

**RESOLUTION NUMBER 6557**

***A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OVERTURNING THE PLANNING COMMISSION'S DECISION THEREBY ADOPTING MITIGATED NEGATIVE DECLARATION NUMBER 2387 AND APPROVING CONDITIONAL USE PERMIT 22-05023 FOR 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, BASED ON THE FINDINGS PROVIDED HEREIN AND SUBJECT TO THE CONDITIONS OF APPROVAL AND THE MITIGATION MONITORING AND REPORTING PROGRAM.***

***WHEREAS***, the applicant, Kamran Benji with Blue Marquise, proposes 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 on the southwest corner of Mapes Road and Trumble Road in the Business Park (“BP”) Zone (the “Project”); and

***WHEREAS***, the applicant submitted Conditional Use Permit (“CUP”) 22-05023 for the construction of the 350,000 square foot industrial warehouse building and two business park buildings totaling 14,000 square feet, and design review consideration of the Project; and

***WHEREAS***, proposed CUP 22-05023 is considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

***WHEREAS***, pursuant to CEQA and State CEQA Guidelines, an Initial Study (“IS”) was prepared for the proposed Project and, based upon thereof, Mitigated Negative Declaration No. 2387 was prepared for the Project and was publicly reviewed for a thirty (30) day period in accordance with CEQA, from March 31, 2023, to May 1, 2023; and

***WHEREAS***, the City of Perris Municipal Code (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for a Conditional Use Permit; and

***WHEREAS***, the Planning Commission held a duly noticed public hearing on August 2, 2023, at which time all interested persons were given full opportunity to be heard and to present evidence, and at which time the Planning Commission continued the Project to August 16, 2023, to allow the applicant additional time to work on technical matters related to the Project; and

***WHEREAS***, the Planning Commission held a duly noticed public hearing on August 16, 2023, on the Project, and at the meeting, denied the Project after considering public testimony and materials in the staff report and accompanying documents for the Mitigated

Negative Declaration No. 2387; and

**WHEREAS**, on August 23, 2023, the applicant submitted an appeal to the City of the Planning Commission's denial of the Project; and

**WHEREAS**, the City Council is the designated hearing body to review the appeal of the Planning Commission's decision; and

**WHEREAS**, on October 10, 2023, the City Council conducted a duly noticed public hearing to consider an appeal from the applicant of the Planning Commission's denial of the Project, and at which time the City Council granted a continuance to the November 14, 2023, City Council meeting in light of a request from the applicant for a continuance of the City's Council's consideration of the appeal; and

**WHEREAS**, on November 14, 2023, the City Council conducted a duly noticed public hearing to consider an appeal of the Planning Commission's denial of the Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the City Council's consideration including all oral and written testimony from members of the public and City staff, including, but not limited to, the City staff reports and accompanying documents and exhibits, and at which time the City Council directed the applicant to receive additional feedback on the Project from the Planning Commission prior to the City Council's consideration of the appeal; and

**WHEREAS**, on February 7, 2024, the Planning Commission conducted a duly noticed public hearing to provide feedback on the revised Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the Planning Commission's consideration including all oral and written testimony from members of the public and City staff, including, but not limited to, the City staff reports and accompanying documents and exhibits; and

**WHEREAS**, on May 28, 2024, the City Council conducted a duly noticed public hearing to consider the Project and the appeal of the Planning Commission's denial of the Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the City Council's consideration including all oral and written testimony from members of the public and City staff, including, but not limited to, the City staff reports and accompanying documents and exhibits, and at which time the City Council directed the applicant to receive additional input from the Planning Commission on the required findings for the Project prior to the City Council's consideration of the appeal; and

**WHEREAS**, on September 4, 2024, the Planning Commission conducted a duly noticed public hearing to provide feedback on the required findings for the Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the Planning Commission's consideration including all oral and written testimony from members of the public and City staff, including, but not limited to, the City staff reports and accompanying documents and exhibits; and

