



# CITY OF PERRIS

## PLANNING COMMISSION AGENDA SUBMITTAL

**MEETING DATE:** October 16, 2024

**SUBJECT:** Conditional Use Permit (CUP) 22-05002, Conditional Use Permit (CUP) 22-05003, and Variance 24-05022 – A proposal to consider the following entitlements to facilitate the construction of a travel center and a related freeway-oriented sign on 14.4 acres located on the northwest corner of Ethanac Road and Trumble Road in the Commercial Community (CC) Zone: 1) Conditional Use Permit for a travel center consisting of a 2,228 square foot drive-thru restaurant, an 11,752 square foot convenience store, and fueling facilities for trucks and passenger vehicles; 2) Conditional Use Permit for an 8,452 square foot truck shop; and 3) Variance to allow a freeway-oriented sign. Applicant: Alan Robertson, Ethanac Travel Center.

**REQUESTED ACTION:** Adopt Resolution No. 24-15 recommending certification of the Final Environmental Impact Report (Final EIR) and Statement of Overriding Considerations, and adoption of the Mitigation Monitoring and Reporting Program; and approval of Conditional Use Permit 22-05002, Conditional Use Permit 22-05003, and Variance 24-05022 to facilitate the construction of a travel center and a related freeway oriented sign, based on the findings contained in the Resolution and subject to the Conditions of Approval.

**CONTACT:** Patricia Brenes, Planning Manager

---

### PROJECT BACKGROUND

The project site consists of two parcels totaling approximately 14.4 acres located at the northwest corner of Ethanac Road and Trumble Road in the Commercial Community (CC) Zone. The site is relatively flat and gradually slopes downward toward the southwest corner of Ethanac Road and the I-215 northbound on-ramp. Surrounding uses include vacant land in the CC Zone to the north and east across Trumble Road, vacant land and a convenience store with a vehicle fuel station to the south across Ethanac Road, and Interstate 215 to the west.

As a matter of information, this project was initially scheduled for the October 2, 2024, Planning Commission meeting; however, since the meeting was canceled, the project was automatically continued to the Planning Commission meeting on October 16, 2024.

#### *Ad hoc Committee*

On September 9, 2024, staff conducted an Ad Hoc Committee for this project. The Ad Hoc Committee expressed the need for the project to include the following: 1) Show the mechanical units

with dash lines on the building elevations; 2) The wall along the west perimeter along Interstate 215 and the south perimeter along Ethanac Road needs to be 14 feet high; 3) Provide a 6-foot-high berm on Ethanac Road along the 14-foot-high screen wall to reduce the visual height of the wall to 8 feet; 4) Provide more evergreen trees at the west perimeter along Interstate 215; 5) Provide landscaping in the truck parking area along the northern portion of the site; 6) Provide ADA path of travel from the shop building to the trash enclosure. The applicant revised the project plans to address the Ad Hoc Committee's recommendations.

## PROJECT DESCRIPTION

The applicant is requesting approval for two Conditional Use Permits and Variance to facilitate the construction of a travel center consisting of a 2,228 square foot drive-thru restaurant, an 11,752 square foot convenience store with fueling facilities for trucks and passenger vehicles, an 8,452 square foot truck shop; and a freeway-oriented sign for the travel center. The proposed project aims to capture existing and future pass-by vehicles and truck traffic already traveling along the I-215 freeway and Ethanac Road.

Following is a summary of each component of the proposed travel center:

- *Travel Center Building (Convenience Store and Drive Thru Restaurant)*

The travel center building is located on the eastern side of the site and consists of an 11,752-square-foot convenience store and a 2,228-square-foot drive-thru restaurant totaling 13,980 square feet. Entrance to the building is provided on the south and north sides. The convenience store contains a sales area, cashier's desk, beverage area, bakery area, coffee area, walk-in freezer, walk-in cooler, stock rooms, and restrooms. The convenience store also provides amenities exclusively for truck drivers, including a driver's lounge, showers, and a laundry room. The operations are 24 hours per day, seven days a week.

The drive-thru restaurant contains a dining area, serving counter, kitchen, freezer, cooler, office, and training room. The drive-thru window and porter cochere are located on the west side of the building. The drive thru lane is 12 feet wide and 169 feet in length to accommodate 10 vehicles. Vehicles will enter the drive-thru lane from the most westerly access in a clockwise movement. The drive-thru will operate seven days a week from 7:00 a.m. to 12:00 a.m.

A total of 87 parking spaces for passenger vehicles are provided to serve the travel center with access from two driveways, one along Ethanac Road and a second one on Trumble Road. Trucks are not allowed to utilize these driveways to access the travel center building.

