



CITY OF PERRIS PLANNING COMMISSION REVISED AGENDA

September 04, 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 August 21, 2024

6. PUBLIC HEARING: No Items

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. BUSINESS:

- A.** A request to obtain Planning Commission input on the findings for Conditional Use Permit 22-05023 to facilitate the construction of a 350,000 square-foot industrial warehouse and two business park buildings totaling 14,000 square feet on approximately 19.16 acres of land located at the southwest corner of Mapes Road and Trumble Road, within the Business Park (BP) Zone. Applicant: Kamran Benji of Blue Arch Investments, Inc. Contact Planner: Lupita Garcia, Associate Planner, (951) 943-5003, lgarcia@cityofperris.org

REQUESTED ACTION: To provide input on the findings for Conditional Use Permit 22-05023.

- B.** Brown Act, Meeting Procedures, and Conflict of Interests Presentation.

9. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS

10. PLANNING MANAGER REPORTS AND/OR INFORMATION

11. ADJOURNMENT

Planning Commission Agenda

CITY OF PERRIS

September 04, 2024

Item

5A

*Planning Commission Minutes for
August 21, 2024*



MINUTES

Date of Meeting: August 21, 2024
Time: 06:00 p.m.
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 Lopez,
Commissioner Jimenez
Commissioner Gomez
Vice-Chair Shively
Chair Hammond.

Commissioner Absent: None

Staff Present: Patricia Brenes, Planning Manager
Yecenia Vargas, Assistant City Attorney
Brad Brophy, Assistant City Engineer LD
Albert Armijo, Senior Planner Consultant
Alfredo Garcia, Associate Planner
Sylvia Arvizu, Management Assistant

3. PLEDGE OF ALLEGIANCE: Commissioner Gomez led the Pledge of Allegiance.

4. PRESENTATION:

5. CONSENT CALENDAR:

A. Planning Commission Minutes for August 07, 2024

Chair Hammond opened the Item for public comment. No public comment.
Chair Hammond closed the Item for public comment.

The Chair called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Vice Chair Shively to Approve the minutes of the regular Planning Commission meeting on August 07, 2024.

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

NOES:

ABSENT:

ABSTAIN:

B. Planning Commission Minutes for Special Meeting on August 13, 2024

Chair Hammond opened the Item for public comment. No public comment.
Chair Hammond closed the Item for public comment.

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Commissioner Gomez, to Approve The minutes of the Special Planning Commission meeting on August 13, 2024.

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

NOES:

ABSENT:

ABSTAIN: Commissioner Lopez was absent from this August 13, 2024, meeting.

6. PUBLIC HEARING:

- A. Tentative Parcel Map 22-05289 (TMP 38404), Conditional Use Permit (CUP) 22-05083 and Development Plan Review (DPR) 24-00005** – A proposal to subdivide an existing 2.79-acre parcel into two parcels for the construction of a 4,052 square foot convenience store with a 2,057 square foot attached automated car wash, and a 4,560 square foot fueling canopy for passenger vehicles, and a 3,320 square foot Jack in the Box drive-thru restaurant, located on the southwest corner of Harley Knox Boulevard and N. Perris Boulevard in the Commercial (C) Zone of the Perris Valley Commerce Center Specific Plan. Applicant: Gabriela Marks, Marks Architecture Inc.

REQUESTED ACTION: Adopt Resolution No. 24-13, finding the project is Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects) and approving Tentative Parcel Map 22-05289 (TMP 38404), Conditional Use Permit 22-05083 and Development Plan Review 24-00005, based on the findings and subject to the Conditions of Approval.

Planning Manager Brenes - clarify that the Resolution number is 24-13 for the record.

Alfredo Garcia, Assistant Planner, presented this item.

Applicant Speaker: Gabriela Marks, Marks Architecture Inc.

Chair Hammond opened the Item for public comment.

Public Speakers: Residents of the City of Perris:

Michele, Buenrostro

Chair Hammond closed the Item for public comment.

Chair Hammond called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Commissioner Jimenez, to Approve Item 6A, with the following Condition of Approval: *1) The property owner of each parcel shall be responsible for the maintenance in perpetuity; 2) The sides of the trash enclosure shall be screened with landscaping (vines and shrubs) and provide a decorative solid trellis cover and a metal mesh between the trellis cover and the trash enclosure stucco wall, unless the trash enclosure can be relocated where is not readily visible from the public right of way and adequate employee and ADA accessibility can be provided, subject to review and approval by Planning staff; 3) Appropriate signage shall be installed on site prohibiting semi-trucks from parking overnight; 4) Accent colors shall be limited to those shown on the building elevations, approved by the Planning Commission on August 21, 2024; and 5) Tiered landscaping shall be provided along Harley Knox Boulevard in front of the carwash.*

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

NOES:

ABSENT:

ABSTAIN:

- B. Parcel Merger 24-05187 and Development Plan Review (DPR) 23-00020** – A proposal to merge four (4) contiguous parcels to facilitate the development of a self-storage facility consisting of two buildings totaling 69,926 square feet on 2.12 acres, located on the north side of Rider Street between Johnson Avenue and Lakeview Drive, within the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan. Applicant: Steve Tangney.

REQUESTED ACTION: Adopt Resolution No. 24-11, finding the project is Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects), and approving Parcel Merger

24-05187 Development Plan Review 23-00020, based on the findings and subject to the Conditions of Approval.

Chair Hammond read into the record the applicant's request to continue this item to the Planning Commission meeting on September 18, 2024.

Chair Hammond opened the Item for public comment. No public comment.

Chair Hammond closed the Item for public comment.

The Chair called for a motion.

M/S/C: Moved by Vice Chair Shively, seconded by Commissioner Gomez, to Continue Item 6B to the Planning Commission Meeting on September 18, 2024.

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

NOES:

ABSENT:

ABSTAIN:

- C. Scoping Meeting for an Environmental Impact Report associated with General Plan Amendment (GPA) 24-05175; Specific Plan Amendment (SPA) 22-05250; Zone Change (ZC) 24-05176; Development Agreement Amendment (DA) 17-05136; Tentative Vesting Parcel Map 24-05198 (TVPM 38811); Tentative Parcel Map 22-05251 (TPM 38810); Conditional Use Permits (CUPs) 22-05005 and 23-05235; and Development Plan Reviews (DPRs) 22-00017, 22-0001, 22-05239, 22-00023, 22-00024, 22-00025, 24-00008, and 24-00009 – A proposal to consider the following entitlements for a comprehensive update to the Harvest Landing Specific Plan to facilitate the project in two Phases with Phase 1 consisting of 1,727,579 square feet of industrial development on 140.71 acres and 428,507 square feet of commercial development on 46.72 acres located between the I-215 Freeway and Perris Boulevard, and north of Nuevo and South of Orange Avenue; and Phase 2 for future industrial development totaling 4,007,956 square feet on 122.68 acres located north of Orange Avenue and south of Placentia Avenue: 1) General Plan Amendment to modify the northerly boundary of the Specific Plan to include 16.2 acres located northwest of the existing Harvest Landing Specific Plan and amend the land use designation from Business Park to Harvest Landing Specific Plan; and to remove 7.26 acres on the most southerly portion of the Specific Plan; 2) Specific Plan Amendment To replace the residentially and open space zoned properties with Commercial (C) and Multiple Business Uses (MBU) for industrial land uses, and to establish development standards and guidelines, and implementation/administration provisions; and to apply an MBU Overlay to the 10.66 acres, located northwest of the Specific Plan; 3) Zone Change to rezone 5.54 acres, located on the northwest of the existing Harvest Landing Specific Plan, from Light Agricultural (A1) Zone to Harvest Landing Specific Plan Zone.; 4)**

Amendment to the existing Development Agreement for specific project improvements and community benefits; 5) Tentative Parcel Map to subdivide 122.68 acres into 8 parcels in Phase 2 for future mixed business development; 6) Tentative Vesting Parcel Map to subdivide 235.6 acres into 21 parcels in Phase 1 for commercial and industrial development; 7) Conditional Use Permits to allow two drive-thru restaurant businesses and a vehicle fueling station related to the proposed big box retail store; and 8) Development Plan Reviews for site plan and building elevations related to the commercial/retail buildings and industrial warehouse buildings. Applicant: Howard Industrial Partners.

REQUESTED ACTION: Conduct a public Scoping Meeting to review, discuss, and provide comments on the potential environmental impacts associated with the Project for the preparation of an Environmental Impact Report.

Albert Armijo, Senior Planner Consultant, and Maegan Truman, EPD Solutions, presented this Item.

Applicant Speaker: Maegan Truman, EPD Solutions

Chair Hammond opened the Item for public comment.

Public Speakers: Residents of the City of Perris:

Michele, Buenrostro	Guadalupe Lara
Nannette Plascencia	Jairo Carbajal
Emely Munoz	Victoria Camarena
Janet Bernabe	Lisset Sanchez
Joaquín Castillejos	Emely Buenrostro
Alfonso Gonzales	

Chair Hammond closed the Item for public comment.

The Following Commissioners Spoke:

Lopez
Gomez
Jimenez
Vice-Chair Shively
Chair Hammond

7. **PUBLIC COMMENTS:**

8. **BUSINESS:**

9. **COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:**

10. PLANNING MANAGER REPORTS AND/OR INFORMATION:

11. ADJOURNMENT

The Chair called for a motion.

M/S/C: Moved by Commissioner Gomez, seconded by Commissioner Lopez, to Adjourn the regular planning commission meeting at approximately 9:01 p.m.

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

NOES:

ABSENT:

ABSTAIN:

Respectfully yours,

Patricia Brenes, Secretary

Planning Commission Agenda

CITY OF PERRIS

September 04, 2024

Item

8A

*A request to obtain
Planning Commission
input on the findings for
Conditional Use Permit 22-05023*



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: September 4, 2024

SUBJECT: A request to obtain Planning Commission input on the findings for Conditional Use Permit 22-05023 to facilitate the construction of a 350,000 square-foot industrial warehouse and two business park buildings totaling 14,000 square feet on approximately 19.16 acres of land located at the southwest corner of Mapes Road and Trumble Road, within the Business Park (BP) Zone. Applicant: Kamran Benji of Blue Arch Investments, Inc.

REQUESTED ACTION: To provide input on the findings for Conditional Use Permit 22-05023.

CONTACT: Patricia Brenes, Planning Manager

PURPOSE:

As directed by the City Council on May 28, 2024, the Blue Arch Industrial Project is returning to the Planning Commission as the Council requested the Commissioner's input on the Conditional Use Permit findings to facilitate the construction of a 350,000 square-foot industrial warehouse and two business park buildings totaling 14,000 square feet on approximately 19.16 acres, located at the southwest corner of Mapes Road and Trumble Road. Only input the findings for the Conditional Use Permit is needed at this time. No action is required by the Planning Commission at this time.

As a matter of information, Conditional Use Permits are intended to ensure compatibility of the proposed use with other existing and potential uses within the general area and ensure the proposed use is consistent and compatible with the purpose of the zone in which it is located.

