project meetings and hearings related to the Project; and

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

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PERRIS does resolve as follows:

Section 1. Recitals. The above recitals are all true and correct and are incorporated herein by this reference.

Section 2. Environmental Analysis. 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 Projects.

Section 3. CUP 22-05284. Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including but not limited to, all such statements and reports (including all attachments and exhibits), presented at this public hearing on January 17, 2024, the Planning Commission finds, with respect to the Conditional Use Permit 22-05284 that:

Conditional Use Permit 22-05284:

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 project site is located in the Civic Center (C) Zone, which allows for places of religious worship with a Conditional Use Permit. The proposed church 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 church is desirable for the community and an appropriate use that is compatible with surrounding uses.

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 location of the Project is in accordance with the objectives of the Conditional Use Permit provisions of the City's Zoning Code and Civic Center Zone of the Downtown Specific Plan, in that the proposed church building is a desirable use for the community and appropriate use that provides a campus like atmosphere and open space with areas for gathering and ensure compatibility with surrounding uses and protect the aesthetics and public, health and welfare of the community. The Project has been designed to meet with setbacks, building height, and landscape requirements as stated in the development standards of Civic Center Zone. Furthermore, the site has been designed with added safety measures via traffic

analysis and photometric review for added public safety and connection to all public utilities.

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.*

As conditioned, the Project will not be detrimental to the public health, safety, or welfare or injurious to property and improvements in the vicinity or to the general welfare of the City. The Project is subject to the development standards of the Downtown Specific Plan and Zoning Code for commercial and places of religious worship uses and will also comply with fire accessibility requirements.

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

The architecture conforms to all City standards and has been reviewed by City staff for conformance to said standards and compatibility with the character of the community. The proposed architecture utilizes different colors and materials to distinguish the building's base, body, and cap. The building's design elements utilize a combination of varying roofline heights, vertical columns, windows, and brick and wood veneer. The architecture is harmonious with the adjacent development, which is consistent with the architectural standards of the City.

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

The City's landscape standards ensure the Project will visually buffer the surrounding land uses while providing an attractive environment for business patrons as well as those living in the community who would see this Project daily. The Project meets the City's landscape standards and provides landscape plantings covering 10% of the lot and landscape enhancements to be placed on an existing parking lot area within the Church parcel. As a result, it provides sufficient landscape plantings and space to make an attractive environment for the public to enjoy. Also, as conditioned, the site plan fully conforms to the requirements of the PMC and the Downtown Specific Plan.

Section 4. Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on January 17, 2024, the Planning Commission hereby determines that the project is Categorically Exempt from the CEQA Guidelines pursuant to Sections 15332, Class 32 In-Fill Development Projects, as the project will not have a significant effect on the environment, based on findings herein and the Conditions of Approval, attached hereto as Attachment 1 and incorporated herein as reference.

Section 5. The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of

competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

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

ADOPTED, SIGNED, and APPROVED this 17th day of January 2024.

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

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

I, Patricia Brenes, Designee Secretary of the Planning Commission of the City of Perris, do hereby certify that the foregoing Resolution Number 23-37 was duly adopted by the Planning Commission of the City of Perris at a regular meeting thereof held on the 17th day of January 2024, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary of the Planning Commission

Attachment: 1. Conditions of Approval (Planning, Engineering, Public Works, and Building & Safety)

CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
AMENDED CONDITIONS OF APPROVAL

Conditional Use Permit (CUP) 22-05284

January 17, 2023

Project: Conditional Use Permit (CUP) 22-05284 – A proposal to construct a 27,132 square foot church building on a 3.72-acre lot, located at 251 N. Perris Boulevard, on the east side of Perris Boulevard, between San Jacinto Avenue and the I-215 freeway, within the Civic Center (C) Zone of the Perris Downtown Specific Plan (DTSP). Applicant: Melinda Reyes, on behalf of Vida Christian Church.

GENERAL CONDITIONS:

1. **Municipal Code and Specific Plan Compliance.** The project shall conform to the Downtown Specific Plan Civic Center zone standards of the city of Perris Municipal Code
2. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
3. **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.
4. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
5. **Conformance to Approved Plans.** Development of the project site, building elevations, and landscaping shall conform substantially to the set of plans approved by the Planning Commission on January 17, 2024, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
6. **Hours of operation:** Hours of operation for church service generally are Sundays from 10:00 am to 12:00 pm and 6:00 pm to 7:00 pm. Office hours are Tuesdays and Thursdays from 8:00 am to 4:00 pm.
7. **Approval Period for Conditional Use Permit 22-05284.** In accordance with P.M.C. Section 19.50.080, Expiration and Extension of Time, this approval shall expire three (3) years from the date of Planning Commission approval. Within three (3) years, the applicant shall demonstrate the beginning of substantial construction as contemplated by this approval, which shall thereafter be diligently pursued to completion or substantial utilization. If this does not occur, a maximum of three (3) one-year extensions may be requested. A written request for

- extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Conditional Use Permit.
8. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and the Federal Americans with Disabilities Act (ADA).
 9. **City Engineer.** The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **November 9, 2023**.
 10. **Building Official/Fire Marshal.** The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated **November 30, 2023**.
 11. **Public Works.** The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **October 14, 2022**.
 12. **Fire Marshal Conditions.** The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated November 8, 2023.
 - a. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12, respectively.
 - b. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the Perris Municipal Code shall apply at the time the architectural plans are submitted for construction permits.
 - c. Prior to the issuance of 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.
 - d. Prior to the issuance of grading permits, evidence of sufficient fire flow of 1,500 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.
 - e. 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.
 - f. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - g. A minimum of two points of connection to the public water system shall be provided for the private fire-line water. The private underground fire-line system shall be looped design.