- *Passenger Vehicle Fuel Canopy*

The passenger vehicle fueling islands will be located under a 6,319 square-foot canopy situated along the southeastern portion of the site. The canopy will be 19 feet high and will accommodate eight (8) fueling islands with 16 fueling dispensers. The canopy will consist of decorative posts to match the travel center building. Access to the fueling canopy is provided via a two-way driveway along Ethanac Road with right-in and right-out turning movements due to the existing raised median, and the southern two-way driveway along Trumble Road with full access movement.

- *Truck Fuel Canopy*

The truck fueling islands will be located under a 3,119 square-foot canopy situated along the northeastern portion of the site. The canopy will be 20 feet high and will accommodate eight (8) fueling islands with seven fueling dispensers. The canopy will have decorative posts to match the travel center building. Truck access to the fueling canopy is restricted to the northern two-way driveway along Trumble Road with left turn in and right turn out movements. Additionally, truck access to and from the site is limited to Interstate 215 freeway, Ethanac Road, and Trumble Road.

- *Truck Shop*

The shop building will be 8,452 square feet and will be situated along the westerly portion of the site. Entrance to the building is provided on the east side. The shop building contains a waiting area, office, break room, restrooms, warehouse, and a service area with five service bays. Three roll-up doors are accessible from the east and four from the west. Additionally, there will be a 627-square-foot outdoor area west of the truck shop building, which will house a trash enclosure. The outdoor area will be screened with an 8-foot-high aluminum fencing to match the project's perimeter fencing. The shop building will only service trucks, not passenger vehicles, and will offer services such as oil changes, tire replacement, rotation, and repair. No major mechanical work or bodywork will be performed. Trucks will be serviced while the truck driver waits in the travel lounge or truck shop waiting room. The applicant has indicated the truck shop will be constructed at a later time.

- *Freeway-Oriented Sign*

The proposed freeway-oriented sign will be located on the northwest corner of the site and will be 65 feet high and 650 square feet in area. It includes the City of Perris logo at the top, followed by the business name, digital gas pricing, and five tenant panels. The base of the freeway sign will be constructed of decorative material to match the travel center building. Per the Perris Municipal Code section 19.75.100(C)(4), freeway-oriented signs are allowed on parcels adjacent to the freeway, up to 25 feet high and up to 150 square feet in size. The proposed travel center sign exceeds the maximum allowable sign height and area; therefore, the granting of a Variance is needed to deviate from the standards.

## 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.

<b>Consistency Analysis</b>
<b>Consistency with the General Plan</b> 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 2,228-square-foot drive-thru restaurant, an 11,752-square-foot convenience store, fueling facilities for trucks and passenger vehicles, and an 8,452-square-foot truck shop, which will be consistent with the CC General Plan land use designation. The project

**Consistency Analysis**

is also consistent with Policy III.A by providing a new travel center to provide jobs for all economic levels within the city:

- Policy III.A - To "accommodate diversity in the local economy".

**Consistency with the Zoning Code**

The project site is zoned Commercial Community (CC). The project is consistent with the intent of the underlying zone, which allows for general retail, service uses, and restaurants. Convenience stores and shop buildings are also permitted subject to the approval of a Conditional Use Permit. 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.

The Zoning Code also allows for deviation from development standards through the granting of a Variance. As such, a Variance is needed to allow the proposed freeway-oriented sign to deviate from the maximum allowable height of 50 feet and sign area of 150 square feet. Staff was able to make the necessary findings as the sign will have limited visibility because of existing site conditions including landscaping and the Ethanac Road overpass.

**Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan MARB/IPALUCP**

The proposed project is located within Zone D (Flight Corridor Buffer) of the MARB/IPALUCP. Land uses such as major spectator-oriented sports stadiums, amphitheaters, and concert halls are discouraged. The proposed project was analyzed for consistency with D Zone and was determined to be consistent with the Airport Plan.

**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 19.28 – Commercial Community Zone					
Standard		Proposed	Consistent	Inconsistent	
<b>Lot Coverage</b>	50 percent maximum	6 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>FAR</b>	0.75 percent maximum	0.05 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Building Height</b>	Travel Center	45 feet	31 feet – 10 inches 25 feet – 6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Truck Shop				
<b>Setbacks</b>	Front Yard (East)	15 feet	125 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Side Yard (South)	20 feet	120 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Side Yard (North)	0 feet	145 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard (West)	0 feet	300 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Landscaping</b>	10 percent minimum	23.7 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Perris Zoning Code Chapter 19.69 – Parking and Loading Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
<b>Retail</b>	1 space/250 sq ft: (3,250 sq. ft.)	13 spaces	87 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Drive-Thru</b>	1 space/50 sq. ft. of dining area + 10 additional spaces (1,251 sq. ft.)	36 spaces		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Total Parking</b>		<b>49 spaces</b>	<b>87 spaces</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Total Surplus Parking</b>			<b>38 spaces</b>		
<b>Truck Parking</b>			<b>116 spaces (including 2 EV ready)</b>		

**VARIANCE FINDINGS SUMMARY**

Chapter 19.75 Freeway Sign Regulations				
	Standard	Proposed	Consistent	Inconsistent
Sign Height	*25 feet + 25 feet = 50 feet	65 feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sign Area	*150 square feet	650 square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Note: Section 19.75.100 of the Zoning Code allows for freeway-oriented signs located within 300 feet of a freeway interchange or overpass an additional sign height of 25 feet. Section 19.75.100 of the Zoning Code allows for freeway signs identifying more than one business may have a total sign area of 150 feet.

The freeway-oriented sign will exceed the maximum sign height from 50 feet to 65 feet and sign area from 150 square feet to 650 square feet. In order to deviate from these standards, the applicant is requesting a Variance. The proposed increase in sign height and area are justified based on the following: 1) The proposed 65-foot-high freeway-oriented sign will have limited visibility from the northbound and southbound Interstate 215 freeway, as the existing conditions, including mature landscaping and the geometry of the Interstate 215 freeway, will restrict the visibility of the signs. Having a sign area of 650 square feet will broaden the visibility of the freeway-oriented sign from the freeway and surrounding streets; 2) The strict application of the freeway sign standards would limit the visibility of the sign. As mentioned above, the freeway-oriented sign will have minimal visibility because of the Ethanac Road overpass. The application of freeway-oriented sign standards would deprive this property of rights enjoyed by other similar properties in the area. Therefore, increasing the sign height to 65 feet and the sign area to 650 square feet for the travel center sign will broaden its visibility from the freeway and surrounding streets; 3) The proposed travel center sign has been designed with colors and materials that are consistent with the architectural style of the building. A larger sign is justified, given the limited visibility the tenant signs would have from the I-215 freeway. Therefore, the granting of this Variance does not constitute a special grant or special privileges; and 4) The granting of the variance will not adversely affect the objectives, policies and programs contained in the City of Perris General Plan.

Overall, the proposed Travel Center freeway-oriented sign has been designed to be consistent with the architectural style, colors, and materials of the travel center building, and would not be out of character or disproportionate to the area where it will be located. Therefore, the granting of this Variance would not be detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located.

**COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS**

- **Building Elevations/Architecture Travel Center and Truck Shop**

The proposed building elevations reflect a contemporary travel center building and truck shop. The proposed design utilizes metal wall panels, Hardie plank, ribbed metal siding, a clear anodized aluminum finish, and an aluminum storefront system to distinguish the building's base, body, and cap. The proposed design includes a color palette consisting of shades of dark gray, light gray, and brown. The building's design elements utilize a combination of varying roofline heights, vertical and horizontal materials, and parapets to conceal all rooftop mechanical equipment from public view. The building's main entries are recessed to provide additional articulation in the vertical plane and covered entryways.

---

Overall, the proposed design is consistent with the architectural standards envisioned for commercial projects within the city (Exhibit E).

- **Dumpster Enclosure**

The project proposes a 917-square-foot dumpster building located on the east side of the travel center building. The proposed design utilizes ribbed metal, Hardie plank, and a steel frame with metal trellis to match the travel center building. The proposed design utilizes a color palette consisting of shades of dark gray, light gray, and brown. The building houses a garbage compactor, trash enclosures, grease-handling equipment, and yard storage (Exhibit E).

- **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 148,861 square feet or approximately 23.7 percent of the site, which exceeds the minimum 10 percent landscape requirement. Landscaping is proposed along Trumble Road, Ethanac Road, I-215 freeway, adjacent to the travel center building, drive-thru lane, throughout the passenger vehicle parking areas, and the truck parking area on the northern side of the property. Furthermore, as a result of the Ad Hoc Committee meeting, the conceptual landscape plans have been revised to include additional evergreen trees along the west side of the site adjacent to the I-215 freeway, dense landscaping on the south side of the site fronting onto Ethanac Road (south), and planters throughout the truck parking area. Overall, the combination of trees and fencing will adequately screen the trucks from public view (Exhibit E).

- **Fence/Wall**

The project proposes 14-foot-high aluminum walls with decorative pilasters along the west and south perimeter of the site to screen the truck parking area from public view. Additionally, 8-foot-high aluminum walls with decorative pilasters are proposed along the north, east, and south perimeters, and 12-foot 6-inch split face block walls with decorative pilasters will enclose two (2) above ground storage tanks located east and west of the travel center building (Exhibit E).

