

CITY OF PERRIS PLANNING COMMISSION AGENDA

November 20, 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: Jimenez, Lopez,
Vice-Chair Shively, Chair Hammond

3. PLEDGE OF ALLEGIANCE: Commissioner Jimenez

4. PRESENTATION: No Items

5. CONSENT CALENDAR:

A. Planning Commission Minutes for November 06, 2024

6. PUBLIC HEARING:

A. Conditional Use Permit (CUP) 24-05095 – A proposal to construct a 2,600 square foot drive-through restaurant (Pollo Campero) on 0.87 acres within the Citrus Plaza, located on the northwest corner of Perris Boulevard and Citrus Avenue in the Commercial Community (CC) Zone. Applicant: Vandana Kelkar, PMDG, Inc.

Contact Planner: Monica Carranza, Assistant Planner, (951) 943-5003, mcarranza@cityofperris.org

REQUESTED ACTION: Adopt Resolution No. 24-21, finding the project Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects), and approving Conditional Use Permit 24-05095 to facilitate the construction of a 2,600 square foot drive-thru restaurant on 0.87 acres, based on the findings and subject to the Conditions of Approval.

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 for 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 request an accommodation or obtain an electronic or printed copy of the policy.

8. BUSINESS: No Items

9. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS

10. PLANNING MANAGER REPORTS AND/OR INFORMATION

11. ADJOURNMENT

Planning Commission Agenda

CITY OF PERRIS

November 20, 2024

Item

5A

*Planning Commission Minutes for
November 06, 2024*



MINUTES

Date of Meeting: November 06, 2024
Time: 06:00 p.m.
Place of Meeting: City Council Chambers

1. CALL TO ORDER:

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

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

Commissioner Absent: Commissioner Jimenez

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

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

4. PRESENTATION: No Items

5. CONSENT CALENDAR:

A. Planning Commission Minutes for October 16, 2024

The Chair called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Vice-Chair Shively to Approve Item 5A, with the following correction to Item 6.B: Replace “Chair called for a motion” with “Vice-Chair Shively called for a motion”, as Chair Hammond recused himself from and did not vote on Item 6.B.

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

NOES:

ABSENT: Commissioner Jimenez.

ABSTAIN:

6. PUBLIC HEARING:

- A. Tentative Parcel Map 20-05117 (TPM 37965) and Development Plan Review (DPR) 20-00004** *Continued from the October 16, 2024, meeting* – A proposal to consider the following entitlements to facilitate the construction of two (2) industrial buildings totaling 544,372 square feet on 22.32 acres, located at the terminus of Natwar Lane, between Nandina Avenue and the I-215 freeway in the General Industrial (GI) and Light Industrial (LI) Zones of Perris Valley Commerce Specific Plan (PVCCSP): 1) Tentative Parcel Map to consolidate seven (7) parcels into four (4) parcels; and 2) Development Plan Review for the site plan and building elevations. Applicant: Paul Loubet, First Industrial, LLC. Contact Planner: Nathan Perez, Senior Planner, (951) 943-5003 nperez@cityofperris.org

REQUESTED ACTION: Adopt Resolution 24-18 to certify the Final Environmental Impact Report (SCH 2021120497), adopt the Mitigation and Monitoring and Reporting Program and approve Tentative Parcel Map 20-05117 (TPM 37965) and DPR 20-00004 to facilitate the construction of two (2) industrial buildings totaling 544,372 square feet, based on the findings and subject to the Conditions of Approval.

Nathan Perez, Senior Planner, presented this Item.

Applicant Speakers: Paul Loubet First Industrial Ontario
Ruben Choi, Landscape Architect

Chair Hammond opened the Item for public comment.

Public Speakers: Jillian Menez - Perris Neighbor in Action

Chair Hammond closed the Item for public comment.

The Following Commissioners Spoke:

Commissioner Lopez
Commissioner Gomez
Vice-Chair Shively
Chair Hammond

Chair Hammond called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Vice-Chair Shively, to Approve Item 6.A. with the following Conditions of Approval: *1) Building 1 shall include additional 36-inch box trees (density) along the westerly property line facing the I-215 freeway.*

AYES: Commissioner Lopez, Vice-Chair Shively, Chair Hammond.

NOES: Commissioner Gomez.

ABSENT: Commissioner Jimenez.

ABSTAIN:

- B. Development Plan Review (DPR) 22-00018** – A proposal to construct a 643,419 square foot industrial warehouse building on two parcels totaling 33.51 acres, located south of Ellis Avenue, north of Case Road, between Goetz Road and the I-215 freeway in the Light Industrial (LI) Zone. Applicant: Courtney Wing, Newcastle Partners, Inc. Contact Planner: Alfredo Garcia, Associate Planner, (951) 943-5003, algarcia@cityofperris.org

REQUESTED ACTION: Adopt Resolution 24-19 certifying the Final Environmental Impact Report (SCH 2023040144), and adopting the Mitigation, Monitoring and Reporting Program (MMRP), Statement of Overriding Considerations, and Findings of Fact related to DPR 22-00018; and Adopt Resolution 24-17 approving Development Plan Review (DPR) 22-00018, to facilitate the construction of 643,419 square-foot industrial warehouse building, based on the findings and the Conditions of Approval.

Alfredo Garcia, Associate Planner, presented this Item.

Applicant Speakers: Courtney Wing Newcastle Partners Inc.
Chris Savage, Project Architect

Chair Hammond opened the Item for public comment.

Public Speakers:

Jillian Menez - Perris Neighbor in Action
Robert Ramos, Ironworkers Union Local 416
Jose Garcia, Liuna (Laborers' Union Worker)
Jose Pina, California's Allies for Responsible Economy (CARE CA)
Raymond Camargo, Local Union 364
Omar Cobian, Western States Carpenters Union

Chair Hammond closed the Item for public comments.

The Following Commissioners Spoke:

Commissioner Lopez

Commissioner Gomez

Vice-Chair Shively
Chair Hammond

Chair Hammond called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Vice-Chair Shively to Approve Item 6.B. with the following Conditions of Approval: *1) The applicant shall collaborate with staff to incorporate an enhanced landscape buffer along the 14-foot-high wall on the southwest side of the project site, along Case Road.*

AYES: Commissioner Lopez, Vice-Chair Shively, Chair Hammond.

NOES: Commissioner Gomez.

ABSENT: Commissioner Jimenez.

ABSTAIN:

7. PUBLIC COMMENTS

8. BUSINESS: No Items

9. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS

10. PLANNING MANAGER REPORTS AND/OR INFORMATION

11. ADJOURNMENT

Chair Hammond called for a motion.

M/S/C: Moved by Commissioner Gomez, seconded by Commissioner Lopez to Approve

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

NOES:

ABSENT: Commissioner Jimenez.

ABSTAIN:

Chair Hammond adjourned the regular Planning Commission meeting at approximately 8:30 p.m.

Respectfully yours,

Patricia Brenes, Secretary

Planning Commission Agenda

CITY OF PERRIS

November 20, 2024

Item

6A

***Conditional Use Permit
(CUP) 24-05095***



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: November 20, 2024

SUBJECT: Conditional Use Permit (CUP) 24-05095 – A proposal to construct a 2,600 square foot drive-through restaurant (Pollo Campero) on 0.87-acres within the Citrus Plaza, located on the northwest corner of Perris Boulevard and Citrus Avenue in the Commercial Community (CC) Zone. Applicant: Vandana Kelkar, PMDG, Inc.

REQUESTED ACTION: Adopt Resolution No. 24-21 finding the project Categorical Exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects), and approving Conditional Use Permit 24-05095 to facilitate the construction of a 2,600 square foot drive-thru restaurant on 0.87 acres, based on the findings and subject to the Conditions of Approval.

CONTACT: Patricia Brenes, Planning Manager.

BACKGROUND/PROJECT DESCRIPTION

The proposed project is located on a relatively undeveloped flat 0.87-acre site within the Citrus Plaza located at the northwest corner of Perris Boulevard and Citrus Avenue. Surrounding uses include an Aldi Grocery Store and vacant land to the west, zoned Community Commercial (CC); Quick Quack Car Wash to the south, zoned Community Commercial (CC); a multi-tenant shopping center to the east, across Perris Boulevard, zoned Community Commercial (CC); and vacant land to the north, zoned Detention Basin within the Harvest Landing Specific Plan HL-SP (DB) (Exhibit B).

The applicant is requesting approval of a Conditional Use Permit for the construction of a one-story, 2,600 square foot drive-thru lane and a 240 square foot outdoor dining patio for Pollo Campero. The proposed Pollo Campero building includes an open dining area, kitchen, and restrooms. It will include a drive-thru lane designed to accommodate up to 8 vehicles. The drive-thru entrance will be oriented perpendicular to Perris Boulevard, with a preview menu board situated near the entrance and a menu board with a voice order box located on the east side of the building. The restaurant and drive-thru plans to operate 9 a.m. to 10 p.m., Monday to Sunday. A total of 30 parking spaces will be provided to serve the drive-thru restaurant with access from Perris Boulevard.