- h. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3 feet around hydrants shall always be maintained.
 - i. The Fire Department Connection (FDC) shall be located within 100 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and the fire hydrant.
 - j. Prior to construction, a temporary address sign shall be posted and clearly visible from the street.
 - k. 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.
 - l. 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.
 - m. The building shall be provided with a fire alarm system incorporating an emergency voice/alarm communication system in accordance with CFC 907.5.2.2. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
 - n. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven feet above the finished surface and near the main entrance door. A Knox padlock or key switch shall be provided on all gates.
 - o. Prior to the issuance of a Certificate of Occupancy, the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC 510 and all applicable subsections. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Ration Communication Specialist licensed by FCC, who certifies the building meets the emergency communications capacity as specified by the California Fire Code 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.
 - p. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
13. **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 approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City concerning **Conditional Use Permit (CUP) 22-05284**. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
14. **Southern California Edison (SCE)**. The developer/owner shall contact the Southern California Edison SCE area service planner to complete the required forms prior to the commencement of construction.
 15. **Signage**. The project approval does not include signage. Any proposed wall or monument sign will require a sign application and be reviewed and approved by the Planning Division before building permit issuance.
 16. **Waste Hauling and Disposal**. The project shall use only the City-approved waste hauler for all construction and other waste disposal.
 17. **Property Maintenance**. The project shall comply with the provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance for a period of 1 year.
 18. **Graffiti**. The site shall be maintained in a graffiti-free state at all times. Graffiti located on-site shall be removed within 48 hours. Graffiti shall be painted over in panels and not patches. In addition, it shall match the color of the wall or material surface. Furthermore, the applicant shall apply an anti-graffiti coating on the walls.
 19. **On-site & Off-site Utilities**. All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. If possible, these facilities shall also be screened from the public right-of-way by landscaping.
 20. **Performance Standards**. The applicant shall comply with all Performance Standards listed in Chapter 19.44.070.
 21. **Screening of Roof-Mounted Equipment**. Proper screening shall prevent public views of all HVAC equipment and roof-mounted equipment. Also, all vent pipes and similar devices shall be painted to match the building.
 22. **Payment of Notice of Exemption (NOE)**. Within five (5) days of Planning Commission approval, the applicant shall electronically file a Notice of Exemption (NOE) and administrative \$50.00 fee to the "Riverside County Clerk's Office." A copy of the recoded NOE shall be provided to the Planning Division for record keeping purposes.
 23. **Preliminary Water Quality Management Plan (PWQMP) 22-05284**. A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the 2012 Riverside County WQMP Manual requirements. The following conditions apply:

- a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations and any subsequent amendments, revisions, or ordinances pertaining thereto.
 - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs, including one bioretention basin, self-retaining landscape, and a covered trash enclosure. The Public Works Department shall review and approve the final addendum WQMP text, plans, and details.
24. **Trash Enclosures.** Trash enclosures are required to be screened with landscaping (vines and shrubs) and provide decorative solid trellis cover as per the development plans presented to the Planning Commission. Also, a metal mesh shall be provided between the trellis cover and the trash enclosure wall.

PRIOR TO THE ISSUANCE OF GRADING PERMITS

25. **Precise Grading Plans.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
26. **Final Water Quality Management Plan (FWQMP).** Prior to the issuance of grading permits, an FWQMP is required to be submitted. To mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the applicant shall develop, receive approval from the City, and implement an FWQMP. The FWQMP shall contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the Preliminary WQMP and developed in compliance with the MS4 permit. The FWQMP shall specifically identify pollution prevention, source control, treatment control measures, and other Best Management Practices (BMPs) that shall be used on-site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. The FWQMP shall substantially comply with site design, source control, and treatment control BMPs proposed in the approved Preliminary Water Quality Management Plan (PWQMP).

DURING CONSTRUCTION

27. **Dust Monitor.** A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such persons shall be provided to the City. Also, a dust control sign shall be placed adjacent to each phase to allow the public to call for any dust issues.
28. **Temporary Construction Fencing.** A six-foot high temporary chain link fence (with view obscuring mesh) is required along the perimeter of each phase during construction. The fence shall limit public access to each construction site.
29. **Construction Practices.** To reduce potential noise and air quality nuisances, the following

items shall be listed as "General Notes" on the construction drawings:

- a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. on weekdays. Construction may not occur on weekends or State holidays without the prior consent of the Building Official. Non-noise generating activities (e.g., interior painting) are not subject to these restrictions.
- 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. Water trucks or sprinkler systems shall be used during clearing, grading, earthmoving, excavation, transportation of cut or fill materials, and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
- e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such persons shall be provided to the City. Also, a board shall be placed at the subject site to include a person and phone number for the public to call in case of dirt and dust issues.
- f. Project applicants shall provide construction site electrical hookups 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 THE ISSUANCE OF BUILDING PERMITS

30. **Landscaping Plans.** Prior to the 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 plans shall be prepared by a California-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. The following treatments, consistent with the conceptual landscape plan or as conditioned herein, are required:
 - a. **Passenger Vehicle Parking Areas.** A minimum of 30% of trees shall be a 36-inch box or larger in passenger vehicle parking areas. Also, a minimum of one 24-inch box tree per 6 parking stalls shall be provided.
 - b. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.)

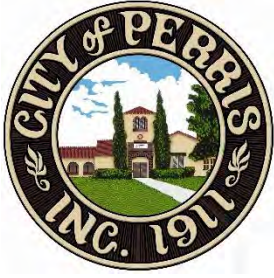
- shall be indicated on the landscape plans with appropriate planting and irrigation.
- c. **Shade Tree.** The project shall provide three (3) shade tree species, including a Chinese Elm Tree.
 - d. **Water Conservation.** All irrigation systems shall require rain-sensing override devices and soil moisture sensors. Landscaping shall comply with Zoning Code Chapter 19.70 (www.cityofperris.org) for mandated water conservation.
 - e. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
31. **Plot Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:
- a. **Parking Stalls.** Parking stalls for passenger vehicles shall be striped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).
 - b. **Conditions on Plans.** All Conditions of Approval shall be copied onto the approved building plans. Such conditions shall be annotated, directing the receiver of the sheet (or sheets) and detail(s) indicating satisfaction with the conditions.
32. **Site Lighting Plan.** The applicant shall submit a lighting plan to the Planning Division for review and approval. Full cutoff low sodium 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.
33. **Fees.** The developer shall pay the following fees prior to the issuance of building permits:
- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. Multiple Species Habitat Conservation Plan fees currently in effect;
 - c. Current statutory school fees to all appropriate school districts;
 - d. Any outstanding liens and development processing fees owed to the City.
 - e. Appropriate Road and Bridge Benefit District fees;
 - f. Appropriate City Development Impact Fees in effect at the time of development.

PRIOR TO THE RELEASE OF OCCUPANCY:

34. **City 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. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
- a. Landscape Maintenance District No. 1;
 - b. Maintenance District No. 84-1;

- c. Flood Control Maintenance District No. 1;
 - d. South Perris Public Safety Community Facilities Assessment District;
35. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-off 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.
36. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
37. **On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for a final landscape inspection after the installation of all landscaping and irrigation system is completely operational. Before calling for a final inspection, the City's "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project and submitted to the project planner. The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.
38. **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors and materials (per approved elevation plans), site lighting, landscaping, and automatic irrigation installed and in good condition prior to the Planning sign off.

END OF CONDITIONS



CITY OF PERRIS

ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

November 9, 2023

CUP 22-05284

Vida Perris Church

251 N. Perris Blvd.

APN 311-190-049

Lot 3 – MB 016/063

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. The developer/property shall secure City's and appropriate agencies clearances and approvals of the improvement plans.

DEPARTMENT OF ENGINEERING

24 SOUTH D STREET, SUITE 100, PERRIS, CA 92570

TEL.: (951) 943-6504 - FAX: (951) 943-8416

3. 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:

4. The developer/property owner shall submit the following to the City Engineer for review and approval:

- a. Onsite Precise Grading Plan and Erosion Control Plans; plans shall show the WDID No.
- b. Water and Sewer Improvement Plans
- f. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- g. Hydrology and Hydraulic Report
- h. Geotechnical Report
- i. Final WQMP (for reference)

The design shall be in conformance with Eastern Municipal Water District (EMWD), Riverside County Flood Control and Water Conservation District (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.

5. The developer/property owner shall provide an access easement within the project site accommodating access to the property identified as APN 311-190-032.

6. Tributary and treated onsite runoff shall be collected and conveyed southerly and discharged per the underlying established drainage pattern. The developer/property owner may be required to obtain a drainage easement from the downstream property for discharge of the runoff as determined by the City Engineer.

7. Perris Boulevard is classified as a Primary Arterial (128'/94') per the General Plan. The developer/property owner shall dedicate adequate right-of-way to accommodate a 64 feet half width dedicated right-of-way.

8. All rights-of-way and easements shall be offered for dedication to the public or other appropriate agencies and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.

9. In the event that offsite property is required to complete the public improvements, the developer/property owner shall make a good faith effort

to acquire required offsite property interests, and if he or she should fail to do so, the developer/property owner shall enter into an agreement to complete the improvements. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the City prior to commencement of the appraisal.

10. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed and existing streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.

Prior to Issuance of Building Permit:

11. Structure may not straddle the underlying lot lines; in the event that the structure(s) straddle over underlying lot lines, the developer/property shall process a Lot Merger and a Certificate of Compliance with the City consolidating the underlying lots.

12. The project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan". Acreage for the project site's impervious area shall be provided.

13. Water and Sewer Improvement Plans, per Fire Department and EMWD standards, shall be submitted to the City Engineer for review and approval.

14. Fire Department and EMWD approvals of the Water Improvement Plans are required prior to the City Engineer's approval.

15. Paved access shall be provided to the proposed building per the Precise Grading Plan.

16. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and the pad elevation certification from the Civil Engineer in compliance with the approved Precise Grading Plan.

Prior to Issuance of Certificate of Occupancy:

17. Perris Boulevard (Primary Arterial - 128'/94') along the property frontage within the dedicated right-of-way shall be improved to provide for

a for street lights subject to the photometric analysis and include smart photocells, per City of Perris, County of Riverside and Caltrans standards.

18. The existing pavement on Perris Boulevard shall be analyzed and shall be removed and replaced if substandard as directed by the City Engineer.

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

20. Associated existing signing and striping shall be refreshed and 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.



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: October 14, 2022

To: Alfredo Garcia, Planner

From: Michael Morales, CIP Manager

By: Chris Baldino, Landscape Inspector *CB*

Subject: CUP22-05284 – Conditions of Approval

Proposal to construct a new 25,638 church on Perris Blvd within the Downtown Specific Plan.

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 Blvd - Provide offer of dedication as needed to provide for full half width Street (128' ROW, 64' half-width), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 17' **public parkway** from face of curb.
2. Landscape Maintenance Easement and Landscape Easement Agreement. The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a landscape easement and Landscape easement agreement, acceptable to the City of Perris. 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 "Off-site Landscape Plan for DPR" **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 Blvd. – Streetscape Landscape design guidelines and planting pallet for arterial road the Developer shall provide the following: Primary Trees – Koelreuteria, Secondary tree – Protect in Place

Camphor trees. Use of drought resistant shrubs and groundcover including but not limited to the following: Lantana New Gold, Raphiolepis umbellate Dwarf Yedda Hawthorn, Yucca Flaccida Gold Garland, Muhlenbergia Dear Grass, Tachelospermum jasminoides variegated star jasmine, Officinalis Rosmarinus Huntington Carpet rosemary.

- Perris Blvd Median - The proposed development will benefit from existing landscape maintenance district facilities, including the Perris Blvd. Medians, which serves the existing development. Therefore, the project shall annex into a new Landscape District Benefit Zone and pay is fair share of 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 Rainbird XBT-20PC w/ Diffuser, or equal on 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 (Weather Trak Pro3, or equal, with Rain Sensor). 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 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 gravel, rock, or cobble areas.
 - i.** Wire Mesh and Gravel at Pull Boxes- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
 - j.** Concrete Maintenance Band at Medians and Mortar Cobble turn Land – Provide 12” wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobble creek bed, round stone sized 6” to 12”.
 - k.** Perimeter Walls Graffiti Coating – Provide anti-graffiti coating at all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.
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. Streetlights 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) 657-3280 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 meet the type, style, and durability requirements of **the Public Works 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.** 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, \$15,750 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 proposed by the project on Perris Blvd and pay its fair share of the existing median on Perris Blvd.
 - *Petition for Flood Control Maintenance District No. 1* -For Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer.
- Original notarized document(s) to be sent to:
Daniel Louie

Wildan Financial Services
27368 Via Industria, #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): CUP 22-05284

Case Planner: Nathan Perez 951-943-5003 ext. 279

Applicant: Melinda Reyes

Location: 251 N Perris Blvd.