PROJECT BACKGROUND

The Project was initially processed as a 395,500 square foot industrial warehouse building and has since been reduced to a 350,000 square foot industrial warehouse and two business park buildings totaling 14,000 square feet, as summarized below:

- On August 16, 2023, the Planning Commission unanimously recommended denial of the 395,00 square foot industrial warehouse building.
- On August 23, 2023, the applicant filed an appeal of the Planning Commission's denial of the Project.
- On November 14, 2023, the City Council heard the Appeal and expressed concerns with the Project and continued it off-calendar to allow the applicant additional time to propose a smaller industrial building with a business park component and to obtain feedback from

the Planning Commission on the project modifications.

- On February 7, 2024, the Planning Commission considered the revised Project as a workshop item. The industrial building was reduced from 395,500 square feet to 350,000 square feet, with two business park buildings totaling 14,000 square feet. The Planning Commission was supportive of the revised Project with a few comments on how to improve the Project. The applicant has since incorporated the recommended changes.
- On May 28, 2024, the City Council considered the revised Project, and during discussion, a motion was made to continue the Project off calendar so that Project could return to the Planning Commission for Commissioner input on the findings for the Conditional Use Permit before final City Council consideration is made.

CONDITIONAL USE PERMIT REQUIRED D FINDINGS

Staff has prepared consistency findings in support of the Conditional Use Permit for the Planning Commission input to facilitate the construction of a 350,000 square-foot industrial warehouse and two business park buildings totaling 14,000 square feet on approximately 19.16 acres of land located at the southwest corner of Mapes Road and Trumble Road, within the Business Park (BP) Zone. The Planning Commission is now requested to provide input on the consistency findings noted below:

- A. The proposed location of the conditional use is in accord with the objectives of the Zoning Code and the purposes of the zone in which the site is located.*

The Project proposes to construct a 350,000 square foot industrial warehouse and two business park buildings totaling 14,000 square feet on 19.16 acres in the Business Park (BP) Zone. The BP Zone allows for warehousing/distribution facilities, subject to the granting of a Conditional Use Permit. The Project is surrounded by Eastern Municipal Water District (EMWD) headquarters to the north across Mapes Road, industrial development with outdoor storage yards and vacant land in the City of Menifee to the east across Trumble Road, industrial development to the south across Exceed Drive in the City of Menifee and Perris, and Interstate 215 freeway to the west. The incorporation of the business park along the northern portion of the site facing Mapes Road, which would allow for the establishment of small commercial and light industrial businesses, makes it compatible with the needs of the community, including the Big League Dreams Sports park at the northeast corner of Trumble Road and Mapes Road. Therefore, as proposed, the Project will be consistent and compatible with the surrounding developments and land uses, as well as the objectives and purpose of the underlying BP Zone.

- B. 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 Project is consistent with the General Plan designation of Business Park. The BP Zone allows warehousing and distribution facilities subject to the granting of a Conditional Use Permit which determines compatibility with the surrounding area. The Project will also comply with the BP Zone development standards, ordinances, and resolutions of the City. No subdivision is proposed as part of the Project.

- C. *The proposed location of the Conditional Use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.*

The proposed Project will not be detrimental to the public health, safety or welfare, nor injurious to Project property and improvements in the vicinity. The Project consists of a warehouse building and two business park buildings. The project site is surrounded by industrial developments and land uses and has been designed and conditioned to protect the public health, safety, and welfare, as well as other properties in the vicinity. Additionally, an Initial Study and Mitigated Negative Declaration were prepared for the Project and reduced any potential impacts of the development to a less than significant level.

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

As conditioned, the proposed architecture for the Project meets or exceeds the design standards for the Business Park (BP) Zone. The building's design elements include a combination of varying rooflines, decorative metal cornice (roof cap) treatment, aluminum mullion system windows, corrugated metal panels, porcelain veneer, metal canopies, and recessed panels to create both horizontal and vertical variations for visual interest. The proposed color palette includes shades of grey, white, beige, and blue. The combination of the proposed colors, articulated building elevations, varying roof height, enhanced corrugated metal panels, and porcelain veneer treatments provide visual interest to the building.

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

The proposed Project meets and exceeds the on-site and off-site landscape standards for the Business Park (BP) Zone, where a minimum of 10 percent landscape coverage is required, and 22 percent landscape coverage is proposed. Additionally, the proposed landscape palette provides a mix of native and drought-tolerant trees, shrubs, ground cover, and annual color throughout the site to ensure visual relief and to soften and embellish access points, building entries, parking areas, and trash enclosures.

RECOMMENDATION:

That the Planning Commission provides input on the findings for Conditional Use Permit 22-05023 to facilitate the construction of a 350,000 square-foot industrial warehouse and two business park buildings totaling 14,000 square feet on approximately 19.16 acres of land located at the southwest corner of Mapes Road and Trumble Road, within the Business Park (BP) Zone.

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

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

EXHIBITS: A. Location/Aerial Map
 B. Zoning Map

- C. Project Plans (Site Plan, Floor Plans, Building Elevations, Fence and Wall Plan, Line of Sight, 3-D Renderings, and Conceptual Landscape Plan)
- D. Planning Commission Staff Report without Exhibits – Dated August 16, 2023
- E. City Council Report without Exhibits – Dated October 10, 2023
- F. City Council Report without Exhibits – Dated November 14, 2023
- G. Planning Commission Staff Report without Exhibits – February 7, 2024
- H. City Council Report without Exhibits – Dated May 28, 2024

Consent:

Public Hearing:

Business Item: X

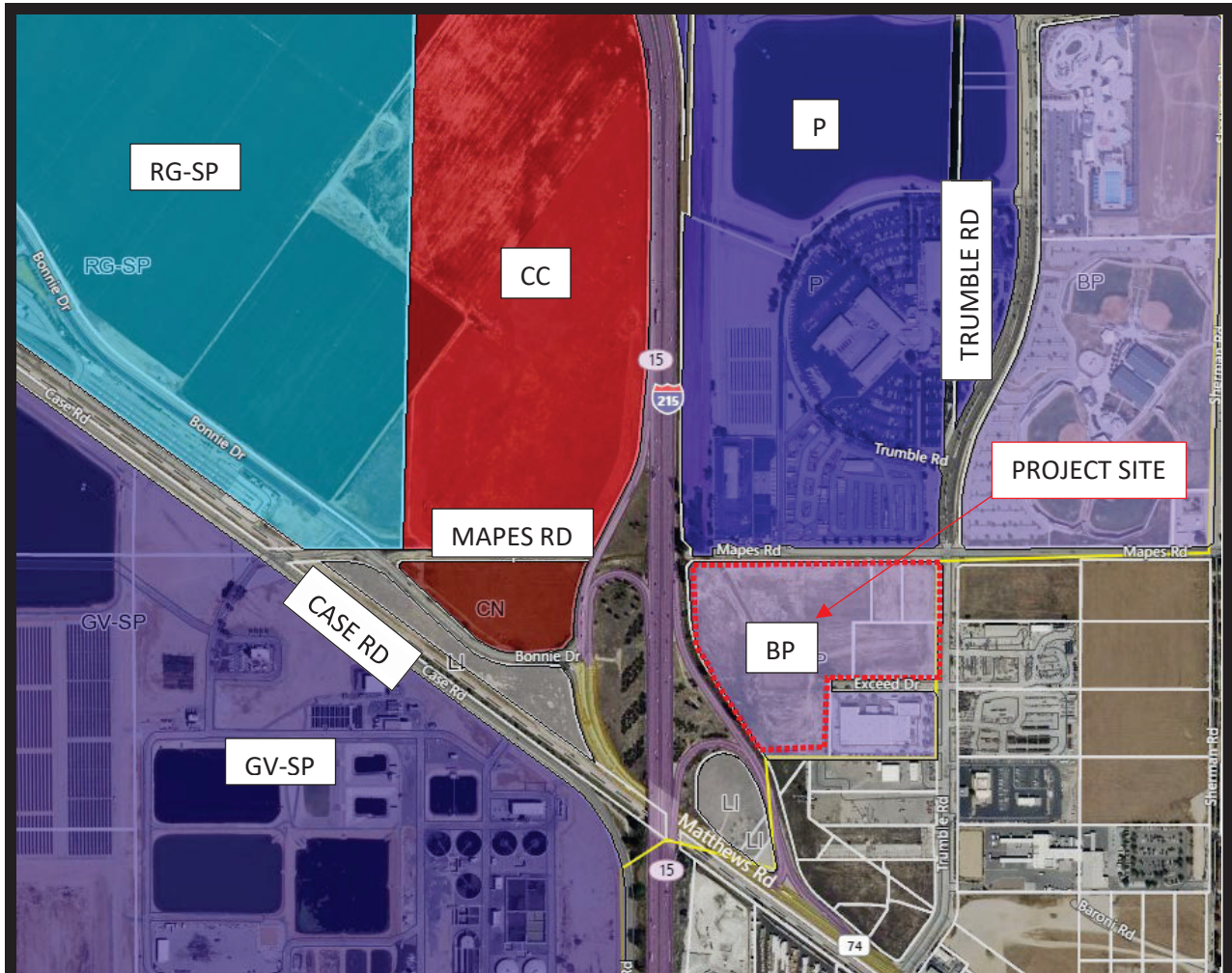
Presentation:

Other

EXHIBIT A
Location/Aerial Map



EXHIBIT B
ZONING MAP



LEGEND

- RG-SP:** Riverglen Specific Plan
- GV-SP:** Green Valley Specific Plan
- CC:** Community Commercial
- BP:** Business Park
- P:** Public Facilities/Utilities

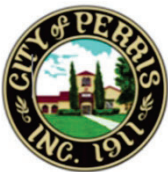


EXHIBIT C

PROJECT PLANS

(Site Plan, Elevations, and Night Rendering)

*Due to the size of the files, the documents are
available online at:*

[https://cityofperris-
my.sharepoint.com/:b:/g/personal/lgarcia_cityofpe
rris_org/Ed1r1l1xi2NChjQOFkb1WCgB2TV14RoACY2
gyB_grooCQg?e=JvSSyE](https://cityofperris-my.sharepoint.com/:b:/g/personal/lgarcia_cityofperris_org/Ed1r1l1xi2NChjQOFkb1WCgB2TV14RoACY2gyB_grooCQg?e=JvSSyE)