PROJECT ANALYSIS

The table below summarizes the project's consistency with the General Plan, Zoning Code (Title 19), and March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Consistency Analysis
<p>Consistency with the General Plan</p> <p>The project site has a General Plan land use designation of Commercial Community (CC), intended for commercial uses, retail, restaurants, fueling stations, and drive-thru restaurants. The project proposes to develop a drive-thru, fast-food restaurant; therefore, it will be consistent with the General Plan land use designation. The project is also consistent with the following Land Use Policy:</p> <ul style="list-style-type: none">- Policy III. A - To "accommodate diversity in the local economy" by providing new commercial use and employment opportunities for all economic levels within the city.
<p>Consistency with the Zoning Code (Title 19)</p> <p>The project site is zoned Commercial Community. The project is consistent with the intent of the underlying zone, which allows for general retail, service uses, and restaurants. The Commercial Community (CC) zone requires that restaurants with a drive-thru service obtain the approval of a Conditional Use Permit.</p> <p>Conditional Use Permits are governed by Chapter 19.61 of the City of Perris Municipal Code to establish necessary or desirable uses that are unique in character and require specific consideration to safeguard the city's public health, convenience, and general welfare by minimizing adverse effects on surrounding properties.</p> <p>The project also complies with the parking requirements governed by the provisions in Chapter 19.69 of the Zoning Code. As the site will share access with the parcels to the south and west, a condition of approval requires a shared access agreement to be recorded, subject to staff review and approval.</p>
<p>Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan MARB/IPALUCP</p> <p>The proposed project is located within Zone C2 (Flight Corridor Zone) of the MARB/IPALUCP. The proposed project was analyzed for consistency with the C2 Zone and was determined to be consistent with the Airport Plan.</p>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table below summarizes compliance with Chapter 19.38 – Commercial Community Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code.

Development Standards					
Chapter 19.38 – Commercial Community Zone					
	Standard		Proposed	Consistent	Inconsistent
Lot Coverage	50 percent maximum		6.86 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FAR	75 percent maximum		6.86 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	45 feet		25 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front Yard (East)	10 feet	42 ft – 9 in	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side Yard (North/South)	10 feet	14 feet/ ±58 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard (West)	N/A	123 ft	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscaping Coverage	10 percent		16 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parking Standards					
Chapter 19.69 – Parking Development Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Drive-thru Fast-Food Restaurant	One space/50 square feet of dining area (240) plus 10 spaces	18 spaces + 10 spaces	30 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Parking		28 spaces	30 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Surplus Parking			2 spaces		

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations/Architecture**

The proposed building elevations feature a contemporary design that complements the existing Citrus Plaza. The Pollo Campero building incorporates corporate design elements, colors, and materials that harmonize with the surrounding architecture. Key design features include varying rooflines, building breaks, windows, and materials, creating a balanced visual appeal, and the parapets hide rooftop mechanical equipment. The color palette combines neutral browns with brighter accents, and materials such as stucco, tile, and aluminum panels add visual interest. The decorative trash enclosure matches the building's design. Overall, the design aligns with the city's architectural standards for commercial projects.

- **Drive-Thru Lanes**

Drive-thru restaurants require a length that would accommodate a stacking of a minimum of eight (8) vehicles. The project proposes a drive-thru lane to accommodate the stacking

of the required 8 vehicles from the pickup window to the drive-thru entrance. Therefore, the project complies with the Zoning Code requirement for drive-thru lane stacking.

- **Circulation**

Access to the Project site will be provided through existing driveways that provide access to Citrus Plaza shopping center on Perris Boulevard and Citrus Avenue. The Project site itself will have three driveways along the south property line with its closest street entrance along Perris Boulevard. All driveways to site will allow right turn-in and right turn-out movements.

- **Fencing and Screening**

The project proposes the construction of a three-foot, four-inch-high stucco finished wall with a concrete cap along the east property line to buffer the traffic noise and screen views of vehicles from the drive-thru lane.

- **Landscaping**

The applicant has submitted a conceptual landscape plan that conforms to the requirements of the Landscaping Ordinance. The proposed on-site landscaping area totals approximately 6,030 square feet or 16 percent, which exceeds the minimum 10 percent landscape coverage requirement. Landscaping has been provided throughout the parking lot, adjacent to the building, and along the drive-thru lane area.

- **Lighting**

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

ENVIRONMENTAL DETERMINATION:

The Project is Categorically Exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects), as the project constitutes an infill development project within city limits on less than five acres of land in compliance with the applicable General Plan and Zoning Code and has no habitat value for biological resources.

RECOMMENDATION:

Adopt Resolution No. 24-21 finding the Project Categorically Exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects) and approving Conditional Use Permit (CUP) 24-05095 to facilitate the construction for a 2,600 square foot drive-thru restaurant on 0.87 acres, located on the northwest corner of Perris Boulevard and Citrus Avenue in the Commercial Community (CC) Zone, based on the findings and subject to the Conditions of Approval.

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

Prepared by: Monica Carranza, Assistant Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 24-21 with Conditions of Approval (Planning and Fire, Engineering, Building & Safety, Community Service, and Public Works)
- B. Location/Aerial Map
- C. Zoning Map
- D. MARB/IP ALUCP Map
- E. Project Plans (Overall Site Plan, Floor Plan, Building Elevations, and Conceptual Landscape Plan)

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

EXHIBIT A

Resolution 24-21 with Conditions of
Approval (Planning and Fire, Engineering,
Building & Safety, Community Service, and
Public Works)

RESOLUTION NUMBER 24-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FINDING THE PROJECT CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15332 (IN-FILL DEVELOPMENT PROJECTS), AND APPROVING CONDITIONAL USE PERMIT (CUP) 24-05095 TO FACILITATE THE CONSTRUCTION OF A 2,600 SQUARE FOOT DRIVE-THROUGH RESTAURANT (POLLO CAMPERO) ON 0.87 ACRES WITHIN CITRUS PLAZA SHOPPING CENTER, LOCATED AT THE NORTHWEST CORNER OF PERRIS BOULEVARD AND CITRUS AVENUE, SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.

WHEREAS, the applicant, Vandana Kelkar of PMDG Inc., proposes to construct a 2,600-square-foot drive-through restaurant (Pollo Campero) on a 0.87-acre, within Citrus Plaza shopping center, parcel (APN: 305-150-065) located at the northwest corner of Perris Boulevard and Citrus Avenue within the Community Commercial Zone (the "Project"); and

WHEREAS, the proposed use is in accordance with the objectives of the Commercial Community (CC) Zone; and

WHEREAS, the proposed use is consistent with the City's General Plan and conforms to all zoning standards and other relevant ordinances and resolutions of the City; and

WHEREAS, the applicant submitted a Conditional Use Permit application (CUP 24-05095) for the Project for consideration of architectural design and site layout; and

WHEREAS, CUP 24-05095 is considered a "Project" as defined by the California Environmental Quality Act ("CEQA"); and

WHEREAS, the Project is categorically exempt pursuant to CEQA Section 15332 (In-Fill Development Projects) Class 32 for in-fill development because it meets the following conditions: (a) the Project is consistent with the applicable General Plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the Project site has no value, as habitat for endangered, rare or threatened species; (d) approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the Project site can be adequately served by all required utilities and public service; and

WHEREAS, a Planning Commission held a duly noticed public hearing on November 20, 2024, at which time all interested persons were given full opportunity to be heard and to present evidence related to the Project; and

WHEREAS, Chapter 19.54 of the Perris Municipal Code (“PMC”) (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for conditional use permits; and

WHEREAS, prior to taking action, the Planning Commission has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record for the approval as mentioned above, including all oral and written evidence presented to the City during all meetings and hearings related to the Project; and

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Perris as follows:

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

Section 2. Environmental Analysis. Based upon the forgoing, and in accordance with CEQA Guidelines and the City’s guidelines for implementing CEQA, and all oral and written statements and reports presented by City staff and members of the public, including but not limited to, all such statements and reports (including all attachments and exhibits), presented at the public hearing on November 20, 2024, the Planning Commission has determined that the Project is categorically exempt from review under CEQA pursuant to Section 15332 (In-Fill Development Projects), Class 32 because it meets the following conditions: (a) the Project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the Project site has no value, as habitat for endangered, rare or threatened species; (d) approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the Project site can be adequately served by all required utilities and public service.

Section 3. Conditional Use Permit 24-05095. Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including but not limited to, all such statements and reports (including all attachments and exhibits), presented at the public hearing on November 20, 2024, with respect to CUP 24-05095, the Planning Commission finds that:

Conditional Use Permit 24-05095:

1. *The proposed location of the conditional use is in accord with the objectives of Title 19 of the Perris Municipal Code and the purposes of the zone in which the site is located.*

The zoning and General Plan designation of the Project site are Community Commercial. The use proposed is permitted in this zoning designation with the approval of a Conditional Use Permit. This zone further permits retail uses that are anticipated to include signs. As

conditioned, the Project meets or exceeds the objectives of the Community Commercial land use designation. Overall, the proposal is in harmony with the allowed Commercial Zone uses.

2. *The proposed Project is consistent with the City's General Plan and conforms to all Specific Plans, zoning standards, applicable subdivision requirements, and other ordinances and resolutions of the City.*

The proposed Project conforms to the goals of the General Plan and Zoning Code by complying with the developments standards of the Community Commercial Zone, providing superior sign design/architecture, and allowing for future landscaping.

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

As conditioned, the Project will not be detrimental to the public health, safety, or welfare or injurious to property and improvements in the vicinity or to the general welfare of the City, as the Project will comply with the City's Zoning Code development standards for commercial uses and will also comply with fire accessibility requirements.

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

The architecture conforms to all City standards and has been reviewed by City staff for conformance to said standards and compatibility with the character of the community. The architecture is harmonious with the neighborhood's character and shopping center, and meets all pertinent community standards. The Project site is adjacent to commercial uses to the south, east, and west. To the north, the Project is adjacent to vacant land part of the Harvest Landing Specific Plan and proposed to continue the adjacent commercial uses. The proposed architecture utilizes different colors and materials to distinguish the building's base, body, and cap. The building's design elements utilize a combination of varying roofline heights, neutral and vibrant colors, and metal elements. The architecture is harmonious with the surrounding development and consistent with the architectural standards of the City.

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

The City's landscape standards ensure the Project will visually buffer the surrounding land uses while providing an attractive environment for business patrons as well as those living in the community. The Project exceeds City landscape standards and provides landscape plantings covering 16 % of the lot, and as a result, it provides sufficient landscape plantings and space to make an attractive environment the public will enjoy. Also, as conditioned, the site plan fully conforms to the requirements of the Perris Municipal Code.

