

RESOLUTION NUMBER 24-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING DEVELOPMENT PLAN REVIEW 22-00018 TO FACILITATE THE CONSTRUCTION OF A 643,419 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING ON 33.51 ACRES LOCATED ON THE SOUTH OF ELLIS AVENUE, NORTH OF CASE ROAD, BETWEEN GOETZ ROAD AND THE I-215 FREEWAY IN THE LIGHT INDUSTRIAL ZONE, SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.

WHEREAS, the applicant, Courtney Wing with Newcastle Partners, Inc., proposes to construct a 643,419 square foot industrial warehouse building on 33.51 acres, located south of Ellis Avenue, north of Case Road, between Goetz Road and the I-215 Freeway (APNs: 330-090-006 and 330-090-007) in the Light Industrial Zone (the "Project"); and

WHEREAS, the proposed use is in accordance with the objectives of the Light Industrial ("LI") 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 Development Plan Review ("DPR") 22-00018 for the Project for consideration of architectural design and site layout; and

WHEREAS, an Environmental Impact Report ("EIR") (State Clearing House No. 2023040144) was prepared for the Project and was publicly reviewed for a forty-five (45) day period in accordance with the California Environmental Quality Act ("CEQA") from May 17, 2024 to July 1, 2024; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 6, 2024, at which time all interested persons were given full opportunity to be heard and to present evidence regarding the Project; and

WHEREAS, on August 14, 2023, the Riverside County Airport Land Use Commission ("ALUC") determined that the Project is consistent with the MARB/IPA ALUCP; and the Perris Valley Airport; and

WHEREAS, Chapter 19.54 of the Perris Municipal Code (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for Development Plan Reviews; and

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

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

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

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

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

Section 2. Environmental Analysis. Based upon the foregoing 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 6, 2024, the Planning Commission hereby finds:

- A. An Environmental Impact Report (SCH 2023040144) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines. The EIR concludes that all impacts have generally been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures, except for impacts related to noise, which have been identified as significant and unavoidable. The specific significant and unavoidable impacts are outlined in the Statement of Overriding Considerations attached hereto. Based on significant economic, social, and technological benefits, as outlined in the Statement of Overriding Considerations, the Planning Commission finds those effects acceptable.
- B. The City has complied with CEQA.
- C. Determinations of the Planning Commission reflect the independent judgment of the City.

Section 3. Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including but not limited to, all such statements and reports (including all attachments and exhibits), presented at this public hearing on November 6, 2024, the Planning Commission further finds the following:

Development Plan Review 22-00018:

1. *The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, the purposes and provisions of the Perris Municipal Code ("PMC"), the purposes of the Zone in which the site is located, and the development policies and standards of the City.*

The location, size, design, density, and intensity of the proposed development and improvements of the Project are consistent with the City's General Plan, the purposes and

provisions of the Perris Municipal Code, the purposes of the Zone in which the site is located, and the development policies and standards of the City. The Light Industrial land use provides for the development of basic industrial use, which may support a wide range of manufacturing and non-manufacturing uses, from large-scale warehouses and warehouse/distribution facilities to outdoor industrial activities. As such, the proposed Project is consistent with the General Plan and the LI zoning designation on the site. The Project, as conditioned, meets or exceeds all design and development criteria of the underlying LI Zone, which implements the development standards and policies of the City.

2. *The proposed Project site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.*

The proposed Project parcel's size and shape can easily accommodate the proposed development, as evidenced by the fact that the proposed site layout and design meet or exceed all applicable design and development standards of the City. In addition, nearby utility service connections are available to service the site and building, and all improvements will be designed, installed, and maintained consistent with City and service agency requirements. As such, the site is physically suitable for the proposed Project in terms of size, shape, access, and services.

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

As conditioned, the Project will not be detrimental to the public health, safety, or welfare or injurious to property and improvements in the vicinity or to the general welfare of the City. The Project is subject to the development standards of the Zoning Code 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 proposed architecture of the Project is compatible with and meets Light Industrial development. Enhanced architecture, site design, and landscaping have been provided for the Project. The building design features symmetry and balance with enhanced architectural treatments at the corners to provide a base, body, and cap. The proposed color palette and materials provide variety and interest through the use of color tones ranging from a near-white through shades of grey that are used around the building base and to further accentuate the corner and pop-out façade elements. Overall, the combination of varying colors, veneer, variable roof heights, and mullion system windows are consistent with the architectural standards envisioned for the City.

5. *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 Light Industrial zoning, which requires a minimum of 10% coverage. The site provides 15% coverage exceeding the standards for landscaping. It provides a mix of native and drought-

tolerant trees, shrubs, ground cover, and annual color throughout the site to ensure visual relief and effectively frame, soften, and embellish access points, building entries, parking areas, and trash enclosures. As required, all areas not covered by structures, drive aisles, parking or hardscape have been landscaped, which will provide an attractive environment for the public's enjoyment.

6. *The safeguards necessary to protect public health, safety, and general welfare have been required for the proposed Project.*

The proposed Project provides the safeguards necessary to protect the public health, safety, and general welfare through the conditions of approval, which are incorporated herein by this reference, which will ensure that the Project is developed in compliance with the City's policies and mitigates potential impacts to the environment.

Section 4. Based upon the forgoing, and all oral and written communication submitted by members of the public and City staff to the Planning Commission at the November 6, 2024, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission has considered and hereby certifies the Environmental Impact Report and adopts the supplemental Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations, which are attached here to and incorporated herein by this reference.

Section 5. Based upon the forgoing, the Final Environmental Impact Report (SCH 2023040144), and all oral and written communication submitted by members of the public and City staff to the Planning Commission at the November 6, 2024, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission hereby approves Development Plan Review 22-00018, subject to the Mitigation Monitoring and Reporting Program and Conditions of Approval attached to this Resolution and incorporated herein by this reference.

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

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

ADOPTED, SIGNED, and APPROVED this 6th 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 No. 24-17 was duly adopted by the Planning Commission of the City of Perris at a regular meeting thereof held on the 6th day of November 2024, by the following vote:

- AYES: Chairman Hammond, Vice-Chairman Shively, Commissioner Lopez
- NOES: Commissioner Gomez
- ABSTAIN:
- ABSENT: Commissioner Jimenez



Secretary of the Planning Commission

- Attachments: 1. Conditions of Approval (Planning, Engineering, Public Works, and Building & Safety)
2. EIR, MMRP and Statement of Overriding Considerations can be found at:
 Due to the size of the file, the documents are available online:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367#docan1206_1313_479