NORTH (MAPES ROAD) ELEVATION



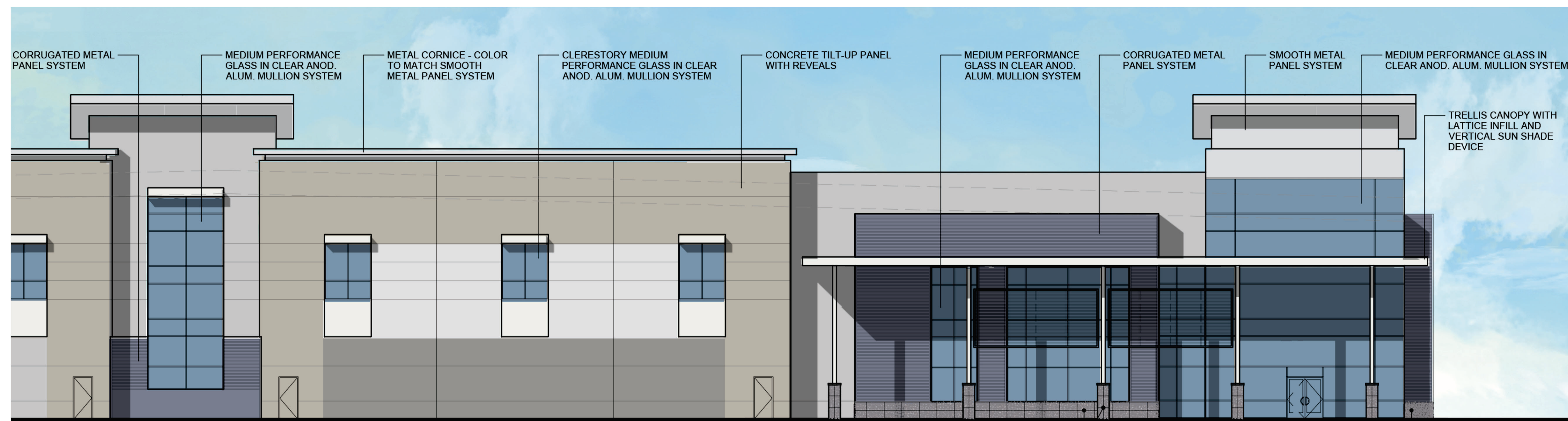
SOUTH ELEVATION



EAST (TRUMBLE ROAD) ELEVATION



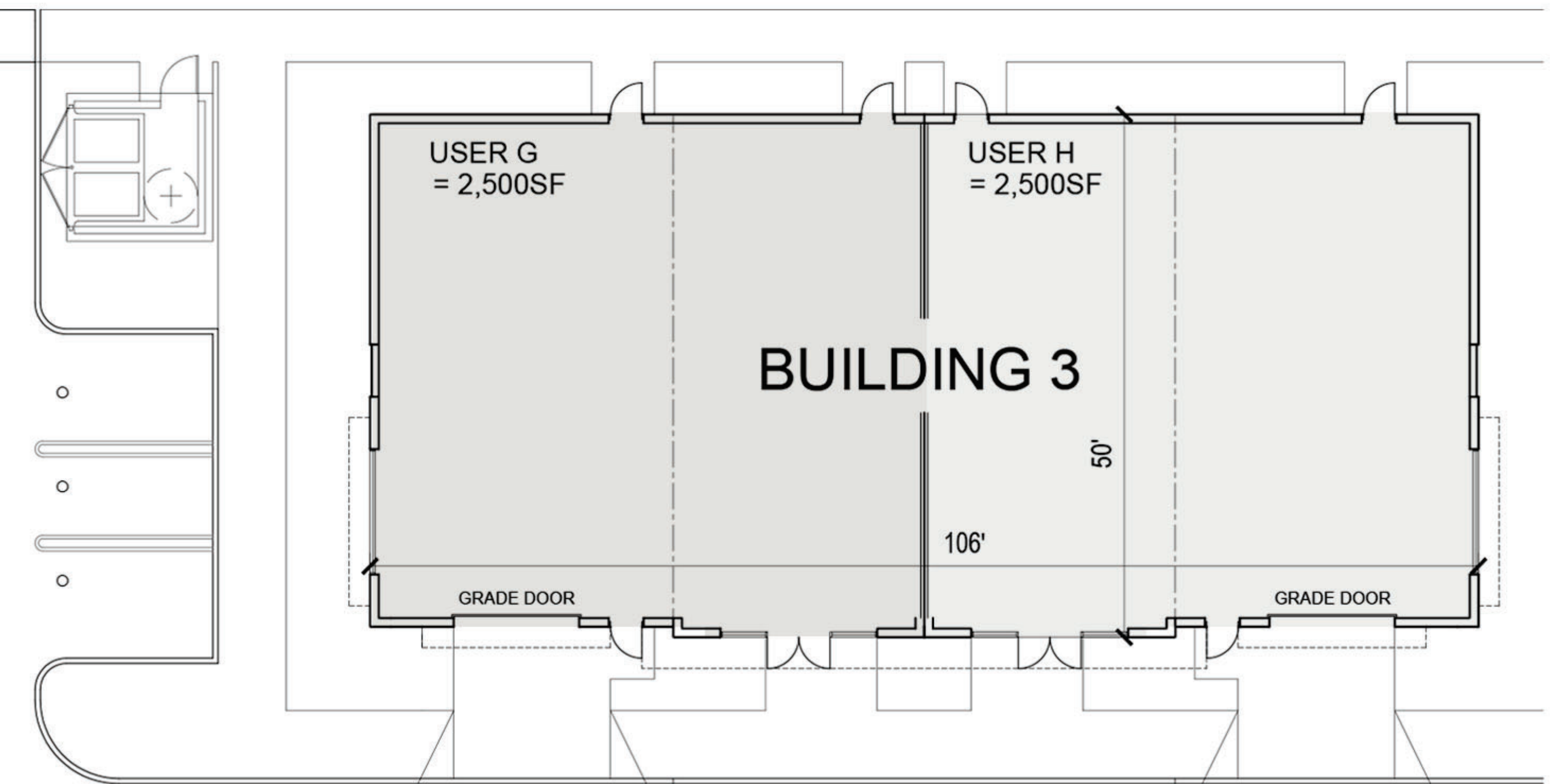
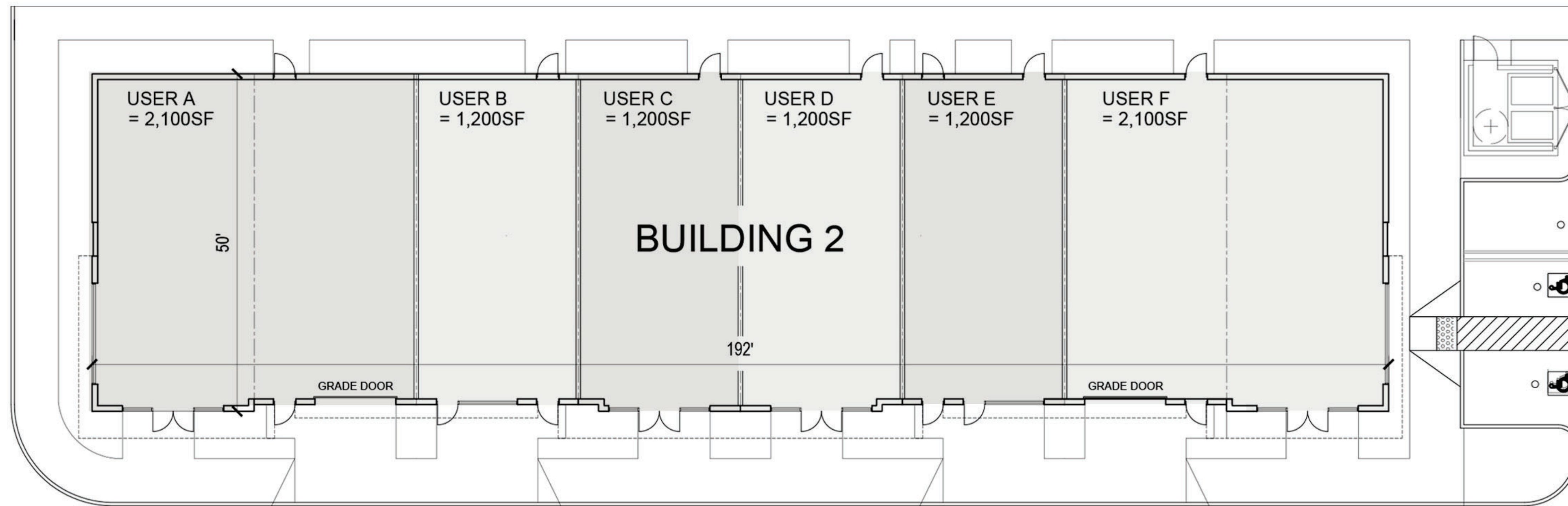
WEST ELEVATION



EAST (TRUMBLE ROAD) PARTIAL ENLARGED ELEVATION

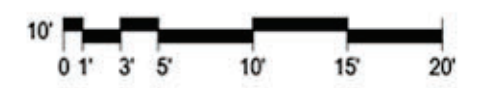


drawing file name: p:\2021-251 blue arch - mapes road - perris\design\interior\2021-251-08 blue arch business park & industrial center alternate master plan.rvt
 © 2022 Architects Orange, LLP dba AO. These plans are copyright protected. Their use and production without the written consent of Architects Orange, LLP dba AO is prohibited. Their plan shall not be reproduced or used without written permission by AO.



BUILDING 2 EAST (TRUMBLE ROAD) ELEVATION

BUILDING 3 EAST (TRUMBLE ROAD) ELEVATION



BUILDING 2 EAST (TRUMBLE ROAD) ELEVATION





drawing file name: p:2021-251 blue arch - mapes road_perris.dwg
© 2022, Architects Orange, LLC dba AO
These drawings are not to be reproduced or used without the permission of AO.



MAPES & TRUMBLE BUSINESS PARK INDUSTRIAL CENTER

PERRIS, CA

CONCEPTUAL RENDERED VIEW



A12

Job No: 2021-251-09
Date: 2024-01-23

EXHIBIT D
PLANNING COMMISSION
STAFF REPORT WITHOUT EXHIBITS
DATED AUGUST 16, 2023



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: August 16, 2023

SUBJECT: Conditional Use Permit 22-05023 – *Continued from the August 2, 2023 meeting.* A proposal to allow the construction of a 395,500 square-foot industrial warehouse building on a 19.16-acre site located on the southwest corner of Mapes Road and Trumble Road within the Business Park (BP) Zone. Applicant: Russell Pierce of RPD Development, Inc.

REQUESTED ACTION: Adopt Resolution 23-25, adopting Mitigated Negative Declaration No. 2392 and the Mitigation Monitoring and Reporting Program, and approve Conditional Use Permit 22-05023 to facilitate the construction of a 395,500-square foot industrial warehouse building, based on the findings and subject to the Conditions of Approval.

CONTACT: Kenneth Phung, Director of Development Services

PROJECT SITE BACKGROUND:

The project site consists of four parcels totaling 19.16 acres (APNs: 329-020-033, -034, -044, and -046). The site is generally flat and is currently unimproved. Additionally, the site was previously graded and contains a basin for erosion and sediment control. The basin contains an emergency outlet onto Mapes Road. Surrounding uses include Eastern Municipal Water District (EMWD) headquarters to the north across Mapes Road, industrial development with outdoor storage yards and vacant land in the City of Menifee to the east across Trumble Road, industrial development to the south across Exceed Drive in the City of Menifee and Perris, and Interstate 215 freeway to the west.

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

The project was presented to the Ad-Hoc Committee on June 2, 2022. The Ad-Hoc Committee provided feedback, which included enhancing the building elevation with additional treatments, including a metal awning on the southwest corner of the building, as the building will be visible from the I-215 freeway. In addition, the truck access should be on Exceed Road to be further away from the Big League Dreams Sports park at the northeast corner of Trumble Road and

Mapes Road. The applicant revised the plans to reflect the Ad-Hoc 'Committee's recommendations.

