



CITY OF PERRIS
CITY COUNCIL
AGENDA SUBMITTAL

11.A.

MEETING DATE: September 30, 2025

SUBJECT: Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map (TPM) 22-05379 (TPM 38730), Conditional Use Permit (CUP) 25-00004, Development Plan Reviews (DPRs) 22-00037 and 22-00038, and Variance 25-00001 (*Continued off-calendar from the September 10, 2024 City Council meeting*) – A proposal to consider the following entitlements to facilitate development of The Retreat at Lake Perris, formerly a commercial/industrial mixed use project to a commercial/residential mixed use project on 16.91 acres, located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue in the Commercial Zone of the PVCCSP:

1. SPA to rezone 7.13 acres of a larger 16.91-acre site from Commercial Zone to Multi-Family Residential, modify the development standards table to increase the building height from 30 feet to 50 feet, and the land use table to allow self-storage facilities in the Commercial Zone with a Conditional Use Permit;
2. TPM to subdivide two parcels into five parcels totaling 16.91 acres;
3. CUP to allow a 181,000-square-foot self-storage facility on 5.4 acres;
4. DPRs for site plan and building elevations review of the two freestanding sit-down restaurants totaling 9,000 square feet; a four-story, 107-room hotel on 4.31 acres, and a 204-unit multi-family residential development on 7.13 acres; and
5. Variance to allow a reduced side yard setback for the self-storage facility.

Applicant: Marwan Alabbasi

REQUESTED ACTION: Adopt Resolution Number (*next in order*) certifying the Final Environmental Impact Report (SCH 2023110588) identifying Alternative 4 as the Project; and adopting the Mitigation and Monitoring and Reporting Program, Statement Overriding Considerations, and Findings of Fact; and

Adopt Resolution Number (*next in order*) approving Specific Plan Amendment 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Conditional Use Permit 25-00004, Development Plan Reviews 22-00037, 22-00038, and Variance 25-00001 to facilitate the construction of The Retreat at Lake Perris on 16.91 acres, based on the findings and subject to the Conditions of Approval.

CONTACT:

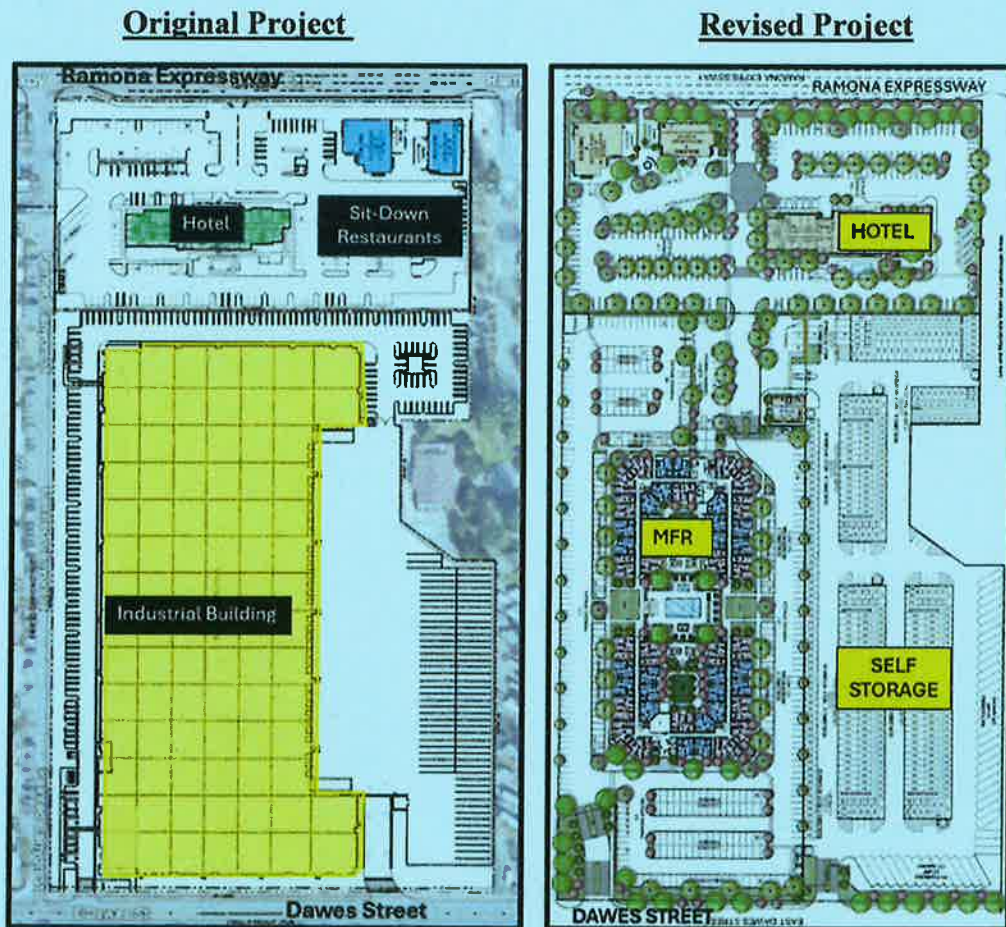
Kenneth Phung, Director of Development Services

PROJECT BACKGROUND:

On September 10, 2024, the City Council voted 3-2 (Vargas, Rabb, and Rogers – Yes, Corona and Nava - No) to grant continuance of the Distribution Park mixed-use commercial/industrial Project so that the applicant could explore an alternative that would remove the 271,098-square-foot industrial warehouse building component of the Project, while retaining the two freestanding sit-down restaurants totaling 9,000 square feet, and a 52,008-square-foot, four-story hotel on 16.91 acres, located south of Ramona Expressway between Perris Boulevard and Redlands Avenue.

Since the City Council meeting, the applicant has revised the Project to remove the industrial warehouse and replace it with a multi-family residential development and a self-storage facility, while maintaining the sit-down restaurants and hotel, and renaming the project “The Retreat at Lake Perris.” The applicant selected the self-storage facility component because it’s a low-traffic-intensity use with minimal to no noise activity that complements the proposed adjacent multi-family housing development and residential component at the Camper’s Resort of America.

In response to public comments received during the review process, the applicant also updated the Draft Environmental Impact Report (DEIR) to incorporate Alternative 4, which reflects the revised Project. This alternative now serves as the basis for environmental analysis. A side-by-side comparison of the original and revised project proposals is provided below:



PLANNING COMMISSION MEETING:

On August 20, 2025, the Planning Commission considered the updated Retreat at Lake Perris project and voted 5-0 to recommend approval to the City Council. The Project includes the following entitlements: 1) Specific Plan Amendment to rezone 7.13 acres of a larger 16.91-acre site from Commercial (C) Zone to Multi-Family Residential (MFR); modify the development standards table to increase the maximum building height from 30 feet to 50 feet, and amend the land use table to allow self-storage facilities in the Commercial Zone with a Conditional Use Permit (CUP); 2) Tentative Parcel Map to subdivide two parcels into five parcels totaling 16.91 acres; 3) Conditional Use Permit to allow a 181,000-square-foot self-storage facility with 1,097 storage units of which 1,016 of the units are climate-controlled on 5.4 acres; 4) Development Plan Reviews for the review of the site plan and building elevations for two freestanding sit-down restaurants totaling 9,000 square feet, a four-story 107 room hotel on 4.31 acres, and a 204-unit multi-family residential development on 7.13 acres; and 5) Variance to allow a reduced side yard setback for the self-storage facility.

The project site is surrounded by vacant land to the north across Ramona Expressway, currently in process for proposed commercial and industrial development; Park Place Mobile Home Community and commercial shopping center to the west; Camper Resorts of America to the east; and industrial development to the south across Dawes Street.

Specific Plan Amendment to allow Self-Storage in the Commercial Zone with CUP

Currently, Commercial Zones in the PVCC Specific Plan and citywide Zoning Code do NOT allow mini-storage facilities. Mini-storage facilities are currently only allowed in the LI Light Industrial Zone and G General Industrial Zone in the PVCC Specific Plan. Under the citywide Zoning Code, mini-storage facilities are only allowed in the Business Park Zone with a CUP, or in the Industrial zone by right. If the proposed code amendment is approved, it would now allow mini-storage facilities with a CUP in all Commercial Zones in the Specific Plan. These types of uses may occupy commercially zoned land that could otherwise be utilized for other commercial purposes, such as retail, restaurants, and hotels. In order to address these potential concerns, the proposed code amendment could be revised to allow mini-storage facilities in the BP Zone with a CUP, similar to the citywide Zoning Code. This would be consistent with the current regulations for mini-storage facilities outside the Specific Plan.

If the Council rather prefers to approve a code amendment to allow mini-storage facilities with a CUP in BP Zones instead of Commercial Zones, the Council can approve this Project, subject to a condition that a BP Zone be applied to the mini-storage component of the Project. A BP zone change for this Project over the mini-storage area would be brought back at the next regular City Council meeting. Similarly, the City Council recently approved a CUP for a self-storage facility in the BP Zone for the Richland Case Road Mixed Use Project on Ethanac Road on January 14, 2025.

In addition, it should be noted that there are currently five (5) existing self-storage facilities in the City, with 4 of 5 sites (e.g., sites No. 2 through 4 below) in a non-conforming zone, which were constructed prior to current development standards and generally not consistent with the surrounding land uses, as summarized in the table below:

1. Prime Storage, located at 3010 N. Perris Blvd, which is in the Light Industrial zone of the PVCCSP, was built in 2004, and is consistent with the predominantly industrial zones to the north, south, and west.
2. StorAmerica Self Storage, located at 2926 N. Perris Blvd, which is zoned Commercial in the PVCCSP, built in 1994, would be considered legal non-conforming with today's current standards. The surrounding land use is a mixture of commercial and industrial land uses.
3. SS Mini Storage, located at 509 N. D Street, which is zoned Urban Village in the Downtown Specific Plan, built in 1995, would be considered legal non-conforming with today's current standards. The surrounding land use is multi-family residential and Foss Field Park.
4. Perris Mini Storage, located at 369 E. 3rd Street, which is zoned Urban Village in the Downtown Specific Plan, built in 1980, would be considered legal non-conforming with today's current standards. The site is surrounded by commercial land uses to the south and east, single-family to the west, and a non-conforming County of Riverside maintenance yard to the north; and
5. Astra Properties RV Mini Storage, located at 1051 7th Street, is zoned Residential and was built in 1983, which would be considered legal non-conforming with today's current standards. Residential land uses surround the site.

Discussion:

The Planning Commission expressed support for The Retreat at Lake Perris, consisting of two (2) sit-down restaurants, a hotel, multi-family residential development, and a self-storage facility on the project site. Commissioners also commended the applicant for addressing concerns from the City Council and community by replacing the previously proposed industrial component with residential development and a self-storage facility. The Commission recognized that the addition of multi-family housing would complement and help activate commercial uses along the Ramona Expressway corridor. Following public testimony, the Planning Commission voted to recommend to the City Council approval of the revised Project.

Public Comment

At the Planning Commission meeting, two (2) representatives of Local 433 Union Iron Workers, and one member of CARE (Californians Allied for a Responsible Economy) spoke in support of the Project.

Zoning Compliance Analysis:

The Project complies with all the PVCCSP Development Standards (e.g., lot coverage, floor area ratio, landscape coverage, building height, and setbacks) for the commercial, self-storage, and multi-family development, including Parking Standards as summarized on the following page.

Parking Standards				
Chapter 19.69 – Parking Development Standards				
Commercial, Self-Storage, and Multi-Family Residential				
Use	Standard	Required	Proposed	Consistent
Commercial	<p>Sit-down Restaurants: 5,400 sq. ft. x (1 space/50 square feet of dining area) = 108 spaces</p> <p>Hotel: 1.1 space x 107 rooms = 118 spaces</p>	226 spaces	240 spaces	Yes
Self-Storage	<p>Caretaker's Residence/Office area: 2000 sq. ft. x (1 space per 300 sq. ft. of office area) = 7 spaces</p>	7 spaces	38 spaces	Yes
Multi-Family Residential	<p>One Bedroom: 1.5 spaces x 116 units = 174 spaces</p> <p>Two Bedrooms: 2 spaces x 88 units = 176 spaces</p> <p>Visitor Parking: 204 units x (1 space per 5 units) = 41 spaces</p>	391 spaces	391 spaces	Yes

PUBLIC HEARING NOTICE:

A Notice of Public Hearing for the City Council meeting was published in the local newspaper and sent to agencies and property owners within 300 feet of the project site. As of the writing of the staff report, staff has received no additional comments from surrounding property owners.

ENVIRONMENTAL DETERMINATION:

An Environmental Impact Report (SCH# 2023110588) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines (Attachment 12). 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 GHG emissions, which have been identified as significant and unavoidable. Thus, the adoption of a Statement of Overriding Consideration would be required in order to approve the Project.

A second Notice of Availability for the Draft Environmental Impact Report (Draft EIR), which included Alternative 4, was sent to property owners within 300 feet of the Project site, tribes, agencies, and interested parties. The 45-day public comment review period started on June 13, 2025, and ended on July 28, 2025. During the 45-day comment period, staff received one (1) letter from Riverside County Flood Control, which was informational in nature.

A Response to Comment was prepared and included in the recirculated Final EIR. None of Riverside County Flood Control's comments raised additional environmental concerns that have not already 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 will provide a written response to the commenting public agency at least ten days prior to the scheduled public hearing for City Council consideration of the Final EIR certification.

RECOMMENDATION

The Planning Commission recommends that the City Council: 1) Adopt Resolution Number (*next in order*) certifying the Final Environmental Impact Report (SCH 2023110588), identifying Alternative 4 as the Project, and adopting the Mitigation and Monitoring and Reporting Program, Statement Overriding Considerations, and Findings of Fact in accordance with the California Environmental Quality Act (CEQA); and 2) Adopt Resolution Number (*next in order*) approving Specific Plan Amendment 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Conditional Use Permit 25-00004, Development Plan Reviews 22-00037, 22-00038, and Variance 25-00001 to facilitate development of The Retreat at Lake Perris, a mixed use project on 16.91 acres, based on the findings contained herein and subject to the Conditions of Approval.

BUDGET (or FISCAL) IMPACT: All costs associated with the Project are borne by the applicant.

Prepared by: Nathan Perez, Senior Planner
Reviewed by: Patricia Brenes, Planning Manager

REVIEWED BY:

Assistant City Manager: MB
Assistant City Manager: ER
Director of Finance: [Signature]

Attachments:

1. Resolution No. (next in order) Certifying the Environmental Impact Report and Adopting the Statement of Overriding Considerations, Findings of Fact, and the Mitigation Monitoring and Reporting Program *Due to the size of the file, only the Resolution is included as a hard copy; the Exhibits are available online at:*
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479
2. Resolution No. (next in order) Approving Specific Plan Amendment 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038 and Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)
3. Location/Aerial Map
4. Existing and Proposed Modification to PVCCSP Specific Plan Land Use Designation Map
5. Proposed PVCCSP Sections 2.0 (Land Use) and Section 4.0 (On-site Design Standards)

6. MARB/IPA ALUCP Map
7. Tentative Parcel Map (TPM) 38730
8. Commercial Project Plans (Site Plan, Floor Plans, Building Elevations, 3-D renderings)
Due to the size of the plans, only select plans are provided in the staff report package; the complete set of plans is on file with the Planning Department and available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479
9. Self-Storage Project Plans (Site Plan, Floor Plans, and Building Elevations)
Due to the size of the plans, only select plans are provided in the staff report package; the complete set of plans is on file with the Planning Department and available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479
10. Multi-Family Residential Development Project Plans (Site Plan, Floor Plans, Building Elevations, and 3-D renderings)
Due to the size of the plans, only select plans are provided in the staff report package; the complete set of plans is on file with the Planning Department and available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479
11. Public Comment and Response 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-405#docan1206_1313_479
12. Final Environmental Impact Report (SCH 2023110588), along with "Statement of Overriding Consideration," Mitigation Monitoring and Reporting Program, and Associated Technical Studies.
Due to the size of the files, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479
13. Planning Commission Staff Report Without Exhibits – Dated 8/7/2024.
Due to the size of the files, only the staff report is included as a hard copy. The staff report and exhibits are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479
14. City Council Staff Report Without Exhibits – Dated 9/10/2024
Due to the size of the files, only the staff report is included as a hard copy. The staff report and exhibits are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479

405#docan1206_1313_479

15. Planning Commission Staff Report Without Exhibits – Dated 8/20/2025
Due to the size of the files, only the staff report is included as a hard copy. The staff report and exhibits are available online at:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479

16. Notice of Public Hearing

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

Attachment 1

Resolution No. (next in order) Certifying the Environmental Impact Report and Adopting the Statement of Overriding Considerations, Findings of Fact, and the Mitigation Monitoring and Reporting Program

Due to the size of the file, only the Resolution is included as a hard copy; the Exhibits are available online at:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479

RESOLUTION NUMBER NO. next in order

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CERTIFYING AN ENVIRONMENTAL IMPACT REPORT (STATE CLEARING HOUSE NO. 2023110588) PREPARED FOR THE RETREAT AT LAKE PERRIS MIXED-USE DEVELOPMENT PROJECT CONSISTING OF SPECIFIC PLAN AMENDMENT (SPA) 22-05380, TENTATIVE PARCEL MAP 22-05379 (TPM 38730), CONDITIONAL USE PERMIT (CUP) 25-00004, DEVELOPMENT PLAN REVIEW (DPR) 22-00037, DEVELOPMENT PLAN REVIEW (DPR) 22-00038 AND VARIANCE 25-00001, AND ADOPTING THE INCLUDED MITIGATION MONITORING AND REPORTING PROGRAM AND THE FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, BASED UPON THE FINDINGS NOTED HEREIN.

WHEREAS, the project applicant, Marwan Alabassi, on behalf of Alabassi Construction and Engineering, Inc. (“Applicant”), proposes to develop a mixed-use project consisting of a 107-room hotel, two (2) sit-down restaurants, one of which is 4,000 square feet and the other 5,000 square feet, a 204-unit multifamily residential development in two buildings, and a 181,000 square foot self-storage facility, all on a 16.91 acre project site located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue, APNs 303-100-012 and 303-100-014 (the “Project”); and

WHEREAS, the Applicant submitted an application for the following entitlements for the Project: (1) Specific Plan Amendment (SPA) 22-05380 to amend the PVCCSP to rezone 7.13 acres of the Project site from the PVCCSP Commercial (C) Zone to the PVCCSP Multi-Family Residential (MFR) Zone, amend the development standards table in the PVCCSP to clarify the MFR zone floor area ratio (FAR) maximum and increase the MFR zone height maximum from 30 feet to 50 feet, and amend the PVCCSP land use table to allow self-storage facility uses within the PVCCSP Commercial zone through a Conditional Use Permit; (2) Tentative Parcel Map (TPM) 38720 to subdivide two (2) parcels into five (5) parcels; (3) Conditional Use Permit (CUP) 25-00004 for the proposed self-storage facility use on 5.4 acres; (4) Variance (VAR) 25-00001 to allow a reduced side yard setback for the proposed self-storage facility; (5) Development Plan Review (“DPR”) 22-00037 for the review of the site plan and building elevations for two (2) freestanding sit-down restaurants totaling 9,000 square feet and a four-story, 107-room hotel on 4.31 acres of the Project site; and (6) DPR 22-00038 for the review of the site plan and building elevations for a 204-unit multifamily residential development in two buildings on 7.13 acres of the Project site; and

WHEREAS, the proposed SPA 22-05380, TPM 22-05379 (TPM 38730), CUP 25-00004, DPR 22-00037, DPR 22-00038, and VAR 25-00001 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, pursuant to CEQA and the State CEQA Guidelines (14 Cal. Code Regs. §15000 *et seq.*), the City is the lead agency for the Project, as it is the public agency with general governmental powers over the Project; and

WHEREAS, the City, as lead agency, determined that an Environmental Impact Report should be prepared under CEQA in order to analyze all potentially significant adverse environmental impacts of the Project; and

WHEREAS, an Environmental Impact Report (“EIR”) (State Clearing House No. 2023110588) was prepared and was publicly reviewed for a forty-five (45) day period in accordance with CEQA from April 26, 2024 to June 10, 2024. The aforementioned EIR assessed an originally-proposed project of the Applicant that included a 271,098 square-foot warehouse building, a 107-room hotel, and two sit-down restaurants consisting of 4,000 square feet and 5,000 square feet. The aforementioned EIR included analysis of three alternatives to the originally-proposed project, none of which included the Project. Four comment letters were received during the aforementioned public review period, and a Final EIR and Findings of Fact and Statement of Overriding Considerations were prepared; and

WHEREAS, the originally-proposed project was presented to the City’s Planning Commission on August 5, 2024, and to the City’s City Council on September 10, 2024. At that time, the Planning Commission recommended approval; however, Commissioners did raise concerns regarding the compatibility of the originally-proposed warehouse with the adjacent land uses. The City Council indicated that they would prefer an alternative to the originally-proposed warehouse that would be more compatible with the adjacent Park Place Mobile Home Park to the west of the site and the Camper Resorts of America facility to the east of the site. The Applicant requested that the Project hearing be continued so that an alternative addressing the City Council’s concerns, and those raised by members of the public, could be developed and brought forward for consideration before a City Council decision on the project, and the City Council continued the hearing off calendar to facilitate same; and

WHEREAS, based on comments provided by the Planning Commission and City Council, the Applicant developed a fourth alternative (Alternative 4 – Retreat at Lake Perris) for consideration by the City, which is the Project; and

WHEREAS, development of a new alternative is considered significant new information under CEQA Guidelines, Section 15088.5(a); thus, a Revised Draft EIR with changes to the Executive Summary and Alternatives sections of the original Draft EIR and changes to the included Mitigation Monitoring and Reporting Program was prepared for the Project and was recirculated for public review pursuant to CEQA Guidelines Section 15088.5 for a 45-day period in accordance with CEQA from June 13, 2025 to July 28, 2025; and

WHEREAS, one comment letter was received during the 45-day public review period for the revised Draft EIR. A response to the comment was prepared for inclusion in the Revised Final EIR and was circulated to commentators prior to the below-referenced Planning

Commission hearing date; and

WHEREAS, the comments received during the 45-day public review period on the Revised Draft EIR did not produce or result in “significant new information” being added to the Revised Draft EIR such as would require recirculation within the meaning of State CEQA Guidelines section 15088.5. An Errata was included in the Revised Final EIR setting forth clarifications, amplifications and/or correction of typographical errors that, as further detailed in the Errata, do not change the significance conclusions presented in the Revised Draft EIR or substantially alter the analysis presented for public review. Accordingly, the Errata does not constitute “significant new information” and no further recirculation is required pursuant to CEQA Guidelines section 15088.5; and

WHEREAS, all the requirements of CEQA and the State CEQA Guidelines have been satisfied with respect to preparation and review of the Revised Draft and Final EIR for the Project, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated. A revised Findings of Fact and Statement of Overriding Considerations has also been prepared adequately addressing the remaining significant environmental effects of the Project; and

WHEREAS, all of the proposed findings and conclusions recommended by this Resolution are based upon the administrative record, including all oral and written evidence presented to the City Council, as a whole, and are not based solely on the information provided in this Resolution; and

WHEREAS, the City Council’s certification of the Revised Final EIR as set forth herein reflects its independent judgment and analysis; and

WHEREAS, a duly noticed public hearing was held by the Perris Planning Commission on August 20, 2025, for the Project, at which time all interested persons were given full opportunity to be heard and to present evidence. Following the public hearing, the Planning Commission by a vote of 5-0 adopted Planning Commission Resolution No. 25-19, recommending City Council certification of the Revised Final EIR and adoption of the included Mitigation Monitoring and Reporting Program and the Revised Findings of Fact and Statement of Overriding Considerations for the Project, with inclusion of the benefits discussed in Section 4(c) of said resolution in the Statement of Overriding Considerations, and recommending City Council approval of the Project subject to conditions of approval; and

WHEREAS, on September 30, 2025, the City Council conducted a duly noticed public hearing on the Project, at which time all interested persons were given full opportunity to be heard and to present evidence. The public hearing included the CEQA determination for the Project, which includes, without limitation, consideration of public testimony and materials in the staff report and accompanying documents for the Revised Final Environmental Impact Report (State Clearinghouse No. 2023110588), the included MMRP, and the Revised Findings of Fact and Statement of Overriding Considerations, as well as consideration of approval of Specific Plan Amendment (SPA) 22-05380, Tentative

Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038; and

WHEREAS, before taking action, the City Council has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record, including, but not limited to, the Revised Draft and Final EIR, including public comments and responses and Mitigation Monitoring and Reporting Program, the revised Findings of Fact and Statement of Overriding Considerations (all of which is attached hereto and incorporated by reference as if set forth in full), and all oral and written evidence presented to the City by members of the public and City staff during all Project meetings and hearings; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred, including but not limited to all applicable tribal notice and consultation requirements.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS does find, determine, and resolve as follows:

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

Section 2. CEQA Findings. Based upon the entire record, the City Council finds and certifies that:

- A. The Revised Final Environmental Impact Report (“EIR”) (SCH 2023110588) has been completed in compliance with the California Environmental Quality Act (CEQA). The Revised Final EIR concludes that a majority of the potential environmental effects of the Project are either less than significant or less than significant with incorporation of the mitigation measures set forth in the Mitigation Monitoring and Reporting Program included in the Revised Final EIR (which mitigation measures have been incorporated into the Project Conditions of Approval attached Resolution No. ____) but certain environmental effects of the Project associated with Greenhouse Gas emissions have been determined to be significant and unavoidable.
- B. The specific significant environmental effects of the Project are outlined in the Revised Findings of Fact attached hereto and incorporated herein by reference as if set forth in full (“Findings of Fact”) with respect to Alternative 4 as referred to therein. With respect to each of those significant effects, based on substantial evidence in the record, the City Council’s findings are as set forth in Section V of the Findings of Fact pursuant to CEQA Guidelines Section 15091 with respect to Alternative 4 as referred to therein. A brief explanation of the rationale for each such recommended finding is provided in the Findings of Fact.
- C. With respect to the adverse environmental effects of the Project associated with Greenhouse Gas emissions which have been determined to be significant and

unavoidable as detailed in the Revised Final EIR, specific economic, legal, social, technological, or other public benefits of the Project outweigh those significant and unavoidable adverse environmental effects, and therefore those environmental effects are considered acceptable, pursuant to CEQA Guidelines Section 15093, as further detailed below and in the Statement of Overriding Considerations attached hereto and incorporated herein by reference as if set forth in full (Section VI of the Revised Findings of Fact and Statement of Overriding Considerations; “SOC”). Such benefits include, but are not limited to, providing: (i) a new hotel and two sit-down restaurants to diversify lodging and dining opportunities and generate tax revenue within the City; and (ii) multifamily housing to help meet housing need, implement City’s Housing Element, and generate tax revenue in the City. The specific reasons to support the City Council’s action approving the Project resulting in these significant and unavoidable effects based on the Revised Final EIR and/or other information in the record are as detailed in this Resolution and in the SOC with respect to Alternative 4 as referred to therein.

- D. The Revised Final EIR was presented to the City Council as the decision-making body of the City as lead agency, and the City Council has reviewed and considered the information contained in the Revised Final EIR prior to approving the Project.
- E. The City has complied with CEQA.
- F. The Revised Final EIR reflects the independent judgment and analysis of the City as lead agency.

Section 3. Based upon the foregoing and the whole administrative record, including, but not limited to, all statements and reports (including all attachments and exhibits) presented at its public hearing on September 30, 2025, the City Council certifies the Revised Final Environmental Impact Report (SCH: 2023110588) pursuant to CEQA Guidelines Section 15090 and adopts the included Mitigation Monitoring and Reporting Program (MMRP), and adopts the Revised Findings of Fact and SOC subject to inclusion of the benefits discussed in Section 2(c) above in the SOC with respect to Alternative 4 as referred to therein as additional specific reasons to support Project approval (subject to conditions of approval). The Revised Final EIR, MMRP, Findings of Fact and SOC are attached hereto as Exhibit 1 and incorporated herein by this reference.

Section 4. This Resolution shall take effect immediately upon its adoption.

Section 5. 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 6. The Mayor shall sign this Resolution, and the City Clerk shall certify the adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED on this 30th day of September 2025.