## **ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS**

An Environmental Impact Report (EIR-SCH 2024010850) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit G). 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 Air Quality and Greenhouse Gases, which have been identified as significant and unavoidable. Adoption of a Statement of Overriding Consideration would be required in order to approve the project.

A Notice of Availability for the Draft Environmental Impact Report (Draft EIR) was sent to property owners within 300 feet of the Project site, tribes, agencies, and interested parties. The notice 45-day public comment review period started on August 6, 2024, and ended on September 20, 2024. During the 45-day comment period, the City received four comment letters from the following interested

---

parties (Exhibit F):

1. City of Menifee – The City indicated the appendices related to the project specific DEIR, uploaded on the City of Perris website, were incomplete. Staff uploaded the correct appendices to correct the inadvertent mistake and extended the public review period to September 20, 2024, to allow adequate time to review the environmental documents.
2. Riverside County Flood Control – Provided a letter stating the project involves the district's proposed Mater Drainage Plan facility, “Romoland Master Drainage Plan Line A-11a.” Currently, the downstream portion of Line A-11a is maintained by the City of Perris. For consistency, if the adjacent upstream portion of the line is to be constructed, it shall also be maintained by the City. Also, the project is located within the limits of the District's Homeland/Romoland Line A, for which drainage fees have been adopted.
3. South Coast Air Quality Management District (SCAQMD) – The Draft EIR states the proposed Project may require a South Coast AQMD permit to operate. Therefore, if the implementation of the proposed Project requires the use of new stationary and portable sources, including but not limited to gasoline transfer and dispensing facilities, emergency generators, fire water pumps, boilers, spray booths, etc., air permits from South Coast AQMD will be required, and the role of South Coast AQMD would change from a Commenting Agency to a Responsible Agency under CEQA. Additionally, the final CEQA document should analyze compliance of the project with the applicable South Coast AQMD rules, including Rule 201 – Permit to Construct, Rule 202 – Temporary Permit to Operate, Rule 203 – Permit to Operate, Rule 403 – Fugitive Dust, Rule 461 – Gasoline Transfer and Dispensing, Rule 1110.2 – Emissions from Gaseous and Liquid Fueled Engines, Rule 1113 – Architectural Coating, Rule 1113 – Control of Emissions from Restaurant Operations, Rule 1401 – New Source Review of Toxic Air Contaminants, etc.

Responses to Comments were prepared and included in the Final EIR. None of the comments raised additional environmental concerns that have not been addressed in the EIR, constitute "significant new information" or meet any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the EIR. Per the Public Resources Code Section 21092.5, the City provided a written response to the commenting public agencies at least ten days before the proposed certification date.

#### **PUBLIC HEARING NOTICE:**

A Notice of Public Hearing for the Planning Commission meeting was published in the local newspaper and sent to agencies and property owners within 300 feet of the project site. As of the preparation and distribution of the staff report, staff received a letter dated October 2, 2024, from Robert Emri with Emri Group in support of the project (Exhibit H). Furthermore, staff has not received any other letters regarding the project.

#### **RECOMMENDATION:**

Recommend the Planning Commission adopt Resolution No. 24-15 recommending certification of the Draft Environmental Impact Report (SCH no. 2024010850) and Statement of Overriding Consideration, adoption of the Mitigation and Monitoring and Reporting Program, and approval of Conditional Use Permit (CUP) 22-05002, Conditional Use Permit (CUP) 22-05003, and Variance

24-05022 to facilitate the construction of a travel center consisting of a 2,228 square foot drive-thru restaurant, an 11,752 square foot convenience store, and fueling facilities for trucks and passenger vehicles an 8,452 square foot truck shop, and a Variance to allow a related freeway-oriented sign located on the northwest corner of Ethanac Road and Trumble Road 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: Lupita Garcia, Associate Planner  
Reviewed by: Patricia Brenes, Planning Manager

**EXHIBITS:**

- A. Resolution 24-15 with Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)
- B. Location/Aerial Map
- C. Zoning Map
- D. MARB /IP ALUCP Map
- E. Project Plans (Overall Site Plan, Travel Center Floor Plan and Building Elevations, Truck Shop Floor Plan and Building Elevations, Auto Canopy, Truck Canopy, Dumpster Enclosure, Fence and wall Plan, Conceptual Landscape Plans, 3-D Renderings, and Freeway Sign)  
*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-418#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-418#docan1206_1313_479)
- F. Public Comments and Responses to Comments  
*Due to the size of the file, the documents are available online at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-418#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-418#docan1206_1313_479)
- G. Final Environmental Impact Report (SCH: 2024010850), Mitigation Monitoring and Reporting Program, Associated Technical Studies, and Response during NOA comment Period.  
*Due to the size of the file, the documents are available online at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-418#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-418#docan1206_1313_479)
- H. Public Comment Letter in Support

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