As a matter of information, the project was scheduled for Planning Commission for August 2, 2023; however, a continuance was requested for the next Planning Commission meeting on August 16, 2023, to allow additional time to work on technical matters related to the project.

PROJECT DESCRIPTION:

The applicant is requesting approval of a Conditional Use Permit for the construction of a 395,500-square-foot industrial warehouse building on 19.16 acres in the Business Park (BP) zone located outside of the Perris Valley Commerce Center Specific Plan (PVCCSP). The BP zone outside of the PVCCSP allows warehousing/distribution facilities, subject to a Conditional Use Permit that determines compatibility with the surrounding area. In this particular case, there is an EMWD facility to the north that uses Mapes Road for access to their construction yard. The building to the south of the site is a manufacturer of custom off-road vehicles and parts, and the land use to the east is an outdoor storage yard of construction materials in the City of Menifee.

The proposed industrial warehouse building consists of 6,000 square feet of ground floor office area, 6,000 square feet of mezzanine office area, and 389,500 square feet of warehouse area. A total of 45 dock-high loading doors and two at floor grade level doors are located on the south side of the building within the truck loading area.

A total of 125 parking spaces are proposed for employees and visitors along the east and west sides of the site and 83 parking spaces for semi-trucks are proposed on the southerly side of the site. Access to passenger vehicles is provided via two separate driveways, one on Mapes Road to the north and one on Trumble Road to the east of the project site. Truck access is provided via a separate driveway on Exceed Road to the south. Trucks are anticipated to access the I-215 freeway by exiting the project site via Exceed Road, Trumble Road, State Route 74, consistent with the City's adopted truck route.



To facilitate this project, a parcel Merger is required as a condition of approval to consolidate the four parcels into one 19.16-acre parcel.

PROJECT ANALYSIS:

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

	Consistent	Inconsistent
<p>Consistency with the General Plan</p> <p>The project is located in Planning Area 9 (Southeast Commercial). This area of the General Plan allows business/professional offices, storage, light manufacturing, warehousing/distribution, wholesaling, large-scale warehouse, retail, auto dealerships, service commercial activities, and public uses. As proposed, the project will be consistent with the General Plan and will further the following General Plan Circulation Element goals:</p> <ul style="list-style-type: none"> ○ <u>Goal II</u> – A well planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments. ○ <u>Goal V</u> - Efficient goods movement. <ul style="list-style-type: none"> - V.A.8: Provide adequate off-street loading areas for all commercial and manufacturing land uses. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with the Zoning Code</p> <p>The project site is zoned BP-Business Park, which is intended for uses generally served by arterial roadways and freeways. Uses permitted in the BP Zone include business/professional offices, storage, light manufacturing, warehousing/distribution, wholesaling, large-scale warehouse, retail, auto dealerships, service commercial activities, and public uses. However, warehousing/distribution uses in the Business Park zone are subject to a Conditional Use Permit to determine compatibility with the surrounding area, which in this case is surrounded by industrial land uses, so the project could be determined to be compatible with the surrounding area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP)</p> <p>The Project site is located within Zone D (Flight Corridor Buffer Zone) of the MARB/IPA ALUCP. The proposed project was analyzed for consistency with Zone D and was determined to be consistent with the Airport Plan (Exhibit D).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table on the following page summarizes compliance with the Development Standards of the Business Park (BP) Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code.

Development Standards Section 19.44.030 - Business Park Zone					
Standard		Proposed	Consistent	Inconsistent	
Lot Coverage	50 percent	47 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
FAR (Floor Area Ratio)	0.75	0.48	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minimum Lot Size	20,000 square feet (0.45 acres)	19.16 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building Height	50 feet	55 feet*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Setbacks	Front Yard: Mapes Rd (north)	25 feet	30 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Side Yard: Trumble Rd (east)	25 feet	103 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard: (west)	0 feet	73 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard Exceed Rd (south)	0 feet	101 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Coverage	10 percent	17 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

*The building's northeast, northwest, and southwest sides include an architectural projection which is 55 feet tall. Section 19.02.030 Exceptions to Building Heights, allows for parapet walls to exceed the allowable building height provided it is less than 20 feet than the height prescribed for the industrial zone.

Parking Standards Chapter 19.69 – Parking Development Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Industrial	Warehouse: 20,000 s.f. (1 space/1,000 s.f.)	20 spaces	125 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	20,000 – 40,000 (1 space /2,000 s.f.)	10 spaces			
	40,000 – and up (1 space/5,000)	71 spaces			
Total Parking		101 spaces	125 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Surplus Parking			24 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations/Architecture**

The proposed building elevations reflect the current industry standard and style for concrete tilt-up construction. It utilizes varying complementary colors and materials to distinguish the building's base, body, and cap, as required by Chapter 19.44 Industrial Zones of the Perris Municipal Code. The building's design elements include a combination of varying rooflines, decorative metal cornice (roof cap) treatment, aluminum mullion system windows, corrugated metal panels, porcelain veneer, metal canopies and recessed panels to create both horizontal and vertical variations for visual interest. The proposed color palette includes shades of grey, white, beige and blue. The combination of the proposed colors, articulated building elevations, varying roof height, enhanced corrugated metal panels and porcelain veneer treatments provide visual interest to the building. (Exhibit E).

- **Employee Amenity and Recreation area**

Buildings over 100,000 square feet must have at least one (1) indoor employee amenity and one (1) outdoor employee amenity. The proposed project currently includes three (3) outdoor employee amenities and two (2) indoor employee amenities. The outdoor employee amenity consists of two landscaped, concrete lunch patios with seating areas covered with trellis structures, located on the westerly and easterly sides of the site. Additionally, a horseshoe pit is located on the easterly side of the site. The indoor employee amenities consist of a basketball half-court and a pickleball court for the warehouse facility and will be located on the westerly and easterly sides of the building. (Exhibit E).

- **Landscaping**

The proposed conceptual landscape plan has been designed to provide a mix of Chilean Mequite, Blue Palo Verde, and Brisbane Box on the north side boundary adjacent to Mapes Road. London Plane, Blue Palo Verde, African Sumac, and Chitalpa are planted on the east boundary adjacent to Trumble Road. Chinese Elm, Chitalpa, African Sumac, and Chilean Mequite are planted on the south side boundary adjacent to Exceed Road. African Sumac, and Brisbane Box trees are planted throughout the parking lot on the eastern and western boundaries. As African Sumac trees can be messy when the flowers and seeds drop on the ground, staff is recommending a condition of approval requiring this tree to be replaced with an alternate evergreen tree.

Overall, the on-site landscaping area totals approximately 156,100 square feet or 17%, which exceeds the minimum landscape requirement of 10%. Therefore, the conceptual landscaping complies with the landscape requirements of Section 19.70.060 Landscape Design Guidelines (Exhibit E). To accentuate the landscaping from the street, staff is recommending a condition of approval requiring uplighting to be provided along the Mapes Road, Trumble Road, Exceed Road, and I-215 frontages, subject to staff approval.

- **Fencing/Walls**

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

- West Side: An 8-foot-high tubular steel fence with decorative pilasters at every 100 feet is proposed.
- South Side: A 14-foot-high decorative tilt-up wall with decorative pilasters at every 100 feet is proposed to screen the truck loading and truck parking area from public view.
- East/West Emergency Access Gates: 8-foot-high tubular steel rolling gates are located at the easterly and westerly sides of the loading area to screen the truck loading area from public view. The gates are for emergency vehicles only and will include a Knox box. Staff is recommending a condition of approval requiring privacy mesh on the gates to screen the truck loading area from public view.
- Truck Access Gates: 8-foot-high tubular steel rolling gates are located on the south side of the site adjacent to Exceed Road. Staff is recommending a condition of approval requiring privacy mesh on the gates to screen the truck parking area from public view.

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

An Initial Study was prepared for the project in accordance with the California Environmental Quality Act (CEQA), which concluded that all potential significant effects on the environment can be reduced to less than significant levels with mitigation measures. In accordance with the California Environmental Quality Act (CEQA), a Notice of Intent to adopt a Mitigated Negative Declaration (NOI) was published with a 30-day public review period starting on March 31, 2023, and ending on May 1, 2023. The NOI was also posted on the City's website and at City Hall and sent to public agencies and property owners within a 300-foot radius of the Project site. The IS/MND 2392 has been available for public review at the Development Services public counter, and on the City's website.

During the 30-day comment period, the City received six (6) comment letters from the following interested party (Exhibit F):

1. Lozeau Drury LLP – Commented that the Initial Study and Mitigated Negative Declaration prepared for the project is improper.
2. Eastern Municipal Water District (EMWD) – Commented that the project proponent needs to consult with the EMWD's Development Services Department to compare proposed and existing water demands and sewer flows, and prepare a Design Conditions report (DC), prior to final design and plan check.
3. Freedom Properties LP – Commented that they are in total agreement with the proposed industrial project.

4. Riverside County Flood Control and Water Conservation District – Provided a general comment requiring the applicant to enter into a cooperative agreement with the district. The project is located within the Homeland/Romoland drainage plan for which drainage fees have been adopted.
5. South Coast Air Quality Management District (SCAQMD) – Requested an electronic copy of any live modeling and emission calculation files that were used to quantify the air quality impacts from construction and operation for the project. The electronic files were sent to SCAQMD via email on April 11, 2023, and as of the preparation of the staff report no additional correspondence from SCAQMD has been received.
6. Blum, Collins & Ho LLP – Commented on the 'project's Air Quality, Energy, and Greenhouse Gas emissions, stating the studies are inadequate and an EIR should be required.

Responses to comments were prepared and included in the Final MND 2392. None of the comments received raised additional environmental concerns that have not already been addressed in the IS/MND 2392 or constitute "significant new information," or meet any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the IS/MND 2392 (Exhibit G).

PUBLIC HEARING NOTICE:

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

RECOMMENDATION:

The Planning Commission adopt Resolution 23-25 adopting Mitigated Negative Declaration No. 2392 and the Mitigation Monitoring and Reporting Program and approve Conditional Use Permit 22-05023 to allow the construction of a 395,500 square foot industrial warehouse building in the Business Park (BP) Zone, based on the findings and the Conditions of Approval.

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

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

EXHIBITS:

- ~~A. Resolution 23-92, including Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety) and the Mitigation Monitoring and Reporting Program.
Due to the size of the file, the documents are available online at:~~

~~https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-365#docan1206_1313_479~~

- ~~B. Location/Aerial Map~~
- ~~C. Zoning Map~~
- ~~D. MARB/IPA ALUCF Map~~
- ~~E. Project Plans (Site Plan, Floor Plan, Building Elevations, Fence and Wall Plan, Line of Sight, 3-D Renderings, Preliminary Grading Plan, Conceptual Landscape Plan, and Site Photometric Plan)~~
- ~~F. Public Comments and Response to Comments~~

~~*Due to the size of the file, the documents are available online at:*~~

~~https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-365#docan1206_1313_479~~

- ~~G. Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Associated Technical Studies.~~

~~*Due to the size of the files, the documents are available online at:*~~

~~https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-365#docan1206_1313_479~~

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

EXHIBIT E
CITY COUNCIL REPORT
WITHOUT EXHIBITS
DATED OCTOBER 10, 2023



CITY OF PERRIS

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE: October 10, 2023

SUBJECT: Conditional Use Permit (CUP) 22-05023 - A proposal to consider an appeal of the Planning Commission denial of CUP 22-05023 for the construction of a 395,500 square foot industrial warehouse building on 19.16 acres, located on the southwest corner of Mapes Road and Trumble Road, in the Business Park (BP) Zone. Applicant: Russell Pierce, RDP Development, Inc.