Mayor, Michael M. Vargas

ATTEST:

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 No. (Next in Order) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 30th day of September 2025, by the following called a vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

Exhibit 1: Revised Final Environmental Impact Report
Revised Findings of Fact and Statement of Overriding Considerations
Revised Mitigation Monitoring and Reporting Program
(due to the size of the files, the documents are located at the following webpage link):
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479

Attachment 2

Resolution No. (next in order) Approving Specific Plan Amendment 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038 and Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)

RESOLUTION NUMBER NO. next in order

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT (SPA) 22-05380, TENTATIVE PARCEL MAP 22-05379 (TPM 38730), CONDITIONAL USE PERMIT (CUP) 25-00004, DEVELOPMENT PLAN REVIEW (DPR) 22-00037, DEVELOPMENT PLAN REVIEW (DPR) 22-00038 AND VARIANCE 25-00001 FOR A MIXED-USE DEVELOPMENT PROJECT CONSISTING OF A 204-UNIT APARTMENT COMPLEX IN TWO BUILDINGS, A SELF-STORAGE FACILITY, TWO FREESTANDING SIT-DOWN RESTAURANTS, AND A FOUR-STORY, 107-ROOM HOTEL, ON A 16.91 ACRE PROJECT SITE LOCATED ON THE SOUTH SIDE OF RAMONA EXPRESSWAY BETWEEN PERRIS BOULEVARD AND REDLANDS AVENUE, BASED UPON THE FINDINGS NOTED HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.

WHEREAS, the project applicant, Marwan Alabassi, on behalf of Alabassi Construction and Engineering, Inc. (“Applicant”), proposes to develop a mixed-use project consisting of a 107-room hotel, two (2) sit-down restaurants, one of which is 4,000 square feet and the other 5,000 square feet, a 204-unit multifamily residential development in two buildings, and a 181,000 square foot self-storage facility, all on a 16.91 acre project site located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue, APNs 303-100-012 and 303-100-014 (the “Project”); and

WHEREAS, the Project site is located within the Perris Valley Commerce Center Specific Plan (“PVCCSP”) area and has a zoning designation of Commercial (C) under the PVCCSP; and

WHEREAS, the Applicant submitted an application for the following entitlements for the Project: (1) Specific Plan Amendment (SPA) 22-05380 to amend the PVCCSP to rezone 7.13 acres of the Project site from the PVCCSP Commercial (C) Zone to the PVCCSP Multi-Family Residential (MFR) Zone, amend the development standards table in the PVCCSP to clarify the MFR zone floor area ratio (FAR) maximum and increase the MFR zone height maximum from 30 feet to 50 feet, and amend the PVCCSP land use table to allow self-storage facility uses within the PVCCSP Commercial zone through a Conditional Use Permit; (2) Tentative Parcel Map (TPM) 38720 to subdivide two (2) parcels into five (5) parcels; (3) Conditional Use Permit (CUP) 25-00004 for the proposed self-storage facility use on 5.4 acres; (4) Variance (VAR) 25-00001 to allow a reduced side yard setback for the proposed self-storage facility; (5) Development Plan Review (“DPR”) 22-00037 for the review of the site plan and building elevations for two (2) freestanding sit-down restaurants totaling 9,000 square feet and a four-story, 107-room hotel on 4.31 acres of the Project site; and

(6)DPR 22-00038 for the review of the site plan and building elevations for a 204-unit multi-family residential development in two buildings on 7.13 acres of the Project site; and

WHEREAS, the proposed SPA 22-05380, TPM 22-05379 (TPM 38730), CUP 25-00004, DPR 22-00037, DPR 22-00038, and VAR 25-00001 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, the Riverside County Airport Land Use Commission (“ALUC”) conducted a hearing on July 10, 2025, to consider the Project’s consistency with the applicable D (Flight Corridor Buffer) Zone of the March Air Reserve Base/Inland Port Airport (MARB/IPA) Land Use Compatibility Plan and determined that the Project is consistent with the MARB/IPA Land Use Compatibility Plan; and

WHEREAS, Chapter 19.54 (Authority and Review Procedures) of the Perris Municipal Code (“PMC”) authorizes the City to approve, conditionally approve, or deny requests for Specific Plan Amendments, Conditional Use Permits, Variances and Development Plan Reviews; and

WHEREAS, Chapters 18.12 and 18.16 of the PMC authorize the City approve, conditionally approve, or deny requests for approval of tentative tract maps; and

WHEREAS, a duly noticed public hearing was held by the Perris Planning Commission on August 20, 2025, for the Project, at which time all interested persons were given full opportunity to be heard and to present evidence. Following the hearing, the Planning Commission by a vote of 5-0 adopted Planning Commission Resolution No. 25-19, recommending City Council certification of the Revised Final EIR (State Clearinghouse No. 2023110588) and adoption of the included Mitigation Monitoring and Reporting Program and the Revised Findings of Fact and Statement of Overriding Considerations for the Project (which is Alternative 4 as referred to in the Revised EIR), with inclusion of the benefits discussed in Section 4(c) of said resolution in the Statement of Overriding Considerations, and recommending City Council approval of the Project subject to conditions of approval; and

WHEREAS, the City Council held a duly noticed public hearing to consider the Project on September 30, 2025, at which time all interested persons were given full opportunity to be heard and to present evidence. The public hearing included the CEQA determination for the Project, which includes, without limitation, consideration of public testimony and materials in the staff report and accompanying documents for the Revised Final Environmental Impact Report (State Clearinghouse No. 2023110588), the included MMRP, and the Revised Findings of Fact and Statement of Overriding Considerations, as well as consideration of approval of Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038; and

WHEREAS, following the public hearing, the City Council adopted Resolution No. ____, certifying the Revised Final EIR (State Clearinghouse No. 2023110588) and adopting

the included Mitigation Monitoring and Reporting Program and adopting the Revised Findings of Fact and Statement of Overriding Considerations for the Project (as attached to said resolution, with inclusion of the benefits discussed in Section 4(c) of said resolution in the Statement of Overriding Considerations) (the “CEQA Resolution”); and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred, including but not limited to all applicable tribal notice and consultation requirements.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS does find, determine, and resolve as follows:

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

Section 2. Specific Plan Amendment 22-05380. The City Council further finds, with respect to Special Plan Amendment 22-05380 (SPA 22-05380), that:

A. The Specific Plan is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.

The proposed amendment to the PVCCSP is to (among other things) rezone 7.13 acres of the Project site from the PVCCSP Commercial (C) Zone to the PVCCSP Multi-Family (MFR) Zone, as shown in Exhibit 1, thereby facilitating the proposed use of a 204-unit multi-family residential development. The remaining 9.78 acres of the Project site is not proposed to change, in order to be consistent with the zoning along the Ramona Expressway and Perris Boulevard corridors. The proposed amendment will ensure the Project site is developed in compliance with the MFR and Commercial Zones as envisioned in the PVCCSP. The General Plan land use designation for the Project site is PVCCSP. With the requested amendment, the PVCCSP will continue to be consistent with the General Plan land use map.

The proposed SPA is consistent with applicable General Plan objectives, policies, and programs, as discussed in detail in Table 5.0-4 of the revised Draft EIR. In addition, the proposed SPA promotes Goal III of the General Plan Land Use Element and Goal 2 of the Housing Element, set forth below. With the proposed SPA, the PVCCSP will continue to be consistent with the General Plan objectives, policies and programs.

Goal III (Land Use Element): Commerce and industry to provide jobs for residents at all economic levels.

Goal 2 (Housing Element): Assist in the development of housing for all economic segments of the City.

B. The Specific Plan provides adequate text and diagrams to adequately address the following issues in detail:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the Plan.

The SPA proposes to: 1) Amend the land use designation of 7.13 acres within the PVCCSP area from the Commercial (C) Zone to the Multi-Family (MFR) Zone; 2) amend the development standards table in the PVCCSP to clarify the MFR zone floor area ratio (FAR) maximum and increase the MFR zone height maximum from 30 feet to 50 feet; and 3) amend the PVCCSP land use table to allow self-storage facility uses within the PVCCSP Commercial zone through a Conditional Use Permit. As a result, the PVCCSP as amended will continue to provide adequate text and diagrams to adequately address the distribution, location, and extent of the uses of land in detail. The SPA will not impact areas designated as open space.

2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses described in the Plan.

The proposed SPA will not modify these aspects of the PVCCSP. The PVCCSP as amended by the proposed SPA will continue to satisfy this criterion.

3. Standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources, where applicable.

The proposed SPA will amend the PVCCSP development standards table to clarify the PVCCSP MFR zone floor area ratio (FAR) maximum, increase the MFR Zone height limit from 30 feet to 50 feet, and amend the PVCCSP land use table to allow self-storage facilities within the PVCCSP Commercial zone through a CUP. With the proposed amendments, the PVCCSP will continue to adequately address the standards and criteria by which development will proceed in detail. There will be no change to the standards regarding conservation, development and utilization of Natural Resources.

SPA 22-05380 proposes no changes to the circulation element of the PVCCSP. Chapters 4.0 – On-Site Design Standards and Guidelines, 5.0 – Off-Site Design Standards and Guidelines, 6.0 – Landscape Standards and Guidelines, 7.0 – Commercial Standards and Guidelines of the PVCCSP, provide adequate text and diagrams, and standards and criteria by which development will proceed, including standards for conservation, development, and utilization of natural resources, where applicable. SPA 22-05380 does not propose to change or revise any text or diagrams in these Chapters.

4. A program of implementation measures including regulation, programs, public

works projects, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2, and 3 above.

Chapter 13 – Implementation and Administrative Process of the PVCCSP establishes a program of implementation measures, including regulation, programs, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2, and 3 above. Chapter 3 – Infrastructure Plan of the PVCCSP outlines public works projects within the PVCCSP with text and diagrams intended to guide and support development in the PVCCSP. The proposed SPA will not affect the PVCCSP in this regard.

Section 3. Tentative Parcel Map 22-05328. The City Council further finds, with respect to Tentative Parcel Map 22-05328 (TPM 38730), that:

1. The proposed map is consistent with applicable General and Specific Plans.

The Project proposes Parcel Map 38730 to subdivide two (2) parcels into five (5) parcels, totaling 16.91 acres. Proposed parcels 1, 2, and 3 would be developed with the commercial center (restaurants and hotel) and would be required, as conditioned, to provide a reciprocal access agreement for shared access and parking. In order to achieve superior site planning, the minimum lot standards requirements for the Project will be based on the lot area, lot width, and lot depth of the entire commercial center, exceeding the requirements of the PVCCSP. Parcel 4 is proposed to be developed with the self-storage facility. Parcel 5 is proposed to be the multi-family development. Parcel 1 is 2.427 acres; Parcel 2 is 0.993 acres; Parcel 3 is 0.894 acres; Parcel 4 is 5.47 acres; and Parcel 5 is 7.130 acres; all five proposed lots and their proposed lot dimensions are in compliance with the minimum lot standards of the requested MFR Zone and the underlying C Zone of the PVCCSP, as applicable with the proposed SPA. The General Plan land use designation for the Project site is PVCCSP, and the map is compatible with all relevant General Plan goals and policies for the reasons discussed above. Therefore, with the proposed SPA, the five resulting parcels will be consistent with the PVCCSP and the General Plan.

2. The design and improvement of the proposed subdivision is consistent with applicable General and Specific Plans.

The design and improvement of the subdivision is consistent with the PVCCSP Commercial and Multi-Family Residential (MFR) standards for minimum size, width, and length. Also, the Project will include street dedication along Ramona Expressway to implement the City of Perris Circulation Element and PVCCSP Circulation plan.

3. The site is physically suitable for the type and density of the proposed development.

As noted above, the Project proposes a tentative parcel map subdividing two (2)

parcels into five (5) parcels, totaling 16.91 acres. Parcels 1, 2, and 3, are proposed to be developed with the commercial center, which is not subject to any density restrictions. Parcel 4 is proposed to be developed with a self-storage facility, which is also not subject to any density restrictions. Parcel 5 is proposed to be a multi-family residential development consisting of two three-story apartment buildings and has a proposed density of 28.6 units per acre, which complies with the PVCCSP MFR zone's density restrictions with the proposed SPA. With the proposed Variance 25-0001 and SPA, the Project has been designed to be consistent with all applicable City development standards per the PVCCSP and PMC, including lot coverage, floor area ratio, height, setbacks, landscaping, and parking, as further detailed in the staff report and site plan.

4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or sustainably and avoidably injure fish or wildlife or their habitat.

The potential environmental impacts associated with the Project were evaluated in the Revised Environmental Impact Report (SCH 2023110588), discussed above, which determined that all potential environmental effects of the Project on biological resources are less than significant or are mitigated to less than significant levels through the mitigation measures included in the Project Conditions of Approval.

5. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

The Revised EIR concludes that all environmental effects of the Project are less than significant or are mitigated to below the level of significance with the implementation of the mitigation measures which are included in the Project Conditions of Approval, except for certain effects related to Greenhouse Gas Emissions, which have been identified as significant and unavoidable. Unlike the originally-proposed warehouse project, the air quality and noise effects of the Project during the construction phase are less than significant with incorporation of the mitigation measures which are included in the Project conditions of approval, and the air quality and noise effects of the Project during the operation phase are less than significant. GHG emissions of the Project are reduced as compared to the originally-proposed warehouse project, and mitigation measures are included to the extent feasible. Also, the PVCCSP Final EIR was prepared at a programmatic level; a mitigation measure requires individual projects to prepare a Health Risk Assessment (HRA) to identify project-specific impacts resulting from the use of diesel trucks. The HRA was prepared for the originally-proposed warehouse project and is included in Appendix C of the Draft EIR. It concluded that even if the originally-proposed warehouse project were approved, it would not cause a significant human health or cancer risk to adjacent sensitive receptors. As noted in the Revised EIR and the Revised Findings of Fact and Statement of Overriding Considerations, the Project is the environmentally superior alternative to the originally-proposed warehouse project per CEQA Guidelines Section

15126.6(e)(2); most notably, the Project does not include a warehouse or associated heavy trucking activity, resulting in much lower operational diesel particulate emissions. Additionally, the Project site plan situates the residential apartment buildings away from the existing warehouse to the south of Dawes Street by locating the parking structures, which provide 406 parking spaces to serve the apartments, in between Dawes Street and the apartment buildings, which are located to the north of the parking structures.

- 6. The design of the subdivision and the type of improvements will not conflict with easements of record or easements established by Court judgment, acquired by the public at large, for access through or use of property within the proposed subdivision.*

The design of the subdivision will not create any landlocked parcels. Also, the existing parcel does not have any existing easements on record. The subdivision will provide easements for access through the shopping center to the multi-family residential and self-storage development.

- 7. All requirements of CEQA have been met.*

See Section 2, above.

- 8. The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of the existing requirements prescribed by a state regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code.*

The Project 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. Therefore, a Pre-WQMP (Water Quality Management Plan) has been prepared. The structural BMPs selected for the 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 three Modular Wetlands Systems, self-retaining landscape and covered trash enclosures. The Public Works Department shall review and approve the final WQMP text, plans and details. Therefore, the Project will comply with the requirements of the Santa Ana Water Quality Control Board.

Section 4. Conditional Use Permit 25-00004. The City Council further finds, with respect to Conditional Use Permit (CUP) 25-00004, that:

- 1. The proposed location of the conditional use is in accord with the objectives of this and the purposes of the zone in which the site is located.*

The Project site is in the PVCCSP Commercial designation, which allows hotels, commercial retail shopping centers, and supermarkets. However, the Project is subject to the Specific Plan Amendment, amending the PVCCSP Commercial zone land uses table to allow Self-Storage Facilities, subject to the granting of a Conditional Use Permit. The proposed self-storage facility provides 1,079 storage units totaling 181,000 square feet in six two-story buildings, 43 RV storage/parking spaces (and approximately 12 visitor vehicle parking spaces), and one 2,000-square-foot office/residential building. The proposed use's location, size, design, density, and intensity are consistent with the City's General Plan, the purpose and provisions of Title 19 of the Perris Municipal Code, and the Perris Valley Commerce Center Specific Plan ("PVCCSP"), and will provide a service to the nearby residents and businesses while representing a low-impact use that will not generate heavy trucking activity or cause other detrimental impacts to the apartment residents or other surrounding uses. The proposed self-storage use is compatible with the existing Camper Resorts of America facility to the east and provides a seamless transition between it and the proposed multifamily apartment complex to the west. The proposed use is also compatible with the existing warehouse across Dawes Street to the south and also provides a seamless transition between it and the proposed commercial center to the north.

- 2. 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 Self-storage and outdoor RV parking component is located within the Commercial zoning designation of the PVCCSP and is subject to the approval of a Conditional Use Permit, Specific Plan Amendment and conformance with all applicable provisions of the City's Zoning regulations. The proposed Project is consistent with the General Plan for the reasons discussed above and, with the proposed SPA, conforms to the requirements of the PVCCSP and Zoning Code by complying with the development standards of the proposed PVCCSP Commercial zone.

- 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 proposed Project will not be detrimental to the public health, safety, or welfare or injurious to property and improvements in the vicinity or to the City's general welfare in that the Project is designed in conformance with the City's Zoning Code and PVCCSP. Also, as noted above, the proposed use represents a low-impact use that will provide a service to nearby residents and businesses without generating heavy trucking activity or creating significant noise, pollution or other detrimental impacts to the apartment residents or other surrounding uses. Therefore, it will not be detrimental to the public health, safety, or welfare or materially injurious

to properties or improvements in the vicinity.

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 surrounding land uses. The self-storage facility architecture is harmonious with the neighborhood's character and meets all pertinent standards. The self-storage facility's architecture is also compatible with the surrounding existing uses and the anticipated operations of the future commercial center. The self-storage facility elevations include architectural features that define the building's base, body, and cap, consistent with the City's architectural standards.

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

The City's landscape standards ensure that the self-storage facility will visually buffer the surrounding land uses, providing an attractive environment for both business patrons and community residents who will see the Project daily. The combined commercial retail center and self-storage components propose 18.1% commercial landscape coverage, exceeding the PVCCSP Commercial Zone landscape standards of 10%. Therefore, as proposed, the Project landscaping palette for the self-storage facility, including the outdoor RV parking component, exceeds the minimum landscape coverage requirement. Additionally, the proposed selection of plant materials will help create an attractive environment that the public will enjoy.

Section 5. Variance 25-00001. The City Council further finds, with respect to Variance (VAR) 25-00001, that:

1. *There are unique physical circumstances applicable to the subject land, including size, shape, topography, location or surroundings.*

The subject property is distinguished by unique physical circumstances, including unusual site orientation and irregular lot configuration, which are not commonly shared by other parcels in the same zoning district and adjacent properties. Other neighboring developments have access from both Ramona Expressway and Dawes Street. Also, the easterly property line has an angled lot line that differs significantly from standard parcels of the same zone which limits useable development area to meet turning radii for fire and RV access. Strict enforcement of the 10-foot side yard setback adjacent to the proposed apartment property line would unreasonably restrict the Project site's development potential, including for the proposed self-storage facility. The variance is therefore necessary to allow reasonable use of the subject property consistent with neighboring developments.

2. *The strict application of zoning standards deprives the property of the right to use the land in manner enjoyed by other conforming property in the vicinity under identical zoning standards.*

Strict application of the minimum 10-foot setback standard would deprive the subject property owner of the right to use the land, specifically with respect to the proposed self-storage development, in a manner similar to that enjoyed by other conforming properties in the vicinity under the same zoning. Other neighboring developments east and west of the Project site have access from both Ramona Expressway and Dawes Street. Also, the easterly property line of the subject property has an angled lot line that differs significantly from standard parcels of the same zone which limits useable development area to meet turning radii for fire and RV access. Granting the variance will allow the subject property to be used comparably to others in the vicinity under identical zoning parameters.

3. *The granting of the variance and any appropriate conditions of approval shall not constitute a grant of special privileges which other conforming property properties in the vicinity do not enjoy under identical zoning standards.*

Approval of this variance does not constitute a special privilege, as it simply enables the subject property to be used in a manner consistent with the rights of other conforming parcels in the area with similar zoning standards. Other neighboring developments have access from both Ramona Expressway and Dawes Street. Also, the easterly property line of the subject property has an angled lot line that differs significantly from standard parcels of the same zone which limits useable development area to meet turning radii for fire and RV access. This angled lot line is a unique circumstance that other properties do not have and that creates a hardship, as it reduces the width of the subject property (both parcels of the Project site) particularly in the area where they abut one another (which is the central portion of the Project site). Therefore, granting the variance will not constitute a grant of special privileges which other conforming property properties in the vicinity do not enjoy under identical zoning standards.

4. *The granting of the variance will not adversely affect the objectives, policies, and programs contained in the City's General Plan.*

The reduction of the setback aligns with the General Plan's intent of supporting economic development and efficient land use, and does not conflict with any General Plan objectives, policies or programs. Appropriate conditions are in place to ensure compatibility with adjacent uses.

Based on these findings, approval of the requested variance to reduce the self-storage facility setback from 10 feet to 0 feet is supported, subject to the Conditions of Approval to mitigate potential impacts and maintain compliance with other applicable regulations (Exhibit 2).

Section 6. Development Plan Reviews 22-00037 and 22-00038. The City Council further finds, with respect to Development Plan Reviews (DPR) 22-00037 and 22-00038, that:

1. *The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, the purposes and provisions of PMC Title 19, 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 PVCCSP, the purposes and provisions of the Perris Municipal Code, the purposes of the Zones in which the site is located, and the development policies and standards of the City.

2. *The subject 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 commercial portion of the Project will be in accordance with the standards of the underlying zone, and the multi-family portion of the Project will be in accordance with the standards of the underlying zone with approval of Specific Plan Amendment 22-05380. The Project site is physically suitable for the Project in terms of parcel size, shape, access, and availability to utilities and services, including (without limitation) for the reasons discussed above. The commercial site is situated along Ramona Expressway, and the self-storage and multi-family components are located along Dawes Street, which provides adequate access and facilitates a logical connection to the necessary infrastructure to service the site. Two access driveways will be provided from Ramona Expressway along the north side of the site to allow ingress/egress for the hotel and restaurant buildings. These improvements entail relocation of existing curb/gutter and sidewalk improvements and construction of a 12-foot-wide acceleration/deceleration lane fronting the Project site within the existing right of way. One of the driveways would align with the driveway anticipated for the project that is being proposed to the north of the Project site. This driveway will serve as the primary access point for the hotel and restaurants. The multifamily residential development will be accessed via two connecting driveways, one on the north side from Ramona Expressway and another on the south side from East Dawes Street. Thus, residents/customers will be able to access the entire Project site from either Ramona Expressway or East Dawes Street. A separate driveway on East Dawes Street is provided for the self-storage facility. Parking is provided to code. Utility service connections are available to service the site.

3. *The proposed development and the conditions under which it would be operated*

or maintained are compatible with abutting properties and will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

The proposed Project, which includes a commercial center, self-storage facility and multi-family residential development, is compatible with abutting properties. The commercial center, consisting of two restaurants and a hotel, is along Ramona Expressway, a commercially-zoned corridor which currently has the Ramona Expressway shopping center in the vicinity of the Project site. The multi-family development is compatible with the existing residential neighborhood to the west, and the self-storage facility is compatible with the existing Camper Resorts of America facility to the east and provides a smooth transition to the proposed apartment use, as well as (along with the residential parking structures) a smooth transition to the existing warehouse to the south. Since the Project is similar to and/or provides smooth transitions to the adjacent land uses, it will not be detrimental to public health, safety, or welfare, nor will it be materially injurious to properties or improvements in the vicinity. Also, the shared use of the street by the existing warehouse facility to the south will not create any safety issues, since the industrial building does not utilize Dawes Street for passenger vehicles or trucks. The northerly driveway of the existing industrial building is for fire access only and all trucks from the industrial building utilize Morgan Street to Redlands Avenue to Harley Knox Blvd to the I-215 freeway.

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

The commercial portion of the Project proposes an architecturally superior design compared to surrounding commercial uses, featuring wood, flagstone veneer, a metal roof, and stucco. The multi-family residential portion of the Project proposes an architecturally enhanced concept with varying roofline heights, glazing, storefront windows, brick veneer, metal panels and awnings, corrugated metal, and stucco, which meet the development and architectural standards of the PVCCSP Multi-Family Zone.

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

The Project meets and exceeds the on-site and off-site landscape standards for the Multi-Family Residential (MFR) and Commercial Zones as outlined in the PVCCSP. 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.

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

The safeguards necessary to protect the public health, safety, and general welfare have been required through the Project conditions of approval, which are attached hereto as Exhibit 1 and incorporated herein by reference, and which will, together with the Project's design, ensure that the Project will be developed in compliance with City and affected service agency codes and policies, and mitigates environment effects in compliance with CEQA.

Section 7. Based upon the foregoing, the CEQA Resolution, and all oral and written communication submitted by members of the public and City staff to the City Council at its September 30, 2025, public hearing (including, but not limited to, all staff reports and supporting exhibits), the City Council hereby approves the following for the Project: Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Conditional Use Permit (CUP) 25-00004, Development Plan Review (DPR) 22-00037, Development Plan Review (DPR) 22-00038, and Variance (VAR) 25-00001, all subject to the Conditions of Approval attached to this Resolution as Exhibit 2 and incorporated herein by this reference.

Section 8. This Resolution shall take effect immediately upon its adoption.

Section 9. 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 10. The Mayor shall sign this Resolution, and the City Clerk shall certify the adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED on this 30th day of September 2025.

Mayor, Michael M. Vargas

ATTEST:

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 No. (Next in Order) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 30th day of September 2025, by the following called a vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk, Nancy Salazar

Exhibits:

1. Specific Plan Amendment Land Use Map - Figure 2.0-1, Specific Plan Land Use Designation *The documents are available online at:*
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479
2. Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety) and Mitigation Monitoring and Reporting Program *Due to the size of the attachments, the complete set of conditions 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-405#docan1206_1313_479

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

RECOMMENDED CONDITIONS OF APPROVAL

**Specific Plan Amendment (SPA) 22-05380,
Tentative Parcel Map 22-05379 (TPM 38730),
Conditional Use Permit (CUP) 25-00004,
Development Plan Review (DPR) 22-00037,
Development Plan Review (DPR) 22-00038 and
Variance (VAR) 25-00001**

September 30, 2025

PROJECT: Specific Plan Amendment 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Conditional Use Permit 25-00004, Development Plan Reviews 22-00037 and 22-00038, and Variance 25-00001 (*Continued off-calendar from the September 10, 2024 City Council meeting*) – A proposal to consider the following entitlements to facilitate a mixed-use project on 16.91 acres, located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue in the Commercial (C) Zone of the PVCCSP:

1. Specific Plan Amendment to rezone 7.13 acres of a larger 16.91-acre site from Commercial (C) Zone to Multi-Family Residential (MFR), modify the development standards table to increase the building height from 30 feet to 50 feet, and the land use table to allow self-storage facilities in the Commercial Zone with a Conditional Use Permit;
2. Tentative Parcel Map to subdivide two parcels into five parcels totaling 16.91 acres;
3. Conditional Use Permit to allow a 181,000-square-foot self-storage facility on 5.4 acres;
4. Development Plan Reviews for the review of the site plan and building elevations for two freestanding sit-down restaurants totaling 9,000 square feet, a four-story 107 room hotel on 4.31 acres, and a 204-unit multi-family residential development on 7.13 acres; and
5. Variance to allow a reduced side yard setback for the self-storage facility.

Applicant: Marwan Alabbasi

• **GENERAL CONDITIONS:**

1. **Mitigation Monitoring Program.** The project shall comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP). The Mitigation Monitoring and Reporting Program (MMRP) for the Final Environmental Impact Report (SCH: 2023110588). It shall be implemented in accordance with the timeline, reporting, and monitoring intervals listed.
2. **Approval Period for Tentative Parcel Map 38730.** There is a 24-month time limit in which to satisfy the conditions and record the map after Planning Commission approval, unless automatic extensions are granted by the State of California or extensions of time are granted by the City Council. A maximum of six (6) subsequent one-year time extensions may be granted by the City Council upon request by the applicant. A written request for an extension of time shall be submitted to the Planning Division at least 30 days prior to the expiration of the map.