Section 4. Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on November 20, 2024, the Planning Commission hereby determines that the project is categorically exempt from CEQA pursuant to Section 15332 (In-Fill Development Projects), Class 32, as the Project will not have a significant effect on the environment.

Section 5. Based upon the forgoing, the determination that the Project is categorically exempt from CEQA in accordance with the City’s guidelines for implementing CEQA, and all oral and written testimony presented by members of the public and City staff at the November 20, 2024, public hearing (including, without limitation, the staff report and all attachments/exhibits), the Planning Commission hereby approves CUP 24-05095, subject to the attached Conditions of Approval attached hereto as Attachment 1 and incorporated herein by this reference.

Section 6. The Planning Commission declares that should include any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

Section 7. The Chairperson shall sign, and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 20th day of November 2024.

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

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

I, Patricia Brenes, Designee Secretary of the Planning Commission of the City of Perris, do hereby certify that the foregoing Resolution Number 24-21 was duly adopted by the Planning Commission

of the City of Perris at a regular meeting thereof held on the 20th day of November 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Secretary of the Planning Commission

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

ATTACHMENT 1

Conditions of Approval (Planning and Fire,
Engineering, Building & Safety, Community
Service, and Public Works)

**CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

CONDITIONS OF APPROVAL

Conditional Use Permit (CUP) 24-05095

November 20, 2024

Project: Conditional Use Permit (CUP) 24-05095 – A proposal to construct a 2,600 square foot drive-through restaurant (Pollo Campero) on 0.87-acres located on the northwest corner of Perris Boulevard and Citrus Avenue in the Commercial Community (CC) Zone. Applicant: Vandana Kelkar, PMDG, Inc.

GENERAL CONDITIONS:

1. **Approval Period for Conditional Use Permit 24-05095.** In accordance with P.M.C. Section 19.50.080, Expiration and Extension of Time, this approval shall expire three (3) years from the date of Planning Commission approval. Within three (3) years, the applicant shall demonstrate the beginning of substantial construction as contemplated by this approval, which shall thereafter be diligently pursued to completion or substantial utilization. If this does not occur, a maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Conditional Use Permit.
2. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless the City and any agency or instrumentality thereof, and/or any of its officers, employees, and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees, and agents, to attack, set aside, void, annul, or seek monetary damages resulting from approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City concerning **Conditional Use Permit (CUP) 24-05095**. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
3. **Notice of Exemption.** Within five (5) days of Planning Commission approval, the applicant shall electronically file a Notice of Exemption (NOE) and administrative \$50.00 fee to the “Riverside County Clerk’s Office.” A copy of the recorded NOE shall be provided to the Planning Division for record-keeping purposes.

• **PLANNING DIVISION**

4. **Municipal Code Compliance.** The project shall conform to the Commercial Community (CC) Zone standards of Title 19 of the Perris Municipal Code.
5. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.

6. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the set of plans approved by the Planning Commission on **November 20, 2024**, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
7. **Advisory - Signs:** The project approval does not include signs. Signs shall be permitted in accordance with Chapter 19.75 Sign Regulations of the Zoning Code. Any proposed wall or monument sign shall require a separate sign application and payment of applicable fee subject to review and approval by the Planning Division.
8. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.

Prior to Grading Permit Issuance:

9. **Grading Plans.** Grading plans shall be submitted to the Engineering Department for review and approval. Grading plans shall be consistent with approved development plans.
10. **Eastern Municipal Water District (EMWD).** After the City's approval, the applicant shall also submit landscape and irrigation plans to EMWD for approval and comply with required EMWD inspections. Contact EMWD at 951 928-3777, ext. 4334.
11. **Preliminary Water Quality Management Plan (PWQMP) 24 05095.** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the 2012 Riverside County WQMP Manual requirements. The following conditions apply:
 - a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations and any subsequent amendments, revisions, or ordinances pertaining thereto.
 - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs, including one bioretention basin, self-retaining landscape, and a covered trash enclosure. The Public Works Department shall review and approve the final addendum WQMP text, plans, and details.
12. **Final Water Quality Management Plan (FWQMP).** Prior to the issuance of grading permits, an FWQMP is required to be submitted. To mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the applicant shall develop, receive approval from the City, and implement an FWQMP. The FWQMP shall contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the Preliminary WQMP and developed in compliance with the MS4 permit. The FWQMP shall specifically identify pollution prevention, source control, treatment control measures, and other Best Management Practices (BMPs) that shall be used on-site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. The FWQMP shall substantially comply with site design, source control, and treatment control BMPs

proposed in the approved Preliminary Water Quality Management Plan (PWQMP).

13. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division to verify that all pertinent conditions of approval have been met.

Prior to Building Permit Issuance:

14. **California Building Code.** The applicant shall follow 2023 Cal green standards for shade trees in commercial parking lots.
15. **Plot Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:
 - a. **Charging Stations.** The applicant shall install EV parking spaces as shown on the plans. Electric Vehicle charging stations for light-duty vehicles, and the station locations and specifications shall be included on the building plans (as applicable).
16. **Building Elevations Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:
 - a. **Color scheme.** Applicant shall work with staff to ensure wall color matches color renderings presented and approved at the **November 20, 2024**, Planning Commission meeting.
17. **Trash Enclosure Requirements.** The following modifications for the trash enclosure located northwest of the project site shall be shown on the building plan check set for Planning staff review and approval:
 - a. Provide a metal mesh between the trellis cover and the trash enclosure wall.
 - b. Paint the trash enclosure and gates in a color complementary to the shopping center.
 - c. The sides of the trash enclosure shall be screened with landscaping (vines and shrubs).
18. **Landscaping Plans Requirements.** Prior to the issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for review and approval. A separate application and fee will be required. The plans shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. Landscape plans shall include the following:
 - a. **Perimeter Landscaping.** The applicant shall upsize and increase the number of plant materials (trees, shrubs, accent plants) along the street frontages.
 - b. **Uplighting.** Landscaping along the street frontages shall be enhanced with uplighting.
 - c. **Drive-thru Lane.** Drive-thru lane shall be screened with a 36-inch-high shrub hedge consisting of a double-row of 5-gallon shrubs at 3 ½ feet on center.
 - d. **Passenger Vehicle Parking Areas.** A minimum of least 30% of trees shall be 36-inch boxes or larger. Also, a minimum of one 24-inch box tree shall be provided for every 6 parking stalls.

- e. **Parking Lot Screening.** All parking areas along the street frontages shall be screened by a minimum 36-inch high shrubs using a double-row of 5-gallon shrubs at 3 ½ feet off center.
 - f. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be landscaped with appropriate plant materials and irrigation.
 - g. **Shade Tree.** The project shall provide three (3) shade tree species, including a Chinese Elm Tree.
 - h. African Sumac tree shall be replaced with Carrot wood Tree.
 - i. **Water Conservation.** All irrigation systems shall require rain-sensing override devices and soil moisture sensors. Landscaping shall comply with Zoning Code Chapter 19.70 (www.cityofperris.org) for mandated water conservation.
 - j. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be used at the driveway entrances.
 - k. **Maintenance.** All landscaping shall be maintained in a viable growth condition in perpetuity.
19. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
- a. Construction activity and equipment maintenance are limited to weekdays hours between 7:00 a.m. and 7:00 p.m. Construction may not occur on weekends or State holidays without the prior consent of the Building Official. Non-noise-generating activities (e.g., interior painting) are not subject to these restrictions.
 - b. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.
 - c. Construction routes are limited to City of Perris designated truck routes.
 - d. Water trucks or sprinkler systems shall be used during clearing, grading, earthmoving, excavation, transportation of cut or fill materials, and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such persons shall be provided to the City. Also, a board shall be placed at the subject site to include a person and phone number for the public to call in case of dirt and dust issues.
 - f. Project applicants shall provide construction site electrical hookups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel-powered electric generators or provide evidence that electrical hookups at construction sites are

- not practical or prohibitively expensive.
20. **Construction Drawings.** All conditions of approval shall be copied onto the construction drawings. The conditions shall be annotated for ease of reference (i.e., Sheet and detail numbers).
 21. **School District.** The proposed project shall adhere to the standard requirements and fees established by the Val Verde Unified school District.
 22. **Performance Standards.** The applicant shall comply with all Performance Standards in Chapter 19.44.070. of the Perris Municipal Code.
 23. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and the Federal Americans with Disabilities Act (ADA).
 24. **Screening of Roof-Mounted Equipment.** Proper screening shall be provided to prevent public views of all HVAC equipment and roof-mounted equipment. Also, all vent pipes and similar devices shall be painted to match the building.
 25. **Mechanical Equipment.** All ground mechanical equipment shall be screened from the public right-of-way by a view obscuring fence, wall, or landscaping to the satisfaction of the Planning Division.
 26. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Downspouts should be incorporated in the architectural design.
 27. **Roof Parapets.** The height of the roof parapet shall fully screen any roof-mounted equipment. All vent pipes and similar devices shall be painted to match the building. No inflatables or flags shall be placed on the roof.
 28. **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. If possible, these facilities shall also be screened from the public right-of-way by landscaping.
 29. **Photometrics Plan (Site Lighting Plan).** The applicant shall submit a Photometrics Plan to the Planning Division for review and approval by Planning Division for the subject site and shared parking areas. The lighting plan shall include photometric, fixture details, and standard light elevations to meet 2700 KV illumination or less (to provide adequate illumination) for all project components. High-efficiency fixtures with full-cut-off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in all parking lots, and pedestrian areas for safety and security. All lighting shall be shielded downward to prevent light pollution from spilling onto adjacent parcels or the public right of way.
 30. **Fees.** The developer shall pay the following fees prior to the issuance of building permits:
 - a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. Multiple Species Habitat Conservation Plan fees currently in effect;
 - c. Current statutory school fees to all appropriate school districts;
 - d. Any outstanding liens and development processing fees owed to the City;

- e. Appropriate Drainage Fees- Perris Valley ADP;
- f. Appropriate City Development Impact Fees in effect at the time of development.