REQUESTED ACTION: Adopt Resolution Number (*next in order*) denying adoption of the Mitigated Negative Declaration 2387 and denying Conditional Use Permit (CUP) 22-05023, thereby upholding the Planning Commission's recommendation for denial; or

Alternate Resolution:

Adopt Alternate Resolution Number (*next in order*) adopting Mitigated Negative Declaration 2387 and approving Conditional Use Permit (CUP) 22-05023 based on the findings and subject to Conditions of Approval.

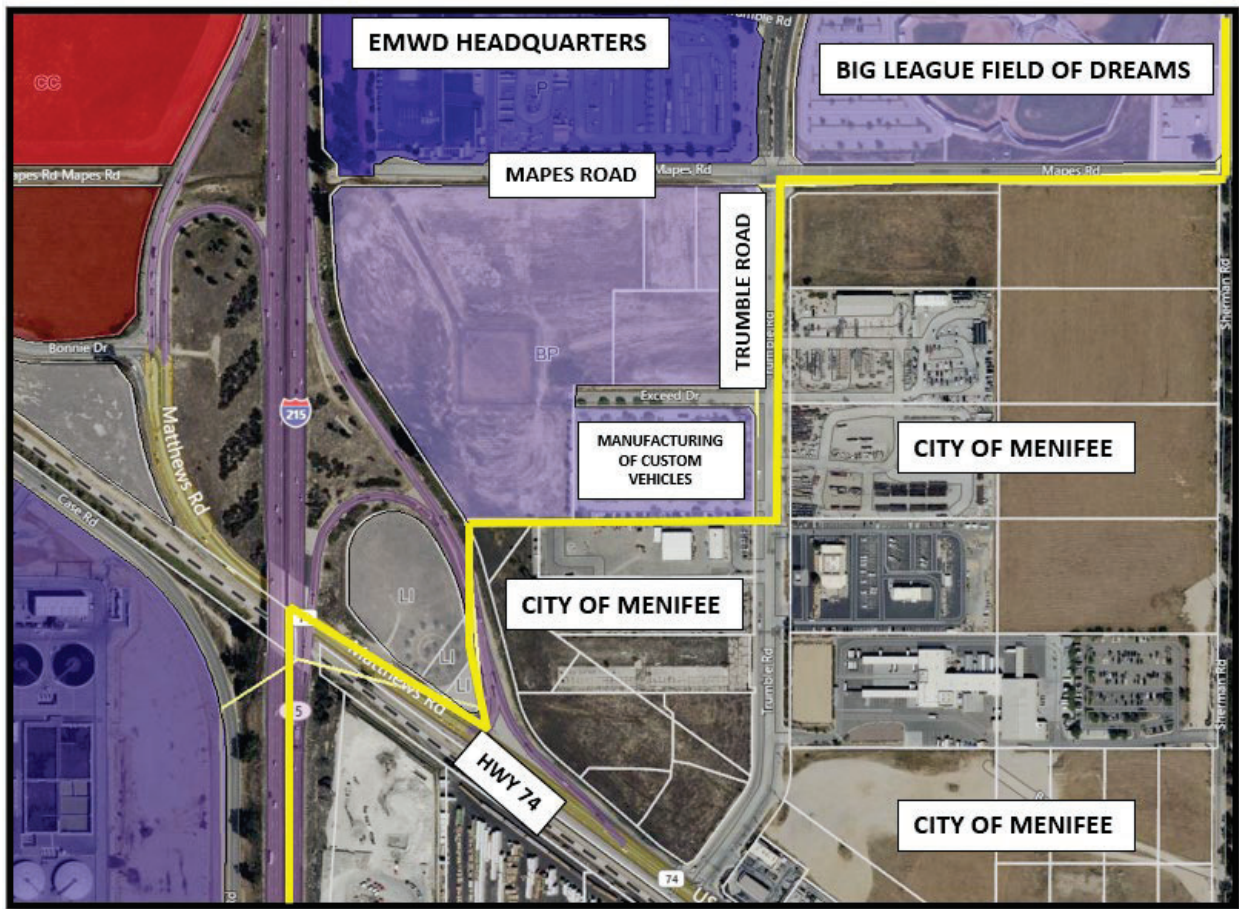
CONTACT: Kenneth Phung, Director of Development Services

BACKGROUND:

On August 16, 2023, the Planning Commission denied Conditional Use Permit 22-05023 by a 5-0 vote for the construction of a 395,500 square foot industrial warehouse building consisting of 12,000 square feet of office area and 383,500 square feet of warehouse area, on 19.16 acres, located on the southwest corner of Mapes Road and Trumble Road, in the Business Park (BP) Zone, which allows warehousing/distribution facilities subject to the granting of a Conditional Use Permit (CUP). As a matter of information, the CUP option is only available for land in the BP zone outside of the Perris Valley Commerce Center Specific Plan, and is only on a case-by-case basis where it can be determined there is compatibility with the surrounding area.

The project site in this case is surrounded by Eastern Municipal Water District (EMWD) headquarters to the north across Mapes Road, Big League Dreams and Drop Zone Waterpark to the northeast across Mapes and Trumble Roads, industrial development with outdoor storage yards and vacant land in the City of Menifee zoned for industrial uses to the east across Trumble Road, industrial development to the south across Exceed Drive in the City of Menifee and Perris, and

Interstate 215 freeway to the west. The aerial map below highlights the existing surrounding land uses and the boundaries between Perris and Menifee:



PLANNING COMMISSION MEETING

Planning Commission Discussion

At the August 16, 2023 meeting, the Planning Commission deliberated on this project and expressed the following concerns, which served as the findings for the project denial: 1) The proposed industrial warehouse building is not compatible in character, scale, massing, and appearance with the surrounding development pattern, which consists of vacant land, baseball sports complex, water park, and office headquarters for Eastern Municipal Water District; 2) The proposed industrial warehouse building will not be compatible with the existing commercial, recreational, and office uses in the area, which are consistent with the city's General Plan without the need for a CUP; and 3) The proposed industrial warehouse Project will be detrimental to the public's general welfare as the necessary infrastructure, such as fully improved roadways, do not exist in the area to support the truck traffic generated by the proposed industrial warehouse project.

APPEAL

Applicant's Findings Response

On August 23, 2023, the applicant filed an appeal of the Planning Commission's denial of the proposed project. Responses to the denial findings were prepared by the applicant explaining the proposed industrial warehouse building would not be detrimental but consistent with the surrounding area as the building has been designed to resemble a business park (see the Perspective Elevation below of the southwest corner of Mapes and Trumble Road) along the street and freeway frontage which constitutes a vast improvement in architectural appearance (scale, massing, etc.) to the surrounding area.



Additionally, although EMWD's headquarter is across the street on the north side of Mapes Road, their auto parking lot (i.e., 500 feet north of Mapes) and office building (i.e., 800 feet north of Mapes Road) are located at least approximately 500 feet north of Mapes Road. The southerly frontage and layout along Mapes Road is utilized for truck access and storage of their heavy equipment construction yard. In consideration of the Big League Dream and Water Park at the northeast corner of Mapes and Trumble Road, all the truck traffic will come off of Exceed Avenue approximately 600 feet south of this intersection to minimize additional truck and auto traffic at this intersection.

Also, the building to the south of the site in Perris is a manufacturer of custom off-road vehicles and parts, and the land use to the east is an outdoor storage yard of construction materials in the City of Menifee. Additionally, the outdoor storage yard on the east side of Trumble Road in Menifee is zoned for industrial use that could one day be developed with industrial buildings such as the proposed project.

Applicant's Additional Response to Planning Commission Feedback

The response to appeal findings letter also addresses the Planning Commission's concerns about landscaping, truck maneuverability, and recommendations to build a hotel or a portion set aside for commercial use into the project site. Regarding the landscaping and truck maneuverability, the applicant is agreeable to increasing the tree size from 24-inch box to 36-inch box trees.

The applicant indicated that a hotel to support the Big League Dreams for out-of-town guests suggested by the Planning Commission is not viable and is not permitted in the BP Zone. A hotel was considered on the project site in 2011, but the application was ultimately abandoned. In addition, a hotel and commercial retail was also approved at the northwest corner of SR-74 and Trumble Road in the City of Menifee, and to this date, the hotel has not been built. In regards to the desire of the Planning Commission to set aside a portion of the site for retail use, the applicant indicated that there is not enough demand to support additional retail as there are already in-house food and beverage options available at Big League Dreams and the Drop Zone Waterpark. In addition, a commercial retail project is already under construction at the northeast corner of Trumble Road and Highway 74 in Menifee.

ENVIRONMENTAL DETERMINATION:

An Initial Study was prepared for the project in accordance with the California Environmental Quality Act (CEQA), which concluded that all potential significant effects on the environment can be reduced to less than significant levels with mitigation measures. In accordance with the California Environmental Quality Act (CEQA), a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration (NOI) was published with a 30-day public review period starting on March 31, 2023, and ending on May 1, 2023. The NOI was also posted on the city's website and at City Hall and sent to public agencies and property owners within a 300-foot radius of the Project site. The IS/MND 2387 has been available for public review at the Development Services public counter and on the city's website.

During the thirty-day comment period, the city received six (6) comment letters regarding this project. The comments are summarized below:

- Lozeau Drury LLP – Commented that the Initial Study and Mitigated Negative Declaration prepared for the project is improper.
- Eastern Municipal Water District (EMWD) – Commented that the project proponent needs to consult with the EMWD's Development Services Department to compare proposed and existing water demands and sewer flows, and prepare a Design Conditions report (DC), prior to final design and plan check.
- Freedom Properties LP – Commented that they are in total agreement with the proposed industrial project.
- Riverside County Flood Control and Water Conservation District – Provided a general comment requiring the applicant to enter into a cooperative agreement with the district. The project is located within the Homeland/Romoland drainage plan for which drainage fees have been adopted.
- South Coast Air Quality Management District (SCAQMD) – Requested an electronic copy of any live modeling and emission calculation files that were used to quantify the air quality impacts from construction and operation for the project. The electronic files were sent to

SCAQMD via email on April 11, 2023, and as of the preparation of the staff report no additional correspondence from SCAQMD has been received.

- Blum, Collins & Ho LLP – Commented on the 'project's Air Quality, Energy, and Greenhouse Gas emissions, stating the studies are inadequate and an EIR should be required.

