



CITY OF PERRIS

PLANNING COMMISSION AGENDA SUBMITTAL

MEETING DATE: September 18, 2024

SUBJECT: Parcel Merger 23-05143 and Development Plan Review (DPR) 22-00033 – A proposal to merge two (2) contiguous parcels to facilitate the development of a 5,926 square foot truck tire shop and an attached 5,920 square foot canopy on 0.93 acres, located on the southwest corner of Commerce Drive and Johnson Avenue, within the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan. Applicant: Norm Pulliam

REQUESTED ACTION: Adopt Resolution No. 24-16, finding the project is Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects), and approving Parcel Merger 23-05143 and Development Plan Review 22-00033 to facilitate the development of a 5,926 square foot truck tire shop and an attached 5,920 square foot metal maintenance canopy on 0.93 acres, based on the findings and subject to the Conditions of Approval.

CONTACT: Patricia Brenes, Planning Manager

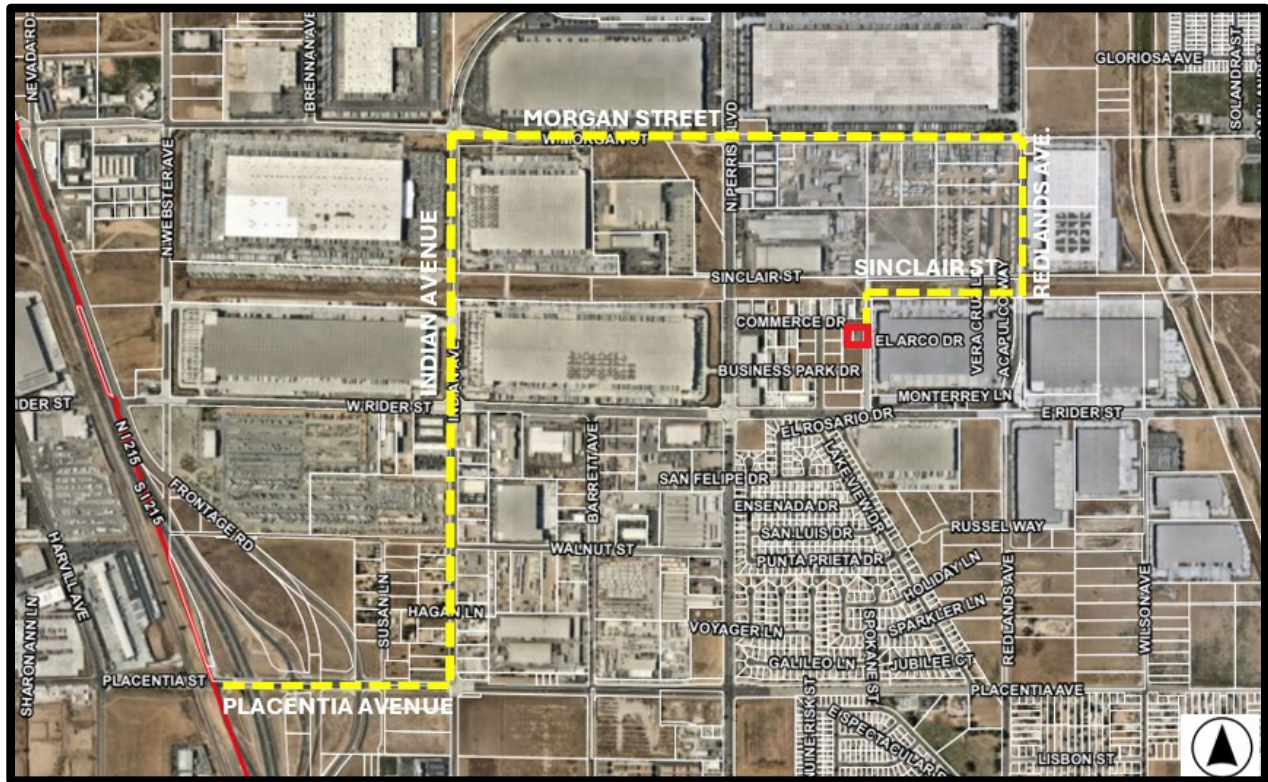
BACKGROUND

The subject 0.93-acre project site is vacant and consists of two contiguous parcels with relatively flat terrain. Surrounding uses include vacant land to the west and south, zoned Light Industrial; office buildings to the north across Commerce Drive, zoned Light Industrial; and the Sketchers industrial building to the east across Johnson Avenue, also zoned Light Industrial (Exhibit B).