Proposal to construct a 25,638 SF Church with 5 classrooms

Project:

Associated Cases: APN: 311-190-049

Reviewed By: David J. Martinez, CBO

Date: 10-04-2022

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. 2019 California Plumbing Code
 - H. Proposed Project will have to comply with the Title 24 Access Regulations and ADA Access regulations
 - I. Proposed project will have to comply with the NFPA standards
2. All signs if any shall be Underwriters Laboratories, or equal, approved.
3. You will have to comply with the new EV charging station requirements.

4. The entire site will have to have proper fire access.
5. If the development plans are submitted, for plan review on or after January 1, 2023, then the development will have to comply with the new 2022 versions of the California Building Codes
6. The entire site and the proposed structures will have to comply with the ADA access Regulations and with the State of California Title 24 Access Regulations

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

Location / Aerial Map



EXHIBIT C

Perris Valley ALUCP Map



EXHIBIT D
MARCH ARB Map



EXHIBIT E

Downtown Specific Plan Land Use Map

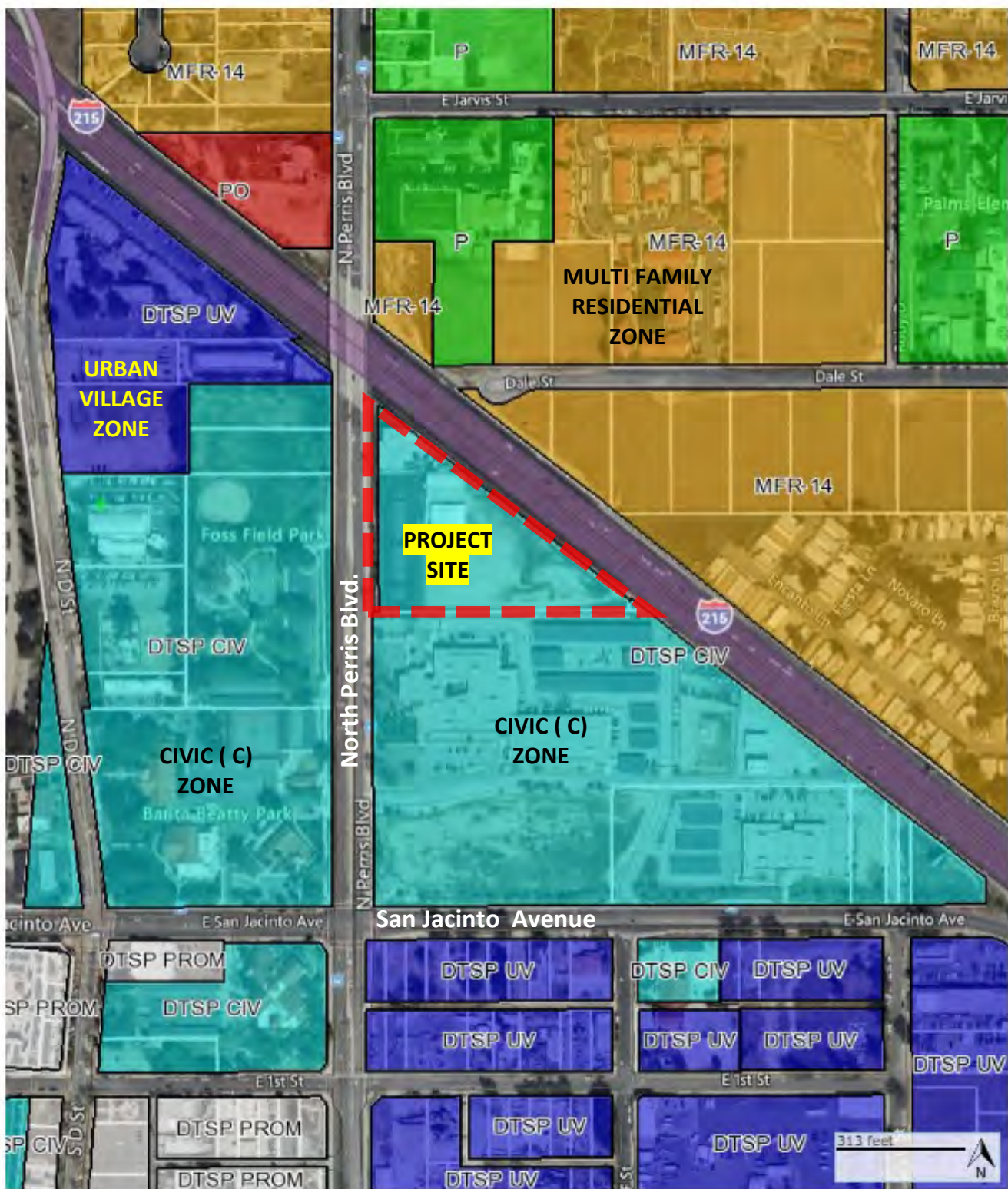


EXHIBIT F
Project Plans

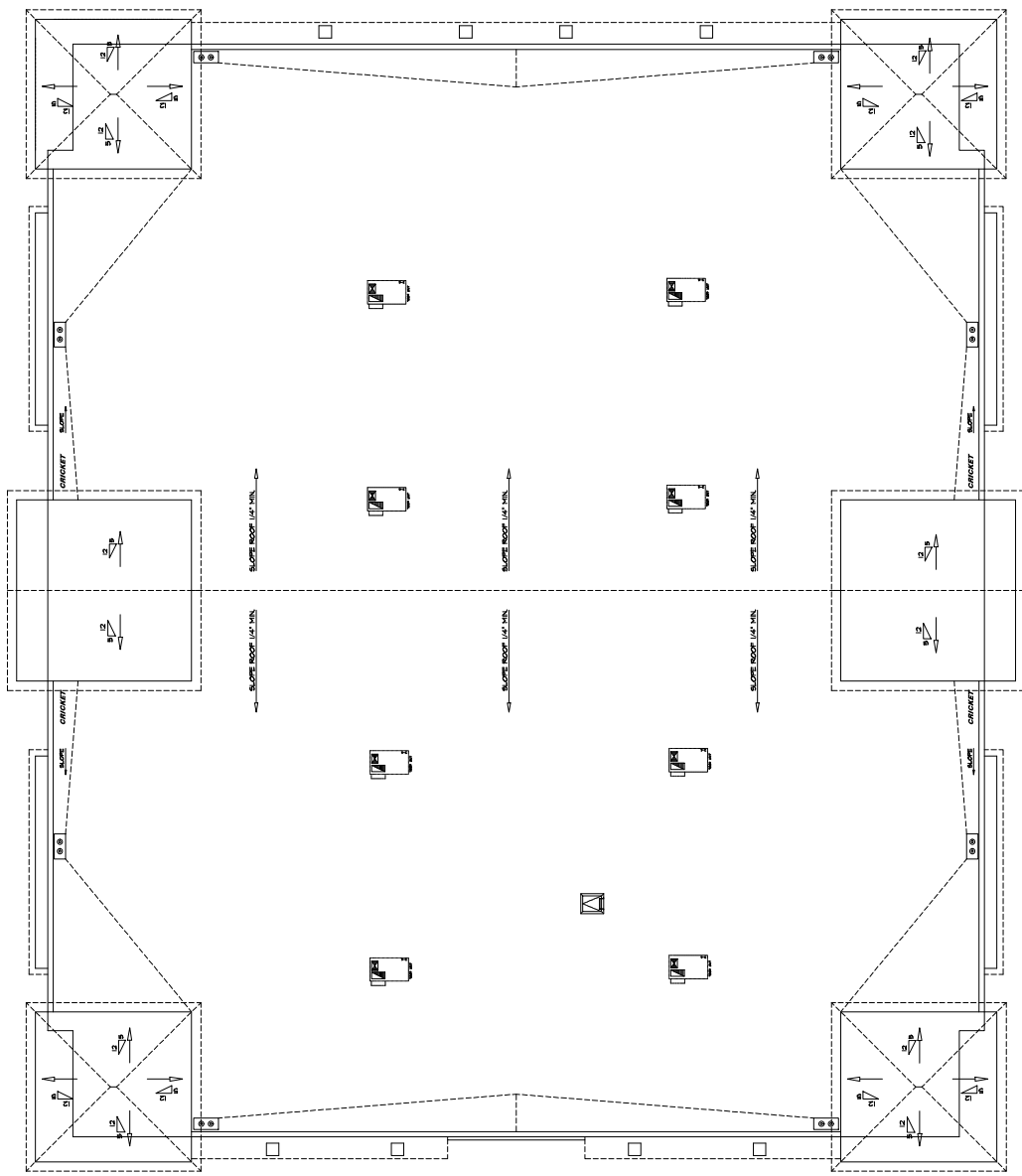
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Checked by
Date 06/03/2023
DWG No. 2148



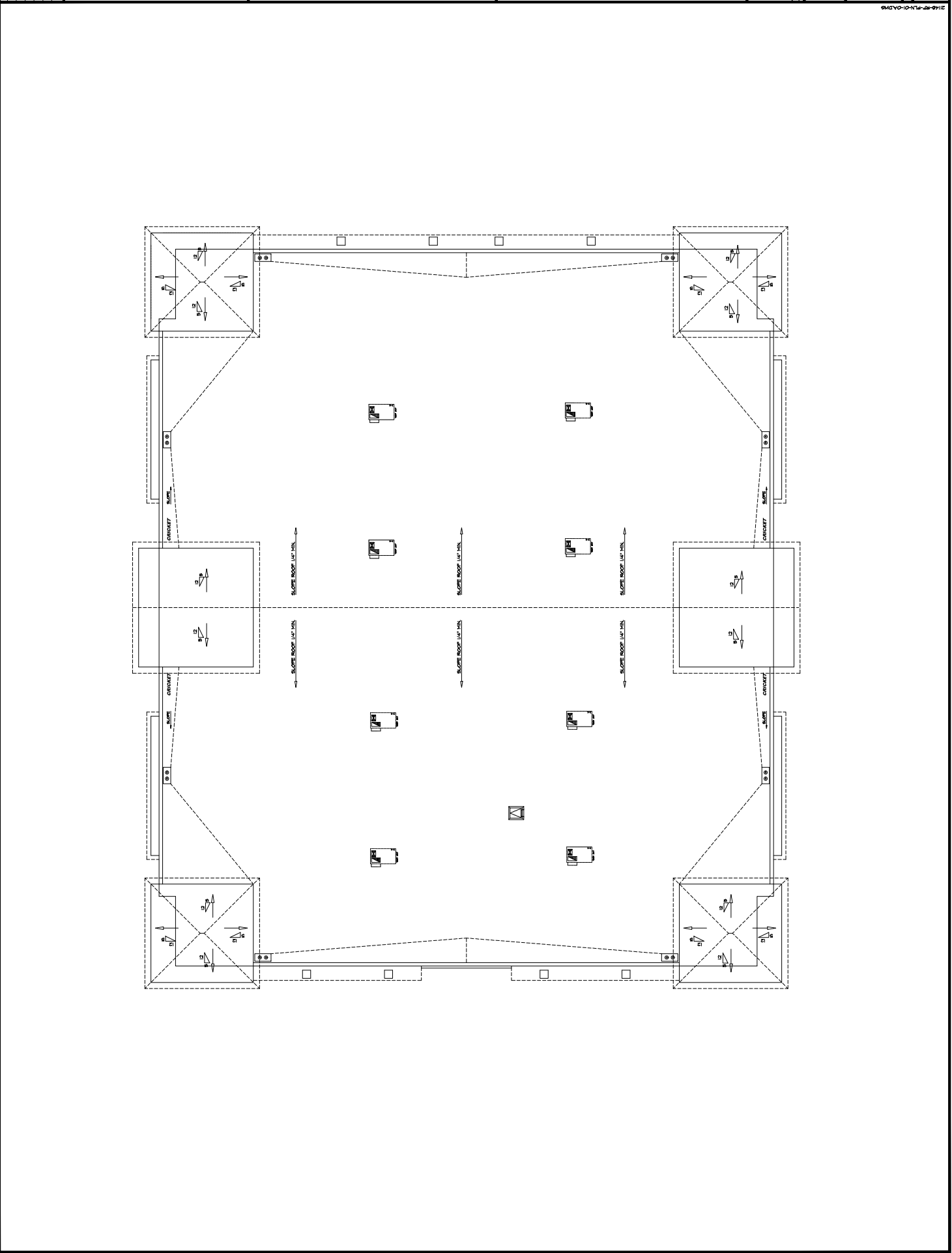
Project and location
**TRINITY LUTHERAN CHURCH
5150 CRYSTAL
AVENUE
SAN JOSE, CA 95127**

ROOF PLAN

DMA
ARCHITECTURE AND ENGINEERING
1111 Golden Gate Circle, Suite 1010, Marin, CA 94022
Phone 415-424-2112 • Email jay@dmaa.com



Revision table with columns for No., Description, and Date.