3. **Approval Period for Conditional Use Permit (CUP) 25-00004, Development Plan Review (DPR) 22-00037, Development Plan Review (DPR) 22-00038, and Variance (VAR) 25-00001.** The Conditional Use Permit and Development Plan Reviews associated with the implementing subdivision may receive time extensions from the City Council, provided these do not exceed the number of extensions granted for the related map. The approval period shall be extended to align with automatic state extensions for the Tentative Parcel Map (TPM). Within two years, the applicant shall demonstrate the beginning of substantial construction as approved, which shall thereafter be diligently pursued to completion or substantial utilization. A written request for extension shall be submitted to the Planning Division at least thirty (30) days prior to the initial (and any subsequent extension) expiration of the Development Plan Reviews and Conditional Use Permit.
 4. **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 **Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Conditional Use Permit (CUP) 25-00004, Development Plan Review (DPR) 22-00037, Development Plan Review (DPR) 22-00038 and Variance (VAR) 25-00001.** The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought and shall cooperate fully in defense of the action.
 5. **Notice of Determination.** Within five (5) days of City Council approval, the applicant shall file a Notice of Determination to the Riverside County Clerk and submit appropriate payment of fees in accordance with Section 753.5, (Title 14) of the California Code of Regulations.
- **ENTITLEMENTS**
6. **Hotel.** If the hotel requires changes to the architecture, minor site layout modifications, or changes to colors or materials, the applicant shall obtain approval of an Administrative Development Plan Review (ADPR) from the Planning Division. A separate application and fee will be required.
 7. **Self-storage and Outdoor RV Parking Facility.** If the self-storage facility requires changes to the architecture or minor site layout modifications, the applicant shall obtain approval of an Administrative Development Plan Review (ADPR) from the Planning Division. A separate application and fee will apply. The submittal of the Administrative Development Plan Review (ADPR) must include the following:
 - a. The RV parking area is required to be paved.
 - b. Security cameras are required for both the self-storage and outdoor RV parking lot facility for security.

- c. No RV, trailer, motorhome, structure, or any motor vehicles parked in the facility shall be used as a temporary or permanent dwelling unit. Also, all living quarters (either covered or uncovered) or outdoors are prohibited. **Signage shall be added to prohibit residing in recreational vehicles (RVs).**
 - d. Semi-trucks and semi-truck trailers are prohibited within the self-storage and outdoor RV parking lot facility.
- 8. Commercial and Residential Facility.** No RV, trailer, motorhome, structure, or any motor vehicles parked in the commercial shopping center shall be used as a temporary or permanent dwelling unit. **Signage shall be added to prohibit residing in recreational vehicles (RVs).**
- **PLANNING DIVISION**
9. **Municipal Code and Specific Plan Compliance.** The project shall conform to the standards of Multi-Family Residential (MFR) and Commercial (C) Zone of the *Perris Valley Commerce Center Specific Plan* (PVCCSP) and Chapter 19 of the Perris Municipal Code.
 10. **Expansion of Use.** The site or its use may not be expanded without subsequent reviews and approvals by the Planning Division.
 11. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the plans approved by the Planning Commission on **August 20, 2025**, or as amended by final approval by the City Council. Any deviation shall require appropriate Planning Division consideration.
 12. **Advisory - Signs:** Signs shall be permitted in accordance with Chapter 19.75 Sign Regulations of the Zoning Code and Perris Valley Commerce Specific Plan. Signs shall be subject to separate review and assessment. A separate application and fee will be required.
 13. **State, County, and City Ordinances.** All tenants shall comply with all State, County, and City ordinances, including, but not limited to, an annual fire inspection and maintenance of a City business license.
 14. **Temporary Uses.** Per Chapter 19.60 of the City of Perris Municipal Code, any outdoor use of the common space for special events that will require temporary structures or tents shall be required to apply for a Temporary Activities and Use Permit as described in Section 19.60.060 of the City of Perris Municipal Code.
 15. **Rooftop Solar.** The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

Prior to Map Recordation:

16. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
17. **Final Map Recordation.** Prior to the recording of the Final Parcel Map, the developer shall submit two separate applications and fees, one application to the Planning Division and a second application to the Engineering Department for review and approval for City Council action.
18. **Map Recordation.** Prior to the recordation of the Final Map, the developer shall obtain the following clearances, approvals or actions:
 - a. Verification from the Planning Division that all pertinent conditions of approval have been met, as mandated by the Perris Municipal Code, including minimum lot size, and minimum lot width and depth requirements for each parcel.
 - b. A reciprocal access agreement between Parcels 1 through 4 shall be recorded concurrently with the Parcel Map.
 - c. A shared parking agreement between Parcels 1, 2, and 4 shall be recorded concurrently with the Parcel Map.
 - d. Any other required approval from an outside agency.

Prior to Grading Permit Issuance:

19. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
20. **Precise Grading Plans.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
21. **Traffic Control Plan.** A Traffic Control Plan shall be submitted for approval to the City Engineer.
22. **Southern California Edison (SCE).** The developer/owner shall contact the Southern California Edison (SCE) area service planner (951-928-8323) to complete the required forms prior to the commencement of construction. No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating electrical service will be placed underground.
23. **Eastern Municipal Water District (EMWD).** After the City's approval, the applicant shall also submit landscape plans to EMWD for approval and comply with required EMWD inspections. Contact EMWD at 951 928-3777, ext. 4334.
24. **Preliminary Water Quality Management Plan (PWQMP) Conditional Use Permit (CUP) 25-00004, Development Plan Review (DPR) 22-00037, Development Plan Review (DPR) 22-00038.** 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 two bioretention basins, a self-retaining landscape, and a covered trash enclosure. The Public Works Department shall review and approve the final addendum WQMP text, plans, and details.
25. **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).
26. **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:*
27. **Recorded Map.** Tentative Tract Map 38730 shall be recorded.
28. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
29. **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;
 - c. Current statutory school fees to all appropriate school districts;
 - d. Any outstanding liens and development processing fees owed to the City;
 - e. Appropriate Road and Bridge Benefit District fees;
 - f. Residential Park Development fees;
 - g. City Development Impact fees; and
 - h. Appropriate City Development Impact Fees or any other Development Impact Fees from other departments in effect at the time of development.
30. **Construction Drawings.** All Planning, Public Works, and Engineering conditions of

Conditions of Approval

approval and mitigation measures shall be copied on the construction drawings. The Conditions shall be annotated for ease of reference (i.e. Sheet and detail numbers).

31. **School District.** The proposed project shall adhere to the standard requirements and mitigation fees established by the Val Verde Unified School District.
32. **Performance Standards.** The applicant shall comply with all Performance Standards in Chapter 19.44.070 of the Perris Municipal Code.
33. **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 weekday hours between 7:00 a.m. and 7:00 p.m. and Saturday between 8:00 a.m. to 5 p.m. Construction may not occur on Sundays 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. Construction routes are limited to City of Perris designated truck routes.
 - c. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, 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 late morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - d. 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 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.
 - e. Project applicants shall provide construction site electrical hook-ups for electric hand tools, such as saws, drills, and compressors, to eliminate the need for diesel-powered electric generators or provide evidence that electrical hook-ups at construction sites are not practical or prohibitively expensive.
34. **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).
35. **Screening of Roof-Mounted Equipment.** Proper screening shall 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.
36. **Mechanical Equipment.** All mechanical equipment, including air conditioning units, pool equipment, etc., shall be screened from the public right-of-way by a view obscuring fence, wall, or landscaping to the satisfaction of the Planning Division.

37. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right-of-way. Interior downspouts are required for these elevations.
38. **Utilities.** If applicable, all utilities such as cable TV and electrical distribution lines (including those that provide direct service to the project site and/or currently exist along public right-of-way) adjacent to the site shall be placed underground, except for electrical utility lines rated at 65kv or larger. All utility facilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.
39. **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.
40. **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. These facilities shall also be screened from the public right-of-way by landscaping.
41. **Trash Enclosures.** In accordance with the Perris Valley Commerce Center Specific Plan, all development shall contain trash enclosures for the collection of trash and recyclable materials, subject to water quality and best management practices, and include the following:
- a. The sides of the trash enclosure shall be screened with landscaping (vines and shrubs) and provide a decorative solid trellis cover and a metal mesh between the trellis cover and the trash enclosure stucco wall.
 - b. Trash enclosure locations shall have an ADA path of travel from each one of the buildings to the trash enclosure it is meant to serve.
42. **Site Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:
- a. **Parking Stalls.** Parking stalls for passenger vehicles shall be striped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).
 - b. **Charging Stations.** The applicant shall install the EV parking spaces as shown on the plans for both sites. Electric Vehicle charging stations for light-duty vehicles, and the station locations and specifications shall be included on the building plans.
 - c. **Carports.** The carports shall be constructed of decorative materials to complement the apartment complex's architecture; subject staff review and approval.
 - d. The applicant shall work with City Staff to enhance the main Ramona Expressway entrance and complimentary monument sign.
43. **Building Elevations.** The following shall be shown on the Building plan check set for Planning Staff review and approval.

- a. Highly reflective glass shall not be used for architectural elevations.
- b. The applicant shall work with City Staff to provide an accent color for the multi-family development buildings, and update the carports elevations to the satisfaction of the Planning Manager and in consultation with the Ad Hoc Committee

44. **Landscape and Irrigation Plans.** Submit three (3) copies of the landscape and irrigation plans to the Planning Division for review and approval. Design modifications may be required as deemed necessary. A separate application and applicable fee are required. Landscape plans shall comply substantially with the conceptual plans approved by the City Council. The plans shall be prepared by a California-registered Landscape Architect and conform to the requirements of Chapter 19.70 – Landscaping of the Perris Municipal Code. The following shall be included:

- a. **Ramona Expressway.** As provided on the conceptual landscape plans for the Commercial component, 36” box trees shall be installed within the landscaped setback adjacent to Ramona Expressway. Additionally, the applicant shall install up-lighting on accent trees within the landscaped setback area on Ramona Expressway.
- b. **Landscape Berms.** A 6-foot-high, landscaped berm (trees, shrubs, ground cover) with a minimum 2:1 slope shall also be installed in front of the Dawes Street self-storage screen wall.
- c. **Accent Landscaping.** Large trees (36” box) shall be included in the landscape design at all driveway entrances.
- d. **Passenger Vehicle Parking Areas.** In passenger vehicle parking areas, drive aisles, and street frontage, a minimum of 30% of trees shall be 36-inch boxes or larger. Also, a minimum of one 24-inch box tree per six (6) parking stalls shall be provided.
- e. **Concealed parking lot areas.** All parking areas along the Ramona Expressway and Dawes Street frontages shall be screened by a minimum 36-inch-high shrub hedge, consisting of a double row of 5-gallon shrubs spaced 3 ½ feet on center.
- f. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be used for the commercial driveway entrances, self-storage entrance, multi-family residential development entrance, and all pedestrian pathways.
- g. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
- h. **Shade Tree.** The project shall provide a shade tree for every six (6) parking stalls throughout all parking lots.
- i. **Water Conservation.** Rain-sensing override devices and soil moisture sensors shall be required on all irrigation systems. Landscaping shall comply with Zoning Code Chapter 19.70 (www.cityofperris.org) for mandated water conservation.

j. **Maintenance.** All landscaping shall be maintained in a viable growth condition in perpetuity.

k. **Plant Palette Update.** Replace Milkweed with Narrow Leaf and African Sumac with alternative tree species.

45. **Fence and Wall Plans.** Plans and details for the screen walls shall be included in the landscape plan check submittal package for review and approval by the Planning Division. The proposed wall and fence plan shall generally conform to the Preliminary Fence and Wall plan submitted. Any changes to the approved wall and fence plan require review and approval of Planning Division staff. The following shall apply:

a. **Multi-Family Residential Development Walls and Fences.** Wall and fences shall consist of the following:

- i. North: 8-foot-high smooth stucco wall with decorative pilasters at 100 feet on center.
- ii. South: 8-foot-high tubular steel fence with decorative pilasters (smooth stucco) at 100 feet on center.
- iii. East/West: 8-foot-high smooth stucco wall.
- iv. Installation of a six (6) foot-high tubular fence or wall with decorative cap and pilasters every 100 feet around the perimeter of the apartment pool area shall be subject to planning review and approval

b. **Self-Storage Screen Walls and Fences.** Self-storage walls and fences shall consist of the following:

- i. North: 8-foot-high smooth stucco wall with decorative pilasters at 100 feet on center.
- ii. ~~East~~/West: 8-foot-high smooth stucco wall.
- iii. South: 14-foot-high smooth stucco wall with decorative pilasters at the main entrance along Dawes Street. A landscaped berm will reduce the visual height of the wall to 8 feet.
- iv. East: 14-foot-high smooth stucco wall with decorative pilasters along the easterly property line.

c. **Commercial Shopping Center Walls and Fences.** The commercial shopping center wall and fences shall consist of the following:

- i. North: No fencing or walls are permitted along Ramona Expressway. However, if any wall or fences are proposed, it will subject to planning review and approval.
- ii. East/West/South: 8-foot-high smooth stucco wall with decorative pilasters at 100 feet on center.

Conditions of Approval

- iii. Installation of a six (6) foot-high tubular fence or wall with decorative cap and pilasters every 100 feet around the perimeter of the hotel pool area shall be subject to Planning review and approval.
 - d. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.
 - e. **Knox boxes** are required for all gates and shall be approved by the Fire Marshal and issued by the Building Division.
 - f. No wall, fence, or monument sign shall be allowed in the right-of-way area.
46. **Photometrics Plan (Site Lighting Plan).** The applicant shall submit a Photometrics Plan to the Planning Division for review and approval. 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.
47. **Sit-down Restaurants** - An applicant who develops one of the two stand-alone sit-down restaurant buildings (Building 1 or 2) shall obtain approval of an Administrative Development Plan Review (ADPR) from the Planning Division. A separate application and fee will be required.

During Construction:

48. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
49. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.

Prior To Issuance of Occupancy Permits:

50. **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 before issuing a Certificate of Occupancy. This condition shall apply only to districts existing when 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. Flood Control Maintenance District No. 1
 - c. Maintenance District No. 84-1
 - d. North Perris Community Facilities Assessment District; and

e. Any other applicable City Assessment and Community Facilities Districts

51. **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 systems 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.
52. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs 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 the required paving, parking, walls, site lighting, landscaping, and automatic irrigation installed and in good condition.
53. **Dam Inundation Disclosure.** The owner shall disclose to all future tenants indicating the project is adjacent to a dam inundation area making the site subject to flooding in the event of a dam failure.
54. **March Air Reserve Base Disclosure.** All prospective purchasers of the property and tenants of the building shall be given notice regarding proximity to the March Air Reserve Base (i.e., to be provided by March Air Reserve Base).
55. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
56. **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 Planning sign-off.

Operational Conditions:

57. **Property Maintenance.** The project shall comply with the provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance in perpetuity for the life of the development. In addition, the project shall comply with the one-year landscape maintenance schedule identified in the Public Works Department Conditions of Approval No. 5 **July 16, 2025.**
58. **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.

59. **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.

- **ENGINEERING DEPARTMENT**

60. The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **August 12, 2025**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.

- **PUBLIC WORKS DEPARTMENT**

61. The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **July 16, 2025**.

- **PUBLIC SERVICES DEPARTMENT**

62. The project shall adhere to the requirements of the Community Services Department as indicated in the attached Conditions of Approval dated **July 10, 2025**.

- **BUILDING & SAFETY DIVISION**

63. The project shall adhere to the requirements of the Building & Safety Division as indicated in the attached Conditions of Approval dated **July 17, 2025**.

- **BUILDING OFFICIAL/FIRE MARSHAL**

64. The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Building Official and the approved Fire Access Plan. Water, gas, sewer, electrical transformers, power vaults and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Conditions of Approval shall be included in the building plans. See City of Perris website, Office of the Fire Marshal, for examples and relevant information for access and underground plan available at: <http://www.cityofperris.org>.

- **RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION.**

65. **Riverside County Airport Land Use Commission.** The following conditions shall be satisfied in accordance with the Airport Land Use Commission (ALUC) Development Review case file ZAP1652MA25:

- a. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

Conditions of Approval

- b. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
- i. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or FAA-approved navigational signal light or visual approach slope indicator.
 - ii. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight or circling climb following takeoff or towards an aircraft engaged in a straight or circling final approach towards a landing at an airport.
 - iii. (Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - v. Hazards to flight
- c. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
- d. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

Conditions of Approval

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

- e. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- f. The project has been evaluated to construct a 204-Unit apartment home complex, two storage buildings totaling 181,000 square feet with office space, and three retail buildings consisting of restaurant, hotel, and other retails uses totaling 61,008 square feet all on separate parcels totaling 17.64-acres, any change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.

- **FIRE MARSHAL**

- 66. The project shall comply with all Conditions of Approval by the Fire Department dated July 8, 2025, 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 the 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 4,000 GPM for 4 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 fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.

Conditions of Approval

- f. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction. NOTE: Fire hydrants must be at least 40 feet from buildings.
- g. A minimum of two points of connection to the public water shall be provided for the private fire-line water.
- h. The private underground fire-line system shall have aboveground indicating sectional valves for every five (5) appurtenances.
- i. Fire Department Connections (FDCs) shall be located within 100 feet of a public fire hydrant on the same side of the street. A vehicle access roadway/approach shall not be placed between an FDC and the closest hydrant to it.
- j. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
- k. The permanent building addresses shall be provided and either internally or externally illuminated during hours of darkness. The addresses shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
- l. All buildings be sprinklered in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
- m. Prior to building finals, each building shall be provided with a Knox key box located no more than seven feet above the finished surface and near the main entrance door.
- n. Prior to the issuance of a Certificate of Occupancy the buildings shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsections. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist licensed by the FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.
- o. City of Perris approval shall be obtained prior to any high-piled storage as defined by the CFC.

END OF CONDITIONS



CITY OF PERRIS

ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

August 12, 2025

PLN 22-05379 – TPM 38730 (Parcel 1-5)
PLN 22-00037 – DPR (Multi-Family Residential Apartment Development)
PLN 22-00038 – DPR (2 sit-down restaurants and 4-story hotel)
PLN 25-00004 – CUP (Self Storage Facility)
PLN 22-05380 – SPA (Amend MR Zone Floor Ratio and building height)
PLN 25-00001 – VAR (Variance for side yard setback)

Ramona Expressway 1,150 feet west of Redlands Avenue

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer provide 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 easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and that their omission may require resubmittal 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 conditions 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 Planning Department and others, and requirements identified in the approved Traffic Impact Analysis, the most stringent in the opinion of the City shall prevail.

General Conditions:

1. The project 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 provide for all traffic mitigation measures and improvements as depicted in the Traffic Impact Analysis and as conditioned below as approved by the City Engineer including but not limited to:
 - One point of access/driveway is permitted on Ramona Expressway.
 - This driveway shall be designated as right-in/right-out.
 - The driveway width shall be a minimum of 42 feet and shall accommodate a future traffic signal in the event the this driveway is signalized.
 - Two points of access/driveways are permitted on Dawes Street; Driveways from west to east are labeled 1 through 2 respectively.
 - Driveway 1 shall allow for full access movements.
 - Driveway 1 shall be stop controlled for southbound traffic.
 - Driveway 2 shall allow for full access movements.
 - Driveway 2 shall be stop controlled for the southbound traffic.
 - Ramona Expressway (Expressway) along the property's frontage within dedicated right of way shall be improved to provide for the following improvements:
 - 8-inch curb and gutter 61 feet south of the southerly edge of the median curb.
 - 22 feet of new pavement south of the existing pavement using a TI of 11, minimum pavement structural section shall be 8" Asphalt Concrete (AC) PG70-10 over 20" Class II Aggregate Base (AB).
 - The parkway shall be 19 feet wide consisting of a 10-foot-wide non-curb adjacent sidewalk, 9 feet of landscaping, and streetlights subject to the result of a photometric study prepared by a Registered Electrical Engineer per City of Perris, County of Riverside and Caltrans standards.
 - Ramona Expressway (Expressway) from the projects easterly boundary to approximately 170 feet east of the project limits, within

dedicated right of way, shall be improved to provide for the following improvements:

- 8-inch curb and gutter 48 feet south of the southerly edge of the median curb.
 - 11 feet of new pavement south of the existing pavement using a TI of 11, minimum pavement structural section shall be 8" Asphalt Concrete (AC) PG70-10 over 20" Class II Aggregate Base (AB).
 - The parkway shall consist of a 6-foot-wide sidewalk.
 - The proposed improvements shall be limited within the already dedicated right of way as approved by the City Engineer.
 - Dawes Street (Collector 66'/44'), along the property's frontage within dedicated right-of-way, shall be improved to provide for the following improvements:
 - If the existing curb and gutter is in good condition the curb and gutter may remain in place as approved by the City Engineer.
 - The existing asphalt pavement shall be grind and overlaid at a minimum depth of 0.2 foot using Asphalt Concrete PG-70-10, per the discretion and as approved by the City Engineer.
 - The parkway shall be 11 feet wide consisting of a 6-foot-wide sidewalk, 5 feet of landscaping and streetlights subject to the result of a photometric study prepared by a registered Electrical Engineer per City of Perris, County of Riverside and Caltrans standards.
 - The developer/property owner shall extend the existing raised landscaped median on Ramona Expressway to the east to only allow right-in/right-out vehicular movements for the Camper Resorts of America driveway to the east.
6. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes in compliance with ADA standards and requirements. The driveways curb returns shall be within the property limits and shall not infringe on adjacent properties.
7. The developer/property owner shall provide for all drainage mitigation measures and improvements as depicted in the Preliminary Drainage Study prepared by R.A. Smith, Inc. dated August 2023 and as conditioned below as approved by the City Engineer including but not limited to:
- The developer/property owner shall collect off-site runoff along the south side of Ramona Expressway and convey it to an acceptable outlet, as approved by the City Engineer.
 - A private drainage easement shall be provided on the map for conveyance of any runoff within the parcels.
 - Catch basin inserts shall be provided as approved by the Public Works Department.

8. The onsite WQMP facilities shall be designed per the approved preliminary WQMP and City of Perris design standards and guidelines as approved by the City Engineer.
9. The developer/property owner shall submit the following to the City Engineer, Fire Department, Eastern Municipal Water District (EMWD), and RCFCDD as applicable, for review and approval:
 - a. Grading Plan and Erosion and Sediment Control Plans
 - b. Street and Storm Drain Improvement Plans
 - c. Signing and Striping Plans
 - d. Water and Sewer Improvement Plans (per EMWD conditions of approval)
 - e. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
 - f. Geotechnical Report
 - g. Hydrology and Hydraulic Report
 - h. Final WQMP
 - i. Traffic Control Plans

The design shall be in conformance with EMWD, RCFCDD, Riverside County Transportation Department, Caltrans, City of Perris and ADA most recent standards, criteria and requirements in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.

10. The developer/property owner shall coordinate improvements with adjacent proposed and approved developments.

Prior to Recordation of the Parcel Map:

11. 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:
 - Ramona Expressway is classified as an Expressway (184'/134') per the Perris Valley Commerce Center Specific Plan. Adequate right-of-way shall be dedicated on Ramona Expressway along the property frontage to accommodate an 86 foot half width dedicated right-of-way as determined and approved by Planning Department, Public Works Department and the City Engineer.
 - Dawes Street is classified as a Collector (66'/44') per Perris Valley Commerce Specific Plan. Adequate right-of-way shall be dedicated on Dawes Street along the property frontage to accommodate a 33 foot half width dedicated right-of-way as determined and approved by Planning Department, Public Works Department and the City Engineer.

- Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
- Adequate right-of-way shall be dedicated at the property driveway at Ramona Expressway to accommodate a potential future traffic signal and traffic signal equipment as approved by the City Engineer.
- A private drainage easement shall be provided on the map for conveyance of any runoff within the parcels.
- Reciprocal access, parking and drainage easement shall be provided on the map for Parcels 1, 2, 3, 4 and 5.

All dedications shall be free from all encumbrances as approved by the City Engineer.

12. The developer/property owner shall relinquish and waive rights of access to and from Ramona Expressway and Dawes Street on the Map other than the access openings as depicted in Engineering condition number 5.
13. The developer/property owner shall make a good faith effort to acquire required offsite property interests for construction of improvements and if he or she should fail to do so, the developer/property owner shall, prior to submittal of the Final Map for recordation, enter into an agreement to complete the improvements. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the City prior to commencement of the appraisal.
14. The following statement shall be added to the Map:

"Notice of drainage fees" Notice is hereby given that this property is located in the Perris Valley Area Drainage Plan which was adopted by the City of Perris pursuant to Ordinance and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of Perris prior to issuance of the building permit, and that the property owner prior to issuance of the building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

15. 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, or provision shall be made satisfactory to the City for providing these services in the applicable district. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all applicable annexations prior to issuance of any grading permit, issuance of any

building permit, or recordation of a Final Map, whichever occurs first. In addition to districts that exist as of the date of project approval, this condition shall include later-formed districts provided that such districts are in existence as of the time of issuance of any grading permit or building permit for the project, as applicable. Such districts may include but are not limited to the following:

- a. Landscape Maintenance District No. 1
- b. Flood Control Maintenance District No. 1 (may include Streets)
- c. Maintenance District No. 84-1 (Street Lights and Traffic Signals)
- d. Perris Community Facilities Assessment Districts; and
- e. Any other applicable City Assessment, Community Facilities Districts

16. The developer/property owner shall have the aforementioned improvement plans and parcel map approved, executed subdivision agreement and posted securities prior to map recordation.

Prior to Issuance of Grading Permit:

17. The developer/property owner shall submit the following to the City Engineer, Fire Department, EMWD, and RCFCD as applicable, for review and approval:

- a. Grading Plan and Erosion and Sediment Control Plans
- b. Street and Storm Drain Improvement Plans
- c. Signing and Striping Plans
- d. Water and Sewer Improvement Plans (per EMWD conditions of approval)
- e. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- f. Geotechnical Report
- g. Hydrology and Hydraulic Report
- h. Final WQMP
- i. Traffic Control Plans

The design shall be in conformance with EMWD, RCFCD, Riverside County Transportation Department, Caltrans, City of Perris and ADA most recent standards, criteria and requirements 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:

18. The developer/property owner shall process Parcel Map 38730 with the City for review and approval and subsequent recordation.

19. The project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage

fees shall be set forth under the provisions of the “Rules and Regulations of Administration of Area Drainage Plan”. Acreage for the project site’s impervious area shall be provided.

20. Paved access shall be provided to the proposed buildings per the Precise Grading Plans.
21. The developer/property owner shall submit a compaction certification 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.

Prior to Issuance of Certificate of Occupancy:

22. There is no phasing of public improvements.
23. The developer/property owner shall complete the construction of all public improvements, including but not limited to roadway improvements and drainage improvements as specified above and accepted by the City.
24. The developer/property owner shall provide for utility trench surface repair per City of Perris Standard and as directed by the City Engineer.
25. 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.



CITY OF PERRIS
PUBLIC WORKS DEPARTMENT

MEMO

Date: July 16, 2025

To: Nathan Perez, Senior Planner

From: Liset Hernandez, Public Works Manager

By: Chris Baldino, Landscape Inspector

Subject: SPA22-05380, TPM 22-05379 (TPM 38730), CUP 25-00004, DPR22-00037, DPR22-00038, Variance 25-00001

A proposal to consider the following entitlements to facilitate a mixed-use project consisting of three-story multi-family residential development, a self-storage facility, two (2) freestanding sit-down restaurants, and a four-story hotel, on 16.91 acres, located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue: 1) Specific Plan Amendment to rezone 7.13 acres from Commercial (C) Zone to Multi-Family (MR), amend the PVCC-SP development standards table to clarify MR zone floor area ratio (FAR) maximum and increase the MR Zone height from 30 feet to 50 feet, and amend the PVCC-SP land use table to allow self-storage facilities within the commercial through a CUP; 2) TPM to consolidate two (2) parcels into five (5) parcels; 3) CUP for the review of site plan and building elevations for a 181,000 square foot self-storage facility on 5.4 acres, 4) DPR for the review of the site plan and building elevations for two (2) freestanding sit-down restaurants totaling 9,000 square feet, and a four-story 107 room hotel on 4.31 acres, 5) DPR for the review of the site plan and building elevations for a 287-unit multi-family residential development on 7.13 acres; and 6) Variance to allow a reduced side yard setback.

-
1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Ramona Expressway** - Provide offer of dedication as needed to provide for full half width Street (184'ROW), curb gutter, median, 10' shared use sidewalk, and off-site landscaping requirements, per City General Plan, including a

Page 1 of 11

Conditions of Approval

SPA22-05380, TPM 22-05379 (TPM 38730), CUP 25-00004, DPR22-00037, DPR22-00038, Variance 25-00001: Date: 7/16/2025



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

minimum 19' public parkway from face of curb.