PROJECT DESCRIPTION

The applicant is requesting approval of a Parcel Merger and Development Plan Review to merge two (2) contiguous parcels to facilitate the development of a 5,926 square foot truck tire shop with an attached 5,920 square foot canopy.

The truck tire shop is oriented north toward Commerce Drive. It includes three services bays under a 5,920-square foot canopy attached to the west side of the building, and a truck loading bay at the rear (south side) for nighttime deliveries. Passenger vehicles will enter and exit the site via Commerce Drive. A total of 22 parking spaces, including one (1) EV charging station and one (1) handicapped space will serve the site. Trucks will enter the site via the driveway on Commerce Drive, which has been designed for left in movement, and exit via the southern driveway on Johnson Avenue, designed for left out movement.



Trucks are anticipated to access the I-215 Freeway by exiting the project site via Johnson Avenue to Sinclair Street to Redlands Avenue to Morgan Street to Indian Avenue to Placentia Avenue, consistent with the city's adopted truck route.

This facility will operate on an appointment basis and offer vehicle repair and improvement services, including general maintenance, oil changes, brakes, and other similar services. The truck repair shop will be open Monday through Saturday from 7 a.m. to 6 p.m. A total of six (6) to eight (8) employees will manage the repair shop.

PROJECT ANALYSIS

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

| CONSISTENCY ANALYSIS | |
|---|--|
| Consistency with the General Plan | |
| The project would be consistent with the Light Industrial General Plan land use designation, which is intended for manufacturing, research, warehousing/distribution, assembly of non-hazardous materials, and retail related to manufacturing. The project site is within Planning area 1: North Industrial consisting primarily of industrial land use designations and uses. | |
| The following policies from the Safety and Land Use Elements apply: | |

| CONSISTENCY ANALYSIS |
|--|
| <p><u>Safety Element:</u></p> <p>Policy S-6.1 – Ensure new development and redevelopment comply with the development requirements of the AICUZ (Air Installation Compatibility Use Zones) Land Use Compatibility Guidelines and ALUP (Airport Land Use Plan) Airport Influence Areas for March Air Reserve Base.</p> <p>Policy S-6.2 – Effectively coordinate with March Air Reserve Base, Perris Valley Airport, and the March Inland Port Airport Authority on development within its influence areas.</p> <p><u>Land Use Element:</u></p> <p>Goal II - New development consistent with infrastructure capacity and municipal services capabilities.</p> <p>Goal III - Commerce and industry to provide jobs for residents at all economic levels.</p> <p>Policy III.A - Accommodate diversity in the local economy.</p> |
| <p>Consistency with the Perris Valley Commerce Center (PVCC) Specific Plan and Zoning Code</p> <p>The Project is consistent with the Light Industrial (LI) Zone of the PVCC Specific Plan, which is intended to support a wide range of manufacturing and nonmanufacturing uses, from warehousing to distribution facilities, and truck and trailer storage facilities. The project complies with the development standards and lot standards of the underlying Light Industrial Zone. The project also complies with the parking requirements governed by the provisions in Chapter 19.69 of the Zoning Code. Therefore, the project would be consistent with the PVCC Specific Plan and Zoning Code.</p> |
| <p>Consistency with the Title 18 - Subdivisions</p> <p>The Project is consistent with Title 18 – Subdivisions as the proposal to consolidate two contiguous parcels would result in a parcel with adequate access to public streets and complies with the minimum lot standards of the underlying Light Industrial Zone. Therefore, the project would be consistent with the PVCC Specific Plan and Zoning Code.</p> |
| <p>Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IP ALUCP)</p> <p>The proposed Project area is located within Zone B1 (Inner Approach/Departure Zone) of the March Air Reserve Base/Inland Port Airport Influence Area, which encompasses areas of high noise and high accident potential risk within the inner portion of the runway approach and departure corridors. The proposed project was analyzed for consistency with B1 Zone and was determined to be consistent with the Airport Plan.</p> |