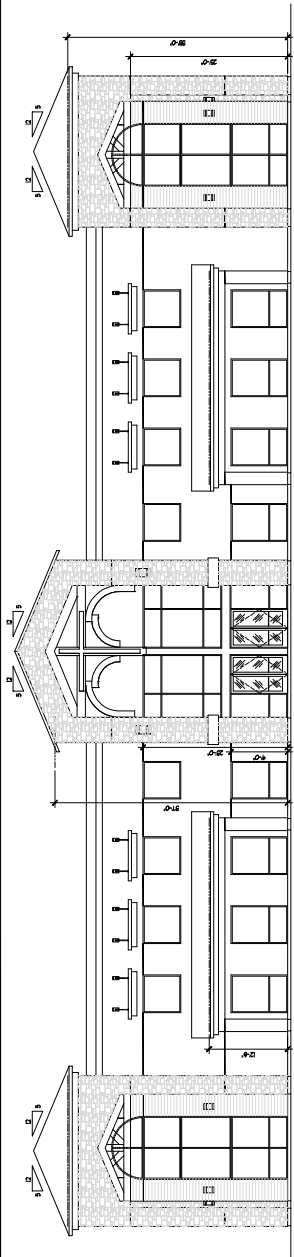




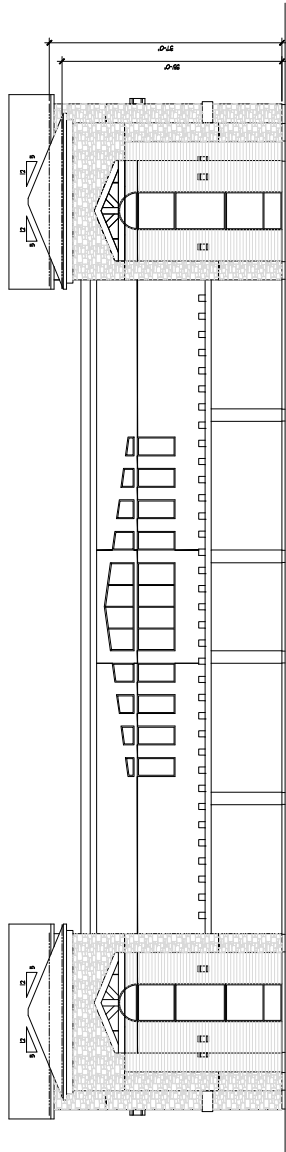
Project and Location
 THE
 BUILDING
 COMPANY
 ARCHITECTS
 1571
 4000
 1571

ELEVATIONS

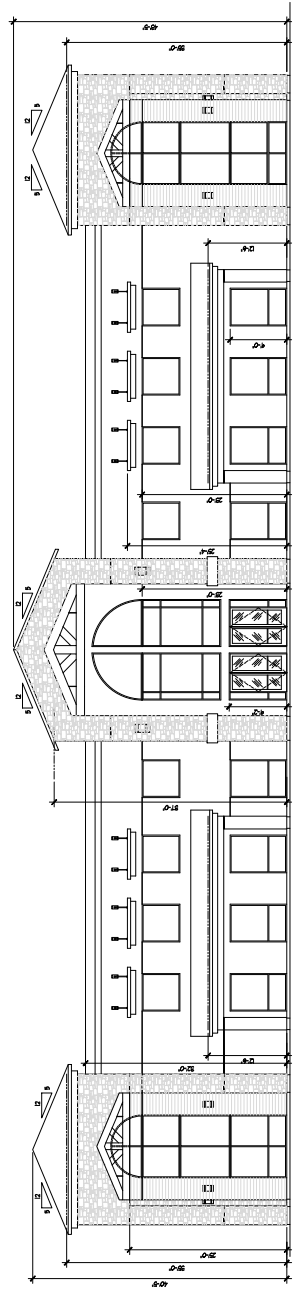
DMMA
 ARCHITECTURE AND ENGINEERING
 11111 Golden Gate Circle, Suite 105/109, Highlands, CO 81050
 Phone: 970-434-7172 • Email: Architecture@dmma.com