- **Dawes Street** - Provide offer of dedication as needed to provide for full half width Street, (66' ROW, 33' halfwidth) curb gutter, 6' sidewalk, and off-site landscaping requirements, per City General Plan, including a minimum 11' parkway from face of curb.
2. **Landscape Maintenance Easement and Landscape Easement Agreement** - The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with a legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a landscape easement and Landscape easement agreement, acceptable to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing, if needed.
 3. **Landscaping Plans** - Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a 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. This landscape plan shall be titled "Off-site Landscape Plan for SPA22-05380, TPM 22-05379 (TPM 38730), CUP 25-00004, DPR22-00037, DPR22-00038, Variance 25-00001" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:
 - a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curbs, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Special Districts Division, including:
 - **Ramona Expressway** – Per 6.0-13 Streetscape Landscape design guidelines and planting pallet for Expressway and figure 6.0-3 of the PVCCSP for sizing and spacing requirements. Planting will complement the planting pallet east of this project along Ramona Expressway prior to Indian Ave. Primary trees: Platanus acerifolia London plane tree, secondary tree Lagerstroemia Indica Tonto Crape Myrtle, Olea Europaea



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Majestic Beauty Fruitless olive multi trunk in alternating Groups of three. Use of drought resistant shrubs and ground cover including but not limited to the following: Callistemon Viminalis Dwarf weeping bottle brush, Grevillea Noellii Noel Grevillea, Officinalis rosemarinus Hunting Carpet rosemary, Dianella tasmanica Silver streak, Tulbaghia Violagea Tricolor Society Gralic.

- **New and Existing Ramona Expressway Median** – (1) Developer shall be required to install new landscape and irrigation within existing median and new median proposed. (2) The proposed development will benefit from existing landscape maintenance district facilities, including the Ramona Expressway Medians, which serves the existing development. Therefore, the project shall annex into a new Landscape District Benefit Zone and pay is fair share of the maintenance of the existing median facilities.
 - **Ramona Expressway to Include 10' Shared Use Bicycle Path.** Contractor shall remove existing sidewalk along Ramona Expressway and replace with a 10' concrete shared use sidewalk.
 - **Dawes Street** – Per 6.2.1 Streetscape Landscape design guidelines and planting pallet for Collector Road and Figure 6.0-9 of the PVCCSP for sizing and spacing requirements. The planting will consist of the following, Primary Trees Quercus agrifloia, Costal Live Oak. Use of drought resistant shrubs and groundcover including but not limited to the following: Yucca falaccida Gold Garland Yucca, Pennisetum alopecuroides Dwarf Fountain Grass, Lantana swllowiana Trailing Lantana, use of native boulders from Perris area.
- b. Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Special Districts Division. Components shall include, but not be limited to Rainbird XBT-20PC w/ Diffuser, or equal on flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). The controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Weather Trak Pro3, or equal, with Rain Sensor). At the discretion of the Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. The proposed system shall be complete with



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor, and ET programmed.

- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right-hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- d. **Meters** – Each District is required to be metered separately. A meter cannot be shared between Flood Control District #1, Landscape Maintenance District #1, and/or Lighting Maintenance District 84-1, nor can a meter servicing on-site improvements be used to provide water and/or power to off-site improvements. All electrical and water meters shall be in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
- f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
- g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.

- h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all gravel, rock, or cobble areas.
 - i. **Wire Mesh and Gravel at Pull Boxes** - Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
 - j. **Concrete Maintenance Band at Medians and Mortar Cobble Turn Lane** – Provide 12” wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobble creek bed, round stone sized 6” to 12”.
 - k. **Perimeter Walls Graffiti Coating** – Provide anti-graffiti coating to all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.
 - l. **Slopes 3:1 Maximum** - Any proposed slope will not exceed a 3:1 ratio. Slopes exceeding a 3:1 ratio shall require construction of appropriate reinforcing garden walls.
 - m. **SB 1383 Mulch Compliance** – All mulch procured for use on City landscape areas must be produced from green waste sourced from a permitted/registered facility under 14 CCR 18993.1(4)(B).
 - n. **Offsite Landscape Standard Details** – Can be found at:
https://www.cityofperris.org/our-city/city-hall/city-forms/-folder-419#docfold_14_418_265_419
4. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only “OFF-SITE” landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled for at least two working days (Monday through Friday) during normal staff hours, prior to the actual inspection. Contact Public Works Special Districts Division at (951) 657-3280 to schedule inspections.



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

- **Inspection #1** – Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
 - **Inspection #2** – Soil prepared, and plant materials positioned and ready to plant.
 - **Inspection #3** – Landscaping installed, with all equipment and irrigation system fully operational, including water meter and electric meter.
 - **Inspection #4** – A joint inspection with the Development Inspector and LMD Inspector and Applicant to request for “Start of 1 year Maintenance Period” submitted, with all required turn-over submittal items provided to Public-Works Special Districts Division. **The applicant shall be responsible for ensuring that a 6-month reserve has been secured for the site prior to the City assuming maintenance responsibilities. A site will not be granted the Start of the 1 Year Maintenance Period if there is not adequate funding for the City to assume maintenance responsibilities the following year.**
 - **Inspection #5 (Turn-Over)** – On or about the one-year anniversary of Inspection #4, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one-year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City’s Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City’s Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.
5. **One Year Maintenance and Plant Establishment Period** - The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #4 discussed above, and final approval by the City. During this one-year period the applicant shall be required to

Page 6 of 11

Conditions of Approval

SPA22-05380, TPM 22-05379 (TPM 38730), CUP 25-00004, DPR22-00037, DPR22-00038, Variance 25-00001: Date: 7/16/2025



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees, and shrubs in a viable growth condition. Prior to the start of the one-year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for review and approval by the City's Special Districts Division. The City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turnover to City maintenance staff.

6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting, shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Special Districts Division. Components shall include, but not be limited to:
 - a. **Street Lighting-**If Street lighting is required, lighting shall meet the type, style, color, and durability requirements necessary for energy efficiency goals, maintenance, and longevity of improvements of the City Engineer's Office. Streetlights will be owned by City of Perris not SCE. Streetlights shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
 - b. **Street Signs-**All street signs shall meet additional City Standards provided by the Public Works Department.
 - c. **Acceptance By Public Works/Special Districts-** Lighting District facilities required by the City Engineer's Office shall be installed and fully operational and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works Special Districts Division, the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turnover information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

electrical meter number, photo of pedestal, and coordinate “request for transfer of billing information” with SCE and City for all new service meters). Developers shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for the amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photocopy of Traffic Signal as-built plans and timing sheets.

7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:

- **Storm Drain Screens-**If off-site catch basins are required by the City Engineer’s Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall meet the type, style, and durability requirements of the Public Work’s Special Districts Division.
- **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both “ON-SITE” and OFF-SITE” WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
- **Acceptance By Public Works/Special Districts-**Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City’s WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works’ Special Districts Division. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Special Districts Division. The Public Works’ Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder’s Office, and the



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works' Special Districts Division the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.

9. (A.) **Assessment Districts. Prior to issuance of Grading Permit, issuance of Building Permit, or Final Map Recordation, whichever occurs first,** the developer shall **complete annexation** into the special districts, posting an adequate maintenance performance bond to be retained by the City as required by the Public Works Department. The applicant shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
 - **Consent and Waiver for Maintenance District No. 84-1 - New Street** lighting and traffic signal proposed by the project, as determined by the City Engineer
 - **Consent and Waiver for Landscape Maintenance District No. 1** – New off-site parkway landscape proposed by the project on Ramona Expressway & Dawes St. and pay a fair share of the existing median landscape maintenance cost.
 - **Petition for Flood Control Maintenance District No. 1** - New Off-site Flood Control Facilities proposed by the project, and existing storm



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

drain pipes, catch basins, and downstream earthen channels, as determined by the City Engineer.

- Original notarized document(s) to be sent to:
Daniel Louie
Wildan Financial Services
27368 Via Industria, #200
Temecula, CA 92590
- i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
- ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on the Reports.
- iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
- iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.
- v. Confirmation by the City Council completes the annexation process, and the condition of approval has been met.

(B.) Community Facilities Districts. Prior to issuance of Grading Permit, issuance of Building Permit, or Final Map Recordation, whichever occurs first, the developer shall **complete annexation** into any community facilities or similar district that provides funding for maintenance, services, or public improvements that benefit the project or provision shall be made satisfactory to the City for providing these services in the applicable district. The cost and benefits shall be described in the applicable district and annexation documents. In addition to districts that exist as of the date of project approval, this condition shall include later-formed districts provided that such districts are in existence as of the time of



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

issuance of any grading permit or building permit for the project, as applicable. Such districts may include but are not limited to the following:

- ***Perris Community Facilities District; and***
- ***Any other applicable Community Facilities District***

10. **Prior to Certificate of Occupancy (Residential).** The issuance of occupancy certificate(s) is ***stringent*** upon meeting the Conditions of Approval set forth by Public Works. The following should be understood by Developer:
 - a. Issuance of First Certificate of Occupancy, temporary or final, whichever occurs first:
 - i. May only be permitted if Developer has completed annexations into aforementioned districts of Condition 9(A) and 9(B).
 - b. Issuance of Final Certificate of Occupancy of more than **50% of total dwelling units**
 - i. Upon no Public Works corrections at completion of Condition 4: Landscape Inspection #3, and
 - ii. Completion of Conditions 1 through 3, and 6 through 9.
 - c. Issuance of Final Certificate of Occupancy of more than **90% of total dwelling units**
 - i. May only be permitted after Developer has met the aforementioned stipulations of Condition 10(b), and completed Condition 4: Landscape Inspection #4 with no outstanding corrections.
11. **Prior to Certificate of Occupancy (Industrial/Commercial).** The issuance of occupancy certificate(s) is ***stringent*** upon meeting the Conditions of Approval set forth by Public Works. The following should be understood by Developer:
 - a. Issuance of Temporary Certificate of Occupancy
 - i. May only be permitted if Developer has completed annexations into aforementioned districts, and
 - ii. Upon no Public Works corrections at completion of Condition 4: Landscape Inspection #3, and
 - iii. Completion of Conditions 1 through 3 and 6 through 8.
 - b. Issuance of Final Certificate of Occupancy
 - i. Upon confirmation by Public Works that all conditions set forth in this document have been completed to satisfaction.



City of Perris
PUBLIC SERVICES DEPARTMENT

MEMO

Date: July 10, 2025

To: Nathan Perez, Senior Planner

From: Sabrina Chavez, Director of Public Services

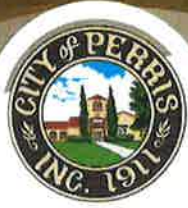
Cc: Arcenio Ramirez, Director of Parks & Community Services
Crystal Lopez, Public Services Manager
Arturo Garcia, Parks Manager
Martin Martinez, Management Analyst

Subject: A proposal to consider the following entitlements to facilitate a mixed-use project consisting of three-story multi-family residential development, a self-storage facility, two (2) freestanding sit-down restaurants, and a four-story hotel, on 16.91 acres, located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue: 1) Specific Plan Amendment to rezone 7.13 acres from Commercial (C) Zone to Multi-Family (MR), amend the PVCC-SP development standards table to clarify MR zone floor area ratio (FAR) maximum and increase the MR Zone height from 30 feet to 50 feet, and amend the PVCC-SP land use table to allow self-storage facilities within the commercial through a CUP; 2) TPM to consolidate two (2) parcels into five (5) parcels; 3) CUP for the review of site plan and building elevations for a 181,000 square foot self-storage facility on 5.4 acres, 4) DPR for the review of the site plan and building elevations for two (2) freestanding sit-down restaurants totaling 9,000 square feet, and a four-story 107 room hotel on 4.31 acres, 5) DPR for the review of the site plan and building elevations for a 287-unit multi-family residential development on 7.13 acres; and 6) Variance to allow a reduced side yard setback. Applicant: Marwan Alabbasi.

Public Services Staff reviewed the project application in subject, and we offer the following condition(s):

Development Impact Fees

- The Project is subject to payment of Industrial Park Development Impact Fees.
- The Project is subject to payment of Residential Park Development Impact Fees.
- This Project is subject to payment of Public Art Development Impact Fees.



City of Perris

PUBLIC SERVICES DEPARTMENT

Special Districts

- The project shall annex into the Community Facilities District No. 2018-02 (Public Services)

Additional Comments

The application requests a rezone to multi-family residential therefore the project is subject to Development Services-Planning Department multi-family residential development standards requiring common recreational amenities.

The map or site plan must identify pedestrian access to neighboring parkland.

Ordinance Number 953 F.1-7 specifies that whenever a specific plan, tentative tract map, residential tentative parcel map, or multi-family residential development proposal is submitted to the Development Services Department, it must be accompanied by a written statement from the applicant stating their intention to dedicate land to City, pay fees in lieu thereof, or a combination of both for park and recreational purposes. If the developer desires to dedicate land for this purpose, he shall first consult with the City Department of Community Services and Planning as to the appropriate area to be dedicated. Site selection and screening criteria and park unit classification is required and such areas as may be proposed to be dedicated shall be shown on the specific plan, tentative tract map, residential parcel map, or multi-family project site plan as submitted. No such statement is included with this application.

Single family lots x 4.49 persons per household = _____
Dedication requirements is 5 acres per 1,000 residents = 200
_____ Persons per household/200 = _____

- The map or site plan for this project does not show the location of the proposed parkland dedication to City.
- The proposed parkland dedication is less than the amount of land required to be dedicated (5 acres, 1000 residents). _____ acres are required, but the proposed parkland dedication is only _____. The developer/subdivider must pay fees for the value of any additional land that otherwise would have been required to be dedicated.
- The proposed parkland falls below the minimum size for a 5-acre park.
- The proposed parkland lies in a floodplain/floodway which impacts the available area for development of park improvements.



City of Perris

PUBLIC SERVICES DEPARTMENT

The following terms are recommended:

- The Other: The household size has increased to 4.49 persons per household in Perris (2020 Census). This number should be used to calculate the park acreage required to meet the requirement. Facilities ineligible for park credit include landscaped area edges, medians, subdivision entries, lakes and streams, or other water features, paseos, greenbelts, trails, walkways, and other similar features that are used primarily as transportation corridors and are not destinations in and of themselves, and privately owned facilities (parks, community centers) which are smaller than four (4) acres.

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

Planning Case File No(s): SPA-22-05380

Case Planner: Nathan Perez

Applicant:

Location: RAMONA EXPY & DAWES ST.

Project: 45,000 SF HOTEL SITE & TWO SIT-DOWN RESTAURANTS (4,000 SF & 6,000 SF) & 291,000 SF LIGHT INDUSTRIAL WAREHOUSE APN: 303-100-012, -014

Associated Cases: APN: 303-100-012,014

Reviewed By: Jorge Caballero, CBO

Date: 07/17/2025

BUILDING AND SAFETY COMMENTS

Please cloud all corrections on the revised exhibit to provide an expeditious review. Items labeled as "Corrections" must be addressed before entitlement approval. Items labeled as "Conditions" shall be satisfied at the time before permit issuance or final inspection. Include a comment response list addressing each correction on the comment list. Thank You.

BUILDING AND SAFETY CORRECTIONS

1. The maximum allowed area of every Building is based on Table 506.2, 2022 CBC, or the most current CBC code. Please verify or provide calculations for building allowable areas based on the CBC.

2. Please include with the building submittal a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include the following:
 - a. Accessible path construction type (Asphalt or concrete).
 - b. Accessible path width.
 - c. Accessible path directional slope% % and cross slope% %.

3. All accessible ramp and curb cut-out locations and details where applicable. The Accessible path of travel shall:
 - a. Connect to the public R.O.W.
 - d. Connect to all building(s).
 - e. Connect to all accessible parking loading/unloading areas.
 - f. Connect to accessible sanitary facilities.
 - g. Connect to areas of public accommodation.

Please be aware that the approved site plan, including accessibility requirements, should be included with any building plan submittals. Depending on the additional information or revisions provided during the plan review process, the plan review staff may have further comments. Additional accessible requirements within the structure shall be reviewed during the building plan review.

4. Provide the minimum number of required accessible parking spaces for every type of facility (apartments, restaurants, hotels, etc.)

Total Accessible Parking Spaces

Parking spaces shall be provided in accordance with the following table. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility. (11B-208.2)
 (See EXCEPTIONS below)

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

5. Parking striping is required for accessibility and EV charger stalls.

6. **EV PARKING:** Revise the site plan to show the required designated EV parking per CGC.

5.106.5.3 Electric vehicle (EV) charging. [N] For New Construction, provide electric vehicle infrastructure and facilitate electric vehicle charging in compliance with Section 5.106.5.3.1

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE) ²
0-9	0	0
10-25	4	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 and over	20 percent of total ¹	25 percent of EV capable spaces ¹

Revise the site plan to show the required designated EV parking per CGC.

DISABLED ACCESS GUIDELINE:

EVCS are not considered parking spaces by the code. Additionally, the required accessible parking spaces shall not be used for other purposes, as required by EVCS. 11B-208.1.

Required Number of Accessible EVCS

Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

Electric Vehicle Charging Stations for Public Use and Common Use

Electric Vehicle Charging Stations for Public Use and Common Use

Total Number of EVCS at a Facility ¹	Minimum Number (by type) of Accessible EVCS Required		
	Van Accessible	Standard Accessible	Ambulatory
1 to 4	1	0	0
5 to 25	1	1	0
26 to 50	1	1	1
51 to 75	1	2	2
76 to 100	1	3	3
101 and over	1, plus 1 for each 300, or fraction thereof, over 100	3, plus 1 for each 60, or fraction thereof, over 100	3, plus 1 for each 50, or fraction thereof, over 100

1. Where an EV charger can simultaneously charge more than one vehicle, the number of EVCS provided shall be

7. Provide Parking summary calculations to include required parking, ADA accessible parking, EV charging parking spaces, and EV accessible parking spaces. Additionally, provide a calculation to demonstrate compliance at every phase of construction.

8. Additional corrections/comments can be made depending on whether the exhibits are modified on the next submittals.

GENERAL CONDITIONS

1. The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with the current adopted California Building Codes and City of Perris Ordinances regulations in effect at the time of building plan submission and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The project must comply with the current adopted California Building Codes at the time of the building application date. The updated 2022 California Building Codes will take effect as of January 1, 2023, as mandated by the State of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2023, will be subject to the new updated California Building Code(s).

- A. 2022 California Building Code
- B. 2022 California Electrical Code

- C. 2022 California Mechanical Code
 - D. 2022 California Plumbing Code
 - E. 2022 California Energy Code.
 - F. 2022 California Fire Code
 - G. 2022 California Green Building Standards Code.
2. The project must comply with the 2022 Green Code (or the most currently adopted Building codes) EV charging station requirements.
 3. **The project shall comply with the most recently adopted California Building Code chapter 11A. Including accessible paths, accessible units, adaptable units, and communication features units.**
 4. The project shall comply with the most recently adopted California Building Code chapter 11B.
 5. GREEN BUILDING CODE WASTE REDUCTION (Non-Residential):
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan that:
 - a. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
 - b. Determines if materials will be sorted on-site or mixed.
 - c. Identifies diversion facilities where the material collected will be taken.
 - d. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.
 6. Fire access plans for the entire site (construction stage and final building approach) shall be approved. A fire access plan shall be provided.
 7. The proposed structures will require fire sprinklers

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 finished grade must be inspected and signed off

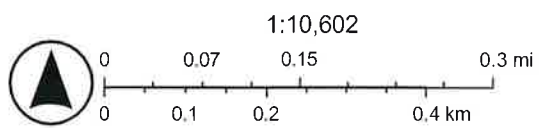
FIRE CONDITIONS

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

Attachment 3
Location/Aerial Map



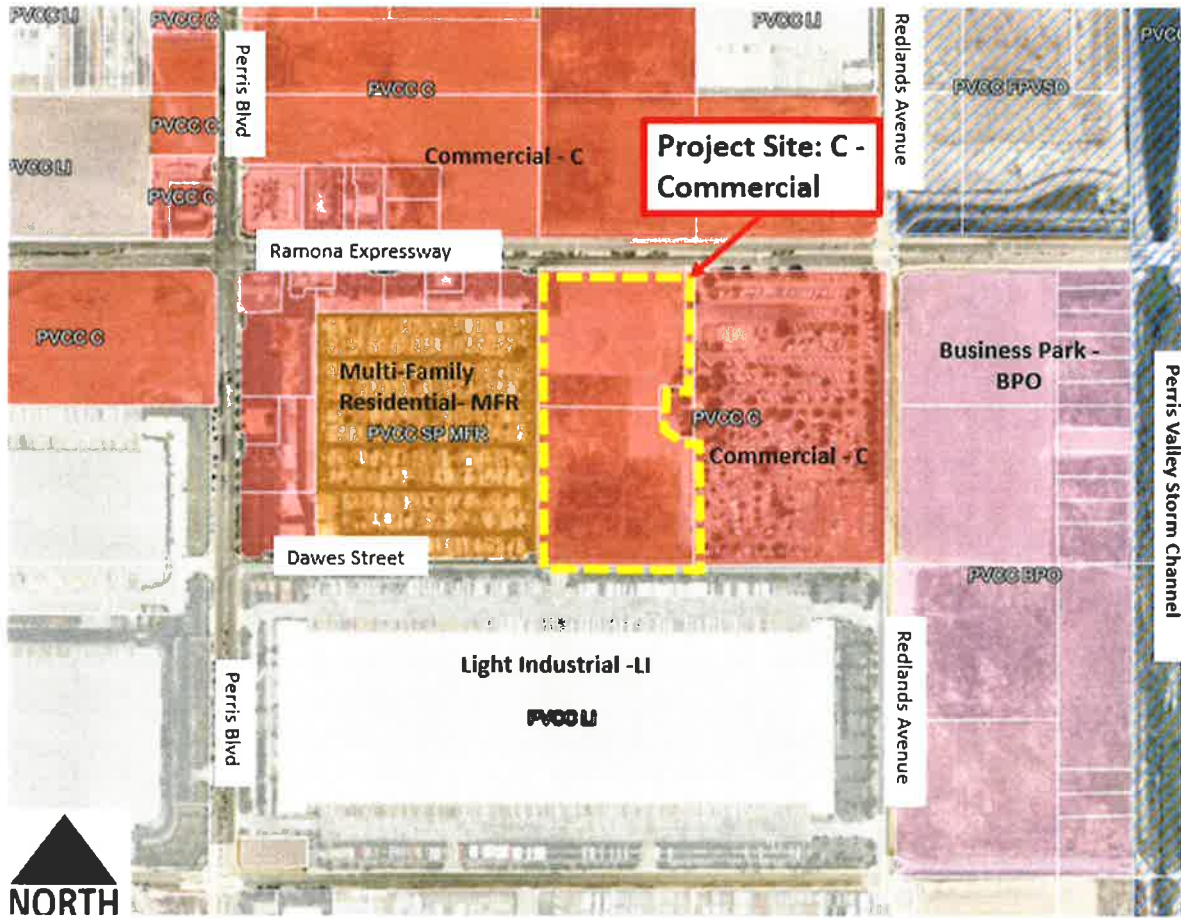
Parcels
 Perris Boundary



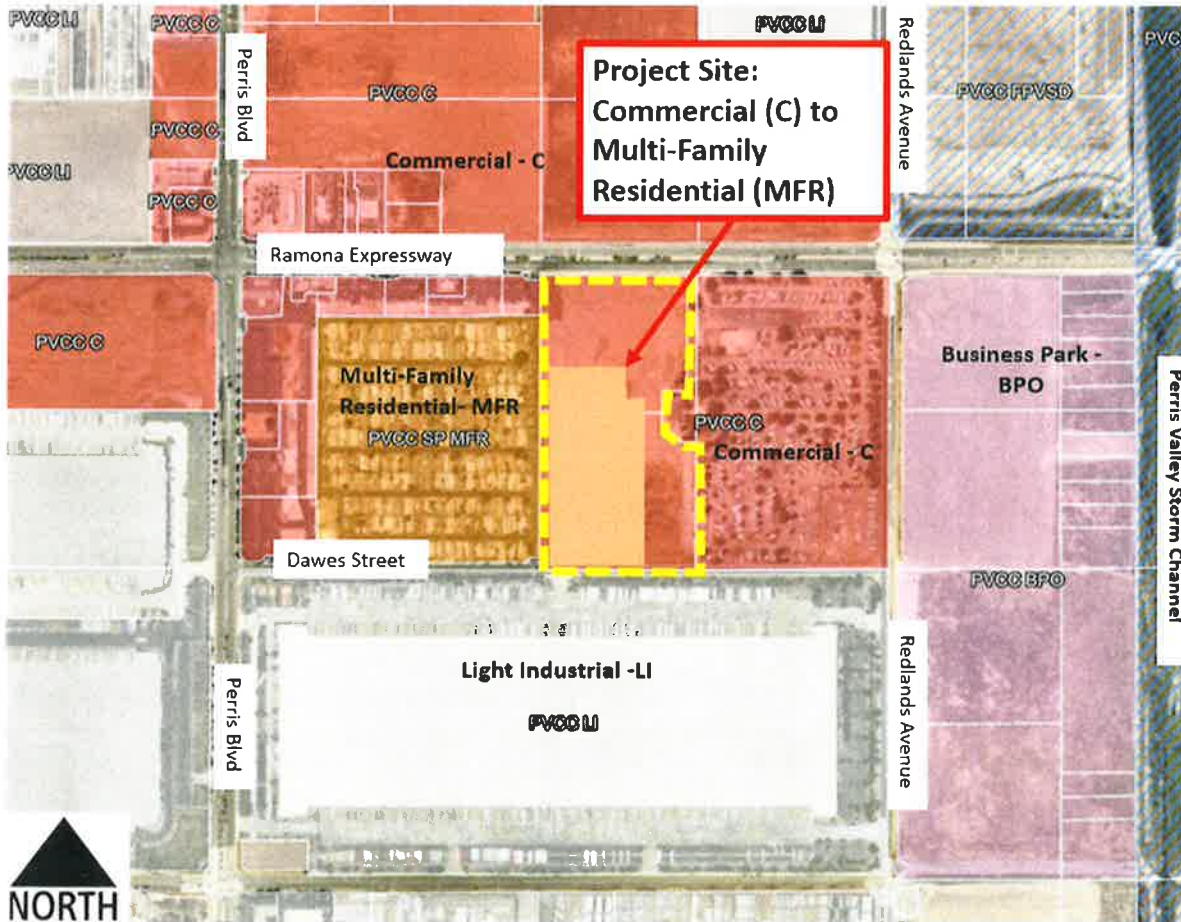
Attachment 4

Existing and Proposed Modification to PVCCSP Specific Plan Land Use Designation Map

Existing PVCC SP Land Use Map



Proposed PVCC SP Land Use Map



Attachment 5

Proposed PVCCSP Sections 2.0 (Land Use)
and Section 4.0 (On-site Design Standards)



Table 2.0-2, Land Uses (Continued)

