CITY OF PERRIS
PLANNING COMMISSION

AGENDA

August 21, 2019

City Council Chambers
Meeting to convene at 6:00 P.M.
101 North “D” Street
Perris, CA 92570

1. CALL TO ORDER:

2. ROLL CALL:

  Commissioners: Hernandez, Jimenez, Perez,
                 Vice Chair Hammond, Chair Shively

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Hernandez

5. PRESENTATION:

6. CONSENT CALENDAR:
   A. Planning Commission Minutes for August 7, 2019

7. PUBLIC HEARING:

8. BUSINESS ITEM:
   A. Presentation on Planning Applications and Entitlement Process

9. PUBLIC COMMENTS:

  Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

11. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

12. ADJOURNMENT
Item 6A

Planning Commission Minutes for August 7, 2019
CITY OF PERRIS

MINUTES:

Date of Meeting: August 7, 2019
06:00 PM

Place of Meeting: City Council Chambers


1. CALL TO ORDER:

2. ROLL CALL: Commissioners: Hammond, Hernandez, Jimenez, Perez, Shively


3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Hammond

5. PRESENTATION:
   A. Introduction of sworn in Planning Commissioners Hammond, Hernandez, Jimenez, Perez, Shively

Planning Manager Phung, requested the Commissioners introduce themselves.

Commissioner Jimenez, introduced herself.

Commissioner Perez, introduced himself.

Commissioner Hernandez, introduced himself.

Commissioner Shively, introduced himself.

Commissioner Hammond, introduced himself.

Staff introduced themselves to the Commission.

6. BUSINESS ITEM:
   A. Nomination of Planning Commission Chair and Vice-Chair

The Chair called for a motion.
M/S/C: Moved by Commissioner Hammond, seconded by Commissioner Perez to Approve Nomination of Jack Shively for Planning Commission Chair.
AYES: Commissioner Jimenez, Commissioner Hammond, Commissioner Shively, Commissioner Hernandez, Commissioner Perez.

NOES:
ABSENT:
ABSTAIN:

The Chair called for a motion.

M/S/C: Moved by Commissioner Shively, seconded by Commissioner Hernandez to Approve Nomination of Dwayne Hammond for Planning Commission Vice-Chair.
AYES: Commissioner Jimenez, Commissioner Hammond, Commissioner Shively, Commissioner Hernandez, Commissioner Perez.

NOES:
ABSENT:
ABSTAIN:

B. **Public Hearing and Brown Act Procedures**

Assistant City Manager Khuu, presented to the Commission on the Brown Act.

Vice Chair Hammond, provided examples of ex parte communications.

7. **CONSENT CALENDAR:**

A. **Planning Commission Minutes for June 19, 2019**

The Chair called for a motion.

M/S/C: Moved by Commissioner Hammond, seconded by Commissioner Perez to A. Planning Commission Minutes for June 19, 2019
AYES: Commissioner Jimenez, Commissioner Hammond, Commissioner Shively, Commissioner Perez.

NOES:
ABSENT:
ABSTAIN: Commissioner Hernandez.

8. **PUBLIC HEARING:**

A. **Tentative Parcel Map (TPM 37650) 19-05154 and Development Plan Review (DPR) 18-00001 – Proposal to subdivide approximately 1.3 acres into two parcels to facilitate the construction two industrial buildings totaling 18,276 SF (8,796 SF and 9,480 SF) located at the northeast of Commerce Drive and Perris Boulevard within the PVCC Specific Plan. Applicant: Bret Burge, Burge Corporation REQUESTED ACTION: ADOPT Resolution No. 19-16 approving Tentative Parcel Map 19-05154 and Development Plan Review 18-00001 to facilitate the construction of two industrial buildings totaling 18,276 SF located at the northeast corner of Commerce Drive and Perris Boulevard, based on the findings and subject to the Conditions of Approval.**

Vice Chair Hammond, acknowledged that he conducted a site visit prior to the meeting.
Planning Manager Phung, presented Tentative Parcel Map 19-05154 and Development Plan Review 18-00001 and commented that the City received a letter from MWD.

Vice Chair Hammond, asked for clarification on fencing location and including an 811 notice for dig alert.

Senior Engineer Pourkazemi, clarified that noticing for dig alert is a standard requirement on grading plans.

Commissioner Perez, asked Staff if the Commission can receive the power point before the meeting.

Commissioner Hernandez, asked about pedestrian access and sidewalk entry along North Perris Boulevard and EV charging stations.

Planning Manager Phung, addressed the access from North Perris Boulevard and the bioswale requirements.

Chair Shively, clarified future EV requirements for new developments and asked about the future plans for the sidewalk.

Senior Engineer Pourkazemi, addressed the requirements for sidewalk and that a meandering sidewalk is not required but may be conditioned for future development.

Planning Manager Phung, suggested that Staff may speak to the applicant to potentially change the sidewalk design if desired.

Applicant Steffen Summers, presented to the Commission.

Vice Chair Hammond, requested if any tenants are set at this time.

Commissioner Perez, asked about HVAC systems within the buildings and for clarification on the roofing materials.

Architect Angel Santano, answered questions from the Commission.

Commissioner Jimenez, asked about the reasoning behind the proposed lot division between the buildings.

Commissioner Jimenez, requested clarification on spec buildings.

Chair Shively, asked about the applicant's thought on the meandering sidewalk and landscaping.

Vice Chair Hammond, thanked Staff and expressed his support for the project.