As a matter of information, on August 15, 2023, staff received a letter from Advocates from the Environment commenting on the project's Greenhouse Gas emissions, stating the study is inadequate and an EIR should be required. Additionally, staff received a letter from the City of Menifee commenting on the project's MND and that it did not adequately address the cumulative impacts of all proposed projects in the area and therefore, an EIR should be required.

Responses to comment letters were prepared and included in the Final MND 2387. None of the comment letters raised additional environmental concerns that have not already been addressed in the IS/MND 2387 or constitute "significant new information" or meet any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the IS/MND 2387 (Attachment 7).

RECOMMENDATION:

The Planning Commission determined that the project did not adequately address the Commission's issues of concern and recommended denial of the project. Therefore, staff is carrying forth the recommendation of the Planning Commission and recommends that that the City Council adopt Resolution (next in order) denying adoption of the Mitigated Negative Declaration 2387 and denying Conditional Use Permit (CUP) 22-05023.

Alternatively, should the City Council choose to approve the project, a separate resolution has been prepared and is attached to this report (Attachment 2) adopting MND 2387 and approving the Conditional Use Permit for the establishment of the proposed industrial warehouse building, based on the findings contained therein and subject to conditions of approval.

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

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

REVIEWED BY:

City Attorney _____
Assistant City Manager _____
Deputy City Manager _____

Attachments:

1. Resolution Number (next in order) Denying the Project
2. Alternate Resolution Number (next in order) Adopting the MND and Approving the Project, including Conditions of Approval.
Due to the size of the MMRP, the file is available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-365#docan1206_1313_479
3. Location/Aerial Map
4. Zoning Map
5. Project Plans
6. Planning Commission Staff Report Without Exhibits - Dated August 16, 2023. *Due to the size of the documents, only the staff report is included as a hard copy. The entire staff report packet is available online at the City's Website:* https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-365#docan1206_1313_479
7. Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Public Comments and Response to Comments, and Associated Technical Studies.
Due to the size of the document, the file is available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-365#docan1206_1313_479
8. Applicant's Appeal Letter - Dated August 23, 2023

Consent:

Public Hearing: X

Business Item:

Presentation:

Other:

EXHIBIT F
CITY COUNCIL REPORT
WITHOUT EXHIBITS
DATED NOVEMBER 14, 2023



CITY OF PERRIS

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE: November 14, 2023

SUBJECT: Conditional Use Permit (CUP) 22-05023 - A proposal to consider an appeal of the Planning Commission denial of CUP 22-05023 for the construction of a 395,500 square foot industrial warehouse building on 19.16 acres, located on the southwest corner of Mapes Road and Trumble Road, in the Business Park (BP) Zone. Applicant: Russell Pierce, RDP Development, Inc.

REQUESTED ACTION: Adopt Resolution Number (*next in order*) upholding the Planning Commission's decision to deny Conditional Use Permit (CUP) 22-05023 for the construction of a 395,500 square foot industrial warehouse building or

Alternate Resolution:

Adopt Alternate Resolution Number (*next in order*) adopting Mitigated Negative Declaration 2387 and approving Conditional Use Permit (CUP) 22-05023 based on the findings and subject to Conditions of Approval.

CONTACT: Kenneth Phung, Director of Development Services

BACKGROUND:

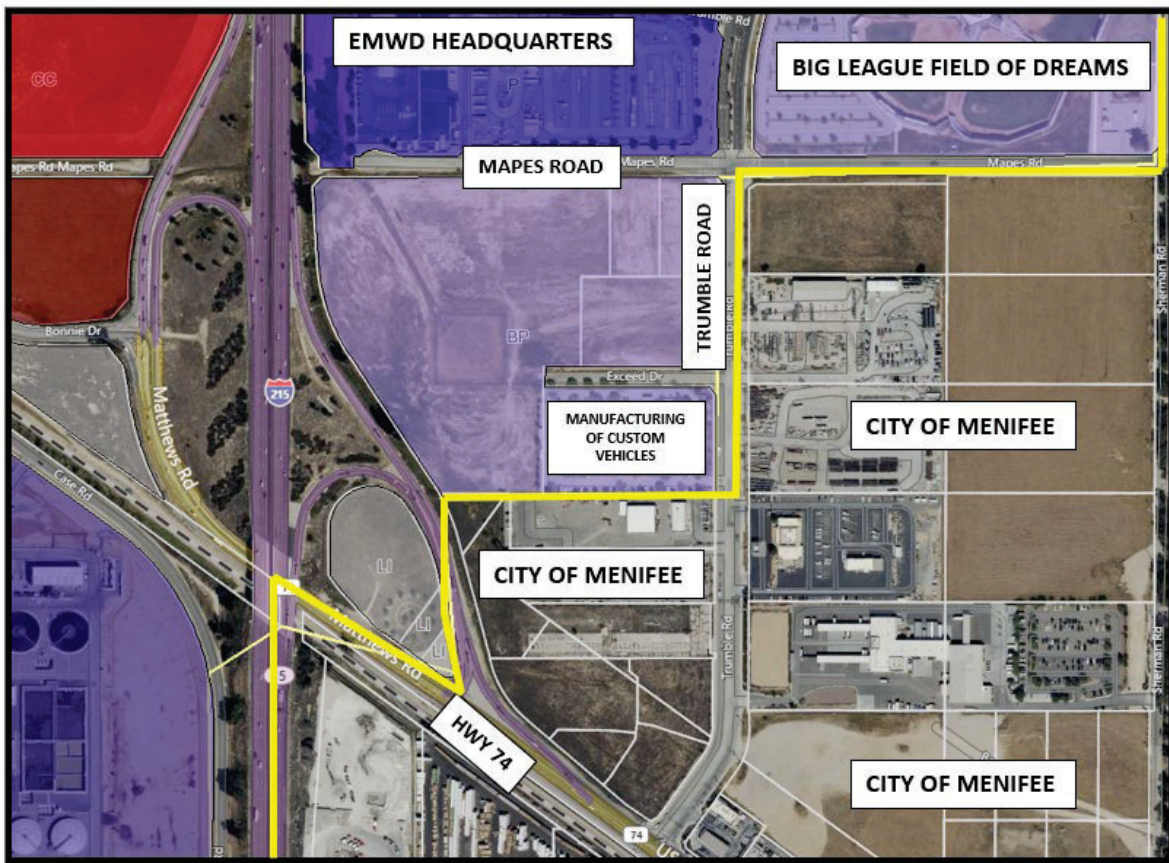
On August 16, 2023, the Planning Commission denied Conditional Use Permit 22-05023 by a 5-0 vote for the construction of a 395,500 square foot industrial warehouse building consisting of 12,000 square feet of office area and 383,500 square feet of warehouse area, on 19.16 acres, located on the southwest corner of Mapes Road and Trumble Road, in the Business Park (BP) Zone, which allows warehousing/distribution facilities subject to the granting of a Conditional Use Permit (CUP).

On August 23, 2023, the applicant filed an appeal of the Planning Commission's denial of the proposed project. The appeal application was noticed for the City Council meeting on October 10, 2023, but a continuance was requested by the applicant to November 14, 2023, to work on technical matters related to the project. Since the meeting, the applicant is proposing potential changes with a commercial component, which the applicant will present before the City Council meeting on November 14, 2023. The applicant has informed staff that they will be requesting direction from the City Council at the meeting on the commercial concept before finalizing the

plan which they would want to present to the Planning Commission for feedback before bringing the appeal application back to the City Council for final consideration.

As a matter of information, the CUP option is only available for land in the BP zone outside of the Perris Valley Commerce Center Specific Plan, and is only on a case-by-case basis where it can be determined there is compatibility with the surrounding area.

The project site in this case is surrounded by Eastern Municipal Water District (EMWD) headquarters to the north across Mapes Road, Big League Dreams and Drop Zone Waterpark to the northeast across Mapes and Trumble Roads, industrial development with outdoor storage yards and vacant land in the City of Menifee zoned for industrial uses to the east across Trumble Road, industrial development to the south across Exceed Drive in the City of Menifee and Perris, and Interstate 215 freeway to the west. The aerial map below highlights the existing surrounding land uses and the boundaries between Perris and Menifee:



PLANNING COMMISSION MEETING

Planning Commission Discussion

At the August 16, 2023 meeting, the Planning Commission deliberated on this project and expressed the following concerns, which served as the findings for the project denial: 1) The proposed industrial warehouse building is not compatible in character, scale, massing, and

appearance with the surrounding development pattern, which consists of vacant land, baseball sports complex, water park, and office headquarters for Eastern Municipal Water District; 2) The proposed industrial warehouse building will not be compatible with the existing commercial, recreational, and office uses in the area, which are consistent with the city's General Plan without the need for a CUP; and 3) The proposed industrial warehouse Project will be detrimental to the public's general welfare as the necessary infrastructure, such as fully improved roadways, do not exist in the area to support the truck traffic generated by the proposed industrial warehouse project.

APPEAL

Applicant's Findings Response

The applicant prepared responses to the denial findings explaining the proposed industrial warehouse building would not be detrimental but consistent with the surrounding area as the building has been designed to resemble a business park (see the Perspective Elevation below of the southwest corner of Mapes and Trumble Road) along the street and freeway frontage which constitutes a vast improvement in architectural appearance (scale, massing, etc.) to the surrounding area.



Additionally, although EMWD's headquarter is across the street on the north side of Mapes Road, their auto parking lot (i.e., 500 feet north of Mapes) and office building (i.e., 800 feet north of Mapes Road) are located at least approximately 500 feet north of Mapes Road. The southerly frontage and layout along Mapes Road is utilized for truck access and storage of their heavy equipment construction yard. In consideration of the Big League Dream and Water Park at the northeast corner of Mapes and Trumble Road, all the truck traffic will come off of Exceed Avenue approximately 600 feet south of this intersection to minimize additional truck and auto traffic at this intersection.

Also, the building to the south of the site in Perris is a manufacturer of custom off-road vehicles and parts, and the land use to the east is an outdoor storage yard of construction materials in the City of Menifee. Additionally, the outdoor storage yard on the east side of Trumble Road in Menifee is zoned for industrial use that could one day be developed with industrial buildings such as the proposed project.

Applicant's Additional Response to Planning Commission Feedback

The response to appeal findings letter also addresses the Planning Commission's concerns about landscaping, truck maneuverability, and recommendations to build a hotel or a portion set aside for commercial use into the project site. Regarding the landscaping and truck maneuverability, the applicant is agreeable to increasing the tree size from 24-inch box to 36-inch box trees.

The applicant indicated that a hotel to support the Big League Dreams for out-of-town guests suggested by the Planning Commission is not viable and is not permitted in the BP Zone. A hotel was considered on the project site in 2011, but the application was ultimately abandoned. In addition, a hotel and commercial retail was also approved at the northwest corner of SR-74 and Trumble Road in the City of Menifee, and to this date, the hotel has not been built. In regards to the desire of the Planning Commission to set aside a portion of the site for retail use, the applicant indicated that there is not enough demand to support additional retail as there are already in-house food and beverage options available at Big League Dreams and the Drop Zone Waterpark. In addition, a commercial retail project is already under construction at the northeast corner of Trumble Road and Highway 74 in Menifee.