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table below summarizes compliance with the Light Industrial (LI) Zone of the PVCC SP subject to the approval of the land use change and Chapter 19.69 – Parking Development Standards of the Zoning Code.

| PVCC Specific Plan Light Industrial Zone - Development Standards | | | | | |
|---|-------------------------------------|---------------|-------------------------------------|-------------------------------------|--------------------------|
| Standards | | Proposed | Consistent | Inconsistent | |
| Lot Width | 75 feet | 212 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Lot Depth | 100 feet | 196.5 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Lot Area | 15,000 s.f. | 40,510.8 s.f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Lot Coverage | 50 percent | 27.5 percent | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| FAR | 0.75 | 0.27 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Building Height | 50 feet max | 26'-6" feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Setbacks | Front: (north) | 15 feet | 82 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Interior Sides: - west - east | N/A | 43'-6" feet 10 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Rear: (south) | N/A | 31 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Landscaping | 12 percent | 11.3 percent | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

The landscape plans show the on-site landscape coverage totals 4,758 square feet equating to 11.3 percent, where a minimum 12 percent lot coverage would be required. Staff recommend adding landscaping to the employee patio area, located on the north side of the building, or on any other alternate area of the site to meet the minimum landscape coverage requirement. Thus, a condition of approval is recommended, requiring the applicant to work with staff on providing additional landscaping to meet the 12 percent landscape coverage requirement.

| Parking Standards Chapter 19.69 – Parking Development Standards | | | | | |
|--|--|------------------|------------------|-------------------------------------|--------------------------|
| Use | Standard | Required | Proposed | Consistent | Inconsistent |
| Truck Repair Shop | Office -1,010 sq. f.t 1 space/ 300 sq. f.t | 3 spaces | 22 spaces | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | 3 Bays - 5 spaces per bay | 15 spaces | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Warehouse 4,300 sq. ft. 1 space/1,000 sq. f.t | 4 spaces | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Total Parking | | 22 spaces | 22 spaces | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- Building Elevations/Architecture**

The proposed building elevations reflect the current industry standard and style for steel construction. The design incorporates a combination of varying rooflines, cornice treatment, windows, horizontal metal siding, and intermittent recessed panels to create a contrasting aesthetic design for compliance with the Perris Valley Commerce Center Specific Plan design standards. The proposed color palette combines shades of grey and white with a Dignity blue and Hearthrob red accent colors to complement the entire building. The combination of varying colors, articulating footprint, variable roof height, enhanced cornice

treatments, windows, etc., provides visual interest to the building. (Exhibit E).

- **Fencing and Screening**

The project proposes an 8-foot-high tubular steel fence with decorative block columns at 75-foot intervals along Commerce Drive and Johnson Avenue. Additionally, an 8-foot-high block wall with decorative columns at 75-foot intervals is proposed along the southern and western property lines. Rolling gates will also be installed at the driveways on Commerce Drive and Johnson Avenue, which will remain open during hours of operation.

- **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.

PUBLIC COMMENTS

A public hearing notice was mailed to property owners within 300 feet of the site and published in the local newspaper. As of the writing of this staff report, no comments have been received by staff.

ENVIRONMENTAL DETERMINATION:

The project is Categorical Exempt from the 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.

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RECOMMENDATION:

Adopt Resolution No. 24-16, finding the project is Categorical Exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects) and approving Parcel Merger (PM) 23-5143 and Development Plan Review (DPR) 22-00033 to facilitate the development of a 5,926 square foot truck tire shop facility with an attached 5,920 square foot metal maintenance canopy on 0.93 acres, 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: Alfredo Garcia, Associate Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 24-16 with Conditions of Approval (Planning and Fire, Engineering, Public Works, Community Services, and Building & Safety)

- B. Location/Aerial Photo
- C. Perris Valley Commerce Center Specific Plan Map
- D. MARB/IP ALUCP Map
- E. Project Plans (Site Plan, Floor Plans, Building Elevations, and Conceptual Landscape Plans)

Consent:

Public Hearing: X

Business Item:

Presentation:

Other: