



CITY OF PERRIS PLANNING COMMISSION

AGENDA

April 03, 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: Lopez, Jimenez, Gomez,
Vice-Chair Shively, Chair Hammond

3. PLEDGE OF ALLEGIANCE: Commissioner Lopez

4. PRESENTATION:

5. CONSENT CALENDAR:

A. Planning Commission Minutes for March 06, 2024

6. PUBLIC HEARING:

A. **Planned Development Overlay (PDO) 21-05038 Zone, Tentative Tract Map (TTM) 21-05037 (TTM 37904), Development Plan Review 21-00002** – To consider the following entitlements to facilitate a planned residential development (age-restricted units) on 41.7 acres: 1) Planned Development Overlay (PDO) Zone designation to facilitate construction of 185 single family detached residential units (age restricted units); 2) Tentative Tract Map to subdivide 41.7 acres into 185 residential lots; and 3) Development Plan Review for review of the site plan and building elevations. The project site is located on the northeast corner of Mountain Avenue and McPherson Road in the R-6000 – Single Family Residential Zone. Applicant: Anthony Arnest, Pacific Communities.

REQUESTED ACTION: Continuance of this item to the Planning Commission meeting on April 17, 2024.

7. 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.*

***In compliance with the Americans with Disabilities Act and Government Code Section 54953(g)**, the City Council has adopted a reasonable accommodations policy to swiftly resolve accommodation requests. The policy can also be found on the City's website. Please contact the City Clerk's Office at (951) 943-6100 to make an accommodation request or to obtain an electronic or printed copy of the policy.*

8. **COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS**
9. **PLANNING MANAGER REPORTS AND/OR INFORMATION**
10. **ADJOURNMENT**

Planning Commission Agenda

CITY OF PERRIS

April 03, 2024

Item

5A

*Planning Commission Minutes
for March 06, 2024*



MINUTES

Date of Meeting: March 06, 2024
Time: 06:01 PM
Place of Meeting: City Council Chambers

1. CALL TO ORDER:

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

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

Absent: Chair Hammond.

Staff Present: Patricia Brenes, Planning Manager
Yecenia Vargas, Assistant City Attorney
Brad Brophy, Assistant City Engineer LD
Nathan Perez, Senior Planner
Lupita Garcia, Associate Planner
Monica Carranza, Planning Assistant
Sylvia Arvizu, Administrative Assistant

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

4. PRESENTATION:

5. CONSENT CALENDAR:

- A.** Planning Commission Minutes for February 21, 2024

The Vice-Chair called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Commissioner Gomez to Approve Item 5A. Planning Commission Minutes for February 21, 2024

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

NOES:

ABSENT: Chair Hammond

ABSTAIN:

- B.** Street Naming Review 23-05311 – A proposal to name fifteen (15) streets within Tentative Tract Map No. 37223, located at the northeast corner of Murrieta Road and Green Valley Parkway in the Green Valley Specific Plan. Applicant: Patrick Parker.
REQUESTED ACTION: Approve Street Naming Review 23-05311

Monica Carranza, Associate Planner, presented this item.

The Following Commissioner Spoke:

Commissioner Jimenez

Vice-Chair Shively

Commissioner Lopez

Commissioner Gomez

The Vice-Chair called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Commissioner Jimenez, to Approve Item 5B with the following Conditions of Approval: **1)** Change the proposed street name of TM 37223 – from Mapleglen Avenue to Atlantis Avenue; **2)** Change the proposed street name of TM 37223 – from Divination Lane to Armory Lane; **3)** Change the proposed street name of TM 37223 – from Ollivander Street to Charmstone Street; **4)** Change the proposed street name of TM 37223 –from Cloud Street to Clearview Street.

Street Naming Review 23-05311 – A proposal to name fifteen (15) streets within Tentative Tract Map No. 37223, located at the northeast corner of Murrieta Road and Green Valley Parkway in the Green Valley Specific Plan. Applicant: Patrick Parker.

REQUESTED ACTION: Approve Street Naming Review 23-05311

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

NOES:

ABSENT: Chair Hammond

ABSTAIN:

6. PUBLIC HEARING:

- A. Tentative Parcel Map 23-05217 (TPM 38820) – A proposal to subdivide a 9.1-acre parcel into two parcels located at 1765 Watson Road, on the southwest corner of Watson Road and Trumble Road, within the Light Industrial (LI) Zone (APN: 329-250-013). Applicant: Jan Jansson with Soil Retention Products Inc.
REQUESTED ACTION: Adopt Resolution 24-02 approving Tentative Parcel Map 23-05217 (TPM 38820) to subdivide a 9.1-acre parcel into two parcels, based on the findings in the staff report and subject to the conditions of approval.

Lupita Garcia, Associate Planner, presented this Item.

The Following Commissioner Spoke:

Commissioner Gomez
Commissioner Jimenez
Commissioner Lopez
Vice-Chair Shively

Applicant Speaker: Trish Rodriguez

The Vice-Chair opened the Item for public comment.

Public speaker: Franco Pacheco, Resident

The Chair called for a motion.

M/S/C: Moved by Commissioner Gomez, seconded by Commissioner Lopez, to Approve Item 6A. with the following Conditions of Approval: **1)** Clarify the parcel area correction from 9.7 acres to 9.1 acres; **2)** Add Advisory Condition: Future development on Parcel 2 shall direct trucks to Trumble Road, to Ethanac Road, and to Interstate 215 freeway.