ENVIRONMENTAL DETERMINATION:

An Initial Study was prepared for the project in accordance with the California Environmental Quality Act (CEQA), which concluded that all potential significant effects on the environment can be reduced to less than significant levels with mitigation measures. In accordance with the California Environmental Quality Act (CEQA), a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration (NOI) was published with a 30-day public review period starting on March 31, 2023, and ending on May 1, 2023. The NOI was also posted on the city's website and at City Hall and sent to public agencies and property owners within a 300-foot radius of the Project site. The IS/MND 2387 has been available for public review at the Development Services public counter and on the city's website.

During the thirty-day comment period, the city received six (6) comment letters regarding this project. The comments are summarized below:

- Lozeau Drury LLP – Commented that the Initial Study and Mitigated Negative Declaration prepared for the project is improper.
- Eastern Municipal Water District (EMWD) – Commented that the project proponent needs to consult with the EMWD's Development Services Department to compare proposed and existing water demands and sewer flows, and prepare a Design Conditions report (DC), prior to final design and plan check.
- Freedom Properties LP – Commented that they are in total agreement with the proposed industrial project.
- Riverside County Flood Control and Water Conservation District – Provided a general comment requiring the applicant to enter into a cooperative agreement with the district.

The project is located within the Homeland/Romoland drainage plan for which drainage fees have been adopted.

- South Coast Air Quality Management District (SCAQMD) – Requested an electronic copy of any live modeling and emission calculation files that were used to quantify the air quality impacts from construction and operation for the project. The electronic files were sent to SCAQMD via email on April 11, 2023, and as of the preparation of the staff report no additional correspondence from SCAQMD has been received.
- Blum, Collins & Ho LLP – Commented on the 'project's Air Quality, Energy, and Greenhouse Gas emissions, stating the studies are inadequate and an EIR should be required.

As a matter of information, on August 15, 2023, staff received a letter from Advocates from the Environment commenting on the project's Greenhouse Gas emissions, stating the study is inadequate and an EIR should be required. Additionally, staff received a letter from the City of Menifee commenting on the project's MND and that it did not adequately address the cumulative impacts of all proposed projects in the area and therefore, an EIR should be required.

Responses to comment letters were prepared and included in the Final MND 2387. None of the comment letters raised additional environmental concerns that have not already been addressed in the IS/MND 2387 or constitute "significant new information" or meet any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the IS/MND 2387 (Attachment 7).

RECOMMENDATION:

The Planning Commission determined that the project did not adequately address the Commission's issues of concern and recommended denial of the project. Therefore, staff is carrying forth the recommendation of the Planning Commission and recommends that that the City Council adopt Resolution (next in order) denying adoption of the Mitigated Negative Declaration 2387 and denying Conditional Use Permit (CUP) 22-05023.

Alternatively, should the City Council choose to approve the project, a separate resolution has been prepared and is attached to this report (Attachment 2) adopting MND 2387 and approving the Conditional Use Permit for the establishment of the proposed industrial warehouse building, based on the findings contained therein and subject to conditions of approval.

Lastly, the applicant is requesting the opportunity for a third option, which consists of a commercial use that the applicant will present to the City Council at the November 14, 2023, meeting. The applicant is requesting direction from the City Council on the plan so that it could be finalized, and then presented before the Planning Commission for feedback before bringing back the appeal application to City Council for final consideration.

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

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

REVIEWED BY:

City Attorney _____
Assistant City Manager _____
Deputy City Manager _____

Attachments:

1. Resolution Number (next in order) Upholding the Planning Commission's Decision to Deny Project
2. Alternate Resolution Number (next in order) Adopting the MMD and Approving the Project, including Conditions of Approval.
Due to the size of the MMRP, the file is available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-365#docan1206_1313_479
3. Location/Aerial Map
4. Zoning Map
5. Project Plans
6. Planning Commission Staff Report Without Exhibits - Dated August 16, 2023. *Due to the size of the documents, only the staff report is included as a hard copy. The entire staff report packet is available online at the City's Website:* https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-365#docan1206_1313_479
7. Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Public Comments and Response to Comments, and Associated Technical Studies.
Due to the size of the document, the file is available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-365#docan1206_1313_479
8. Applicant's Appeal Letter - Dated August 23, 2023
9. Planning Commission Resolution 23-27 to Deny the Project

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

EXHIBIT G
PLANNING COMMISSION
STAFF REPORT WITHOUT EXHIBITS
DATED FEBRUARY 7, 2024



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

- MEETING DATE:** February 7, 2024
- SUBJECT:** Workshop for Conditional Use Permit 22-05023 – A request to obtain comments and feedback on a modification to a previously considered 395,500-square-foot industrial project that has been reduced to 350,000 square feet and now includes two multi-tenant business park buildings totaling 14,000 square feet on a 19.16-acre site, located on the southwest corner of Mapes Road and Trumble Road, within the Business Park (BP) Zone. Applicant: Russell Pierce of RPD Development, Inc.
- REQUESTED ACTION:** To provide feedback on the modifications to the site plan and building elevations of a previously considered industrial project that has been modified to reduce the overall industrial building square footage and now include two smaller multi-tenant business park buildings.
- CONTACT:** Patricia Brenes, Planning Manager
-

BACKGROUND:

On August 16, 2023, the Planning Commission denied by a 5-0 vote a Conditional Use Permit 22-05023 to facilitate the construction of a 395,500 square foot industrial warehouse building on 19.16 acres, located at the southwest corner of Mapes Road and Trumble Road. The denial was based on the findings that: 1) The proposed industrial warehouse building is not compatible in character, scale, massing, and appearance with the surrounding development pattern, which consists of vacant land, baseball sports complex, water park, and office headquarters for Eastern Municipal Water District; 2) The proposed industrial warehouse building will not be compatible with the existing commercial, recreational, and office uses in the Perris boundaries, which are consistent with the City's General Plan without the need for a CUP; and 3) The proposed industrial warehouse Project will be detrimental to the public's general welfare as the necessary infrastructure, such as fully improved roadways, do not exist in the area to support the truck traffic generated by the proposed industrial warehouse project.

On August 23, 2023, the applicant filed an appeal of the Planning Commission's denial of the project. The appeal was initially scheduled to be considered by the City Council on October 10, 2023, but was continued at the applicant's request. On November 14, 2023, the City Council considered this project and expressed concerns similar to those of the Planning Commission. After a lengthy discussion, the City Council continued the project off-calendar to allow the applicant additional time to propose a hybrid project design that includes an industrial facility and a business park component for compatibility with the surrounding uses. As part of the

motion, the City Council directed the applicant to obtain feedback from the Planning Commission on the project modifications before returning to the City Council for final action.

Since the City Council meeting on November 14, 2023, the applicant has revised the project by reducing the size of the industrial building and incorporating two business park buildings along the Trumble Road frontage. The revised site layout was presented to the Ad Hoc Committee on December 21, 2023. The Ad-Hoc Committee provided positive feedback on the revised site layout and the incorporation of a business park along the Trumble Road frontage. The committee also supported increased landscape coverage from 17 percent to 22 percent. Lastly, they recommended that the industrial building and business park be constructed concurrently.

REVISED PROJECT DESCRIPTION:

The project has been modified to include a 350,000-square-foot industrial warehouse building at the rear of the project site and two business park buildings totaling 14,000 square feet fronting Trumble Road. The two site plans below illustrate the original site design and the proposed modifications:

Original Site Plan



Proposed Revised Site Plan



The following is a summary of each component of this project and perspective from Trumble Road:

- *Industrial Component*

The proposed industrial warehouse building consists of 6,000 square feet of ground-floor office space, 6,000 square feet of mezzanine office space, and 338,000 square feet of warehouse space. A total of 33 dock-high loading doors and two at-floor grade-level doors are located on the south side of the building within the truck loading area.

The building elevations reflect the current industry standard and style for concrete tilt-up construction. The building's design elements include a combination of varying rooflines, decorative metal cornice (roof cap) treatment, aluminum mullion system windows, corrugated metal panels, porcelain veneer, metal canopies, and recessed panels to create both horizontal and vertical variations for visual interest. The proposed color palette includes grey, white, beige, and blue shades. In summary, the combination of the proposed colors, articulated building elevations, and varying roof heights provide visual interest to the buildings.

Access to passenger vehicles is provided via Mapes Road to the north, Trumble Road to the east, and Exceed Road to the south of the project site. Truck access is provided via a separate driveway on Exceed Road to the south. Trucks are anticipated to access the 1-215 freeway by exiting the project site via Exceed Road, Trumble Road, and State Route 74, consistent with the City's adopted truck route.

- *Commercial Component*

The business park consists of two multi-tenant buildings totaling eight units ranging in size from 1,200 to 2,500 square feet. Main and service doors, consisting of translucent glass, are provided on the front of each building. Man doors are provided on the rear building elevations.

The design for the proposed business park complements the industrial building design. The cladding on the main towers consists of decorative tile in variation of grey color. White metal trellised awnings accentuate the main entries and service doors, and corrugated metal panels are proposed above the service doors as accent material. In summary, the combination of the proposed colors, articulated building elevations, and varying roof heights provide visual interest to the buildings.

Access for passenger vehicles is provided via Trumble Road to the east and Exceed Road to the south. Large trucks will not service the buildings.



COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The project complies with the development standards of the Perris Municipal Code. In the case of landscape coverage, it was increased from 17% (156,100 square feet) to 22% (187,100 square feet). Additionally, the project complies with the parking requirements as shown in the table below:

Parking Standards Chapter 19.69 – Parking Development Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Industrial	Warehouse: 20,000 s.f. (1 space/1,000 s.f.)	20 spaces			
	20,000 – 40,000 (1 space/2,000 s.f.)	10 spaces	92 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	40,000 – and up (1 space/5,000 s.f.)	62 spaces			
Business Park	Building 2: 9,000 s.f. Building 3: 5,000 s.f. (1 space/250 s.f.)	56 spaces	56 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Parking		148 spaces	175 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Surplus Parking			27 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RECOMMENDATION:

That the Planning Commission provide comments and feedback on modifications to the site plan and building elevations of a previously considered 395,500-square-foot industrial project that has reduced the building square footage to 350,000 square feet and now includes two smaller multi-tenant business park buildings totaling 14,000 square feet, located in the Business Park (BP) Zone.

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

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

EXHIBITS:

- ~~A. Location/Aerial Map~~
- ~~B. Zoning Map~~
- ~~C. Project Plans (Site Plan, Floor Plans, Building Elevations, Fence and Wall Plan, Line of Sight, 3-D Renderings, and Conceptual Landscape Plan)~~

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

EXHIBIT H
CITY COUNCIL REPORT
WITHOUT EXHIBITS
DATED MAY 28, 2024



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: May 28, 2024

SUBJECT: Conditional Use Permit (CUP) 22-05023 (*Continued from the November 14, 2023 meeting*) - A proposal to consider an appeal of the Planning Commission denial of CUP 22-05023 for construction of a 395,500 square foot industrial warehouse building that has since been revised to a smaller 350,000-square-foot industrial warehouse and two business park buildings totaling 14,000 square feet on 19.16-acres, located on the southwest corner of Mapes Road and Trumble Rod, in the Business Park (BP) Zone. Applicant: Russell Pierce, RPD Development, Inc.