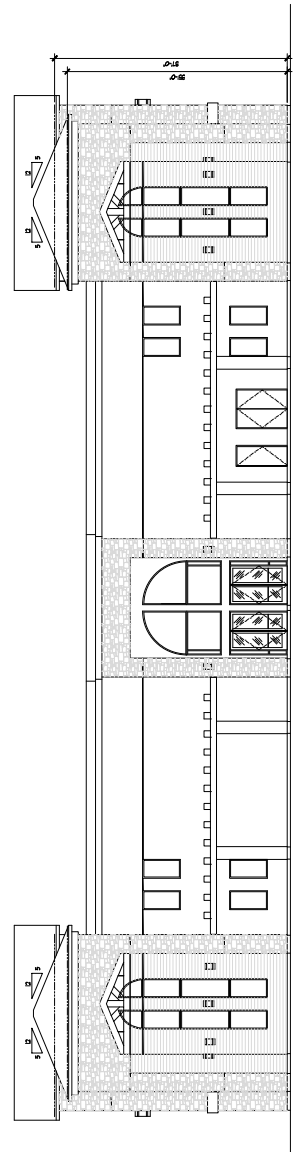
FRONT ELEVATION (STREET SIDE)
WEST ELEVATION



RIGHT ELEVATION
SOUTH ELEVATION



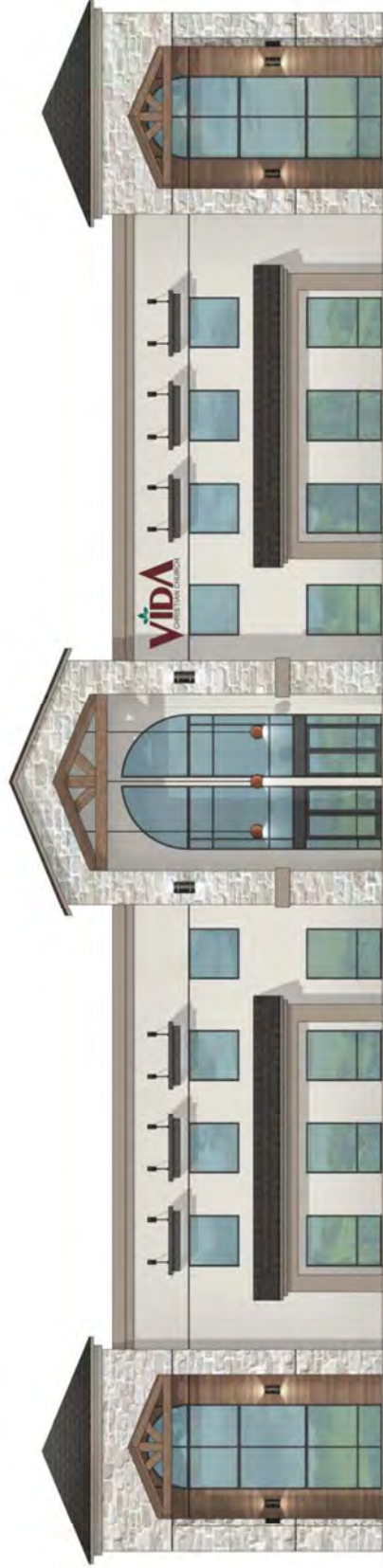
REAR ELEVATION (FREEWAY SIDE)
EAST ELEVATION



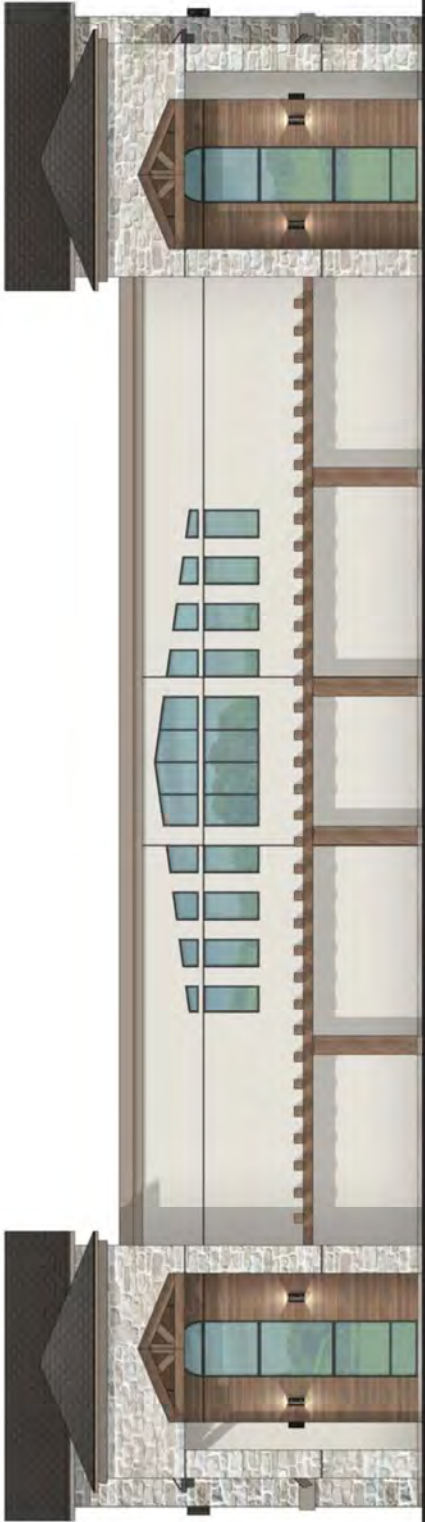
LEFT ELEVATION (FREEWAY SIDE)
NORTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



ROOF: EagleRoofing
Ponderosa 4595
Dark Charcoal

STONE: El Dorado Stone
Limestone
Grand Banks

WOOD: Teak to match
Siding

METAL: Charcoal Typ

WOOD: NewTechWood
Color-Peruvian Teak

STUCCO: OmegaStucco
Charleston 81535 (35)

STUCCO: Amerimix Stucco
Chablis



MATERIAL/COLOR BOARD

EXHIBIT G

Planning Commission Staff Report without
Exhibits – Dated December 6, 2023



CITY OF PERRIS

PLANNING COMMISSION AGENDA SUBMITTAL

- MEETING DATE:** December 6, 2023
- SUBJECT:** Conditional Use Permit (CUP) 22-05284 – A proposal to construct a 27,132 square foot church building on a 3.72-acre lot, located at 251 N. Perris Boulevard, on the east side of Perris Boulevard, between San Jacinto Avenue and the I-215 freeway, within the Civic Center (C) Zone of the Perris Downtown Specific Plan (DTSP). Applicant: Melinda Reyes
- REQUESTED ACTION:** Adopt Resolution No. 23-37, finding the project is Categorically Exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-fill Development Projects); and approving CUP 22-05284, based on the findings and subject to the Conditions of Approval
- CONTACT:** Patricia Brenes, Planning Manager.
-

BACKGROUND

The 3.72-acre La Vida Church project site located at 251 N. Perris Blvd. is developed with a 6,075 building, used for teen activities and worship services, on the north side; a 5,018 square-foot office building along the east side; and associated parking and landscaping. Records show that La Vida Church has been in operation at the project site since 1998. In 2021, the church obtained a building permit for a 6,400 square foot outdoor tent, located on the easterly side of the property, to allow religious worship and services to continue to be provided during the pandemic. Access to the site is provided via a two-way driveway along Perris Boulevard. An existing chain link fence secures the project site along the easterly property line adjacent to the I-215 freeway. The project site is surrounded by the I-215 freeway to the north and east, Riverside County Sheriff's Department to the south, and Foss Field Park and City of Perris Animal Control to the west across Perris Boulevard.

PROJECT DESCRIPTION

The applicant is requesting approval of a Conditional Use Permit for the expansion of a church on the easterly side of the 3.72-acre project site. The proposed project includes removal of the temporary outdoor tent to allow for the construction of a 27,132 square-foot church building, consisting of a 6,260 square-foot sanctuary area, a 2,937 square foot fellowship hall with a 701 square foot stage area, seven offices totaling 1,266 square feet, five classrooms totaling 3,646 square feet, 1,066 square feet of storage area, a break room, waiting/reception area, and restrooms.