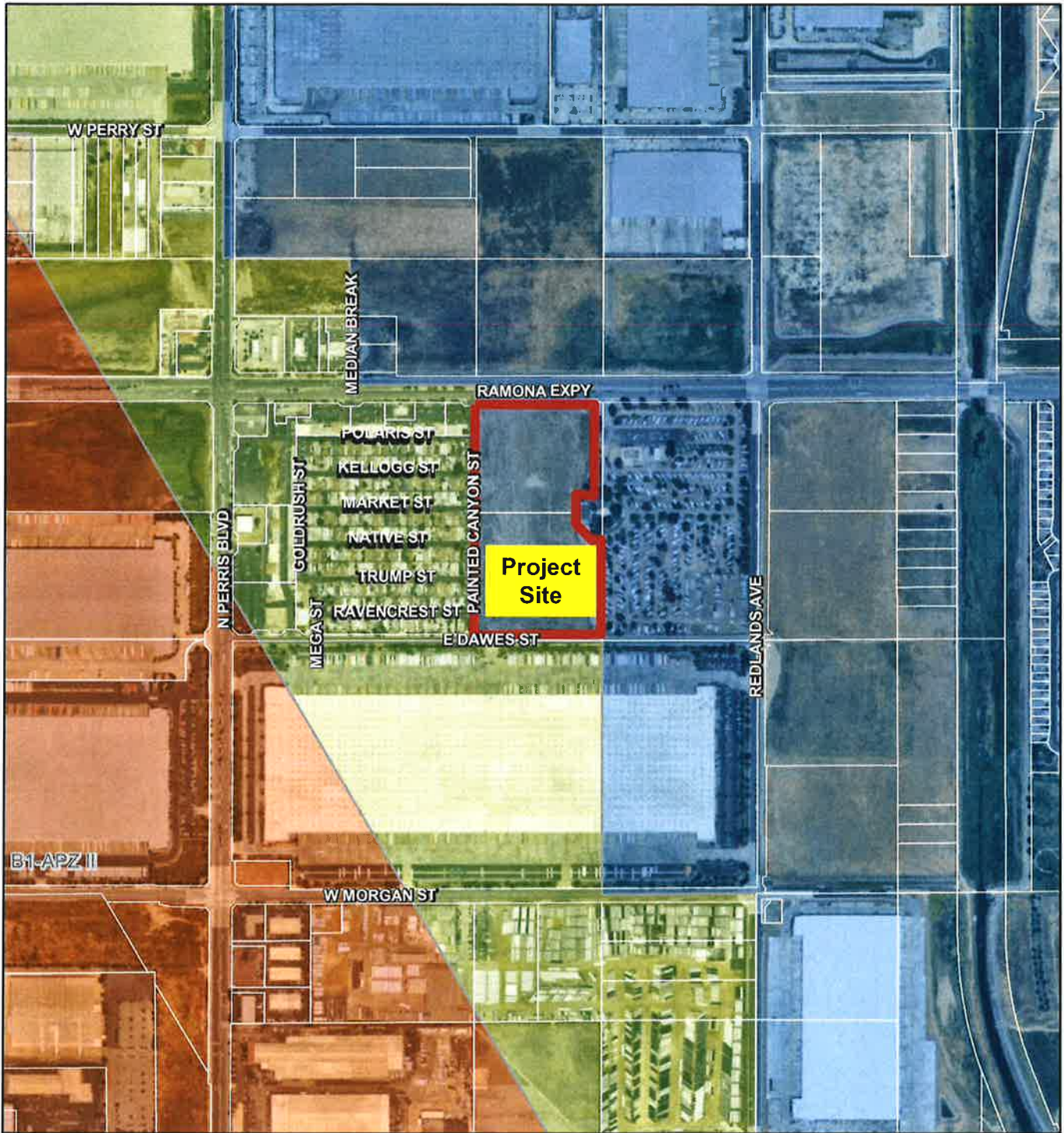
LAND USE	LI	GI	BPO ⁽¹⁾	C ⁽¹⁾	R ⁽¹⁾	MFR ⁽¹⁾	P	See Section
Industrial								
Schools, Technical and Trade	CUP	CUP	P	CUP	PRO	PRO	PRO	
Recreation								
Recreational Areas and Facilities (Outdoor)	A	A	A	CUP	P	PRO	P	
Recreational Areas and Facilities (Indoor)	A	A	CUP	CUP	P	PRO	P	
Manufacturing, Industrial: Indoor	P	P	CUP	PRO	PRO	PRO	PRO	
Manufacturing, Industrial: Outdoor	CUP	P	PRO	PRO	PRO	PRO	PRO	
Manufacturing: Pharmaceutical, Hazardous Materials, Chemicals	P ⁽²⁾	P ⁽²⁾	CUP	PRO	PRO	PRO	PRO	
Storage								
Mini-storage/Wholesale Facilities	P	P	PRO	PRO CUP	PRO	PRO	PRO	Chapter 19.44.090.A
Warehouse/Distribution Centers	P	P	A	A	PRO	PRO	PRO	Chapter 19.44.090.A
Non-Profits								
Government Facilities	PRO	PRO	PRO	PRO	PRO	PRO	P	
Public and Semi-Public Institutions	CUP	CUP	P	P	PRO	PRO	P	
Public Infrastructure Facilities	PRO	PRO	PRO	PRO	PRO	PRO	P	
Public or Semi Public Education Facilities	PRO	PRO	CUP	CUP	PRO	PRO	P	
Religious Institutions	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Professional Office								
Business/Professional Office	CUP	CUP	P	P	PRO	PRO	PRO	
Residential Uses								
Caretaker Quarters	A	A	A	A	PRO	PRO	PRO	
Day Care, Large Family	PRO	PRO	PRO	PRO	P	P	PRO	Chapter 19.83
Day Care, Small Family	PRO	PRO	PRO	PRO	P	P	PRO	Chapter 19.83
Mobilehome parks	PRO	PRO	PRO	PRO	PRO	P	PRO	
Multi-Family Units (condos, town-homes, apartments)	PRO	PRO	PRO	PRO	PRO	P	PRO	
Single-Family Detached Dwelling Unit	PRO	PRO	PRO	PRO	P	PRO	PRO	



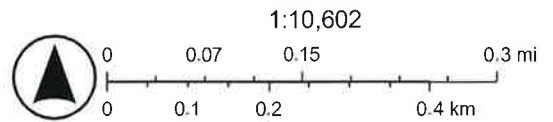
Table 4.0-1, Development Standards by Land Use
(Refer to Table 12.0-1 for land uses within Airport Overlay Zone)

Development Standards	LI	GI	C	BPO	R	MFR	P	Notes
Minimum Lot Size	15,000 s.f.	15,000 s.f.	1 ac.	20,000 s.f	20,000 s.f.	3,000 s.f.	None	
Minimum Lot Frontage	75 feet	75 feet	100 feet	100 feet	80 feet	35 feet	None	45' on cul-de-sacs and street knuckles at ROW.
Minimum Lot Width	75 feet	75 feet	100 feet	100 feet	80 feet	35 feet	None	
Minimum Lot Depth	100 feet	100 feet	150 feet	150 feet	150 feet	85 feet ^[11]	None	90' on cul-de-sacs and street knuckles
Maximum Structure Size/Floor Area Ratio(FAR)	0.75 FAR	0.75 FAR	0.75 FAR	0.75 FAR	0.40 FAR	1,500 s.f. 0.75 FAR	None	Note 3
Minimum Structure Separation	None	None	None	None	10 feet	10 feet ^[13]		
Accessory Structures Size	No max.	No max.	No max.	No max.	No max.	No max.	No max.	
Maximum Lot Coverage by Structure	50% of lot	50% of lot	50% of lot	50% of lot	40% of lot	40% of lot ^[12]	Note 14	Note 3
Maximum Structure Height	50 feet ^[11]	50 feet ^[11]	45 feet ^[11]	50 feet ^[11]	35 feet	30 50 feet	Note 14	Notes 3 and 4
Maximum Structure Height at Setback	20 feet	20 feet	25 feet	20 feet	35 feet	30 feet	Note 14	
Front Yard Setback shall be as follows:	[7][8]	[7][8]	[9][10]	[7][8]				
• Local/Collector Streets	10 feet	10 feet	5 feet	5 feet	25 feet	20 feet	Note 14	Note 3
• Arterials	15 feet	15 feet	10 feet	10 feet	25 feet	20 feet	Note 14	
• Expressway and Freeway	20 feet	20 feet	15 feet	15 feet	25 feet	20 feet	Note 14	
Side Yard :								
• Adjoining non-residential	None	None	None	None	5 feet	5 feet	Note 14	
• Adjoining residential	20 feet ^[6]	20 feet ^[6]	10 feet ^[5]	10 feet ^[5]	5 feet	5 feet	Note 14	
Street Side Yard:	See Front Yard Req.	See Front Yard Req.	See Front Yard Req.	See Front Yard Req.	See Front Yard Req.	10 feet ^[13]	Note 14	
Rear Yard :								
• Adjoining non-residential	None	None	None	None	25 feet	10 feet ^[13]	Note 14	
• Adjoining residential	20 feet ^[6]	20 feet ^[6]	10 feet ^[5]	10 feet ^[5]	25 feet	N/A	Note 14	
Minimum Landscape Coverage	12%	10%	10%	15%	None	None	None	Notes 2 and 3

Attachment 6
MARB/IPA ALUCP Map



- Parcels
- Airport Compatibility Zone March Air Reserve Base
- B1-APZ II
 - B2
 - C1
 - D
 - Perris Boundary



Attachment 7

Tentative Parcel Map (TPM) 38730

Attachment 8

Commercial Project Plans (Site Plan, Floor Plans, Building Elevations, 3-D renderings)

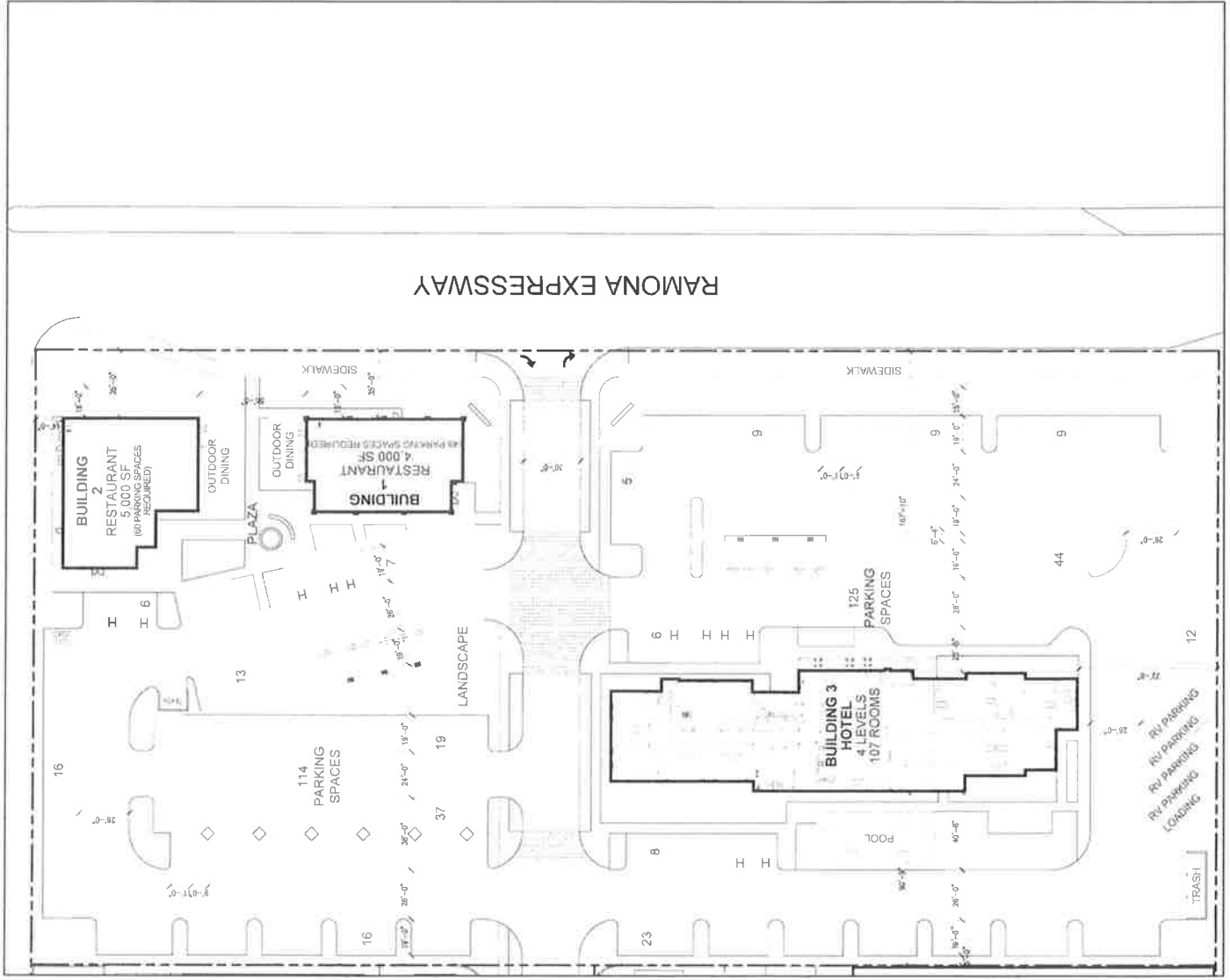
Due to the size of the plans, only select plans are provided in the staff report package; the complete set of plans are on file with the Planning Department and available online at:

[https://www.cityofperris.org/departments/
development-
services/planning/environmental-
documents-for-public-review/-folder-
405#docan1206_1313_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479)



Table of Contents

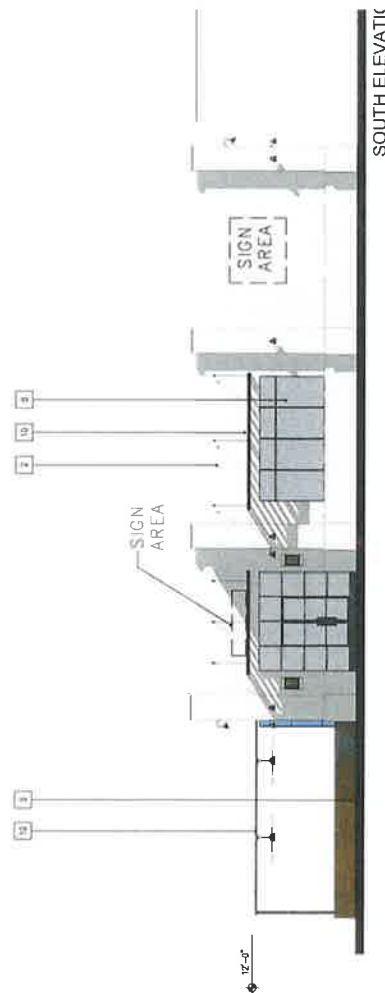
Cover Sheet	Residential
Site Plan	Site Plan
Ground Level	Elevations
Upper Level	Floor plan - Ground Level
Fire Department Access Plan	Floor plan - Upper Levels
Unit Plans	Unit Plans
Self Storage	Self Storage
Site Plan	Site Plan
Elevations	Elevations
Floor Plans - Ground Level	Floor Plans -Ground Level
Floor Plans -Upper Level	Floor Plans -Upper Level
Managers Residences/Office	Managers Residences/Office
Pad 1 - Elevations	Pad 1 - Elevations
Pad 1 - Floor Plan	Pad 1 - Floor Plan
Pad 2 - Elevations	Pad 2 - Elevations
Pad 2 - Floor Plan	Pad 2 - Floor Plan
Hotel - Elevations - North and West	Hotel - Elevations - North and West
Hotel - Elevations - South and East	Hotel - Elevations - South and East
Hotel - Floor Plan - Ground Level	Hotel - Floor Plan - Ground Level
Hotel - Floor Plan - Upper Levels	Hotel - Floor Plan - Upper Levels



RAMONA EXPRESSWAY



SITE PLAN
Retail

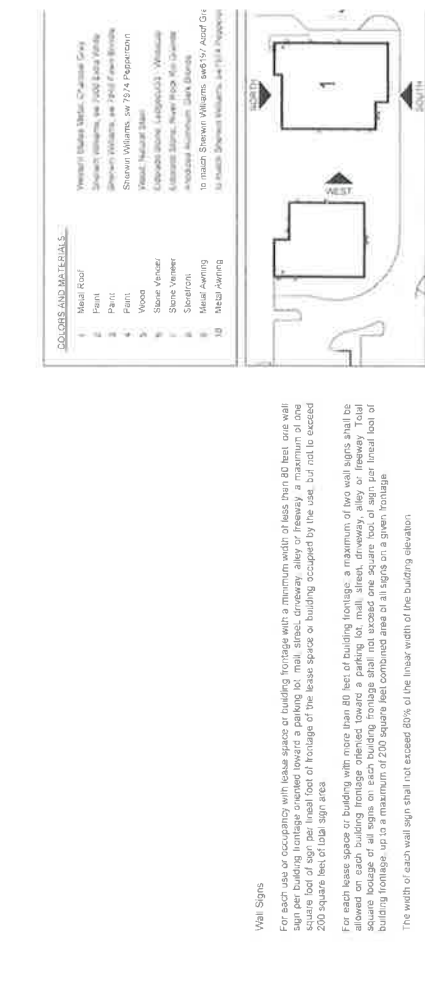


WEST ELEVATION

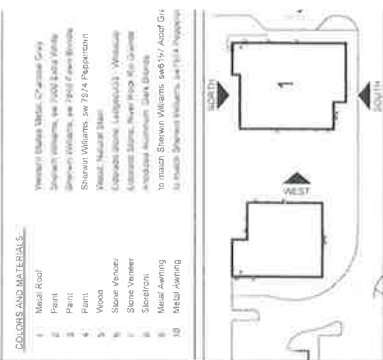
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



COLORS AND MATERIALS:

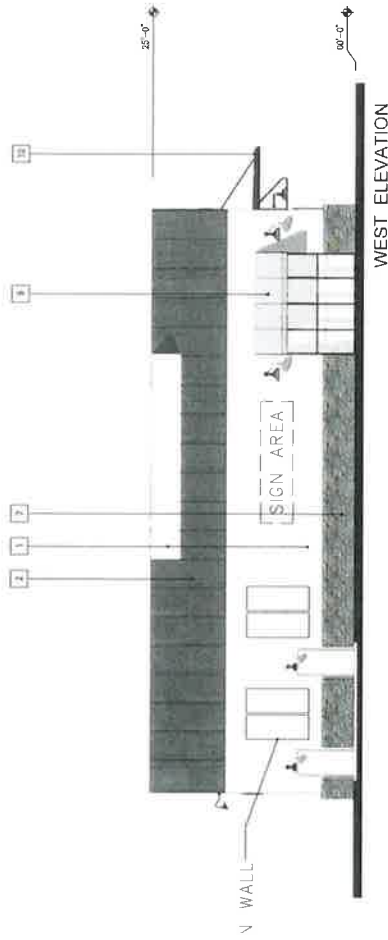
- 1 Metal Roof
- 2 Paint
- 3 Paint
- 4 Paint
- 5 Paint
- 6 Stone Veneer
- 7 Stone Veneer
- 8 Stone Veneer
- 9 Stone Veneer
- 10 Stone Veneer
- 11 Stone Veneer
- 12 Stone Veneer
- 13 Stone Veneer
- 14 Stone Veneer
- 15 Stone Veneer
- 16 Stone Veneer
- 17 Stone Veneer
- 18 Stone Veneer
- 19 Stone Veneer
- 20 Stone Veneer

Wall Signs

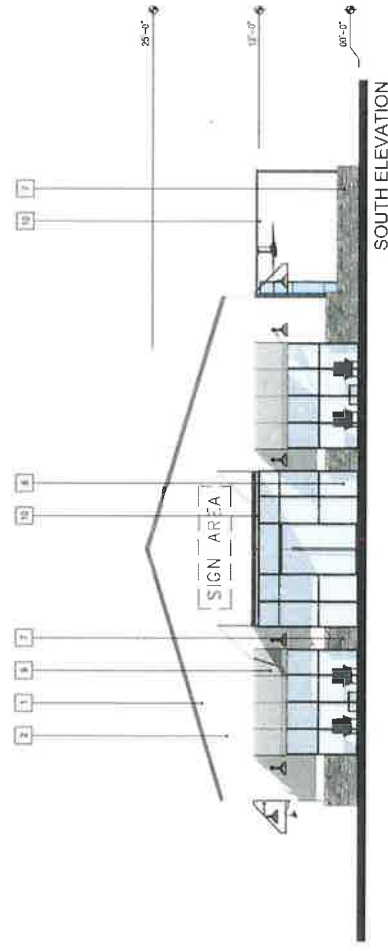
For each use or occupancy with lease space or building frontage with a maximum width of less than 80 feet, one wall sign per building frontage oriented toward a parking lot, main street, driveway, alley or freeway, a maximum of one square foot of sign per linear foot of frontage of the lease space or building occupied by the use, but not to exceed 200 square feet of total sign area.

For each lease space or building with more than 80 feet of building frontage, a maximum of two wall signs shall be allowed on each building frontage oriented toward a parking lot, main street, driveway, alley or freeway. Total square footage of all signs on each building frontage shall not exceed one square foot of sign per linear foot of building frontage, up to a maximum of 200 square feet combined area of all signs on a given frontage.

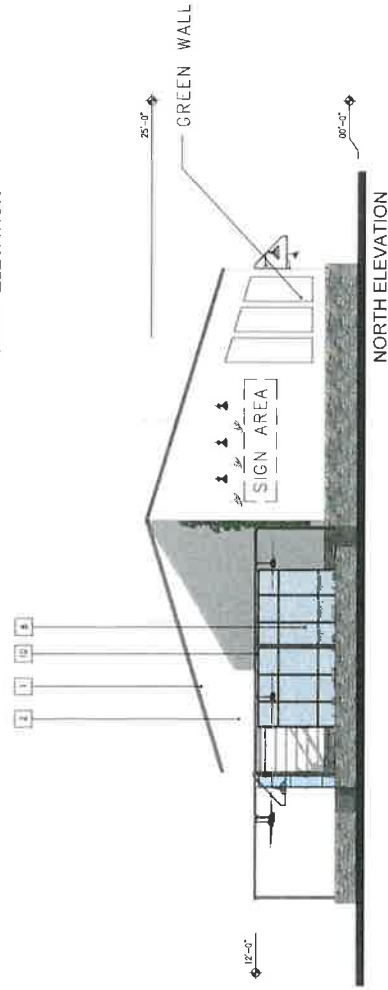
The width of each wall sign shall not exceed 80% of the linear width of the building elevation.



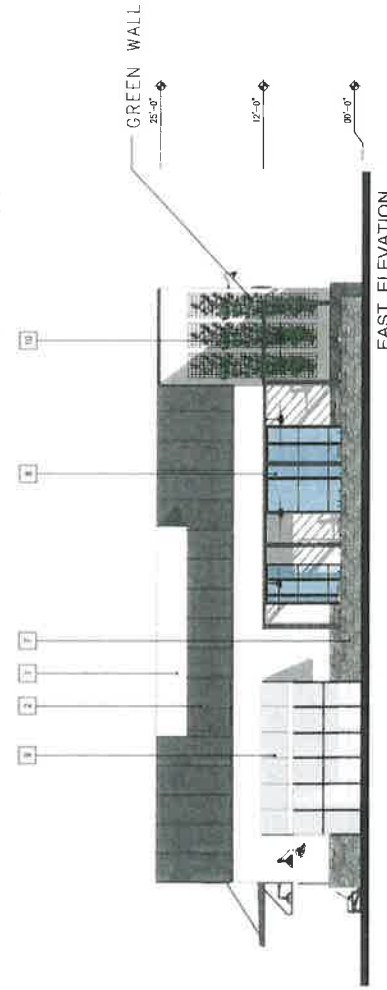
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

COLORS AND MATERIALS

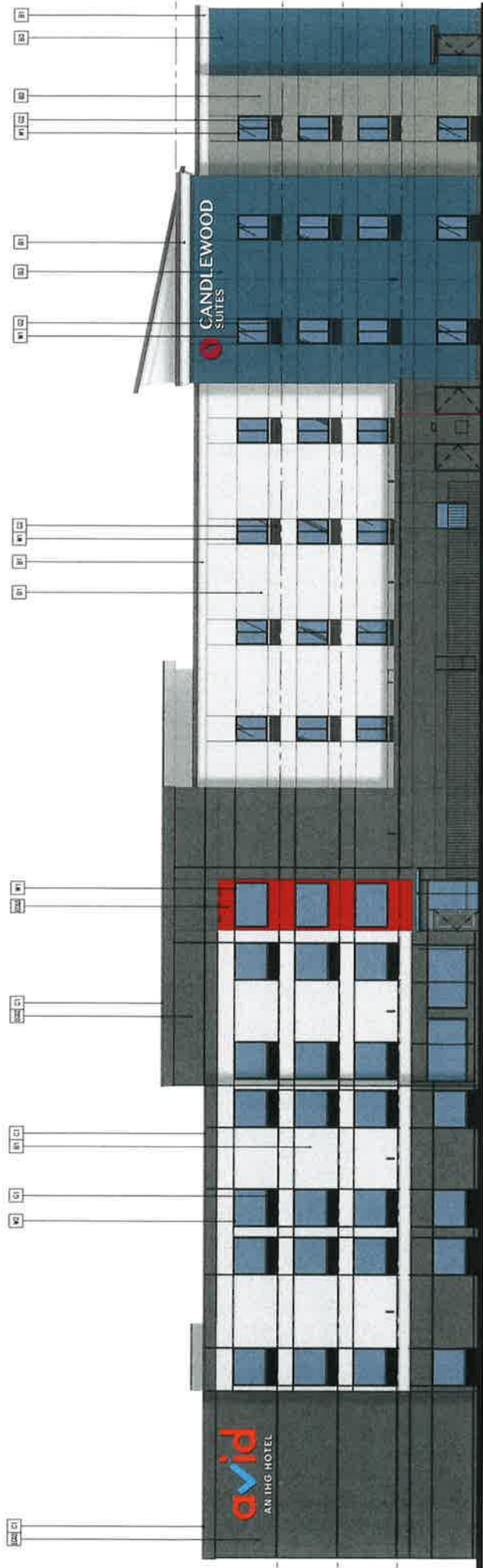
- 1 Metal Roof
 - 2 Paint
 - 3 Paint
 - 4 Paint
 - 5 Wood
 - 6 Stone veneer
 - 7 Stone veneer
 - 8 Stone veneer
 - 9 Stone veneer
 - 10 Stone veneer
 - 11 Stone veneer
 - 12 Stone veneer
 - 13 Stone veneer
 - 14 Stone veneer
- Western States Metal, Charcoal Gray
 Sherwin Williams, SW 7020, Dove
 Sherwin Williams, SW 7020, Dove
 Sherwin Williams, SW 7020, Dove
 Sherwin Williams, SW 7020, Dove
 Sherwin Williams, SW 7020, Dove
 Sherwin Williams, SW 7020, Dove
 Sherwin Williams, SW 7020, Dove
 Sherwin Williams, SW 7020, Dove
 Sherwin Williams, SW 7020, Dove
 Sherwin Williams, SW 7020, Dove
 Sherwin Williams, SW 7020, Dove
 Sherwin Williams, SW 7020, Dove
 Sherwin Williams, SW 7020, Dove
 Sherwin Williams, SW 7020, Dove
 Sherwin Williams, SW 7020, Dove



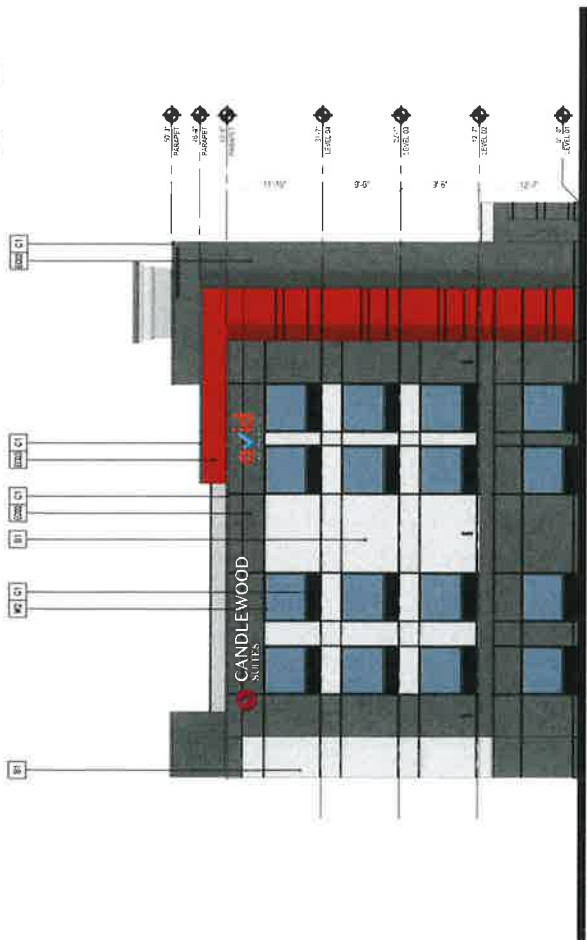
For each use or occupancy with lease space or building frontage with a maximum width of less than 80 feet, one wall sign per building frontage oriented toward a parking lot, mall, street, driveway, alley or a wayway, or maximum of one square foot of sign per linear foot of frontage of the lease space or building occupied by the use, but not to exceed 200 square feet of total sign area.

For each lease space or building with more than 80 feet of building frontage, a maximum of two wall signs shall be allowed on each building frontage oriented toward a parking lot, mall, street, driveway, alley or a wayway. Total square footage of all signs on each building frontage shall not exceed one square foot of sign per linear foot of building frontage, up to a maximum of 200 square feet contained area of all signs on a given building.