**WHEREAS**, on November 12, 2024, the City Council conducted a duly noticed public hearing regarding the applicant's appeal of the Planning Commission's decision for the

Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the City Council's consideration (including all oral and written testimony from members of the public and City staff, including, but not limited to, the City staff reports and accompanying documents and exhibits); and

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

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS** does resolve as follows:

**Section 1.** 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 May 28, 2024, the City Council hereby determines pursuant to Section 15070 of the CEQA Guidelines that, based upon on the Initial Study prepared for the Project in accordance with City of Perris guidelines for implementing CEQA, all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the development, the zoning code, and standard requirements of the City; therefore Mitigated Negative Declaration No. 2387 has been prepared, with findings that:

- A. No significant environmental effects would occur, and there is no substantial evidence, in light of the whole record, that the Project as revised may have a significant effect on the environment if mitigation measures are implemented pursuant to Mitigated Negative Declaration No. 2387, which has been prepared for this Project.
- B. The City has complied with CEQA.
- C. Determinations of the City Council reflect the independent judgment of the City.

**Section 3. Conditional Use Permit 22-05023.** 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 May 28, 2024, the City Council finds, with respect to Conditional Use Permit 22-05023, that:

- 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 was found to be consistent with this finding as it 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.

Therefore, the Project will be in accordance with the objectives and purpose of the underlying Business Park (BP) Zone. 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 located outside of the Perris Valley Commerce Center Specific Plan (PVCCSP). The BP zone outside of the PVCCSP allows for warehousing/distribution facilities, subject to a conditional use permit that determines compatibility with the surrounding area. The Project is further consistent with the surrounding industrial developments and land uses, as well as the development regulations contained in the City's Zoning Code.

- 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 which has a General Plan designation of Business Park. The Project is consistent with this finding as the underlying BP Zone allows warehouses, subject to the granting of a Conditional Use Permit and the Project meets all the development standards. The BP Zone outside of the PVCCSP allows warehousing and distribution facilities subject to a Conditional Use Permit that 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 and 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 was prepared for the Project and mitigation measures shall reduce any potentially significant 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. Furthermore, the proposed landscaping and overall project

design will beautify the area and set a high standard for future development.

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

The proposed Project meets 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. Therefore, the proposed Project meets and exceeds the on-site and off-site landscape standards for the Business Park (BP) zoning district as outlined in the Perris Municipal Code. A minimum of 10% coverage is required, and the Project is proposing 22%. It 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.

**Section 5.** Based on 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 12, 2024, the City Council hereby adopts Mitigated Negative Declaration No. 2387 and Mitigation Monitoring and Reporting Program attached hereto as Attachment B and incorporated herein by reference as if set forth in full.

**Section 6.** 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 12, 2024, the City Council hereby determines that the Project is covered under Mitigated Negative Declaration No. 2387, overturns the Planning Commission's denial of the Project thereby approving Conditional Use Permit (CUP) 22-05023 for the construction of a 350,000 square foot industrial warehouse and two business park buildings totaling 14,000 square feet on 19.16 acres in the BP Zone located on the southwest corner of Mapes Road and Trumble Road subject to the Planning Division, Building, Fire, Public Works and Engineering Departments' Conditions of Approval (COA) attached hereto as Attachment A, and incorporated herein by this reference.

**Section 7.** The City Council 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 8.** The Mayor shall sign this Resolution, and the City Clerk shall certify the adoption of this Resolution.

**ADOPTED, SIGNED, and APPROVED** this 12th of November 2024.

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Michael M. Vargas, Mayor

ATTEST:

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City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 6557 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 12th of November 2024, by the following called vote:

AYES: CORONA, RABB, ROGERS, NAVA, VARGAS  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE

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City Clerk, Nancy Salazar

**Exhibits:**

- A. Conditions of Approval (Planning, Engineering, Public Works, Community Services and Building & Safety)-Due to the size of the files they are on file in the City Clerk’s office or in the Development Services Department.
- B. Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.  
*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](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-365#docan1206_1313_479)