Tentative Parcel Map 23-05217 (TPM 38820) – A proposal to subdivide a **9.1-acre** parcel into two parcels located at 1765 Watson Road, on the southwest corner of Watson Road and Trumble Road, within the Light Industrial (LI) Zone (APN: 329-250-013). Applicant: Jan Jansson with Soil Retention Products Inc. **REQUESTED ACTION:** Adopt Resolution 24-02 approving Tentative Parcel Map 23-05217 (TPM 38820) to subdivide a **9.1-acre** parcel into two parcels, based on the findings in the staff report and subject to the conditions of approval.

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

NOES:

ABSENT: Chair Hammond

ABSTAIN:

- B.** Scoping Meeting for an Environmental Impact Report associated with General Plan Amendment (GPA) 23-05033, Zone Change (ZC) 23-05034, Tentative Parcel Map 23-05036 (TPM-35700), Conditional Use Permit (CUP) 23-05032, Development Plan Review (DPR) 23-00005, and Development Plan Review (DPR) 23 -00006 – A proposal to consider the following entitlements to facilitate the construction of the Perris Valley Towne Center consisting of an industrial warehouse building and commercial shopping center on 66.36 acres located at the southeast corner of San Jacinto Avenue and Redlands Avenue: 1) General Plan Amendment to change the land use designation of 50.6 acres from Community Commercial to Light Industrial; 2) Zone Change to rezone 50.6 acres from Community Commercial Zone to Light Industrial Zone; 3) Tentative Parcel Map to consolidate 26 existing parcels into ten (10) parcels and one lettered lot; 4) Conditional Use Permit to permit three (3) drive-through restaurants; and 5) Development Plan Reviews for the review of the site plan and building elevations of the proposed 848,000 square-foot industrial warehouse building on 50.64 acres and 122,027 square-foot commercial shopping center on 15.72 acres. Applicant: Joseph Edwards, Lewis Retail Centers.

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 the Item.

The Following Commissioner Spoke:

Commissioner Lopez
Commissioner Gomez
Commissioner Jimenez
Vice-Chair Shively

Applicant Speaker: Tina Andersen T&B Planning
Joseph Edwards, Lewis Retail Centers

Vice-Chair Shively opened the item for public comment.

Public Speaker: Franco Pacheco, Resident
Jillian Menez, Resident
Lizeth Sanchez, Resident
Karla Cervantes, Resident
Nannette Plascencia, Resident
Jon Langford, Business Owner, City of Perris
Jairo Carbajal, Resident
Aliana Pacheco, Resident
Marcela Oviedo, Resident
Amy Lee Buenrostro, Resident

Vice-Chair closed public comment.

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.

The Vice-Chair opened the Item for public comment.

Public Speaker: Franco Pacheco, Resident
Aliana Pacheco, Resident

Vice-Chair closed public comment.

9. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS

10. PLANNING MANAGER REPORTS AND/OR INFORMATION

11. ADJOURNMENT

AYES: Commissioner Lopez, Commissioner Jimenez, Commissioner Gomez,
Vice Chair Shively,
NOES: 0
ABSENT: Chair Hammond
ABSTAIN: 0

Respectfully yours,

Patricia Brenes, Secretary

Planning Commission Agenda

CITY OF PERRIS

April 03, 2024

Item

6A

*Planned Development Overlay
(PDO) 21-05038 Zone,
Tentative Tract Map
(TTM) 21-05037 (TTM 37904),
Development Plan Review 21-00002*



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: April 3, 2024

SUBJECT: Planned Development Overlay (PDO) 21-05038 Zone, Tentative Tract Map (TTM) 21-05037 (TTM 37904), Development Plan Review 21-00002 – To consider the following entitlements to facilitate a planned residential development (age restricted units) on 41.7 acres: 1) Planned Development Overlay (PDO) Zone designation to facilitate construction of 185 single family detached residential units; 2) Tentative Tract Map to subdivide 41.7 acres into 185 residential lots; and 3) Development Plan Review for review of the site plan and building elevations. The project site is located on the northeast corner of Mountain Avenue and McPherson Road, in the R-6000 – Single Family Residential Zone. Applicant: Anthony Arnest, Pacific Communities.

REQUESTED ACTION: Continuance of this item to the Planning Commission meeting on April 17, 2024.

CONTACT: Patricia Brenes, Planning Manager

BACKGROUND/DISCUSSION:

The applicant is requesting further continuance of this item to the next scheduled Planning Commission meeting on April 17, 2024, due to the applicant's scheduling conflicts.

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

Prepared by: Mathew Evans, Project Planner
Reviewed by: Patricia Brenes, Planning Manager

Exhibit: A. Applicant's Continuance Request

Consent:
Public Hearing: X
Business Item:
Presentation:

ATTACHMENT 1

Applicant's Continuance Request

Patricia and Mathew,

I respectfully request a continuance of the upcoming Planning Commission hearing to Wednesday, April 17th – currently scheduled for Wednesday, April 3rd, 2024. I have been unable to arrange for several of our team and essential consultants to attend (scheduling conflicts).

I request that the hearing be continued to the next Planning Commission hearing on Wednesday, April 17th. This will allow me to coordinate with our consultants to ensure that our full team is present to address the commission and answer any questions.

Also, I have arranged for one of my co-workers, Ron Freeman, to attend the hearing this Wednesday (April 3rd) so the applicant can be present for any questions.

We sincerely appreciate your assistance on this request.

Tony Arnest

Senior Project Manager
Manager, Forward Planning and Development