The width of each wall sign shall not exceed 80% of the linear width of the building elevation.



SOUTH ELEVATION



EAST ELEVATION

COLORS AND MATERIALS

Exterior Window Frames (for end finish w/sg):

- W1 • Public and Local Govt Windows
- W2 • Public Windows at City Office Bldg
- W3 • Guestroom Windows at Light Gray Walls
- W4 • Hotelroom Windows at Dark Gray Walls

Exterior Window Frames (for Candlewood Suites w/sg):

- W5 • Public and Local Govt Windows
- W6 • Public and Local Govt Windows
- W7 • Public and Local Govt Windows
- W8 • Public and Local Govt Windows
- W9 • Public and Local Govt Windows
- W10 • Public and Local Govt Windows
- W11 • Public and Local Govt Windows
- W12 • Public and Local Govt Windows

Colors and Materials:

- B1 • Dark Blue
- B2 • Dark Blue
- B3 • Dark Blue
- B4 • Dark Blue
- B5 • Dark Blue
- B6 • Dark Blue
- B7 • Dark Blue
- B8 • Dark Blue
- B9 • Dark Blue
- B10 • Dark Blue
- B11 • Dark Blue
- B12 • Dark Blue

Materials:

- M1 • Dark Blue
- M2 • Dark Blue
- M3 • Dark Blue
- M4 • Dark Blue
- M5 • Dark Blue
- M6 • Dark Blue
- M7 • Dark Blue
- M8 • Dark Blue
- M9 • Dark Blue
- M10 • Dark Blue
- M11 • Dark Blue
- M12 • Dark Blue

COLORS AND MATERIALS

Colors and Materials:

- C1 • Dark Blue
- C2 • Dark Blue
- C3 • Dark Blue
- C4 • Dark Blue
- C5 • Dark Blue
- C6 • Dark Blue
- C7 • Dark Blue
- C8 • Dark Blue
- C9 • Dark Blue
- C10 • Dark Blue
- C11 • Dark Blue
- C12 • Dark Blue

Materials:

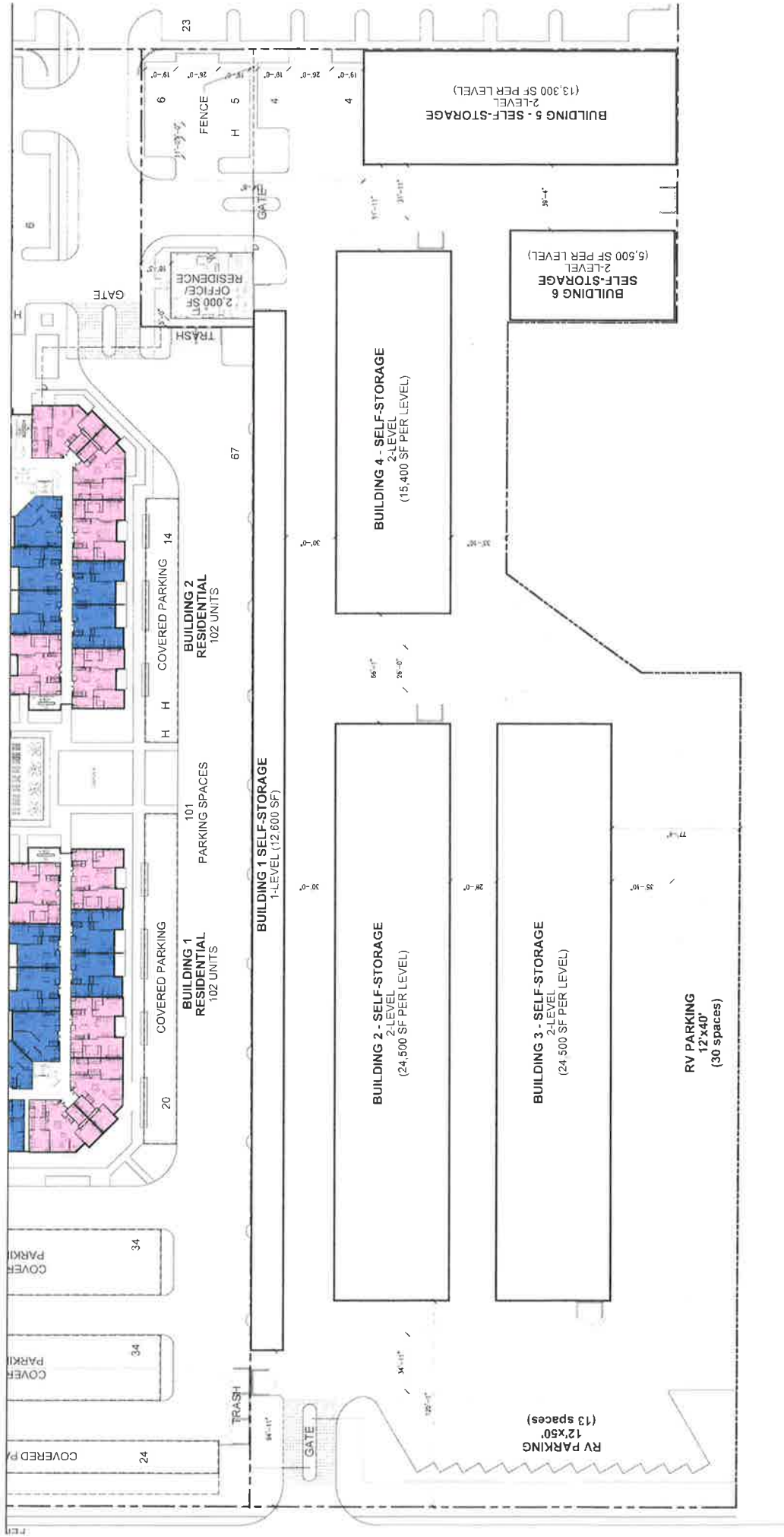
- M1 • Dark Blue
- M2 • Dark Blue
- M3 • Dark Blue
- M4 • Dark Blue
- M5 • Dark Blue
- M6 • Dark Blue
- M7 • Dark Blue
- M8 • Dark Blue
- M9 • Dark Blue
- M10 • Dark Blue
- M11 • Dark Blue
- M12 • Dark Blue

Attachment 9

Self-Storage Project Plans (Site Plan, Floor Plans, and Building Elevations)

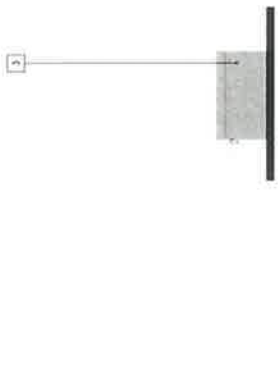
Due to the size of the plans, only select plans are provided in the staff report package; the complete set of plans are on file with the Planning Department and available online at:

[https://www.cityofperris.org/departments/
development-
services/planning/environmental-
documents-for-public-review/-folder-
405#docan1206_1313_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479)

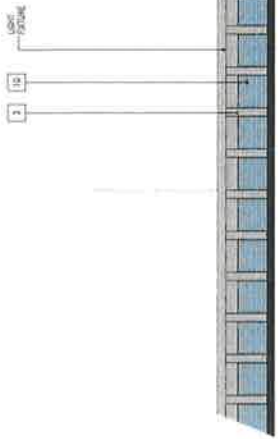


COLORS AND MATERIALS

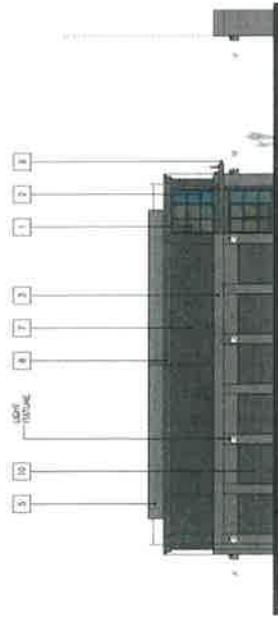
- 1. Ceiling
- 2. Slat/Blank
- 3. Glass
- 4. Brick
- 5. Paint
- 6. Paint
- 7. Paint
- 8. Paint
- 9. Paint
- 10. Paint
- 11. Paint
- 12. Paint
- 13. Paint
- 14. Paint
- 15. Paint
- 16. Paint
- 17. Paint
- 18. Paint
- 19. Paint
- 20. Paint



Typical Single Level Building -Side Elevation



Typical Single Level Building - Front Elevation



Typical Two Level Building - Side Elevation

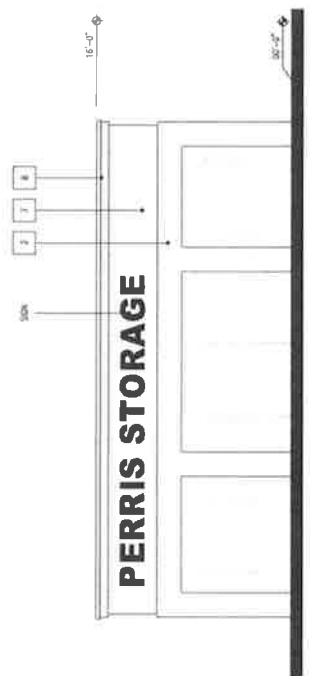


Typical Two Level Building - Front and Back Elevation

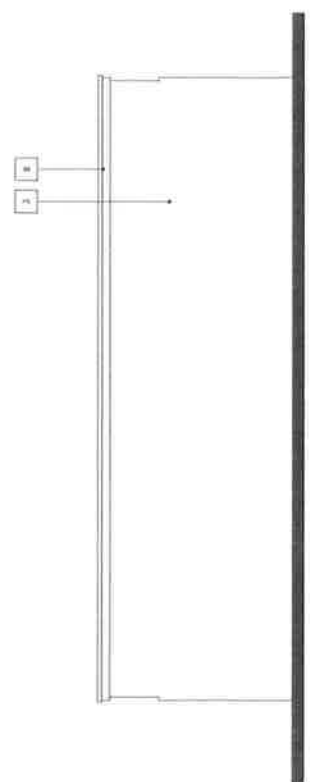




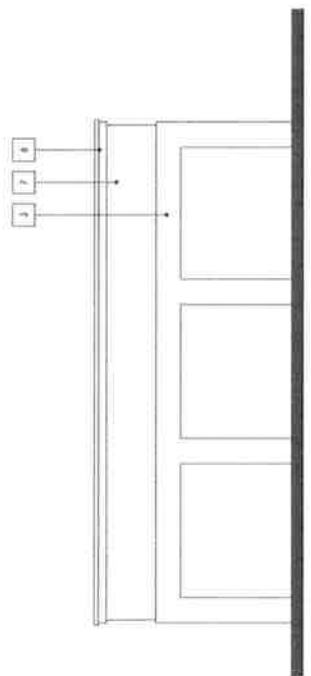
FLOOR PLAN



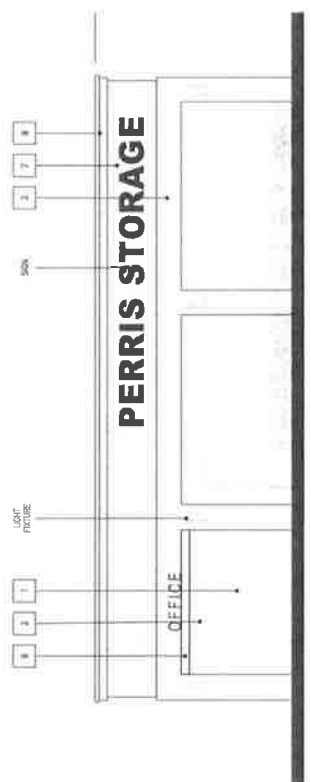
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



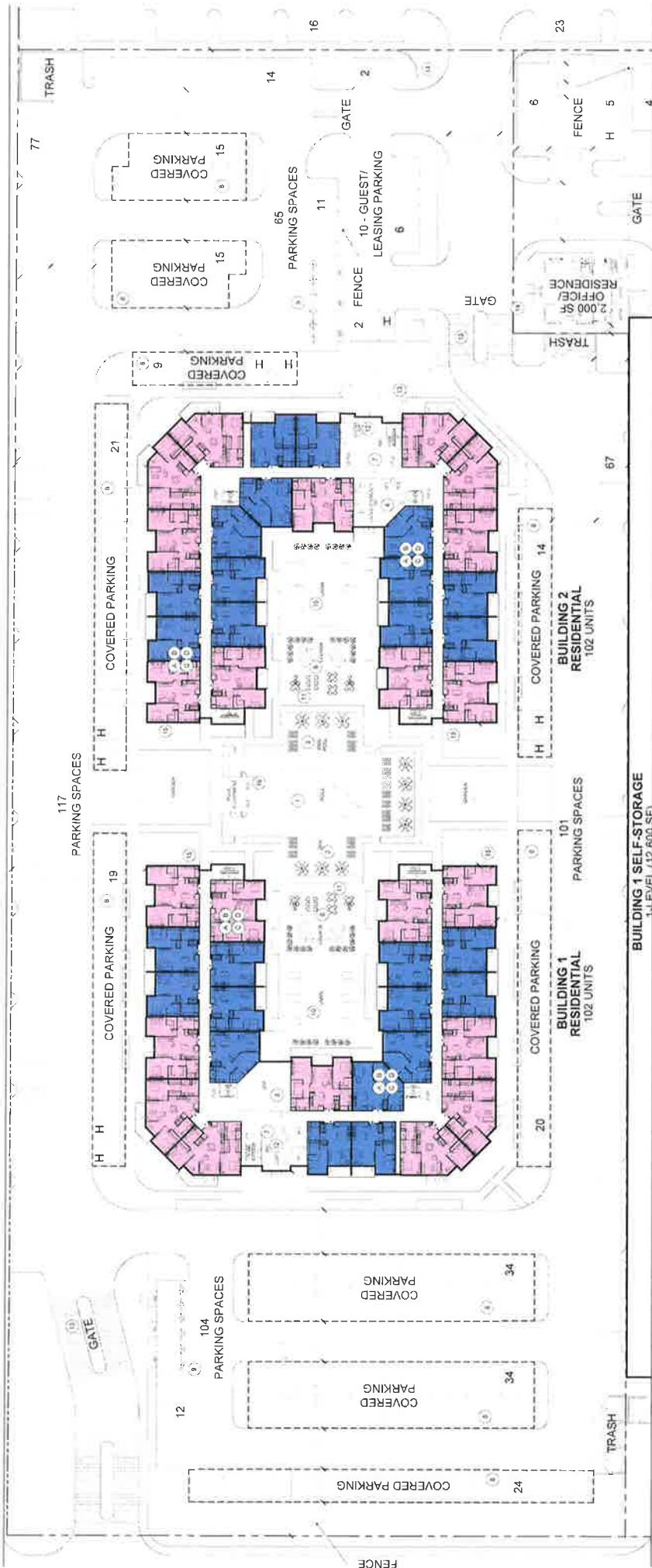
NORTH ELEVATION

Attachment 10

Multi-Family Residential Development
Project Plans (Site Plan, Floor Plans, Building
Elevations, and 3-D renderings)

*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-
405#docan1206_1313_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479)



- Apartment Building Amenities:
1. Central Pool
 2. Spa
 3. Kid's Pool
 4. Lounge Community Room
 5. Fitness Gym
 6. Outdoor Lounge Areas
 7. Central Mail Delivery and Pa
 8. Solar Panel Covered Parking
 9. Electric Vehicle Charging Site
 10. Outdoor Garden / Lawn area
 11. Baroque Stations
 12. Central Lobby and Access C
 13. Gated Facility with Secure Ei
 14. Access to Public Self Storage
 15. Bike Racks
 16. Pool-side Restrooms
- In Room Amenities:
- A. Washer Dryer
 - B. Walk-in Closets
 - C. Open Floor plan
 - D. Efficient Energy Appliances



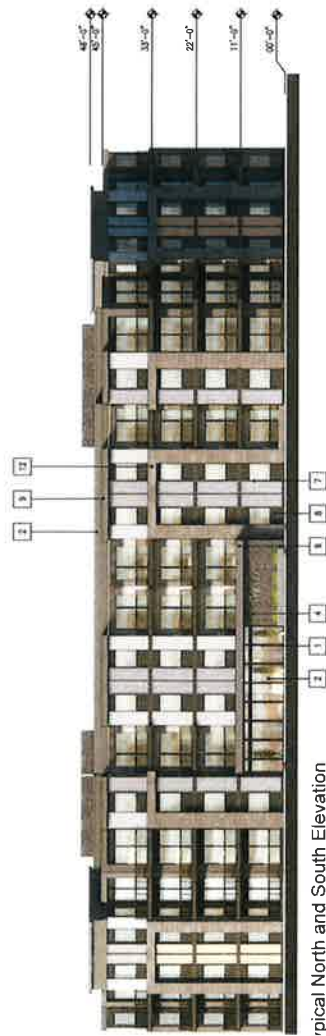
SITE PLAN
 Residential

COLORS AND MATERIALS

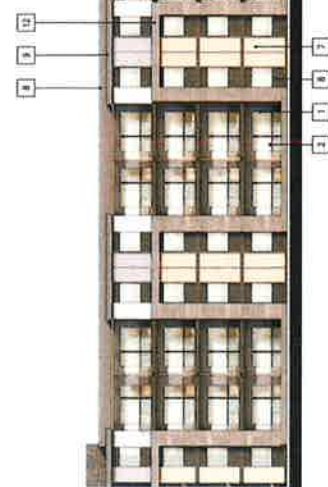
1. Ceiling	Migano
2. Exterioir	Anodized Aluminum - Dark Bronze
3. CMU	Gray
4. Brick Veneer	Belleville Black
5. Painted Stucco	Shoreline White
6. Floor Concrete Board Siding	Shoreline White
7. Compacted Metal	Alto
8. Metal Finish/Metal Mesh	Pure Freedom
9. Metal Fining	Magna Architectural Castings
10. BCH Doors/Garage Roll-up Doors	Paint - Show'n Williams
11. Soft/Aluminum Simulated Wood	Pure Freedom Simulated Wood Texture
12. Stone Veneer	Copperado Stone



Rendering



Typical North and South Elevation



Typical East/West Elevation

Attachment 11

Public Comment and Response 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-
405#docan1206_1313_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479)

Attachment 12

Final Environmental Impact Report (SCH 2023110588), along with "Statement of Overriding Consideration," Mitigation Monitoring and Reporting Program, Associated Technical Studies.

Due to the size of the files, the documents are available online at:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479

Attachment 13

Planning Commission Staff Report Without Exhibits – Dated 8/7/2024

Due to the size of the files, only the staff report is included as a hard copy. The staff report and exhibits are available online at:

[https://www.cityofperris.org/departments/
development-
services/planning/environmental-
documents-for-public-review/-folder-
405#docan1206_1313_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479)



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE:

August 7, 2024

SUBJECT:

Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038 – A proposal to consider the following entitlements to facilitate the construction of a 271,098 square-foot industrial warehouse building, two (2) freestanding sit-down restaurants, and a four-story hotel, totaling 61,008 square feet on 17.1 acres, located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue: 1) Specific Plan Amendment to rezone 12.55 acres of the 17.1-acre site from Commercial (C) Zone to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCC-SP); 2) Tentative Parcel Map to subdivide two (2) parcels into four (4) parcels; and 3) Development Plan Reviews for review of the industrial and commercial site plan and building elevations. Applicant: Marwan Alabbasi.

REQUEST:

Adopt Resolution 24-10 recommending that the City Council certify the Final Environmental Impact Report (SCH 2023110588), adopt the Mitigation and Monitoring and Reporting Program, and approve Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038, to facilitate the construction of a 271,098 square-foot industrial warehouse building, two (2) freestanding sit-down restaurants, and a four-story hotel, totaling 61,008 square feet on 17.1 acres, based on the findings and the Conditions of Approval.

CONTACT:

Patricia Brenes, Planning Manager

BACKGROUND

The project site consists of two vacant parcels totaling 17.1 acres. The site is surrounded by vacant land to the north across Ramona Expressway, currently in process for a proposed commercial and industrial development; Park Place Mobile Home Park and commercial shopping center to the west; Camper Resorts of America to the east; and industrial development to the south across Dawes Street.

As a matter of information, a Scoping Meeting was conducted as part of the Environmental Impact Review (EIR) process related to development of the site with a commercial and an industrial warehouse project, where the Planning Commission provided feedback and recommended the applicant to meet with the City's Ad Hoc Committee for comments as summarized below.

- *Scoping Meeting*

On December 20, 2023, the Planning Commission conducted a public Scoping Meeting to review and discuss the preparation of an Environmental Impact Report for the proposed project, identified as Lakeshore Plaza and Distribution Park project, referred to herein as the "Project". The concerns expressed by the Planning Commissioners were related to the industrial component of the project and recommended the Environmental Impact Report (EIR) include: 1) a shade/shadow evaluation and an analysis the industrial building size that would not result in impacts to residences; 2) a light analysis for the parking lot, loading/dock area, and building-mounted lighting; 3) a noise levels analysis for the loading area and impacts to the proposed hotel and residences; 4) alternative analysis for a reduced size warehouse building and commercial uses; 5) an impact analysis to the normal business operation of the Camper Resorts of America during peak and non-peak season; 6) wear and tear on city streets resulting from trucks and passenger vehicles; and 7) a cumulative analysis of greenhouse gas emissions.

Also, a resident spoke in opposition to the Project and expressed her concern with the request to rezone the property from commercial to industrial, as there are residences within the surrounding area.

In response to the concerns, the Draft Environmental Impact Report prepared for this Project includes many of the recommendations made by the Planning Commission, including analysis related to noise, lighting, a shade/shadow evaluation, a reduced size warehouse building and commercial uses alternatives, impacts to the Camper Resorts of America, and cumulative analysis of greenhouse gas emissions.

- *Ad-Hoc Committee*

On June 25, 2024, staff conducted an Ad-Hoc Committee for this Project. The Ad-Hoc Committee expressed the need to provide enhanced landscaping along the west side of the industrial project to screen the industrial building from the existing residential community to the west, and to provide a wall and fence plan to ensure the loading area is adequately screened from public view.

The applicant revised the project plans in response to the Ad Hoc Committee's requested items as follows: 1) a color-coded wall and fence plan has been prepared for the project site; and 2) the site plan has been revised to include an 8-foot high wall on the westerly property line; in addition a 20-foot landscape setback, consisting of 36-inch box trees, a 26-foot drive isle, and a 6-foot-planter, adjacent to the industrial building is proposed to provide additional separation and buffer. Overall, the Ad Hoc Committee was appreciative of the project design and commercial component.

PROJECT DESCRIPTION

The project proposal involves a Specific Plan Amendment to rezone 12.55 acres of the 17.1-acre site from Commercial (C) Zone to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCC-SP), a Tentative Parcel Map to subdivide two (2) parcels into four (4) parcels totaling 17.1 acres, and Development Plan Reviews for the review of the site plan and building elevations for a 271,098-square foot industrial warehouse building, and a commercial center consisting of a four-story, 52,008 square foot hotel with 107 rooms and two sit-down restaurants, totaling 9,000 square feet.

Below is a summary of each component of the proposed development and the proposed community benefits (Exhibits F and G):

1. *Industrial Development (Parcel 4):*

Parcel 4 consists of 12.55 acres, located south of the proposed commercial shopping center with frontage along Dawes Street to the south. The site will be developed with a 271,098-square-foot industrial warehouse building consisting of 5,000 square feet of ground-floor office area, and 266,098 square feet of warehouse area. One (1) office area is proposed on the southwest corner of the building. The design of the building is modern industrial, with an overall height of 46 feet.

A total of 34 dock doors are proposed on the east side of the building, and 78 trailer parking spaces are provided on the east side of the building. A total of 156 parking spaces are proposed for employees and visitors along the north, west, and east sides of the site. Two (2) points of access are proposed for the site, a 26-foot-wide westerly driveway along Dawes Street for passenger vehicles and a 40-foot-wide easterly driveway along Dawes Street for truck access. The proposed loading dock access gates are set back approximately 140 feet from Dawes Street to allow queueing of trucks/trailers prior to entering and exiting the trailer parking and loading dock area (Exhibit F).

Trucks are anticipated to access the I-215 Freeway/Harley Knox Blvd Interchange by exiting the project site via Dawes Street, Redlands Avenue, and Harley Knox Blvd, consistent with the City's adopted truck route.

2. *Commercial Development - (Parcels 1 through 3)*

Parcels 1 through 3 consist of 4.55 acres, located on the south side of Ramona Expressway. They are proposed to be developed with a commercial shopping center consisting of the following: 1) Building 1, consisting of 4,000 square feet, is a stand-alone sit-down restaurant with an outdoor enclosed covered dining patio; 2) Building 2, consisting of 5,000 square feet is also a stand-alone sit-down restaurant with an outdoor enclosed covered dining patio; and 3) Hotel consists of four stories with 107 rooms and amenities, including an outdoor pool, gazebo, and drop-off area.

A total of 226 parking spaces, four (4) recreational vehicle (RV) parking spaces, and two (2) loading areas will be provided to serve the commercial uses. Access to this site is provided via a 42-foot-wide westerly right-in/right-out driveway along Ramona Expressway (Exhibit G).

3. *Community Benefits* -As part of this Project, the applicant is proposing the following community benefits:

- *Community Benefit 1.* The applicant/developer will construct the hotel or one (1) commercial building (Buildings 1 or 2) within the Distribution Park Commercial Center project in conjunction with the proposed industrial warehouse building with appropriate backbone improvements for the commercial component. In addition, the applicant has agreed to the occupancy of at least one (1) tenant in the commercial building with occupancy of the industrial building. The applicant will pay a \$250,000 deposit into an escrow account at building permit issuance so that if the occupancy of the commercial tenant cannot be secured with occupancy of the industrial building, the developer will waive their right for a refund of this deposit. The \$250,000 would then be utilized for city community benefits, such as funding for the downtown skills training center’s administrative, operational, and vocational training needs or other community benefits deemed appropriate by the city.
- *Community Benefit 2.* Prior to occupancy of the industrial building, the applicant/developer will construct a sidewalk and a block wall along Dawes Road from the Project site to Redlands Avenue, in front of the Campers Resort of America, at an estimated value of approximately \$500,000.
- *Community Benefit 3.* Prior to occupancy of the industrial building, the applicant/developer will install a traffic signal at Dawes Road and Redland Avenue at an estimated value of approximately \$400,000. The installation of the traffic signal is considered a community benefit as is not required by the traffic analysis and will be constructed for public convenience and safety.

PROJECT ANALYSIS

The table below summarizes the Project's consistency with the General Plan, Perris Valley Commerce Center Specific Plan, Zoning Code, Industrial Good Neighbor Guidelines, Title 18 Subdivisions, and March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Consistency Analysis
<p>Consistency with the General Plan</p> <p>As proposed, the Project will be consistent with the General Plan and will further the following General Plan Circulation Element, Safety Element, and Land Use Element goals:</p> <p><u>Circulation Element:</u></p> <ul style="list-style-type: none">o Goal II – A well-planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments.o Goal V - Efficient goods movement.<ul style="list-style-type: none">- V.A.8: Require streets abutting properties in Light Industrial to conform to standard specifications for industrial collector streets to accommodate the movement of heavy trucks.- V.A.8: Provide adequate off-street loading areas for all commercial and manufacturing land uses.

Consistency Analysis

- Policy VA (Circulation Element): Provide for the safe movement of goods along the street and highway.

Safety Element:

- Policy S-2.1 – Require road upgrades as part of new developments/major remodels to ensure adequate evacuation and emergency vehicle access. Limit improvements for existing building sites to property frontages.
- Policy S-6.1 – Ensure new development complies 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.

Land Use Element:

- Policy II - New development consistent with infrastructure capacity and municipal services capabilities.
- Policy III.A - Commerce and industry to provide jobs for residents at all economic levels to accommodate diversity in the local economy.

Consistency with the Perris Valley Commerce Center Specific Plan Specific Plan (PVCCSP) and Zoning Code

The project site is in the Commercial (C) Zone within the PVCCSP, which is intended for retail, professional office, and service-oriented business activities. The stand-alone sit-down restaurants and hotel components are consistent with the Commercial Zone of the Perris Commerce Center Specific Plan.