REQUESTED ACTION: Adopt Resolution Number (*next in order*) adopting Mitigated Negative Declaration 2387 and approving Conditional Use Permit (CUP) 22-05023 for the revised smaller project, based on the findings and subject to the Conditions of Approval or

Alternate Resolution:

Adopt Resolution Number (*next in order*) denying adoption of the Mitigated Negative Declaration 2387 and Conditional Use Permit (CUP) 22-05023, thereby upholding the Planning Commission's original decision to deny the project.

CONTACT: Kenneth Phung, Director of Development Services

BACKGROUND:

On November 14, 2023, the City Council considered the applicant's appeal of the Planning Commission denial of Conditional Use Permit (CUP) 22-05023 on August 16, 2023, to allow an industrial building in the Business Park (BP) zone subject to a CUP to permit the construction of a 395,500 square foot warehouse building on 19.16 acres, located at the southwest corner of Mapes Road and Trumble Road. As a matter of information, the CUP option is only available for land in the BP zone outside of the Perris Valley Commerce Center Specific Plan when it can be determined that the proposed project is compatible with the surrounding area.

The City Council expressed similar concerns about the project as those of the Planning Commission, which were related to the project's compatibility with the surrounding development

(e.g., Big League Dream and EMWD headquarters). In particular, the City Council was concerned with 1) the loss of BP zone available for commercial / office use; 2) the need to have commercial / business park office building along Trumble Road 3) the height of the building being up to 55-foot tall was out of scale with the surrounding area, and 4) the design of the building with a height of up to 55-foot tall at 395,500 square feet did not blend in with the Big League Dream and EMWD headquarters mass and scale to mimic a business park building.

After discussion, the project was continued off-calendar to allow the applicant additional time to reconsider redesigning the project to include a smaller warehouse building and a commercial/business park office building along Trumble Road and bringing the item back before the Planning Commission for feedback and comment before returning to the City Council for final action.

Ad Hoc Committee Meeting

Subsequently, the applicant met with the Ad Hoc Committee consisting of two Commissioners on December 21, 2023, with a revised smaller project by reducing the warehouse building from 395,500 SF to 350,000 SF and including two business park buildings totaling 14,000 square feet along Trumble Road. The Ad-Hoc Committee provided positive feedback on the revised project and was supportive of the revised layout as being more compatible with the adjacent Big League Dream and EMWD headquarters, as follows:

- The industrial building has shrunk in square footage (SF) from 395,500 SF to 350,000 SF,
- There is now a commercial / business office building at a maximum height of 29 feet along Trumble Road;
- The industrial building is now behind the commercial / business office building, so the setback from Trumble Road for the industrial building has increased from 103 feet to 234 -feet and
- The height of the building at 55 feet, is limited only to the office entry tower as an architectural feature. The remaining height of the building will be limited to approximately 47-feet to better blend in with the mass and scale of the buildings adjacent to the site

They also appreciated the increased landscape coverage from 17 percent to 22 percent. Lastly, the Ad Hoc Committee recommended the industrial building and business park be constructed concurrently.

Planning Commission Workshop

On February 7, 2024, the revised project was presented to the Planning Commission as a Workshop item. The project was well received by the Planning Commission and offered a few additional recommendations: 1) Provide a walkway at the northeast corner of the site for pedestrian access into the site from the public right-of-way; 2) Include additional trees along the planter area between the industrial building and the business park buildings; and 3) Explore the possibility of adding a driveway along Mapes Road. All of the feedback has now been incorporated as applicable through updates to the plans and conditions of approval to construct the warehouse building concurrently with the business park building with the submittal back to the City Council.

Community Benefit

As part of this project, the applicant is now including a community benefit donation of \$100,000 to assist aspiring students in the City of Perris with scholarships to pay for college or trade school tuition or other community benefits at the discretion of the City. The community benefit donation will be made prior to building permit issuance.

REVISED PROJECT:

Warehouse Component

The warehouse building has now been reduced from 395,500 SF to 350,000 SF and now includes two business park buildings totaling 14,000 square feet. The proposed industrial warehouse building consists of 6,000 square feet of ground-floor office space, 6,000 square feet of mezzanine office space, and 338,000 square feet of warehouse space, totaling 350,000 square feet. A total of 33 dock doors and two at-floor grade-level doors are located on the south side of the building. The building elevations reflect the current industry standard and style for concrete tilt-up construction. A total of 92 parking spaces are provided for passenger vehicles, and 83 spaces are provided for truck parking south of the loading area.

Access to passenger vehicles is provided via Mapes Road to the north and Trumble Road to the east of the project site. Truck access is provided via a separate driveway on Exceed Road to the south. Trucks are anticipated to access the 1-215 freeway by exiting the project site via Exceed Road, Trumble Road, and State Route 74, consistent with the City's adopted truck route.

Business Park Office / Commercial Component

The business park consists of two multi-tenant buildings totaling eight units ranging in size from 1,200 to 2,500 square feet. Main and service doors, consisting of translucent glass, are provided on the front of each building. The design for the proposed business park complements the industrial building design. A total of 56 parking spaces are provided to serve the business park.

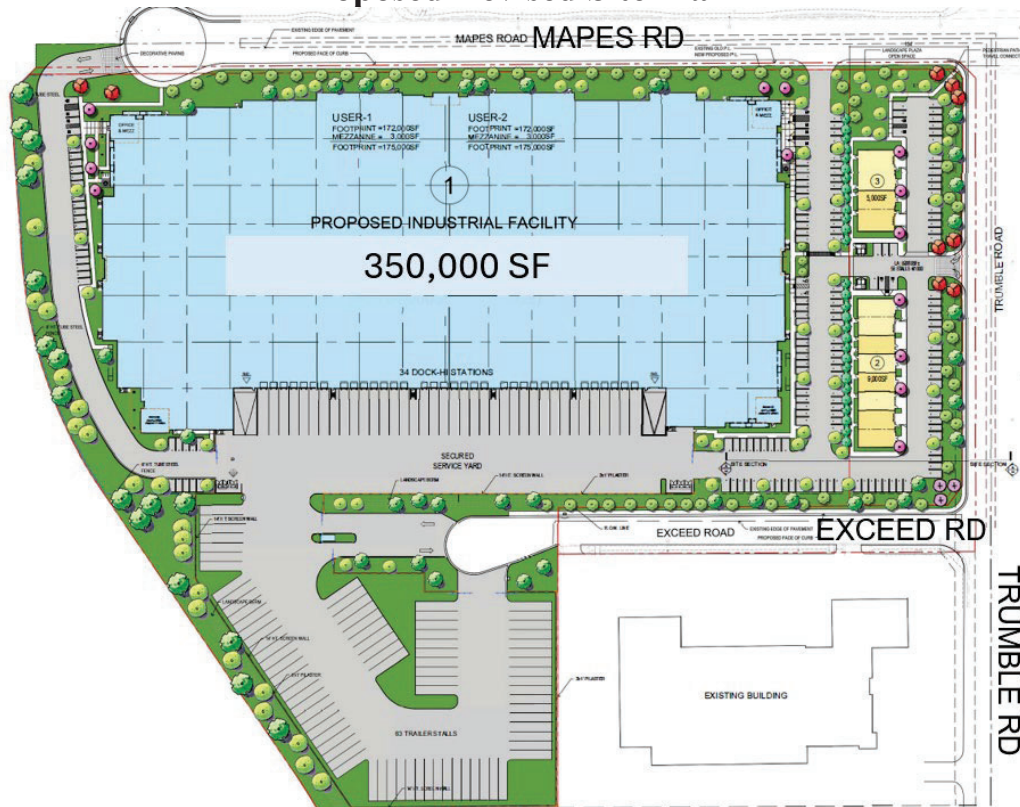
Access for passenger vehicles is provided via Mapes Road to the north and Trumble Road to the east. Large trucks will not service the buildings.

For comparison purposes, the illustrations on the following page show the original and the revised site plans:

Original Site Plan



Proposed Revised Site Plan



COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The project complies with the development standards of the Perris Municipal Code, including landscape coverage and parking requirements.

ENVIRONMENTAL DETERMINATION:

An Initial Study was prepared for the revised project in accordance with the California Environmental Quality Act (CEQA), which concluded that all potential significant effects on the environment could be reduced to less than significant levels with mitigation measures. In accordance with the California Environmental Quality Act (CEQA), a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration (NOI) was published with a 30-day public review period starting on March 31, 2023, and ending on May 1, 2023. The NOI was also posted on the City's website and at City Hall and sent to public agencies and property owners within a 300-foot radius of the Project site. The IS/MND 2387 has been available for public review at the Development Services public counter and on the City's website.

RECOMMENDATION:

Since the applicant has gone back before the Ad Hoc Committee and Planning Commission (PC) at the direction of the City Council and reduced the square footage of the warehouse building from 395,500 SF to 350,000 SF, including two business park buildings totaling 14,000 square feet, which were the original concerns of the PC; and now have garnered positive feedback of the Planning Commission, staff recommends that the City Council uphold the applicant's appeal and adopt Resolution (next in order) adopting the Mitigated Negative Declaration 2387 and approving Conditional Use Permit (CUP) 22-05023 for the proposed revised smaller industrial warehouse building and two business park buildings, based on the findings contained therein and subject to conditions of approval.

Alternatively, should the City Council choose to deny the project, a separate Resolution (next in order) has been prepared to deny the adoption of the Mitigated Negative Declaration 2387 and the Conditional Use Permit (CUP) 22-05023.

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

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

REVIEWED BY:

City Attorney _____
Assistant City Manager _____
Deputy City Manager _____

Attachments:

- ~~1. Resolution Number (next in order) Adopting the MND and Approving the Project, including Conditions of Approval and MMRP.
Due to the size of the MMRP, the file is available online at:~~

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-365#docan1206_1313_479

2. Resolution Number (next in order) Denying the Project
3. Vicinity/Aerial Map
4. Project Plans (Revised Site Plan, Floor Plan, Building Elevations, Fence/Wall Plan, Conceptual Landscape Plan, Line of Sight, and 3D Rendering)
5. Planning Commission Staff Report Without Exhibits - Dated 08/16/2023
Due to the size of the documents, only the staff report is included as a hard copy. The entire staff report packet is available online at the City's Website: https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-365#docan1206_1313_479
6. City Council Staff Report Without Exhibits -Dated 11/14/23
Due to the size of the documents, only the staff report is included as a hard copy. The entire staff report packet is available online at the City's Website: https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-365#docan1206_1313_479
7. Mitigated Negative Declaration, Associated Studies, Response to Comments, and MMRP - *Due to the size of the document, the file is available online at:*
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-365#docan1206_1313_479

Consent:

Public Hearing: X

Business Item:

Presentation:

Other:

Planning Commission Agenda

CITY OF PERRIS

September 04, 2024

Item

8B

***Brown Act, Meeting Procedures, and
Conflict of Interests Presentation.***