During Construction:

- 31. **Southern California Edison (SCE).** The developer/owner shall contact the Southern California Edison SCE area service planner to complete the required forms prior to the commencement of construction.
- 32. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
- 33. **Dust Monitor.** A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such people shall be provided to the City. Also, a dust control sign shall be placed adjacent to each phase to allow the public to call for any dust issues.
- 34. **Temporary Construction Fencing.** A six-foot high temporary chain link fence (with view obscuring mesh) is required along the perimeter of each phase during construction. The fence shall limit public access to each construction site.

Prior To Issuance of Occupancy Permits:

- 35. **Reciprocal Access and Maintenance Agreement.** A Reciprocal Access, and Maintenance Agreement shall be reviewed and approved by the Planning Division and City Attorney's Office. The Reciprocal Agreement shall be recorded with the County of Riverside and a copy should be provided to the Planning Division, prior to the issuance of a Certificate of Occupancy. Tenants of the Citrus Plaza are responsible for the maintenance of the landscape and the parking area.
- 36. **City Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
 - a. Landscape Maintenance District No. 1
 - b. Maintenance District No. 84-1(Street Lights and Traffic Signals)
 - c. Flood Control Maintenance District No.1.
 - d. Any other applicable City Assessment and Community Facilities Districts
- 37. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-off from the Building Division and Engineering Department. Planning Staff shall verify that all pertinent

conditions of approval have been met. The applicant shall have all required paving, parking, walls, site lighting, landscaping, and automatic irrigation installed and in good condition.

38. **On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for a final landscape inspection after the installation of all landscaping and irrigation system is completely operational. Before calling for a final inspection, the City's "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project and submitted to the project planner. The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.
39. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
40. **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors and materials (per approved elevation plans), site lighting, landscaping, and automatic irrigation installed and in good condition prior to the Planning sign off.

Operational Conditions:

41. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance, including one-year landscape maintenance of on-site landscaping.
42. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
43. **Graffiti and Property Maintenance.** The project shall comply with the Perris Municipal Code Chapter 7.42 regarding Property Maintenance. The site shall be maintained graffiti-free state at all times. Graffiti located on site shall be removed within 48 hours. Graffiti shall be painted over in panels and not patches. In addition, it will match the color of the wall or material surface. Furthermore, the applicant shall apply an anti-graffiti coating on the walls.

• **ENGINEERING DEPARTMENT**

44. The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **October 4, 2024**.

• **PUBLIC WORKS DEPARTMENT**

45. The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **August 27, 2024**.

- **COMMUNITY SERVICES DEPARTMENT**

46. The project shall adhere to the requirements of the Community Services Department as indicated in the attached Conditions of Approval dated **May 29, 2024**.

- **BUILDING OFFICIAL/FIRE MARSHAL**

47. The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated **May 08, 2024**.

- **FIRE DEPARTMENT**

48. The project shall adhere to all conditions of approval by the Fire Department, dated **June 18, 2024**, consisting of the following requirements.
 - a. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12, respectively.
 - b. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the Perris Municipal Code shall apply at the time the architectural plans are submitted for construction permits.
 - c. Prior to issuance of grading permits, a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development and the California Fire Code, Chapter 5.
 - d. Prior to the issuance of grading permits, evidence of sufficient fire flow of 1,500 GPM for 2 hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
 - e. A copy of the approved (stamped) fire department access plan and a copy of the completed fire flow test shall be included with the architectural plans, as a separate sheet, at the time of submittal for construction permits.
 - f. The fire department access road complying with Chapter 5 of the California Fire Code and the approved fire department access plan shall be installed prior to building construction.
 - g. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - h. All required fire hydrants shall be readily visible and immediately accessible, with a minimum of 3 feet of clear space around the circumference.
 - i. The building fire sprinkler system shall be designed and installed in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.

- j. The building fire alarm system (for fire sprinkler monitoring) shall be designed and installed in accordance with NFPA 72. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
- k. The Fire Department Connection (FDC) for the fire sprinkler system shall be located within 100 feet of a fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and fire hydrant.
- l. Prior to construction a temporary address sign shall be posted and be clearly visible from the street.
- m. The permanent building address shall be provided and either internally or externally illuminated during hours of darkness. The address shall be a minimum of 8 inches in height and shall be clearly visible from the street fronting the property.
- n. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven feet above the finished surfaced and near the main entrance door.
- o. Portable fire extinguishers are required within 75 feet travel distance inside the building.
- p. Fire Department Notes shall be placed on the plans submitted for a building permit showing the following deferred submittals, as applicable:
 - a. Onsite fire mains and fire hydrants
 - b. Fire sprinklers
 - c. Fire Alarm
 - d. Kitchen hood fire suppression system

END OF CONDITIONS



CITY OF PERRIS

ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

PLN 24-05095

October 4, 2024

NWC Perris Blvd and Citrus Ave - Pollo Campero

Parcel A – LLA No. 21-05128 (Lot C and Portions of Lot D of PM 34131-1 (MB 237/4-6))

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner provides the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code Title 18. It is understood that the site plan correctly shows all existing and proposed elements, traveled ways, right-of-way, and drainage courses with appropriate Q's and their omission may require the site plan to be resubmitted for further consideration. These ordinances and the following conditions are essential parts and requirements occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

In the event of a conflict between any conditions stated below, those imposed by the Planning Department and others, and requirements identified in the approved Traffic Impact Analysis, the most stringent in the City's opinion shall prevail.

General Conditions:

1. The project's grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.
3. In the event that external agencies must review the plans and inspect improvements, the developer/property owner shall be responsible to pay the respective plan check and inspection fees.
4. All trenches shall be securely covered with steel plates until permanent backfill and street repairs have been completed per City of Perris Standards; temporary backfill of trenches is not acceptable.
5. The developer/property owner shall coordinate improvements with adjacent proposed and approved developments.

Prior to issuance of Grading Permit:

6. The project site is located within the limit of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by the city. Drainage fees shall be paid as set forth under the provisions of the "Rules and Regulation of Administration of Area Drainage Plan".
7. The developer/property owner shall submit the following to the City Engineer for review and approval:
 - a. Onsite Grading Plan and Erosion Control Plan – Plans shall show the approved WDID No.
 - b. Street Improvement Plan
 - c. Sewer and Water Plans
 - d. Signing and Striping Plan
 - e. Final Drainage Plan, Hydrology and Hydraulic Report
 - f. Final WQMP (for reference)

The design shall be in compliance with EMWD, Riverside County Flood Control and Water Conservation District (RCFCD), Riverside County Transportation Department, Caltrans, City of Perris and ADA most recent standards, criteria and requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.

Prior to issuance of Building Permit:

8. The developer/property owner shall submit a compaction certificate from the Soils Engineer in compliance with the approved geotechnical/soils report and an elevation certification from the Engineer of Record in compliance with the approved plans.

9. Paved access shall be provided to the proposed buildings per the Precise Grading Plans.

Prior to issuance of Certificate of Occupancy:

10. The following easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers:

- a. Easements shall be dedicated to public utilities and emergency vehicle access for all private streets and drive-ises.

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

12. The developer/property owner shall provide for all traffic mitigation measures and improvements as depicted in the Traffic Sensitivity Analysis prepared by LSA dated November 30, 2020, and as conditioned below as approved by the City Engineer including but not limited to:

- a. The storage length for the westbound left-turn movement at Perris Boulevard / Main Entry Drive / Citrus Avenue shall be extended from 215 feet to 320 feet. The length of the designated turn lane pocket shall comply with the Caltrans Highway Design Manual, as determined by the project's Traffic Engineer and approved by the City Engineer.

13. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.

SRC COMMENTS
***** BUILDING & SAFETY *****

Planning Case File No(s): CUP – 24-05095

Case Planner: Monica Carranza 951-943-5003 ext. 370

Applicant: Vandana Kelkar

Location: Northwest corner of Perris Blvd. and Citrus Ave.

Proposal to develop a 2,600 SF drive-thru fast-food restaurant

Project:

Associated Cases: APN: 305-150-065

Reviewed By: David J. Martinez, CBO

Date: 05-08-24

SPECIFIC COMMENTS

1. None

GENERAL CONDITIONS

1. Shall comply with the latest adopted State of California 2022 editions of the following codes as applicable:
 - A. 2022 California Building Code
 - B. 2022 California Electrical Code
 - C. 2022 California Mechanical Code
 - D. 2022 California Energy Code
 - E. 2022 California Fire Code
 - F. 2022 California Green Building Standards Code
 - G. 2022 California Plumbing Code
 - H. Proposed Project will have to comply with the Title 24 Access Regulations and ADA Access regulations
2. All signs if any shall be Underwriters Laboratories, or equal, approved.
3. You will have to comply with the new EV charging station requirements.
4. The entire site will have to have proper fire access.

5. The entire site and the proposed structures will have to comply with the ADA access Regulations and with the State of California Title 24 Access Regulations.

PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT

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

FIRE CONDITIONS

1. Fire Conditions will be provided by Dennis Grubb and Associates



CITY OF PERRIS

COMMUNITY SERVICES

MEMO

Date: May 29, 2024

To: Monica Carranza, Project Planner

From: Sabrina Chavez, Director of Community Services

Cc: Arcenio Ramirez, Assistant Director of Community Services
Arturo Garcia, Parks Manager
Martin Martinez, Management Analyst

Subject: **Conditional Use Permit CUP24-05095.** A proposal to develop 0.87 acres with a 2,600 square foot drive-thru fast-food restaurant, Pollo Campero, at the northwest corner of Perris Boulevard and Citrus Avenue, within the Commercial Community (CC) Zone. (APN: 305-150-065). Associated to Prelim PLN23-05147. **Applicant: Vandana Kelkar.**

Community Services Staff reviewed CUP 23-05023 and offer no comments.