The proposed amendment to the PVCCSP to rezone 12.55-acres of a larger 17.1-acre site from the Commercial (C) Zone to Light Industrial (LI) Zone will facilitate a 271,098 square-foot industrial warehouse building. The remainder 4.55 acres, fronting onto Ramona Expressway, will remain commercially zoned, consistent with the zoning along the Ramona Expressway corridor. The proposed amendment will ensure the project site is developed in compliance with the Light Industrial and Commercial Zones as envisioned in the PVCCSP. With the requested zone change, the project will be consistent with the goals and policies of the General Plan and the development standards of the PVCC Specific Plan and Zoning Code. Lastly, the project complies with the parking standards provided in the Zoning Code.

Consistency with the Industrial Good Neighbor Guidelines (GNG)

The Project was submitted on December 16, 2022, after the adoption of the GNG in September 2022. The industrial component of the project was analyzed for compliance with the provisions of the GNG related to the 20-foot landscape setback and 300-foot separation from loading docks to the nearest residentially zoned property to the west of the project site. The Project proposes 386 feet from the truck doors to the nearest residential zoned property to the west and provides a 20-foot landscape setback along the westerly side of the property. Therefore, as proposed, the industrial component of the Project complies with the GNG.

Consistency with Title 18 – Subdivisions

Consistency Analysis
<p>The project will subdivide two (2) parcels into four (4) parcels under Tentative Parcel Map 38730. Parcels 1 through 3 are proposed to be developed with the commercial center, which will require a reciprocal access agreement. Parcel 4 will be developed with the industrial warehouse building. The Project was analyzed for compliance with the minimum lot standards, and all project components comply. Therefore, the Project is consistent with the Title 18—Subdivisions.</p>
<p>Compliance with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP)</p> <p>The Project site is located within Compatibility Zone D (Flight Corridor Buffer) of the MARB/IPA ALUCP, which has no restrictions on land uses. The proposed project was considered by the Airport Land Use Commission (ALUC) on January 11, 2024, for consistency with the D Zone and was determined to be consistent with the MARB/IPA ALUCP.</p>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The two tables below summarize compliance with the PVCCSP Development Standards for the Light Industrial Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code for the 271,098-square-foot industrial warehouse building.

Perris Commerce Center Specific Plan Light Industrial - Development Standards Industrial Building					
	Standard		Proposed	Consistent	Inconsistent
Maximum FAR	0.75 FAR		0.51	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum Lot Coverage	50 percent		50 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Size	20,000 square feet (0.46 acres)		12.55 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Width	100 feet		660 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Depth	75 feet		879 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	50 feet		46.5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front Yard: south – Dawes Street	10 feet	25 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard - East	0 feet	130 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard - West	20 feet	71 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Rear Yard - North	0 feet	50 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Coverage	12 percent		15 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parking Standards Chapter 19.69 – Parking Development Standards Industrial Building					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Industrial Building	Warehouse: 271,098 sq. ft. 20,000 sq. ft. (1space/1000 sq. ft.)	20 spaces	173 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Over 40,000 sq. ft. (1 space/2000 sq. ft.)	126 spaces			
Total Parking		146 spaces	173 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Surplus Parking			27 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The table below summarizes compliance with the PVCCSP Development Standards for the Retail Commercial Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code for the Commercial Shopping Center.

Perris Commerce Center Specific Plan Commercial Zone - Development Standards Commercial Shopping Center & Hotel					
	Standard		Proposed	Consistent	Inconsistent
Floor Area Ratio (FAR)	0.75 FAR		0.30 FAR	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Coverage	50 percent maximum		13 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Size	1 acre		Parcel 1: 1.21 acres *Parcel 2: 0.95 acres Parcel 3: 2.15 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Width	100 feet		* Parcel 1: 91 feet Parcel 2: 134 feet Parcel 3: 269 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Depth	150 feet		300 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	45 feet		*55 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front Yard: West – Ramona Expressway	15 feet	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Rear Yard South	0 feet	89 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard East	0 feet	12 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard - West	10 feet	104 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Coverage	12 percent		21 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Notes: Commercial lot size can be less than 1 acre if a reciprocal and shared parking agreement is recorded per PMC19.38.080K.
Commercial lot width can be less than 100 feet if a reciprocal and shared parking agreement is recorded PMC19.38.080K.

Structure height can increase to a maximum of 100 feet above grade, provided that the front setback is increased 1 foot for every 1 foot of height increase.

Parking Standards Chapter 19.69 – Parking Development Standards Commercial Shopping Center and Hotel					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Sit-Down Restaurants	1 space for every 50 sq. ft. of dining area:		108 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Building 1: 2,400 sq. ft. Building 2: 3,000 sq. ft.	48 spaces 60 spaces			
Hotel	1.1 spaces per guest room (107 rooms)	118 spaces	118 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Parking		226 spaces	226 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations**

Commercial Center

The commercial building elevations reflect modern Spanish-themed architecture. The general concept for the commercial center offers a linear design with simple forms and building fenestration with a strong presence along the Ramona Expressway frontage. Multiple materials are proposed, including stone veneer, wood veneer, metal canopies, and stucco. The colors for the commercial buildings range from off-white to charcoal grey and black. Both stand-alone sit-down restaurants will include outdoor eating areas enclosed by a pony wall. Overall, the proposed commercial buildings comply with the PVCCSP standards for architecture (Exhibit G).

Hotel Development

The proposed Hotel will provide stuccoed walls, varying roof heights, and metal awnings on the main entrances. The hotel is proposed to be articulated on all four sides of the building. The proposed color palette includes red as an accent color with a combination of different shades of grey. The entrances of the hotel will provide a metal roof structure to clearly define the main entrances of the hotel. Overall, the hotel complies with the PVCCSP standards for architecture (Exhibit G).

Industrial Development

The proposed industrial building elevations reflect a contemporary industry standard and style for concrete tilt-up construction within the City of Perris. The design provides articulation by incorporating a combination of varying rooflines, vertical and horizontal windows, intermittent recessed panels and windows, and additional vertical elements. In addition, the concrete tilt-up building will provide El Dorado Stone veneer with metal steel canopy awnings. Horizontal panels and grey anodized mullions have also been provided for the windows. The proposed color palette combines shades of grey, off-white, and a dark aluminum color to provide contrast with the lighter colors. The combination of various colors, articulating footprint, variable roof height, corner treatments, windows, etc., provides

visual interest to the building. As conditioned, roof-mounted equipment will be screened and not visible from adjacent streets (Exhibit F).

- **Employee Amenity and Recreation Areas**

The PVCCSP requires industrial buildings over 100,000 square feet to provide an outdoor employee amenity. The industrial building proposes one indoor amenity and break area located at the southwest corner of the building. The Project proposes one (1) outdoor break area consisting of a concrete lunch patio and a seating area covered with a trellis structure located at the southwest side of the building. As proposed, the project amenities comply with the requirements of the PVCC SP (Exhibit F).

- **Landscaping**

The proposed conceptual landscape plan conforms to the Landscaping Ordinance and PVCC SP requirements. The proposed on-site landscaping coverage on the commercial component totals approximately 41,263 square feet or 21 percent. The industrial component of the Project consists of 82,236 square feet or 15 percent of landscape coverage. Therefore, the proposed landscape coverage exceeds the 12 percent landscape coverage requirement. The entire project site has a rich palette of ground cover, shrubs, trees, and accent trees at the entry points throughout the project site. Landscaping has been provided throughout the parking areas, adjacent to the buildings, and trash enclosure areas (Exhibits F and G).

- **Circulation**

The commercial shopping center proposes a 42-foot-wide right-in/right-out driveway from Ramona Expressway. In order to allow adequate space for lanes and turning radius for delivery box trucks and recreational vehicles (RVs), a condition of approval is recommended requiring a 46-foot-wide driveway.

For the industrial building, vehicular and truck access will solely be provided along Dawes Street. The 26-foot-wide westerly driveway will provide full access to passenger vehicles, and the 40-foot-wide easterly driveway with reverse design will provide right-in/left-out access to emergency vehicles and trucks. The proposed loading dock access gates are set back approximately 145 feet from Dawes Street to allow queuing of at least two (2) trucks prior to entering and exiting the loading dock area.

Truck traffic will access the site via the I-215/Harley Knox Boulevard Interchange, Harley Knox Boulevard, Redlands Avenue, and Dawes Street, or via Placentia Avenue, Indian Avenue, Morgan Street, Redlands Avenue, and Dawes Street, consistent with the City's adopted truck routes and as depicted on the following two (2) exhibits:

I-215/Harley Knox Blvd Truck Route



I-215/Placentia Avenue Truck Route



Truck access to and from Ramona Expressway and Perris Boulevard is prohibited. A condition of approval is recommended requiring the applicant to provide future businesses with a copy of the approved truck routes to truck drivers and to post the approved City of Perris truck routes in the breakroom and truck yard. Additionally, on-site signs are required to be installed to direct trucks to designated truck routes.

- **Fencing/Walls**

- Commercial Development*

- The commercial site consists of an eight (8) foot-high screen wall with pilasters every 100 feet along the southerly property line, a six (6) foot-high block wall (skimmed), and a three (3) foot high block wall (skimmed) with pilasters every 100 feet along the easterly and westerly property lines (Exhibit G).

- Industrial Development*

- The east and south sides of the truck/trailer courtyard/loading area of the industrial site is proposed to be screened with 14-foot-high decorative screen walls. A 6-foot-high landscape berm is proposed along the Dawes Street frontage and in front of the decorative screen wall to reduce the visual height of the wall to eight (8) feet. Additionally, the truck/trailer/loading area gate will include a perforated metal mesh, attached to the back of the gates, to obscure visibility into the loading areas from Dawes Street. In addition to the screen walls, an eight (8) foot high block wall with pilasters every 100 feet will be installed along the westerly (Exhibit F).

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

An Environmental Impact Report (EIR-SCH 2023110588) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit J). 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, cumulative GHG emissions, and noise, which have been identified as significant and unavoidable. Thus, the 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 April 26, 2024, and ended on June 10, 2024. During the 45-day comment period, the City received six (6) comment letters (Exhibit I). Two (2) of the comment letters, one Blum, Collins & Ho LLP, on behalf of Golden State Environmental Justice Alliance (GSEJA), and the second one from Adams Broadwell Joseph & Cardozo, on behalf of Californians Allied for a Responsible Economy (CARE CA), were subsequently withdrawn. Following is a summary of the comment letters:

1. Eastern Municipal Water District (EMWD) – Commented that the project proponent needs to consult with the EMWD's Development Services Department to compare proposed and existing water demands and sewer flows and prepare a Design Conditions report (DC) prior to the final design and plan check.
2. Riverside Transit Agency (RTA) – Commenter stated they had no comments regarding this

project.

3. Agua Caliente Band of Cahuilla Indians – Commenter deferred monitoring to the Soboba Band of Luiseno Indians.
4. South Coast Air Quality Management District (SCAQMD) – Commenter stated that air emissions for the build-out of the PVCCSP are significant and unavoidable. Therefore, all mitigation measures for the PVCCSP EIR should apply. Also, the commenter recommends that the Lead Agency review South Coast AQMD Rule 2305 to determine the potential WAIRE Points Compliance Obligation for future warehouse operators and explore whether additional project requirements and CEQA mitigation measures can be identified and implemented at the proposed Project that may help future warehouse operators meet their compliance obligation.

Responses to Comments were prepared and included in the Final EIR. None of the comments raised additional environmental concerns that have not already 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 (Exhibit J). Per the Public Resources Code Section 21092.5, the City will provide a written response to the commenting public agency at least ten days prior to the scheduled public hearing for City Council consideration of the Final EIR certification.

PUBLIC HEARING NOTICE AND PUBLIC OUTREACH:

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 and Camper Resorts of America occupants. As of the writing and distribution of the staff report, staff has not received any other letters regarding this Project.

As a matter of information, on February 29, 2024, the applicant held a community outreach meeting at 764 Ramona Expressway, Suite C. A total of 231 outreach flyers (Exhibit H) were sent to residences and businesses located within a 600-foot radius of the project site. The applicant indicated that a total of 6 people attended the meeting. During the meeting, the applicant presented the project, and attendees were given the opportunity to ask questions and to provide an email to ask any follow-up questions.

RECOMMENDATION:

Recommend to the City Council adoption of Resolution 24-10 recommending certification of the Final Environmental Impact Report (SCH2023110588), adoption of the Mitigation and Monitoring and Reporting Program, and approval of the Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038, to facilitate the construction of a 271,098 square-foot industrial warehouse building, two (2) freestanding sit-down restaurants totaling 9,000 square feet, and a 52,008 square foot, four-story hotel on 17.1 acres, based on the findings and 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: Nathan Perez, Senior Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 24-10 Approving Conditions of Approval (Planning Engineering, Public Works, Community Services, and Building & Safety)
- B. Vicinity/Aerial Map
- C. Existing and Proposed Modification to PVCCSP Specific Plan Land Use Designation Map
- D. MARB/IPA ALUCP Map
- E. Tentative Parcel Map (TPM) 38730
- F. Industrial Project Plans (Site Plan, Floor Plans, and Building Elevations) *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-405#docan1206_1313_479
- G. Commercial Project Plans (Site Plan, Floor Plans, and Building Elevations) *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-405#docan1206_1313_479
- H. Applicant prepared Public Outreach Flyer
- I. Public Comments and Responses - 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-405#docan1206_1313_479
- J. Final Environmental Impact Report (SCH 2023110588), along with "Statement of Overriding Consideration," Mitigation Monitoring and Reporting Program, Associated Technical Studies.
Due to the size of the files, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479

Consent:
Public Hearing: X
Business Item:
Presentation:

Attachment 14

City Council Staff Report Without Exhibits –
Dated 9/10/2024.

Due to the size of the files, only the staff report is included as a hard copy. The staff report and exhibits are available online at:

[https://www.cityofperris.org/departments/
development-
services/planning/environmental-
documents-for-public-review/-folder-
517#docan1206 1313 479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-517#docan1206_1313_479)



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: September 10, 2024

SUBJECT: Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038 – A proposal to consider the following entitlements to facilitate the construction of a 271,098 square-foot industrial warehouse building, two (2) freestanding sit-down restaurants totaling 9,000 square feet, and a 52,008 square foot, four-story hotel on 17.1 acres located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue: 1) Specific Plan Amendment to rezone 12.6 acres of the 17.1-acre site from Commercial (C) Zone to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCC-SP); 2) Tentative Parcel Map to consolidate two (2) parcels into four (4) parcels; and 3) Development Plan Reviews for review of the industrial and commercial site plan and building elevations. Applicant: Marwan Alabbasi.

REQUESTED ACTION: Adopt Resolution Number (*next in order*) certifying the Final Environmental Impact Report (SCH 2023110588) and adopting the Mitigation and Monitoring and Reporting Program, the Findings of Fact related to the significant environmental impacts resulting from the Project;

Adopt Resolution Number (*next in order*) approving Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038 to facilitate the construction of a 271,098 square-foot industrial warehouse building, two (2) freestanding sit-down restaurants, and a four-story hotel on 17.1 acres, based on the findings and the Conditions of Approval; and

Introduce the First Reading of the Ordinance Number (*next in order*) approving Specific Plan Amendment 22-05380.

CONTACT: Kenneth Phung, Director of Development Services

BACKGROUND/DISCUSSION:

On August 7, 2024, the Planning Commission voted 3-1 (1 abstain) to recommend approval to the City Council of the proposed Distribution Park Project, an industrial and commercial development on 17.1 acres, located on the south side of Ramona Expressway, between Perris Boulevard and

Redlands Avenue, consisting of the following entitlements: 1) Specific Plan Amendment to rezone 12.6 acres of the 17.1-acre site from Commercial (C) Zone to Light Industrial (LI) Zone within the PVCC Specific Plan; 2) Tentative Parcel Map to consolidate two (2) parcels into four (4) parcels; and 3) Development Plan Reviews for review of the industrial and commercial site plan and building elevations.

The project consists of a 271,098-square-foot industrial warehouse building and a commercial shopping center that includes two stand-alone sit-down restaurants totaling 9,000 square feet and a 52,008-square-foot, four-story hotel with 107 rooms and amenities. Access to the commercial shopping center will be provided along Ramona Expressway. Separate passenger vehicle and truck access is proposed for the industrial warehouse building along Dawes Street. Trucks are anticipated to access the I-215 Freeway/Harley Knox Boulevard Interchange by exiting the project site via Dawes Street, Redlands Avenue, and Harley Knox Boulevard, consistent with the City's adopted truck route.

The project site is surrounded by vacant land to the north across Ramona Expressway, currently in process for a proposed commercial and industrial development; Park Place Mobile Home Park and commercial shopping center to the west; Camper Resorts of America to the east; and industrial development to the south across Dawes Street.

Community Benefits:

As part of the project, the following community benefits are proposed:

- The hotel or one (1) commercial building (Building 1 or 2) will be constructed in conjunction with the proposed industrial warehouse building with appropriate backbone improvements for the commercial component. In addition, the applicant has agreed to the occupancy of at least one (1) tenant in the commercial building with occupancy of the industrial building. Also, if occupancy of the commercial tenant cannot be secured concurrently with the industrial building, the developer will pay \$250,000 as a community benefit towards the downtown skills center or other community benefits deemed appropriate by the City.
- A sidewalk and a block wall will be constructed along Dawes Road from the Project site to Redlands Avenue, in front of the Campers Resort of America, at an estimated value of approximately \$500,000.
- A traffic signal will be installed at Dawes Road and Redland Avenue at an estimated value of approximately \$400,000. The installation of the traffic signal is considered a community benefit as it is not required by the traffic analysis and will be constructed for public convenience and safety.

Good Neighbor Guidelines:

The industrial component of the project was analyzed for compliance with the provisions of the Good Neighbor Guidelines (GNG) related to the 300-foot separation from loading docks to the nearest residentially zoned property to the west of the project site. The Project proposes 386 feet from the loading dock doors to the nearest residential zoned property to the west, which exceeds the minimum separation requirement. In addition, the side yard setback fronting the residential

zone includes a 20-foot landscape buffer with 36-inch box trees, plus intermittent 19-foot long landscape finger planters with trees, including diamond landscape planters, and a 3-to-6-foot landscaped planter adjacent to the westerly side of the industrial building to soften the facade as illustrated below.



A separation ranging from 130 feet to 273 feet is provided along the easterly property shared with Camper Resorts of America, which is zoned commercial and is considered a commercial use; therefore, no minimum side yard setback is required. Thus, the Project complies with the GNG.

PLANNING COMMISSION MEETING

Public Comments:

At the August 7, 2024, Planning Commission, 28 people spoke regarding this project. A total of 18 people spoke in support of the project consisting of 16 Perris residents, one member of LIUNA (Laborers' International Union of North America), and a representative of the Perris Valley Chamber of Commerce. A total of 10 people spoke in opposition to the project, consisting of 7 Perris residents, two (2) members of Perris Neighbors in Action, and one (1) member of the Inland Valley Alliance for Environmental Justice. It should be noted that four (4) out of the 10 people, opposed to the project, spoke in opposition to the industrial component of the Project and were in favor of the commercial development. Also, prior to the Planning Commission meeting, staff received a total of 43 comment letters, of which 34 were in support of the project, and nine (9) were in opposition to the project. After the meeting, staff received 25 additional comment letters after the hearing; 24 of them were in support, and one (1) was in opposition to the project (Attachment 11).

Discussion:

At the August 7, 2024, meeting, the Planning Commission expressed their support for the proposed hotel and two (2) sit-down restaurants in the commercial component of the project fronting onto Ramona Expressway, one of the most heavily traveled streets in the city. At the same time, concerns were raised about rezoning 12.5 acres of commercially zoned property to allow the proposed industrial warehouse building. Nonetheless, the majority of the Commissioners recognized that the hotel and sit-down restaurants proposed in the commercial development outweighed the concerns raised about the industrial warehouse component of the project,

especially given that the applicant has agreed to build either the hotel or a commercial building concurrently with the industrial warehouse building. The applicant was also commended for the community outreach efforts made to inform the community within 600 feet of the project site. After listening to public comments and the applicant's commitments, the Planning Commission recommended approval of the project.

ENVIRONMENTAL DETERMINATION:

An Environmental Impact Report (EIR-SCH 2023110588) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines (Attachment 12). 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, cumulative GHG emissions, and noise, which have been identified as significant and unavoidable. Thus, the 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 April 26, 2024, and ended on June 10, 2024. During the 45-day comment period, the City received six (6) comment letters (Attachment 11). Two (2) of the comment letters, one Blum, Collins & Ho LLP, on behalf of Golden State Environmental Justice Alliance (GSEJA), and the second one from Adams Broadwell Joseph & Cardozo, on behalf of Californians Allied for a Responsible Economy (CARE CA), were subsequently withdrawn. Following is a summary of the comment letters:

1. Eastern Municipal Water District (EMWD) – Commented that the project proponent needs to consult with the EMWD's Development Services Department to compare proposed and existing water demands and sewer flows and prepare a Design Conditions report (DC) prior to the final design and plan check.
2. Riverside Transit Agency (RTA) – Commenter stated they had no comments regarding this project.
3. Agua Caliente Band of Cahuilla Indians – Commenter deferred monitoring to the Soboba Band of Luiseno Indians.
4. South Coast Air Quality Management District (SCAQMD) – Commenter stated that air emissions for the build-out of the PVCCSP are significant and unavoidable. Therefore, all mitigation measures for the PVCCSP EIR should apply. Also, the commenter recommends that the Lead Agency review South Coast AQMD Rule 2305 to determine the potential WAIRE Points Compliance Obligation for future warehouse operators and explore whether additional project requirements and CEQA mitigation measures can be identified and implemented at the proposed Project that may help future warehouse operators meet their compliance obligation.

Responses to Comments were prepared and included in the Final EIR (Attachment 11). None of the comments raised additional environmental concerns that have not already 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. In accordance with the Public Resources Code Section 21092.5, the City has provided a written response to the

commenting public agency ten (10) days prior to the scheduled public hearing for City Council consideration of the Final EIR certification.

RECOMMENDATION

The Planning Commission recommends to the City Council the following: 1) Adoption of Resolution Number (*next in order*) that the City Council certify the Final Environmental Impact Report (SCH 2023110588), adopt the Mitigation and Monitoring and Reporting Program; 2) Adoption of Resolution Number (*next in order*) approving Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038 to facilitate the construction of a 271,098 square-foot industrial warehouse building, two (2) freestanding sit-down restaurants, and a four-story hotel on 17.1 acres, based on the findings and the Conditions of Approval; and 3) Introduce the First Reading of the Ordinance Number (*next in order*) approving Specific Plan Amendment 22-05380.

BUDGET (or FISCAL) IMPACT: All costs associated with the Project are borne by the applicant.

Prepared by: Nathan Perez, Senior Planner
Reviewed by: Patricia Brenes, Planning Manager

REVIEWED BY:

Assistant City Manager: _____
Assistant City Manager: _____
Director of Finance: _____

Attachments:

1. Resolution No. (*next in order*) Certifying the Environmental Impact Report and Adopting the Statement of Overriding Considerations, Findings of Fact, and the Mitigation Monitoring and Reporting Program
Due to the size of the file, only the Resolution is included as a hard copy; the Exhibits are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1213_479
2. Resolution No. (*next in order*) Approving Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038 and Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)
3. Ordinance No. (*next in order*) Adopting the Specific Plan Amendment
4. Location/Aerial Map
5. Existing and Proposed Modification to PVCCSP Specific Plan Land Use Designation Map

6. MARB/IPA ALUCP Map
7. Tentative Parcel Map (TPM) 38730
8. Industrial Project Plans (Site Plan, Floor Plans, and Building Elevations)
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-405#docan1206_1313_479
9. Commercial Project Plans (Site Plan, Floor Plans, and Building Elevations)
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-405#docan1206_1313_479
10. Applicant prepared Public Outreach Flyer
11. Public Comments and Response to Comments received before and after the public hearing.
Due to the size of the files the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479
12. Draft Environmental Impact Report (SCH 2023110588), along with "Statement of Overriding Consideration," Mitigation Monitoring and Reporting Program, Associated Technical Studies.
Due to the size of the files, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479
13. Planning Commission Staff Report Without Exhibits – Dated 8/7/2024.
Due to the size of the files, only the staff report is included as a hard copy. The staff report and exhibits are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479

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

Attachment 15

Planning Commission Staff Report Without Exhibits – Dated 8/20/2025

Due to the size of the files, only the staff report is included as a hard copy. The staff report and exhibits are available online at:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE:

August 20, 2025

SUBJECT:

Specific Plan Amendment 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Conditional Use Permit 25-00004, Development Plan Reviews 22-00037 and 22-00038, and Variance 25-00001 (*Continued off-calendar from the September 10, 2024 City Council meeting*) – A proposal to consider the following entitlements to facilitate a mixed-use project on 16.91 acres, located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue in the Commercial (C) Zone of the PVCCSP:

1. Specific Plan Amendment to rezone 7.13 acres of a larger 16.91-acre site from Commercial (C) Zone to Multi-Family Residential (MFR), modify the development standards table to increase the building height from 30 feet to 50 feet, and the land use table to allow self-storage facilities in the Commercial Zone with a Conditional Use Permit;
2. Tentative Parcel Map to subdivide two parcels into five parcels totaling 16.91 acres;
3. Conditional Use Permit to allow a 181,000-square-foot self-storage facility on 5.4 acres;
4. Development Plan Reviews for the review of the site plan and building elevations for two freestanding sit-down restaurants totaling 9,000 square feet, a four-story 107 room hotel on 4.31 acres, and a 204-unit multi-family residential development on 7.13 acres; and
5. Variance to allow a reduced side yard setback for the self-storage facility.

Applicant: Marwan Alabbasi

REQUEST:

Adopt Resolution 25-19 recommending that the City Council certify the Final Environmental Impact Report (SCH# 2023110588) identifying Alternative 4 as the project, adopt the Mitigation and Monitoring and Reporting Program, Statement Overriding Considerations, and Findings of Fact, and approve Specific Plan Amendment 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Conditional Use Permit 25-00004, Development Plan Reviews 22-00037, 22-00038, and Variance 25-00001 to facilitate the construction of a multi-family residential development, a self-storage facility, a hotel, and two sit-down

restaurants, on 16.91 acres, based on the findings contained herein and subject to the Conditions of Approval.

CONTACT: Patricia Brenes, Planning Manager

BACKGROUND

City Council Meeting

On September 10, 2024, the City Council voted 3-2 to continue off-calendar the consideration of Specific Plan Amendment 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Reviews 22-00037, and 22-00038 for the proposed Distribution Park Project which included a 271,098 square-foot industrial warehouse building, two freestanding sit-down restaurants totaling 9,000 square feet, and a 52,008 square foot, four-story hotel on 16.91 acres located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue. During the meeting, the City Council commended the applicant for including the restaurants and hotel. However, the Councilmembers requested that the applicant explore an alternative concept that replaces the industrial warehouse building with residential development. In response, the applicant requested an off-calendar continuance to allow time to revise the project and address the Council's concerns by removing the industrial component.

Since the City Council meeting, the applicant has revised the project by replacing the industrial warehouse with a multi-family residential development and a self-storage facility. In addition, based on comments received during the public review process, the applicant updated the Draft Environmental Impact Report (DEIR) to include Alternative 4 (Retreat at Lake Perris), which reflects the revised project and serves as the basis for the environmental analysis.

To provide context for the revised proposal, the project site is surrounded by vacant land to the north across Ramona Expressway, currently in process for proposed commercial and industrial development; Park Place Mobile Home Community and commercial shopping center to the west; Camper Resorts of America to the east; and industrial development to the south across Dawes Street.