Chair Shively, appreciated the design of the project.

Commissioner Perez, expressed concerns for not having an HVAC system within the warehouse area.

Commissioner Jimenez, expressed her concern on the heat within the warehouse area.
Chair Shively, explained Title 24 Energy Code and why air conditioning is restricted to certain areas.

Applicant Steve Summers, spoke on the spec buildings design and that the end user will install HVAC if required.

The Chair called for a motion.

M/S/C: Moved by Commissioner Hammond, seconded by Commissioner Hernandez to A. Tentative Parcel Map (TPM 37650) 19-05154 and Development Plan Review (DPR) 18-00001 – Proposal to subdivide approximately 1.3 acres into two parcels to facilitate the construction two industrial buildings totaling 18,276 SF (8,796 SF and 9,480 SF) located at the northeast of Commerce Drive and Perris Boulevard within the PVCC Specific Plan. Applicant: Bret Burge, Burge Corporation REQUESTED ACTION: ADOPT Resolution No. 19-16 approving Tentative Parcel Map 19-05154 and Development Plan Review 18-00001 to facilitate the construction of two industrial buildings totaling 18,276 SF located at the northeast corner of Commerce Drive and Perris Boulevard, based on the findings and subject to the Conditions of Approval.
AYES: Commissioner Hammond, Commissioner Shively, Commissioner Hernandez.
NOES: Commissioner Perez.
ABSENT: 
ABSTAIN: Commissioner Jimenez.

B. Development Plan Review (DPR) 18-00007 – A proposal to construct two industrial buildings totaling 43,354 SF (24,018 SF and 19,336 SF) on approximately 2.6 acres located at the southeast corner of Commerce Drive and Perris Boulevard within the PVCCSP. Applicant: Bret Burge, Burge Corporation REQUESTED ACTION: ADOPT Resolution No. 19-17 approving Development Plan Review 18-00007 to facilitate the construction two industrial buildings totaling 43,354 SF (24,018 SF and 19,336 SF) on approximately 2.6 acres located at the southeast corner of Commerce Drive and Perris Boulevard, based on the findings and subject to the Conditions of Approval.

Vice Chair Hammond and Commissioner Jimenez, acknowledged that they visited the site prior to the meeting.

Planning Manager Phung, presented Development Plan Review 18-00007.

Chair Shively, commented on the number of units within the buildings.

Commissioner Hernandez, questioned the parking requirements for the site.

Planning Manager Phung, elaborated on the parking requirements required for the development per the code.

Vice Chair Hammond, commented on the airport overlay density requirements, that the owner does not know the end tenant, and the permitted uses within the light industrial zoning.

Commissioner Perez, asked about the number of suites and about the HVAC setup within the buildings.
Commissioner Jimenez, discussed the truck traffic that may be expected for this development.

Commissioner Perez, requested clarification on the alley way access for the site.

Applicant Steffen Summers, presented to the Commission.

Commissioner Perez, asked about the HVAC components per unit and the location of these components, potential clients, and size of truck access to the building.

Commissioner Jimenez, commented on the potential tenants and types of uses that may occupy them.

Chair Shively, asked about selling buildings independently or if they will be kept together on a single lot.

Commissioner Jimenez, inquired about the prior uses for these types of buildings built by the developer in the past.

Owner Brett Burge, presented to the Commission.

Commissioner Perez, asked about the plan of the buildings and future uses.

Commissioner Jimenez, commended that the owner is part of the community and that focus will be kept on the surrounding community.

Vice Chair Hammond, appreciated the consistency between these buildings, discussed potential noise and the option of public comment on industrial uses.

Chair Shively, applauded the architecture and the smaller units that may be used for local businesses.

The Chair called for a motion.

M/S/C: Moved by Commissioner Hammond, seconded by Commissioner Shively to B. Development Plan Review (DPR) 18-00007 – A proposal to construct two industrial buildings totaling 43,354 SF (24,018 SF and 19,336 SF) on approximately 2.6 acres located at the southeast corner of Commerce Drive and Perris Boulevard within the PVCCSP. Applicant: Bret Burge, Burge Corporation REQUESTED ACTION: ADOPT Resolution No. 19-17 approving Development Plan Review 18-00007 to facilitate the construction two industrial buildings totaling 43,354 SF (24,018 SF and 19,336 SF) on approximately 2.6 acres located at the southeast corner of Commerce Drive and Perris Boulevard, based on the findings and subject to the Conditions of Approval.

AYES: Commissioner Hammond, Commissioner Shively, Commissioner Hernandez.

NOES: Commissioner Perez.

ABSENT: None

ABSTAIN: Commissioner Jimenez.

9. PUBLIC COMMENTS: Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and
address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

10. **COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:**

Vice Chair Hammond, appreciated the projects presented to the Commission for their review and suggested a presentation on the planning entitlement process for the new Commissioners.

Chair Shively, suggested a presentation to discuss the planning terminology and code with all the Commissioners to help familiarize them with future items.

11. **DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:**

Planning Manager Phung, discussed the upcoming training sessions, APA conference, potential of a meeting to discuss the planning process for entitlements for the upcoming Planning Commission meeting.

Vice Chair Hammond, asked about APA memberships and League of California Cities.

The Commission discuss their attendance of the upcoming APA Planning conference in September.

12. **ADJOURNMENT**
Planning Commission Agenda

CITY OF PERRIS
August 21, 2019

Item 8A
Presentation on Planning Applications and Entitlement Process