CITY OF PERRIS
PUBLIC WORKS DEPARTMENT

MEMO

Date: August 27, 2024

To: Monica Carranza, Assistant Planner

From: Jessica Galloway, Special Districts Supervisor

By: Chris Baldino, Landscape Inspector

Subject: CUP24-05152 - A proposal to develop 0.87 acres with a 2,600 square foot drive-thru fast-food restaurant, Pollo Campero, at the northwest corner of Perris Boulevard and Citrus Avenue, within the Commercial Community (CC) Zone. (APN: 305-030-056). Associated with Prelim PLN23-05147. Applicant: Vandana Kelkar.

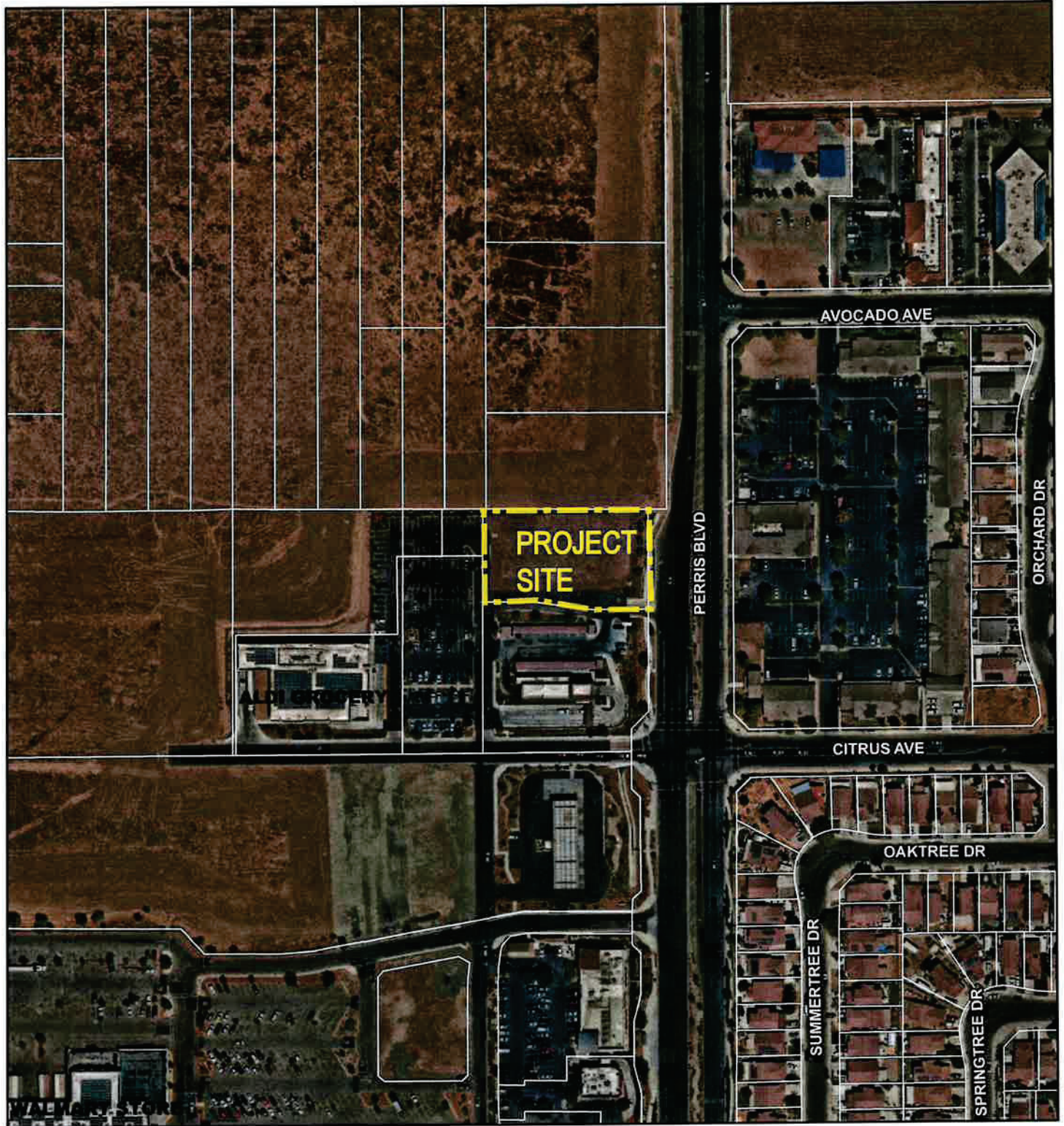
- The Public Works Department does not offer any comments on this project.