Worship services in the church will be on Sundays from 10:00 a.m. to 12:00 p.m. and from 6:00 p.m. to 7:00 p.m. The proposed classrooms will be used for bible studies during weekday evenings and religious instruction for young children and teenagers during service hours. Office hours will be on Tuesdays and Thursdays from 8:00 a.m. to 4:00 p.m. A total of five employees are anticipated to be employed by the church.

The fellowship hall will not be used while services in the sanctuary are in session. The hall's purpose is for occasional conferences or small teen worship events. In addition, the existing 6,075-square-foot teen building will be repurposed for special occasions, such as a funeral services, and wedding ceremonies. The existing 5,108 square foot office building will be used for storage of event planning materials and music equipment.

PROJECT ANALYSIS

The table below summarizes the project's consistency with the General Plan, Downtown Specific Plan (DTSP) Specific Plan, Zoning Code, Title 18 Subdivision 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 site has a General Plan land use designation of Civic Center (C). The Civic Center is intended for public facilities, public parking, public space, and active open space and recreation areas that provide a campus-like atmosphere. The project proposes to develop a church building that is open to the public and has been designed to include a campus-like atmosphere. As conditioned, this project will be consistent with the General Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with the Perris Downtown (DTSP) Specific Plan)</p> <p>The project site is in the Civic Center Zone of the Downtown Specific Plan, which is intended for the development of a campus-like atmosphere with parks, plazas, and open spaces. The Civic Center area is an icon and provides the community with a centralized location for people to gather. (Exhibit C). This project includes the construction of a church with parking and open space for people to gather; therefore, due to its unique operational characteristics, the proposed use was determined to be permitted in the Civic Center Zone of the Downtown Specific Plan subject to the granting of a Conditional Use Permit.</p> <p>Conditional Use Permits are governed by Chapter 19.61 of the City of Perris Municipal Code to establish necessary or desirable uses that are unique in character and require specific consideration to safeguard the city's public health, convenience, and general welfare, by minimizing adverse effects on surrounding properties.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and Perris Valley Airport Land Use Compatibility Plan</p> <p>The proposed project is located within Zone E (Other Airport Environs) of the March Air Reserve Base/Inland Port Airport has no residential development restrictions. The project site is also within Zone E (Other Airport Environs) of the Perris Valley</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
Airport Land Use Compatibility Plan. As the project is located in the Downtown, consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP) and the 2010/2011 Perris Valley Land Use Compatibility Plan is not required.		

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table below summarizes compliance with the development standards of the Downtown Specific Plan and Zoning Code.

Perris Downtown Specific Plan Civic Center Zone –Plaza Building Development Standards Development Standards				
Standard		Proposed	Consistent	Inconsistent
Number of Stories	1 to 3 stories	1 story	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	75 -100 feet	43 feet – 5 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Depth	20 feet	160 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Width	20 to 100 feet	183 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front Yard: (west)	10 to 20 feet 148 feet – 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side Yards: - north - south	10 feet 10 feet 56 feet 60 feet – 11 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard (east)	10 to 20 feet 73 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Perris Downtown Specific Plan Civic Center Zone –Vehicle Access and Parking Standards and Perris Zoning Code Chapter 19.69 – Parking and Loading Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Church	1 space/40 sq ft of assembly area	157 spaces	208 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Office	1space/300 sq ft. of office use	4 spaces		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Parking		161 spaces	208 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Surplus Parking			47 spaces		

The existing two buildings will function as ancillary buildings to La Vida Church. The applicant has indicated that activities within these buildings will occur on non-service days to avoid conflicts with the operation of the church; therefore, adequate parking will be provided for the church expansion.

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations/Architecture**

The proposed building elevations reflect contemporary architecture emphasizing vertical elements contrasted by alternate decorative materials and colors. The design incorporates a combination of varying rooflines, vertical and horizontal windows, horizontal faux wood shiplap, stone veneer, and intermittent recessed panels to create a contrasting aesthetic design for compliance with the Perris Downtown Specific Plan design standards. The entry areas of the buildings are recessed to provide additional articulation in the vertical plane and covered entry ways. The proposed color palette combines warm shades of tans, white and copper to complement the buildings. The combination of varying colors, articulating footprint, variable roof height, enhanced cornice treatments, windows, etc., provides visual interest to the building.

- **Landscaping**

The applicant has submitted a conceptual landscape plan conforming to the Landscaping Ordinance's requirements. The proposed on-site landscaping area totals approximately 18,179 square feet or approximately 10.8% of the site. There is no minimum landscaping requirement in the Downtown Specific Plan; instead, landscaping in the Downtown area is required to be provided in all setbacks to soften the street edge and large buildings, create a sense of place, screen parking areas and mechanical equipment, and enhance the pedestrian environment. The project proposes landscaping and decomposed granite along the street frontage. Additional landscaping is proposed along the perimeter of the site, guest parking area, common open space areas, and adjacent to the building.

- **Fencing and Screening**

The project proposes construction of a decorative 6-foot-high split-face concrete wall with a trim cap along the east property line to buffer the traffic noise and screen views from the I-215 freeway, and a 6-foot-high tubular steel fence with decorative pilasters every 50 feet along the south property line.

- **Lighting**

All exterior lighting will provide one (1) foot-candle of illumination for pedestrian safety and security along all parking lots and pedestrian areas. All exterior lighting has been required to provide cut-off fixtures and will be downward facing away from the neighboring properties per City standards.

ENVIRONMENTAL DETERMINATION:

The Project is Categorically Exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects), as the project constitutes an infill

development project within city limits on less than five acres of land in compliance with the applicable General Plan and Zoning Code and has no habitat value for biological resources.

RECOMMENDATION:

ADOPT Resolution No. 23-37 finding the Project is Categorically Exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects) and approving Conditional Use Permit (CUP) 22-05284 to construct a new 27,132 square foot church building on an existing 3.72-acre lot, located on the east side of Perris Boulevard, north of San Jacinto Avenue, within the Civic Center (C) Zone of the Perris Downtown Specific Plan (DTSP), based on the findings and subject to 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: Alfredo Garcia, Associate Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 23-37 with Conditions of Approval (Planning, Engineering, Public Works and Building & Safety)
- B. Location/Aerial Photo
- C. Perris Valley ALUCP Map
- D. MARB/IPA ALUCP Map
- E. Downtown Specific Plan Map
- F. Project Plans (Site Plan, Floor Plan, Building Elevations, and Conceptual Landscape Plans)

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