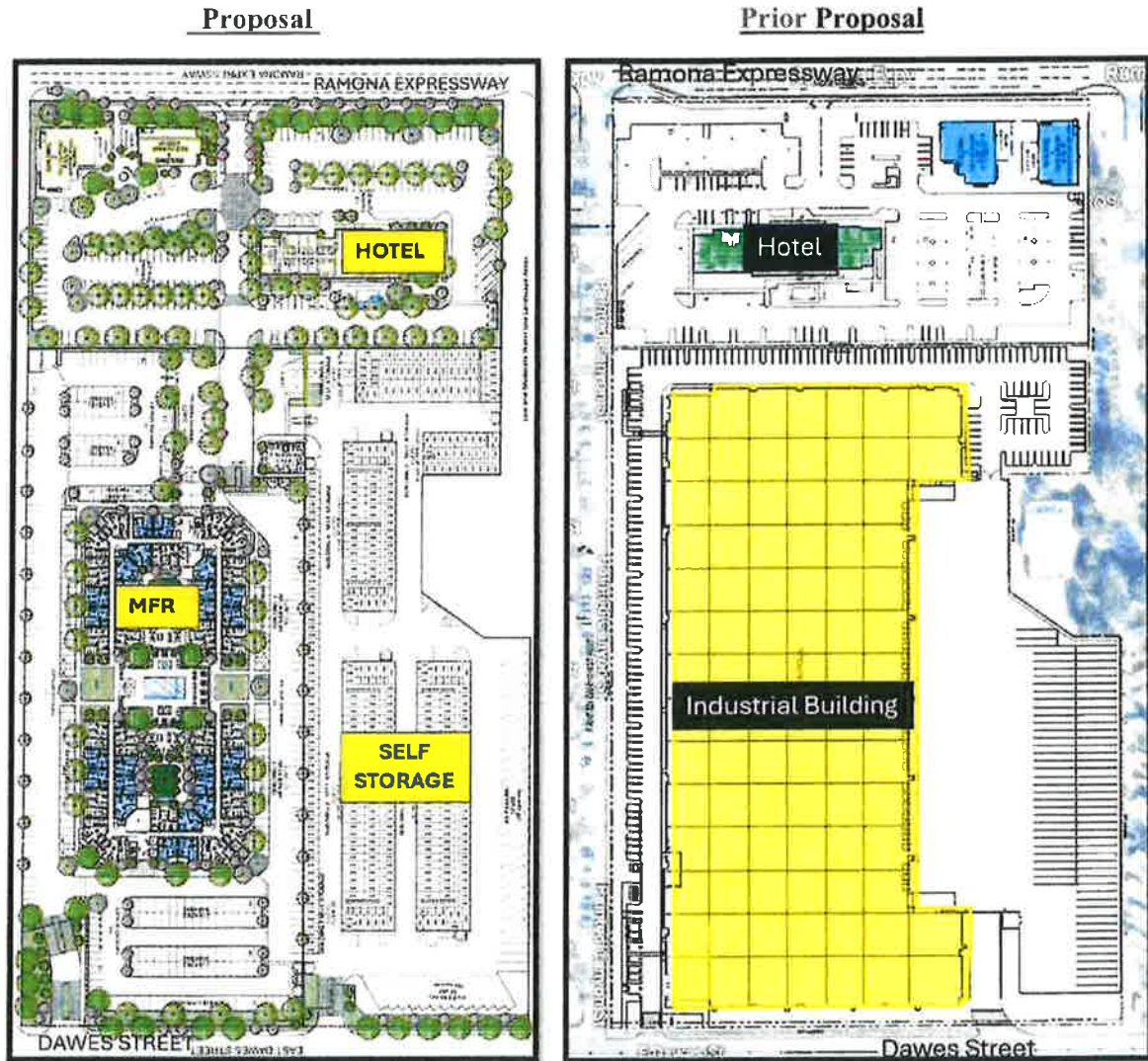
Ad-Hoc Committee Meeting

On April 10, 2025, staff facilitated an Ad Hoc Committee meeting for the revised project. The Ad Hoc Committee expressed the need for the project to include the following: 1) Provide an ADA-compliant secured trash enclosure; 2) Provide a conceptual landscape plan that includes half-diamonds throughout the parking lots; 3) Provide a wall and fence plan; 4) Provide additional landscaping along the Dawes Street frontage; 4) Revise building elevations, colors, and design to be consistent with the 3-D renderings; and 5) Provide a path of travel from the multi-family residential development to the proposed shopping center. The applicant revised the project plans to address the Ad Hoc Committee's recommendations.

PROJECT DESCRIPTION

The applicant is requesting approval of a Specific Plan Amendment, Tentative Parcel Map, Conditional Use Permit, Development Plan Review, and Variance to facilitate the development

of a revised mixed-use project on a 16.91-acre site. The updated proposal includes a four-story multi-family residential development, a self-storage facility, and commercial uses. As part of the revision, the commercial portion located on 4.31 acres will retain the originally proposed uses, which include two freestanding sit-down restaurants totaling 9,000 square feet and a four-story, 107-room hotel. A side-by-side comparison of the revised and original project is presented below:



Below is a summary of each component of the updated project:

1. *Commercial Development - (Parcels 1 through 3)*

Parcels 1 through 3 consist of 4.58 acres, located on the south side of Ramona Expressway. They are proposed to be developed with a commercial shopping center consisting of the following: 1) A stand-alone sit-down restaurant, consisting of 4,000 square feet featuring an enclosed covered outdoor dining patio; 2) A second stand-alone sit-down restaurant, consisting

of 5,000 square feet, also featuring an enclosed covered outdoor dining patio; and 3) a four-story hotel offering 107 rooms and amenities.

A total of 239 parking spaces and four recreational vehicle (RV) parking spaces will be provided to serve the commercial uses. Access to this site is proposed via a 30-foot-wide driveway on the west side of the site along Ramona Expressway, allowing for right-in/right-out movements (Exhibit H).

2. *Self-Storage Facility (Parcel 4):*

Parcel 4 consists of 5.47 acres located along the southeasterly area of the site and south of the commercial development, with frontage along Dawes Street. This parcel is proposed to be developed with a self-storage facility consisting of six buildings totaling 179,000 square feet and a 2,000 square foot office/caretaker residence as follows:

- Building 1: 12,600-square-foot one-story self-storage building,
- Buildings 2 and 3: Each 49,000-square-foot two-story self-storage building,
- Building 4: 30,800-square-foot two-story self-storage building,
- Building 5: 26,600-square-foot two-story self-storage building, and
- Building 6: 11,000-square-foot two-story self-storage building.

A total of 19 parking spaces is proposed for employees and customers, located along the northern area of the site. Additionally, a total of 43 RV parking spaces will be provided along the southern and eastern sides of the site.

Access to the site will be provided via two entry points: one from Dawes Street and another from the adjacent commercial shopping center to the north. A reciprocal access agreement will be required for shared access with the commercial development. The RV parking area will prohibit parking for semi-trucks and trailers. The facility will be gated and secured with a combination of a 14-foot-high decorative wall along Dawes Street and an 8-foot-high decorative block wall around the remainder of the perimeter of the facility.

3. *Multi-Family Residential Development (Parcel 5):*

Parcel 5 comprises 7.13 acres, located on the southwesterly side of the project site and south of the commercial development, with frontage along Dawes Street. This parcel is proposed to be developed with a multi-family residential development consisting of two detached four-story buildings containing 204 units. The unit mix includes 116 one-bedroom units and 88 two-bedroom units. The one-bedroom units offer two floor plans, ranging from 742 to 795 square feet. The two-bedroom units offer two floor plans, ranging from 1,103 to 1,145 square feet. Each unit includes a kitchen, living room, dining room, bedroom(s), bathroom, and laundry area. Amenities include a pool and spa, poolside restrooms, a community room, a fitness gym, outdoor lounge areas, a landscaped garden/lawn area, barbecue stations, seating, and open space areas.

A total of 396 parking spaces will be provided to serve the residential use, including 204 covered spaces. Access to the site will be provided via two points of entry: one from Dawes Street and another from the adjacent commercial development to the north. A reciprocal access agreement will be required for shared access with the proposed commercial development. The project will be gated and secured with a six (6) foot high tubular steel fence and pilasters at Dawes Street and the northerly entrances.

Implementation of this project requires approval of the following entitlements:

- Specific Plan Amendment to rezone 7.13 acres of a larger 16.91-acre site from Commercial (C) Zone to Multi-Family Residential (MFR), modify the development standards table to increase the building height from 30 feet to 50 feet, and the land use table to allow self-storage facilities in the Commercial Zone with a Conditional Use Permit;
- Tentative Parcel Map to subdivide two parcels into five parcels totaling 16.91 acres;
- Conditional Use Permit to allow a 181,000-square-foot self-storage facility on 5.4 acres;
- Development Plan Reviews for the review of the site plan and building elevations for two freestanding sit-down restaurants totaling 9,000 square feet, a four-story 107-room hotel on 4.31 acres, and a 204-unit multi-family residential development on 7.13 acres; and
- Variance to allow a reduced side yard setback for the self-storage facility.

PROJECT ANALYSIS

The table below summarizes the Project's consistency with the General Plan, Perris Valley Commerce Center Specific Plan, Zoning Code, Title 18 Subdivisions, and March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Consistency Analysis
<p>Consistency with the General Plan</p> <p>As proposed, the Project will be consistent with the General Plan and will further the following General Plan Circulation Element, Safety Element, Land Use Element, and Housing Element goals:</p> <p><u>Circulation Element:</u></p> <ul style="list-style-type: none">o Goal II – A well-planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments.o Goal V - Efficient goods movement.<ul style="list-style-type: none">- V.A.8: Require streets abutting properties in Light Industrial to conform to standard specifications for industrial collector streets to accommodate the movement of heavy trucks.- V.A.8: Provide adequate off-street loading areas for all commercial and manufacturing land uses.<ul style="list-style-type: none">• Policy VA (Circulation Element): Provide for the safe movement of goods along the street and highway. <p><u>Safety Element:</u></p> <ul style="list-style-type: none">o Policy S-2.1 – Require road upgrades as part of new developments/major remodels to ensure adequate evacuation and emergency vehicle access. Limit improvements for

Consistency Analysis

existing building sites to property frontages.

- Policy S-6.1 – Ensure new development complies 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.

Land Use Element:

- Policy II - New development consistent with infrastructure capacity and municipal services capabilities.
- Policy III.A - Commerce and industry to provide jobs for residents at all economic levels to accommodate diversity in the local economy.

Housing Element:

- Policy 1.2: - Promote development within the City that provides a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate services, and recognition of environmental constraints.

Consistency with the Perris Valley Commerce Center Specific Plan (PVCCSP) and Zoning Code

The project site is in the Commercial (C) Zone within the PVCCSP, which is intended for retail, professional office, and service-oriented business activities. The stand-alone sit-down restaurants and hotel components are consistent with the Commercial Zone of the Perris Commerce Center Specific Plan.

The proposed amendment to the PVCCSP to rezone 7.13 acres of a larger 16.91-acre site from the Commercial (C) Zone to Multi-Family Residential (MFR) Zone will facilitate multi-family residential development. The amendment also updates the land use table to allow self-storage facilities in the Commercial Zone with a Conditional Use Permit, which is regulated by Chapter 19.61 of the Perris Municipal Code, to ensure unique uses are appropriately reviewed to protect public health, safety, and surrounding properties.

The remainder 9.97 acres, fronting onto Ramona Expressway, will remain commercially zoned, consistent with the zoning along the Ramona Expressway corridor. The proposed hotel and two restaurants comply with the permitted uses of the underlying zone. Furthermore, the commercial shopping center and multi-family residential development comply with the parking standards in Chapter 19.69 (Parking and Loading Standards) of the Zoning Code.

With the requested Specific Plan Amendment, the project will be consistent with the goals and policies and the development standards of the PVCCSP and Zoning Code.

Consistency with Title 18 – Subdivisions Code

The project will consolidate two (2) parcels into five (5) parcels under Tentative Parcel Map 38730. Parcels 1 through 3 are proposed to be developed with the commercial center, which will require a reciprocal access agreement. Parcel 4 will be developed with a self-storage

Consistency Analysis

building. Parcel 5 will be developed with a four-story multi-family residential development. The Project was analyzed for compliance with the minimum lot standards, and all project components comply. Therefore, the Project is consistent with the Title 18—Subdivisions.

Compliance with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP)

The Project site is located within Compatibility Zone D (Flight Corridor Buffer) of the MARB/IPA ALUCP, which has no restrictions on land uses. The proposed project was considered by the Airport Land Use Commission (ALUC) on July 10, 2025, for consistency with the D Zone and was determined to be consistent with the MARB/IPA ALUCP.

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table below summarizes compliance with the PVCCSP Development Standards and Chapter 19.69 – Parking Standards of the Zoning Code for the Commercial Shopping Center (Hotel and Restaurants)

Perris Valley Commerce Center Specific Plan Commercial Zone - Development Standards Commercial Shopping Center (Hotel and Restaurants)				
Standard		Proposed	Consistency	
Floor Area Ration (FAR)	0.75	0.55 ¹	Consistent	
Lot Coverage	50 percent maximum	27.3 percent ¹	Consistent	
Minimum Lot Size	1 acre	Parcel 1: 2.43 acres Parcel 2: 0.99 acres ₃ Parcel 3: 0.89 acres ₃	Consistent	
Minimum Lot Width	100 feet	Parcel 1: 349 feet Parcel 2: 131 feet Parcel 3: 140 feet	Consistent	
Minimum Lot Depth	150 feet	Parcels 1 to 3: 303 feet	Consistent	
Building Height (Maximum)	45 feet	Restaurants – 15 feet Hotel – 55 feet ²	Consistent	
Setbacks	Front Yard: – Ramona Expressway	15 ft (Restaurants) 25 ft. (Hotel)	Restaurants – 15 feet Hotel – 167 feet	Consistent
	Interior Yards (East)	0 feet	72 to 561 feet	Consistent
	Interior Yards (West)	10 feet (adjoining residential)	14 to 301 feet	Consistent
	Rear Yard Interior (South)	0 feet	90 to 243 feet	Consistent
Landscape Coverage	10 percent	18 percent ¹	Consistent	

Notes: 1. Combined FAR, Lot Coverage, and Landscape Coverage for the Commercial Shopping Center and Self-Storage Facility.

2. Building height can increase to a maximum of 100 feet above grade, provided that the front setback is increased 1 foot for every 1 foot of height increase.
3. Commercial lot size can be less than 1 acre if a reciprocal and shared parking agreement is recorded per PMC19.38.080K.

Parking Standards				
Chapter 19.69 – Parking Development Standards				
Commercial Shopping Center & Hotel,				
Use	Standard	Required	Proposed	Consistency
Sit-Down Restaurants	1 space/every 50 square feet of dining area: Building 1: 2,400 sq. ft. Building 2: 3,000 sq. ft.	48 spaces 60 spaces	122 spaces	Consistent
Hotel	1.1 space/guest room (107 rooms)	118 spaces	118 spaces	Consistent
Total Parking		226 spaces	240 spaces	Consistent
Total Surplus Parking		14 spaces		

The table below summarizes compliance with the PVCCSP Development Standards and Chapter 19.69 – Parking Standards of the Zoning Code for the self-storage facility.

Perris Valley Commerce Center Specific Plan				
Commercial Zone - Development Standards				
Self-Storage Facility				
	Standard		Proposed	Consistency
Floor Area Ratio (FAR)	0.75		0.55 ²	Consistent
Lot Coverage	50 percent maximum		27.3 percent ²	Consistent
Minimum Lot Size	1 acre		5.47 acres	Consistent
Minimum Lot Width	100 feet		120 feet	Consistent
Minimum Lot Depth	150 feet		714 feet	Consistent
Building Height	45 feet		25 feet	Consistent
Setbacks	Front Yard: – Dawes Street (South)	15 feet	20 feet	Consistent
	Interior Yards (East)	0 feet	0 feet	Consistent
	Interior Yards (West)	10 feet (adjoining residential)	0 feet ¹	Inconsistent
	Interior Rear Yard (north)	0 feet	0 feet	Consistent
Landscape Coverage	10 percent		18 percent ²	Consistent

- Notes:
1. Variance requested for the interior side yard setback. Findings contained in the Resolution
 2. Combined FAR, Lot Coverage, and Landscape for the Commercial Shopping Center and Self-Storage Facility.

Parking Standards Chapter 19.69 – Parking Development Standards Self-Storage Facility				
Use	Standard	Required	Proposed	Consistency
Caretakers' Residence/ Office Area	1 space/every 300 sq. ft. of Office (2,000 sq. ft.)	7 spaces	38 spaces	Consistent
Total Parking		7 spaces	38 spaces	Consistent
Total Surplus Parking		31 spaces		

The table below summarizes compliance with the PVCCSP Development Standards and Chapter 19.69 – Parking Standards of the Zoning Code for the multi-family residential development.

Perris Valley Commerce Center Specific Plan Multi-Family Residential (MFR) - Development Standards Multi-Family Residential Development				
	Standard		Proposed	Consistency
Floor Area Ration (FAR)	0.75 ¹		0.74 ¹	Consistent
Lot Coverage	40 percent maximum		35.9 percent	Consistent
Minimum Lot Size	3,000 square feet		7.13 acres	Consistent
Minimum Lot Width	35 feet		366 feet	Consistent
Minimum Lot Depth	85 feet		882 feet	Consistent
Building Height	30 feet ²		48 feet ²	Consistent
Setbacks	Front Yard – Dawes Street	20 feet	216 feet	Consistent
	Interior Side Yard – East	5 feet	77 feet	Consistent
	Interior Side Yard – West	5 feet	79 feet	Consistent
	Interior Rear Yard -- North	25 feet	216 feet	Consistent
Landscape Coverage	None		11.3 percent	Consistent

Foot Notes: ¹ Specific Plan Amendment to update Floor Area Ration (FAR) from 1,500 sq. ft. to 0.75 FAR, ² Specific Plan Amendment to increase Building Height from 30 to 50 feet.

Parking Standards				
Chapter 19.69 – Parking Development Standards				
Multi-Family Residential Development				
Use	Standard	Required	Proposed	Consistency
One Bedroom Unit	One Bedroom 1.5 spaces/ unit - 116 units	174	350 spaces (205 spaces)	Consistent
	Two Bedrooms 2 spaces/unit - 88 units	176		
Covered Parking Requirement	1 space per unit – 204 units	204 spaces		Consistent
Visitor Parking	1 space/5 units	41 spaces	41 spaces	Consistent
Total Parking		391 spaces	391 spaces	Consistent
Total Surplus Parking		0 spaces		

VARIANCE FINDINGS SUMMARY

The applicant is requesting a Variance to allow a 0-foot side yard setback along the west property line of the self-storage facility shared with the proposed multi-family residential development, where 10 feet would be required in the Commercial Zone when adjoining residential uses. The necessary findings in support of the Variance have been made based on the following: The property's irregular lot shape and unique orientation limit its development potential compared to neighboring parcels. Strict application of the minimum 10-foot setback standard would deprive the property owner of the right to use the land, specifically with respect to the proposed self-storage development, in a manner similar to that enjoyed by other conforming properties in the vicinity zoned Commercial. Therefore, granting the variance does not constitute a special privilege, as it simply enables the property to be used in a way consistent with the rights of other conforming parcels in the area with similar zoning standards.

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations**

Commercial Center

The commercial building elevations reflect modern Spanish-themed architecture. The general concept for the commercial center offers a linear design with simple forms and building fenestration with a strong presence along the Ramona Expressway frontage. Multiple materials are proposed, including stone and veneer, metal canopies, and stucco. The colors for the commercial buildings range from off-white to charcoal gray and black. Both stand-alone sit-down restaurants will include outdoor eating areas enclosed by a pony wall. Overall, the proposed commercial buildings comply with the PVCCSP standards for architecture (Exhibit G).

Hotel Development

The proposed Hotel will provide stuccoed walls, varying roof heights, and metal awnings on

the main entrances. The hotel is proposed to be articulated on all four sides of the building. The proposed color palette includes red as an accent color with a combination of different shades of grey. A combination of different materials, including tile/stone veneer, thin brick, corrugated metal, and precision block, is proposed to enhance the building. The entrances of the hotel will feature a metal roof structure painted a taupe color. Overall, the hotel complies with the PVCCSP standards for architecture (Exhibit G).

Self-Storage Development

The proposed self-storage facility will feature CMU walls, corrugated metal panels, fiber-cement board siding, and metal roll-up doors. The building is also articulated by incorporating varying rooflines, sconce light fixtures, steel canopies, and vertical treatment with fenestration. The proposed color palette combines shades of earthtones, which include brown and a light mocha color. The combination of various colors, an articulating footprint, variable roof height, enhanced cornice treatments, and windows provides visual interest to the building and complies with the PVCCSP architectural requirements. (Exhibit H).

Multi-Family Residential Development

The proposed buildings reflect a contemporary architectural theme. The buildings will feature varying roofline heights and recessed wall planes, incorporating balconies. The basic design elements incorporate contemporary symmetrical and asymmetrical forms to create both horizontal and vertical variations, comprising a combination of wall finishes. These include metal railings on balconies, brick veneer, fiber cement board siding, corrugated metal, and stone veneer. The main entrances will be defined by a metal awning with storefront glazing. Overall, the combination of varying colors, materials, and variable roof heights is consistent with the architectural standards envisioned for all multi-family residential development within the City of Perris (Exhibit I).

- **Landscaping**

The proposed conceptual landscape plan conforms to the Landscaping Ordinance and PVCC SP requirements. The proposed on-site landscaping coverage on the commercial component totals approximately 56,328 square feet or 18.1 percent. The multi-family development component of the Project consists of 49,592 square feet or 11.3 percent of landscape coverage. The entire project site has a rich palette of ground cover, shrubs, trees, and accent trees at the entry points throughout the project site. Landscaping has been provided throughout the parking areas, adjacent to the buildings, and trash enclosure areas (Exhibits G, H and I).

- **Fencing/Walls**

Commercial Development

- North: No fencing or walls proposed along Ramona Expressway.
- East/West/South: 8-foot-high smooth stucco wall with decorative pilasters at 100 feet on center.

Self-Storage Facility

- North: 8-foot-high smooth stucco wall with decorative pilasters at 100 feet on center.
- East/West: 8-foot-high smooth stucco wall.

- South: 14-foot-high smooth stucco wall with decorative pilasters at the main entrance along Dawes Street. A landscaped berm will reduce the visual height of the wall to 8 feet.

Multi-Family Residential Development

- North: 8-foot-high smooth stucco wall with decorative pilasters at 100 feet on center.
- South: 8-foot-high tubular steel fence with decorative pilasters (smooth stucco) at 100 feet on center.
- East/West: 8-foot-high smooth stucco wall.

Both the self-storage facility and the multi-family residential development are proposed to be gated. Overall, the fencing and walls proposed for this project comply with the requirements of PVCCSP.

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

An Environmental Impact Report (SCH# 2023110588) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit K). 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, cumulative GHG emissions, and noise, which have been identified as significant and unavoidable. Thus, the adoption of a Statement of Overriding Consideration would be required in order to approve the project.

A second Notice of Availability for the Draft Environmental Impact Report (Draft EIR), which included Alternative 4 was sent to property owners within 300 feet of the Project site, tribes, agencies, and interested parties. The 45-day public comment review period started on June 13, 2025, and ended on July 28, 2025. During the 45-day comment period, staff received one (1) letter from Riverside County Flood Control (Exhibit J), which was informational in nature.

A Response to Comment was prepared and included in the recirculated Final EIR. None of Riverside County Flood Control comments raised additional environmental concerns that have not already 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 (Exhibit J). Per the Public Resources Code Section 21092.5, the City will provide a written response to the commenting public agency at least ten days prior to the scheduled public hearing for City Council consideration of the Final EIR certification.

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 and Camper Resorts of America occupants. As of the writing and distribution of the staff report, staff has not received any other letters regarding this Project.

RECOMMENDATION:

Recommend to the City Council adoption of Resolution 25-19 recommending certification of the Final Environmental Impact Report (SCH2023110588) with Alternative 4, adoption of the Mitigation and Monitoring and Reporting Program, Statement of Overriding Considerations, and

Findings of Fact, and approval of the Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Conditional Use Permit (CUP) 25-00004, Development Plan Review (DPR) 22-00037, Development Plan Review (DPR) 22-00038 and Variance (VAR) 25-00001, to facilitate the construction of a three-story multi-family residential development, a self-storage facility, two (2) freestanding sit-down restaurants, and a four-story hotel totaling 16.91 acres, based on the findings contained in the Resolution 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: Nathan Perez, Senior Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 25-19 Approving Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)
- B. Vicinity/Aerial Map
- C. Existing and Proposed Modification to PVCCSP Specific Plan Land Use Designation Map
- D. Proposed PVCCSP Sections 2.0 (Land Use) and Section 4.0 (On-site Design Standards)
- E. MARB/IPA ALUCP Map
- F. Tentative Parcel Map (TPM) 38730
- G. Commercial Project Plans (Site Plan, Floor Plans, Building Elevations, 3-D renderings)
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-405#docan1206_1313_479
- H. Self-Storage Project Plans (Site Plan, Floor Plans, and Building Elevations)
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-405#docan1206_1313_479
- I. Multi-Family Residential Development Project Plans (Site Plan, Floor Plans, Building Elevations, and 3-D renderings)
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-405#docan1206_1313_479

- J. 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-405#docan1206_1313_479
- K. Final Environmental Impact Report (SCH# 2023110588), along with "Statement of Overriding Consideration," Mitigation Monitoring and Reporting Program, Associated Technical Studies.
Due to the size of the files, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479
- L. Planning Commission Staff Report Without Exhibits – Dated 8/7/2024
Due to the size of the files, only the staff report is included as a hard copy. The staff report and exhibits are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479
- M. City Council Staff Report Without Exhibits – Dated 1/10/2024.
Due to the size of the files, only the staff report is included as a hard copy. The staff report and exhibits are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-517#docan1206_1313_479
- N. Notice of Public Hearing

Consent:
Public Hearing: X
Business Item:
Presentation:

Attachment 16

Notice of Public Hearing



NOTICE OF PUBLIC HEARING

This may affect your property. Please read:

Notice is hereby given that the City Council of the City of Perris will hold a Public Hearing on the following item(s):

CASES: Specific Plan Amendment (SPA) 22-05380
Tentative Parcel Map 22-05379 (TPM 38730)
Conditional Use Permit (CUP) 25-00004
Development Plan Review (DPR) 22-00037
Development Plan Review (DPR) 22-00038
Variance (VAR) 25-00001

APPLICANT: Marwan Alabbasi

LOCATION: Generally located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue

PROPOSAL: A proposal to consider the following entitlements to facilitate a mixed-use project on 16.91 acres, located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue in the Commercial (C) Zone of the PVCCSP: 1) Specific Plan Amendment to rezone 7.13 acres of a larger 16.91-acre site from Commercial (C) Zone to Multi-Family Residential (MFR), modify the development standards table to increase the building height from 30 feet to 50 feet, and the land use table to allow self-storage facilities in the Commercial Zone with a Conditional Use Permit; 2) Tentative Parcel Map to subdivide two parcels into five parcels totaling 16.91 acres; 3) Conditional use Permit to allow a 181,000-square-foot self-storage facility on 5.4 acres; 4) Development Plan Reviews for the review of the site plan and building elevations for two freestanding sit-down restaurants totaling 9,000 square feet, a four-story 107 room hotel on 4.31 acres, and a 204-unit multi-family residential development on 7.13 acres; and Variance to allow a reduced side yard setback for the self-storage facility.

ENVIRONMENTAL DETERMINATION:

A Draft Environmental Impact Report (EIR) was prepared in compliance with the CEQA Guidelines. A 45-day public comment review started on June 13, 2025, and ended on July 28, 2025. The potential impacts associated with the project were evaluated in the Draft EIR (State Clearinghouse [SCH] No. 2023110588) which included Alternative 4 were impacts have been reduced to less than significant levels with incorporation of Project specific mitigation measures and PVCCSP Standards and Guidelines and PVCCSP EIR mitigation measures, except for impacts related to cumulative GHG emissions. These impacts would be significant and unavoidable. Adoption of a Statement of Overriding Considerations is required should the City choose to approve the Project.

Where the Draft EIR is Available: The Draft EIR with Alternative 4 and documents incorporated by reference are available on the City's website at the following location: https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479

PUBLIC HEARINGS: The Planning Commission considered the project on August 20, 2025, and recommended to the City Council that the project be Approved by a vote of 5 ayes and 0 noes.

Any person affected or concerned by this application may submit written comments to the City Clerk's Office before the City Council hearing. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The City Council, at the hearing or during deliberations, could recommend approval of an alternative proposal for the above project, including any changes to the proposal. Any person challenging this project in court may be limited to raising only those issues identified at the public hearing described in this notice or writing delivered to the City Council before the public hearing.



CITY COUNCIL PUBLIC HEARING

COUNCIL CHAMBERS CITY HALL
101 NORTH "D" STREET
PERRIS, CA 92570

Date & Time: **September 30, 2025** – 6:30 p.m.
Planner: Nathan Perez, Senior Planner
Contact Information: nperez@cityofperris.org
(951) 943-5003, ext. 279

Si necesita un intérprete por favor llámenos al (951) 943-5003