END OF CONDITIONS OF APPROVAL

EXHIBIT B

Location / Aerial Map

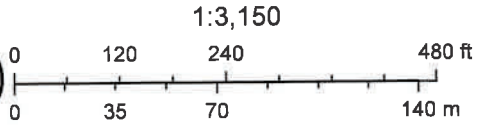
Aerial Map



Parcels

Roads Labeling

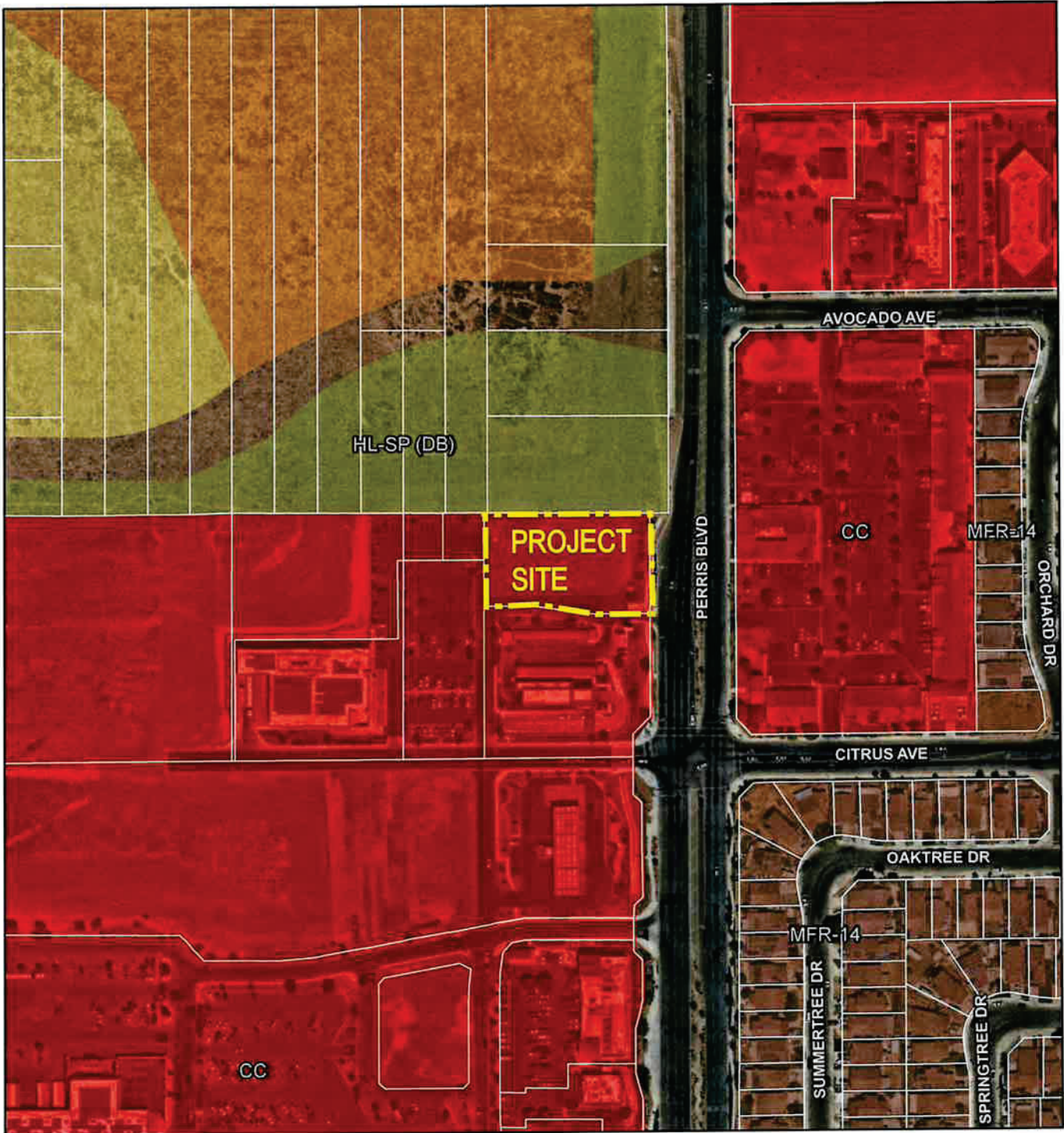
 PROJECT SITE



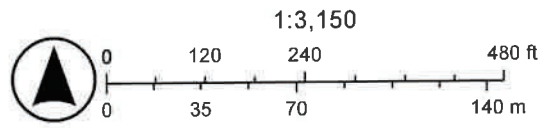
Nearmap

EXHIBIT C
Zoning Map

Zoning Map



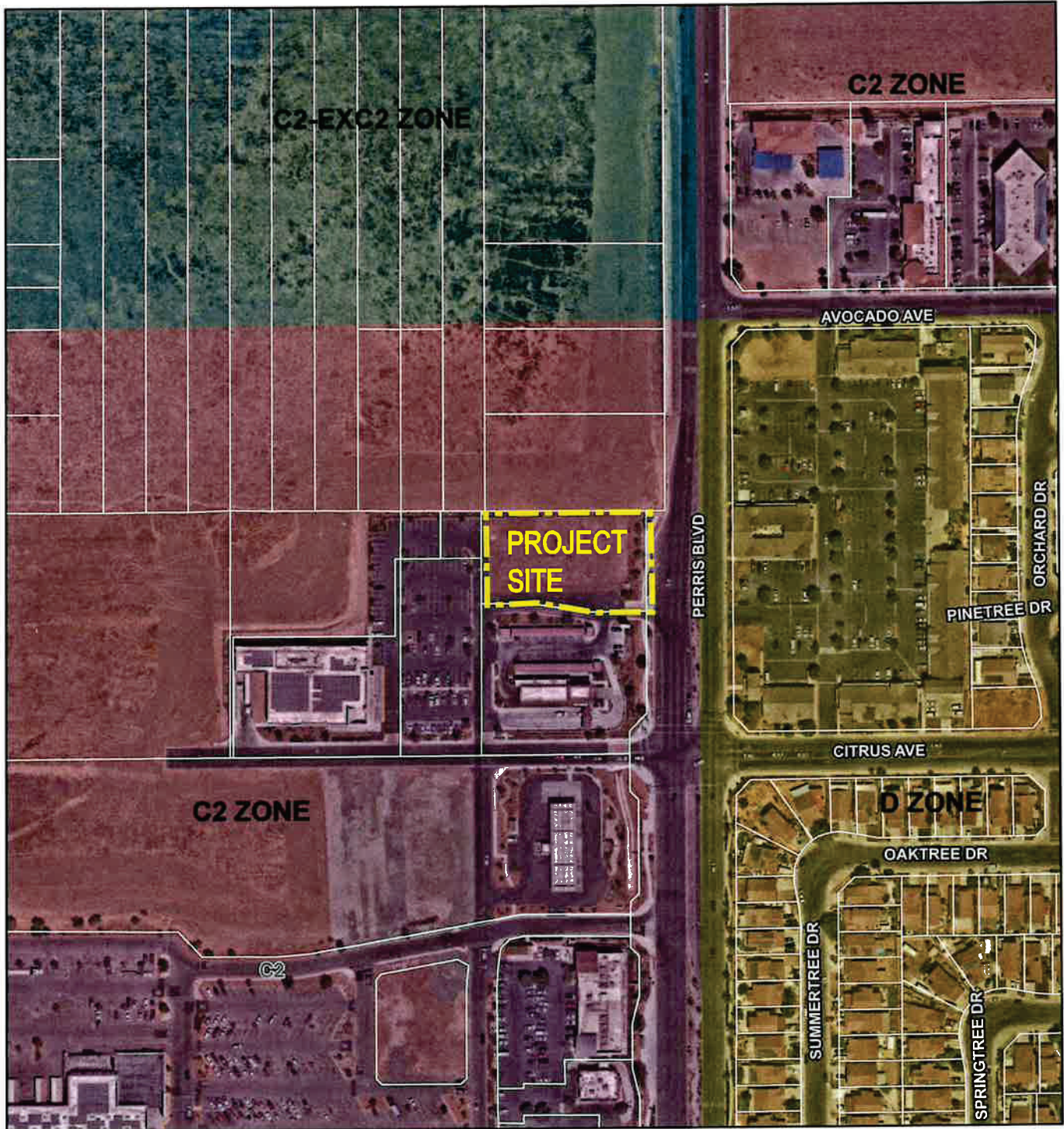
- Parcels
- Zoning
- Commercial Community (CC)
 - Harvest Landing Specific Plan Detention Basin HL-SP (DB)
 - Harvest Landing Specific Plan Residential Low HL-SP (L)
 - Harvest Landing Specific Plan Residential Medium High HL-SP (MH)
 - Multi Family Resident 14 (MFR-14)
 - Project Site



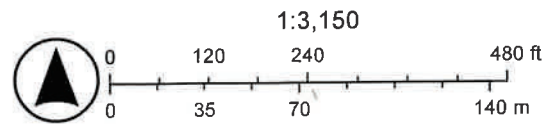
Nearmap

EXHIBIT D
MARB/IP ALUCP Map

MARB/IP ALUCP Map



- Parcels
- Airport Compatibility Zone March Air Reserve Base
- D
- C2
- C2-EXC2
- Project Site



Nearmap

EXHIBIT E

Project Plans

(Overall Site Plan, Floor Plan, Building Elevations, and Conceptual Landscape Plan)

Due to the size of the plans only select plans are provided in the staff report package; the complete set of plans are on File with the Planning Department and available online at:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-474#docan1206_1313_479

STAMP

PROJECT OWNER



R164

PROJECT ADDRESS
NWC OF PERISS BLVD. & OTTUS AVENUE,
PERISS, CA 92671

DATE FOR DESCRIPTION

PLANNING RE-SUBMITTAL

DATE 08/28/2024

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	08/28/2024
2	PLANNING RE-SUBMITTAL	
3	PLANNING RE-SUBMITTAL	
4	PLANNING RE-SUBMITTAL	
5	PLANNING RE-SUBMITTAL	
6	PLANNING RE-SUBMITTAL	
7	PLANNING RE-SUBMITTAL	
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15	PLANNING RE-SUBMITTAL	
16	PLANNING RE-SUBMITTAL	
17	PLANNING RE-SUBMITTAL	
18	PLANNING RE-SUBMITTAL	
19	PLANNING RE-SUBMITTAL	
20	PLANNING RE-SUBMITTAL	

PROJECT NUMBER

PROJECT NAME

SHEET TITLE

SITE PLAN

A0.1

SHEET INDEX:

- A0.1 SITE PLAN
- A0.2 USURE DETAILS
- A0.3 FLOOR PLAN
- A0.4 EXT-ROOF ELEVATIONS
- A0.5 EXT-ROOF ELEVATIONS
- A0.6 EXT-ROOF ELEVATIONS
- A0.7 EXT-ROOF ELEVATIONS
- A0.8 EXT-ROOF ELEVATIONS
- A0.9 EXT-ROOF ELEVATIONS
- A0.10 EXT-ROOF ELEVATIONS
- A0.11 EXT-ROOF ELEVATIONS

VICINITY MAP:



LEGEND:

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL:
 - 48" MIN CLEAR WIDTH
 - 54" MIN CLEAR HEIGHT
 - 3% MAX CROSS SLOPE
- ACCESSIBLE PARKING
- SITE LIGHTING
- LANDS A-E

SITE DATA:

CLIENT: GOLD CAMPERO OF CA - LLC
2200 PARK CENTRAL DR #250N
SALAS, TX 75225

PROJECT ADDRESS: 11555 HARVEST PARK SUITE 310
PERISS, CA 92671

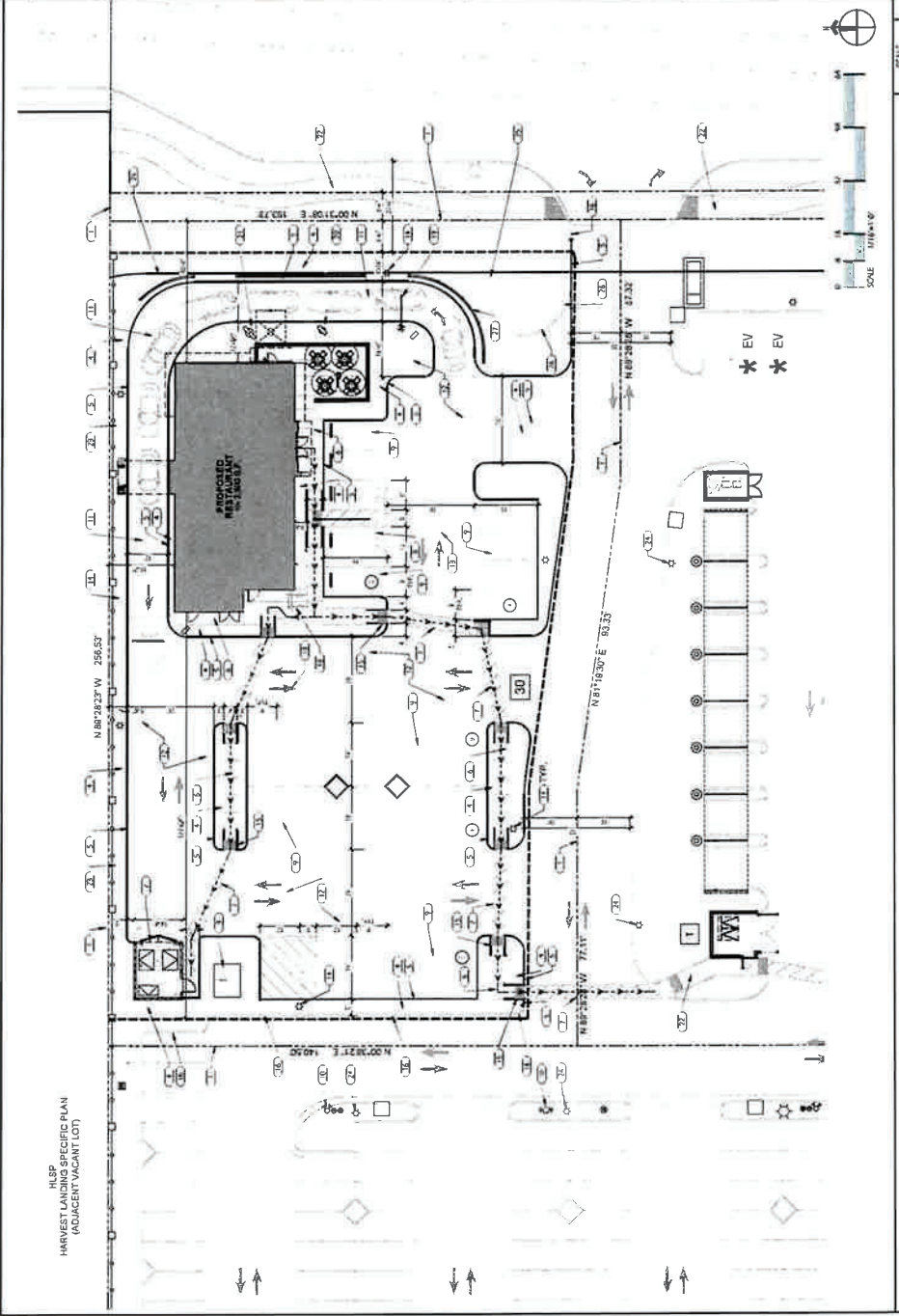
JURISDICTION: CITY OF PERISS, CA

APN: J05-150-065

CC CODE: 1601-01-01, 1601-01-02

SETBACKS:

- FRONT: 10'
- REAR: 10'
- LEFT: 10'
- RIGHT: 10'



PARKING AND LANDSCAPE CALCS:

2,800 SF (2,800 SF / 100 SF/SPACE) = 28 SPACES

9,100 SF (9,100 SF / 100 SF/SPACE) = 91 SPACES

28 + 91 = 119 SPACES

28 SPACES (10'x13')

91 SPACES (10'x13')

INCLUDES 1 MAX ACCESSIBLE ADA COMPLIANT REGULAR ADA AND 1 MAX ACCESSIBLE ADA COMPLIANT VAN ACCESSIBLE ADA SPACE

LANDSCAPE REQUIRED: 10% OF TOTAL SITE AREA (10,900 SF) = 1,090 SF. LANDSCAPE IS REQUIRED

LANDSCAPE PROVIDED: 6,030 SF

BUILDING DATA:

TOTAL FLOOR AREA: 2,800 SF (2,800 SF / 100 SF/SPACE)

TOTAL FLOOR AREA: 9,100 SF (9,100 SF / 100 SF/SPACE)

DINING AREA: 6,000 SF (6,000 SF / 100 SF/SPACE)

TOTAL DINING: 6,000 SF (6,000 SF / 100 SF/SPACE)

STONE: (1)

75'-0" (75' MAX ALLOWED)

A-2 RESTAURANT 0-9M-THRU

V-B

CONST T-0'

COVER-0%

KEY NOTES:

1. PROPERTY LINE
2. ORDER NEW BOARD
3. TYPICAL WALL
4. 4" CONC. SLAB
5. 4" CONC. SLAB
6. 4" CONC. SLAB
7. 4" CONC. SLAB
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CONSULTANT



1500 W. PARK
IRVINE, CA 92614

STAMP

PROJECT OWNER



R164

PROJECT ADDRESS
MVC OF PERIS BLVD. & CITRUS AVE.
PERIS, CA 92671

DATE FOR REVISIONS
PLANNING RE-SUBMITTAL

DATE DATE
08/28/2024

NO.	REVISION	DATE
1	PLANNING RE-SUBMITTAL	08/28/2024
2	PLANNING RE-SUBMITTAL	
3	PLANNING RE-SUBMITTAL	
4	PLANNING RE-SUBMITTAL	
5	PLANNING RE-SUBMITTAL	
6	PLANNING RE-SUBMITTAL	
7	PLANNING RE-SUBMITTAL	
8	PLANNING RE-SUBMITTAL	
9	PLANNING RE-SUBMITTAL	
10	PLANNING RE-SUBMITTAL	

PROJECT NUMBER

DATE

PROJECT NUMBER

PROJECT NUMBER

SHEET TITLE

FLOOR PLAN

SHEET NUMBER

A2.0

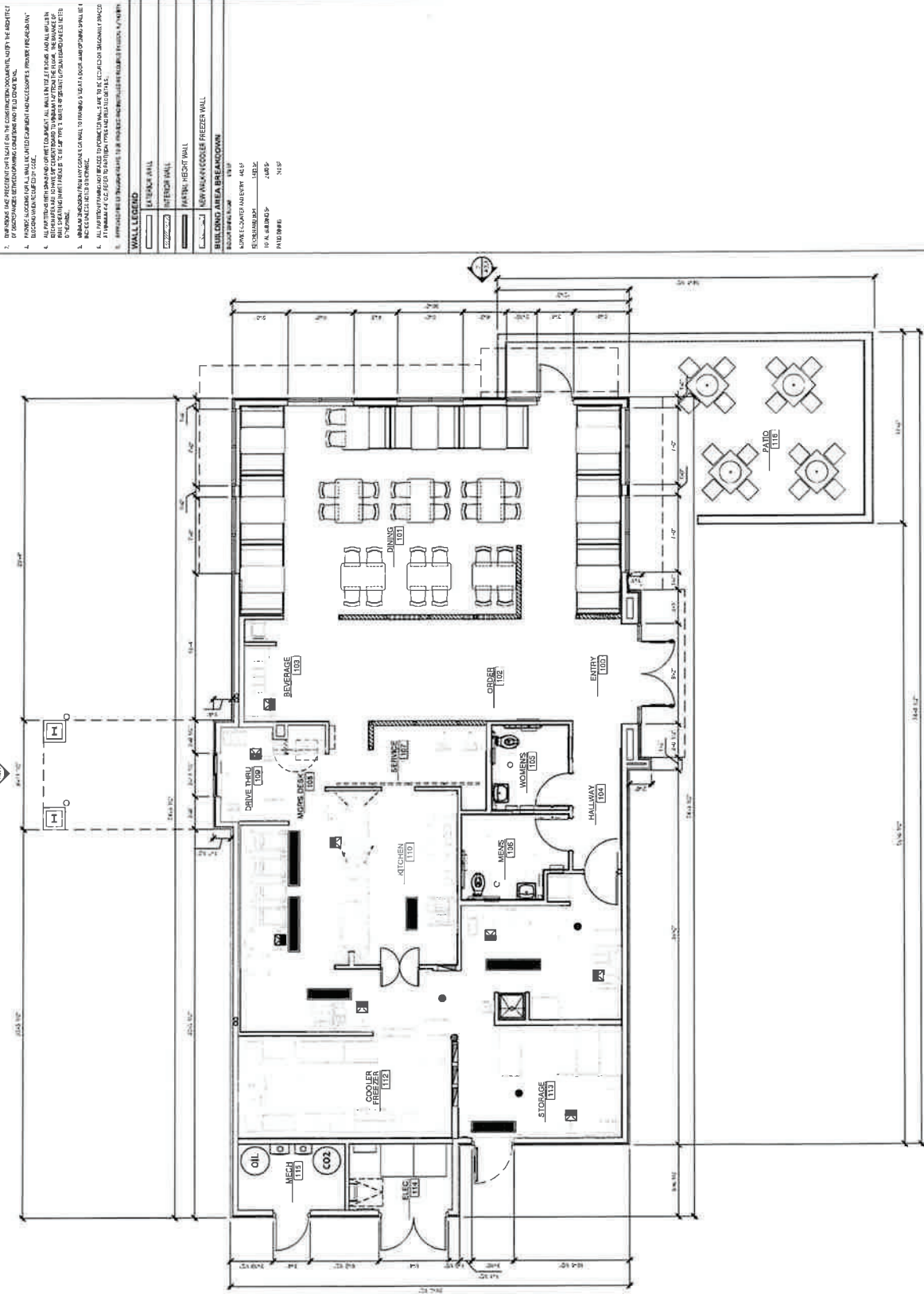
- GENERAL NOTES - FLOOR PLAN**
1. ROOMS AND ROOMS ARE DIMENSIONED TO THE FACE OF THE FINISHED WALL UNLESS OTHERWISE NOTED.
 2. DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED.
 3. DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED.
 4. FINISHES ARE TO BE AS SHOWN OR AS NOTED.
 5. FINISHES ARE TO BE AS SHOWN OR AS NOTED.
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WALL LEGEND

- EXTERIOR WALL
- INTERIOR WALL
- MASONRY WALL
- NEW MASONRY WALL
- BUILDING AREA BREAK/DOOR

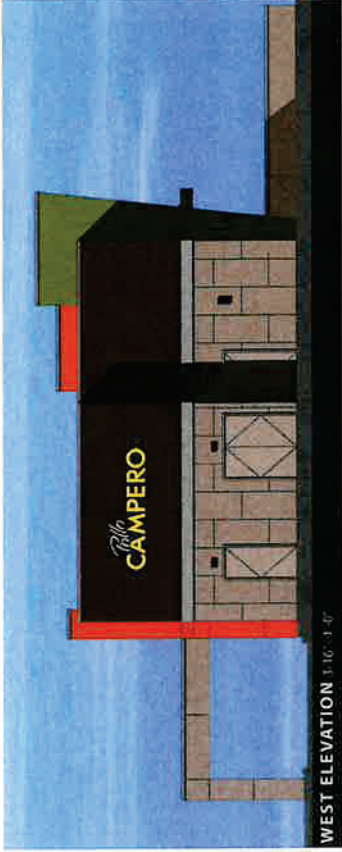
NEW MASONRY COOLER FREEZER WALL
 BUILDING AREA BREAK/DOOR

NOVELL CONSULTANTS ARCHT. 401P
 19000 W. BURNBURY AVE.
 IRVINE, CA 92614
 TEL: 949.261.1100
 FAX: 949.261.1101





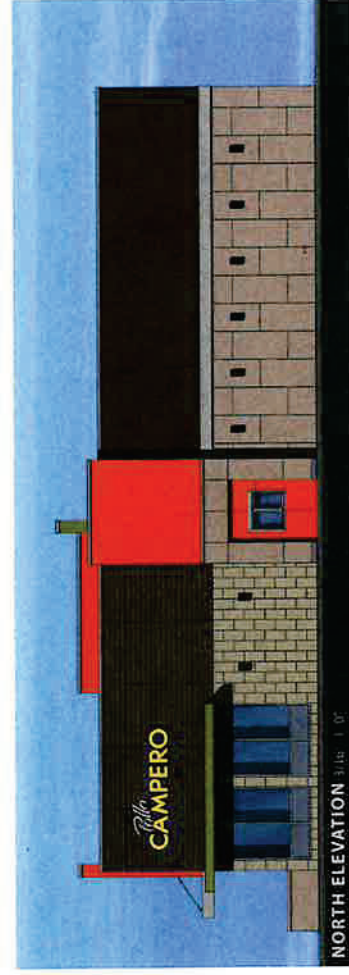
EAST ELEVATION 3/16" = 1'-0"



WEST ELEVATION 3/16" = 1'-0"



SOUTH ELEVATION 3/16" = 1'-0"



NORTH ELEVATION 3/16" = 1'-0"

MATERIAL LEGEND:

-  SHERWIN WILLIAM SW655 KNOCKOUT ORANGE
-  SHERWIN WILLIAM SW 986 FAIRFAX BROWN
-  SHERWIN WILLIAM SW 603 MALABAR
-  DATTLE EVOZ LIGHT
-  PAC-CLAD ANODIC CLEAR
-  MICHHA VINTAGEWOOD BARK
-  SHERWIN WILLIAM SW6705 HIGH STRUNG

PARKING LOT SHADE REQUIREMENTS

PLANTING AREA	10% - 25% SF
SPACE REQUIRED	10% - 25% SF
SPACE PROVIDED	50.7% - 7.8% SF

SHADE COEFFICIENT SHALL BE AT LEAST 0.15

PARKING LOT TREES

1 TREE PROPOSED EVERY 6 PARKING SPACES

30 PARKING SPACES PER TREE

PROVIDED: 6 TREES

PROVIDED: 6 TREES

LANDSCAPE AREA REQUIREMENTS

MINIMUM 10% OF SITE TO BE LANDSCAPED

MINIMUM 30% OF TOTAL SITE AREA TO BE PLANTING AREA

30.93 SF TOTAL SITE AREA X 10% = 3.09 SF REQUIRED

6.33 SF PROVIDED

SHRUB REQUIREMENTS

LANDSCAPE AREA

1 SHRUB PER 33 SF PLANTING AREA

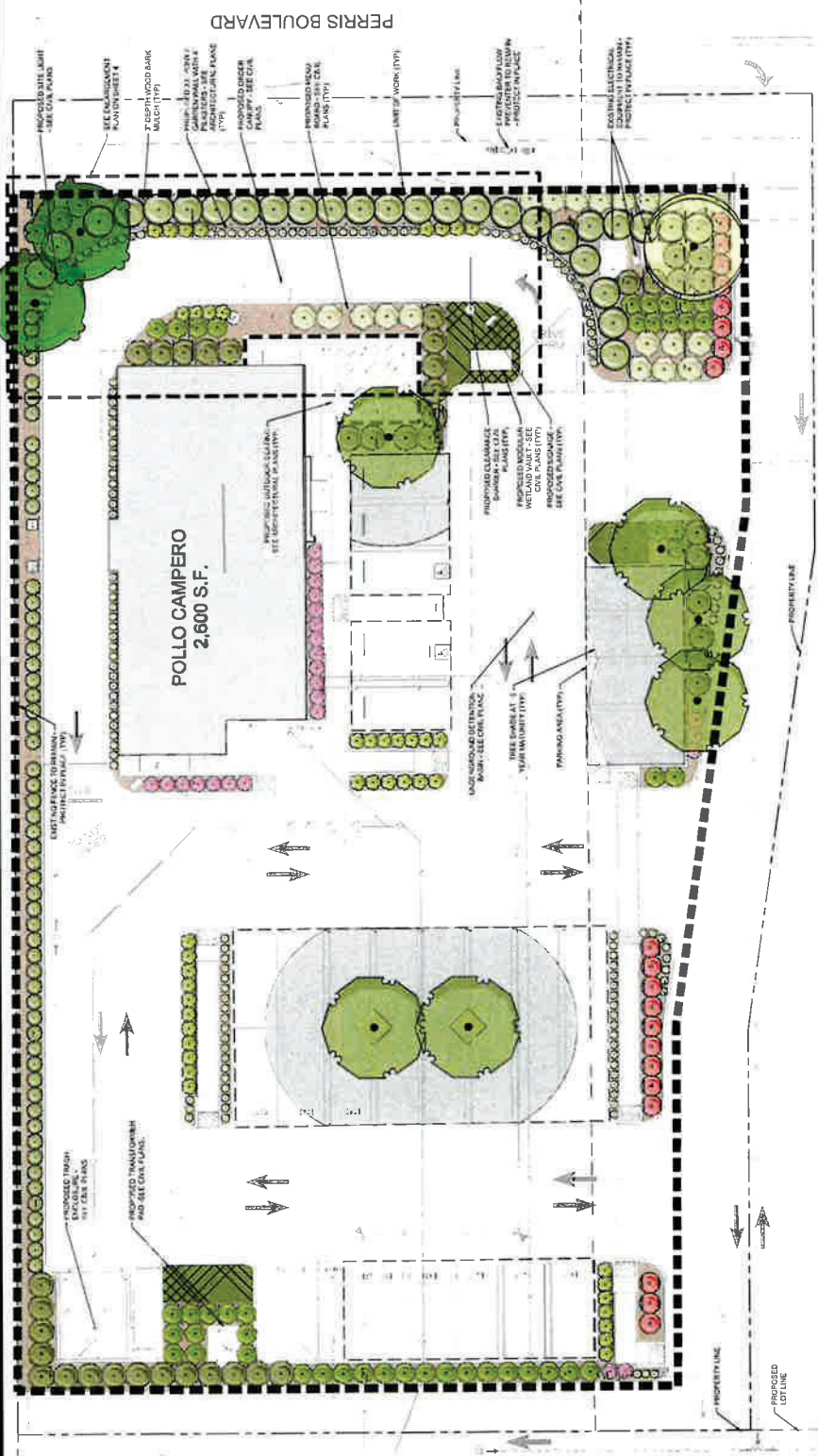
6.33 SF TOTAL SITE AREA X 10% = 0.63 SF PROVIDED

PRELIMINARY REQUIREMENTS NOTE

LANDSCAPE NOTE: ALL PLANT MATERIALS TO BE BASED ON CLIMATIC ZONE AND WATER AVAILABILITY. PLANTING AREAS SHALL BE DESIGNATED AS PLANTING AREAS AND SHALL BE SEPARATELY SCHEDULED AND BIDDING SHALL BE BASED ON THESE AREAS. ALL PLANTING SHALL BE BASED ON THE 2018 CALIFORNIA PLANT HARDINESS ZONES. PLANTING SHALL BE BASED ON THE 2018 CALIFORNIA PLANT HARDINESS ZONES. PLANTING SHALL BE BASED ON THE 2018 CALIFORNIA PLANT HARDINESS ZONES.

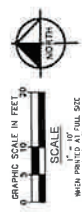
IRRIGATION NOTE

ALL IRRIGATION SYSTEMS SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE SYSTEM SHALL BE DESIGNED TO PROVIDE 1.0 INCH PER HOUR OF WATER TO ALL PLANTING AREAS. THE SYSTEM SHALL BE DESIGNED TO PROVIDE 1.0 INCH PER HOUR OF WATER TO ALL PLANTING AREAS.



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT/SPREAD	CAL.	WINDCOLS	SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WINDCOLS
1	1	SHEDDING TREE TO DELAY					2	1	EVYMIUS COMPLANATUS CANYON PRICKLE	5 GAL	3' O.C.	LOW
3	1	WAXY LEAFED PLANT					3	1	WAXY LEAFED PLANT	5 GAL	3' O.C.	LOW
4	1	WEST TANGAR FRUITING PLANT					4	1	WEST TANGAR FRUITING PLANT	5 GAL	3' O.C.	LOW
5	1	WYUSSIA GONDIATA					5	1	WYUSSIA GONDIATA	5 GAL	3' O.C.	LOW
6	1	WYUSSIA GONDIATA					6	1	WYUSSIA GONDIATA	5 GAL	3' O.C.	LOW
7	1	WYUSSIA GONDIATA					7	1	WYUSSIA GONDIATA	5 GAL	3' O.C.	LOW
8	1	WYUSSIA GONDIATA					8	1	WYUSSIA GONDIATA	5 GAL	3' O.C.	LOW
9	1	WYUSSIA GONDIATA					9	1	WYUSSIA GONDIATA	5 GAL	3' O.C.	LOW
10	1	WYUSSIA GONDIATA					10	1	WYUSSIA GONDIATA	5 GAL	3' O.C.	LOW
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16	1	WYUSSIA GONDIATA					16	1	WYUSSIA GONDIATA	5 GAL	3' O.C.	LOW
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18	1	WYUSSIA GONDIATA					18	1	WYUSSIA GONDIATA	5 GAL	3' O.C.	LOW
19	1	WYUSSIA GONDIATA					19	1	WYUSSIA GONDIATA	5 GAL	3' O.C.	LOW
20	1	WYUSSIA GONDIATA					20	1	WYUSSIA GONDIATA	5 GAL	3' O.C.	LOW



Kimley»Horn
3801 UNIVERSITY AVENUE, SUITE 300, PERRIS, CA 92571
PH: 951.795.5353 FAX: 951.795.5353



CITY OF PERRIS

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

NO.	DATE	BY	REVISION

DIAL TOLL FREE 811

Know what's below. Call before you dig.

811

Know what's below. Call before you dig.