CITY OF PERRIS
PLANNING COMMISSION
AGENDA

October 16, 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: Jimenez, Perez; Hernandez,
Vice Chair Hammond, Chair Shively

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Jimenez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for October 02, 2019

7. PUBLIC HEARING:

A. Conditional Use Permit (CUP) 19-05139 - Proposal to establish and operate a 6,150 SF indoor event venue with vendor food and alcohol sales within suite G-2 of the Perris Cross Roads Plaza, located on a 1.4-acre site in a Commercial Community (CC) zone at 1675 N. Perris Boulevard. Applicant: Mr. & Mrs. Sakedo

REQUESTED ACTION: Adopt Resolution 19-21 finding the proposed project Categorically Exempt from CEQA under Section 15301, Class 1 Existing Facilities, and approving Conditional Use Permit 19-05139 to establish and operate a 6,159 SF indoor event venue with vendor alcohol sales within suite G-2 of the Perris Cross Roads Plaza, in a Community Commercial (CC), based on the findings and subject to the Conditions of Approval
8. BUSINESS ITEM:

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
Planning Commission Agenda

CITY OF PERRIS
October 16, 2019

Item
6A

Planning Commission Minutes for October 02, 2019
CITY OF PERRIS

MINUTES:

Date of Meeting: October 2, 2019
06:01 PM

Place of Meeting: City Council Chambers

Commission Members Present: Commissioner Perez, Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, and Chair Shively.

1. CALL TO ORDER:

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

Commission Members Present: Commissioner Perez, Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, and Chair Shively.

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Hernandez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for September 18, 2019

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Commissioner Jimenez to Approve A. Planning Commission Minutes for September 18, 2019
AYES: Commissioner Perez, Commissioner Jimenez, Vice Chair Hammond, Chair Shively.
NOES:
ABSENT:
ABSTAIN: Commissioner Hernandez.

7. PUBLIC HEARING:

A. Tentative Parcel Map 37775 (TPM 19-05018) — Proposal to subdivide .34 acres into two lots within the Neighborhood Transect of the Downtown Specific Plan on lots currently being developed with duplexes located at 232 W 5th St. Applicant: Maria Fernandez. REQUESTED ACTION: ADOPT Resolution No. 19-20 finding the project Categorical Exempt pursuant to CEQA Section 15315 (Class 15 Exemption) for Minor
Land Divisions and approving Tentative Parcel Map 37775 (TPM 19-05018) to facilitate the subdivision of .34 acres into two lots, based on the information and findings presented in the staff report, and subject to the attached Conditions of Approval.

Assistant Planner Griffiths, presented Tentative Parcel Map 37775 to the Commission.

Vice Chair Hammond, requested clarification on the reasoning the Planning Commission reviews the proposed Tentative Parcel Map.

Commissioner Perez, thanked the applicants for their desire to develop in the City.

Commissioner Jimenez, asked if the lot had ever been merged in the past.

Vice Chair Hammond, appreciated the design and that new development will improve the aesthetic of the area.

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Commissioner Perez to Approve Tentative Parcel Map 37775 (TPM 19-05018) – Proposal to subdivide .34 acres into two lots within the Neighborhood Transect of the Downtown Specific Plan on lots currently being developed with duplexes located at 232 W 5th St. Applicant: Maria Fernandez

REQUESTED ACTION: ADOPT Resolution No. 19-20 finding the project Categorical Exempt pursuant to CEQA Section 15315 (Class 15 Exemption) for Minor Land Divisions and approving Tentative Parcel Map 37775 (TPM 19-05018) to facilitate the subdivision of .34 acres into two lots, based on the information and findings presented in the staff report, and subject to the attached Conditions of Approval.

AYES: Commissioner Perez, Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, Chair Shively.

NOES:

ABSENT:

ABSTAIN:

8. BUSINESS ITEM:

A. Truck Route Workshop for the PVCC Specific Plan – A workshop to discuss truck route direction within the PVCC Specific Plan in consideration of I-215/Placentia Avenue Interchange opening summer of 2022. REQUESTED ACTION: The Planning Commission consider and discuss truck route direction in light of the I-215/Placentia Avenue Interchange opening summer of 2022, and provide feedback to staff to explore policies directive for industrial projects in process and make necessary updates to the PVCC Specific Plan.

Planning Manager Phung, presented the current truck routes within the Perris Valley Specific Plan with consideration of the future Placentia interchange.

Commissioner Perez, commented that trucks are currently utilizing Ramona Expressway and whether Frontage Road should be utilized for trucks.

Commissioner Jimenez, voiced her concerns about the concentration of traffic and the effects it may have on the community.
Vice Chair Hammond, commented on the current truck routes, the need for widening Frontage Road, avoiding truck traffic on Perris Blvd, and that Indian Ave should be a primary route to Harley Knox and Placentia Ave.

Chair Shively, discussed eliminating Perris Blvd entirely as a truck route, utilizing Indian Avenue, and making Morgan a main route for the areas south of Ramona.

Commissioner Jimenez, highlighted that a portion of Morgan Ave includes a high school and school district office and should not be included in the truck route.

The Commission discuss the time frame of this project.

Chair Shively, asked if the topic can be revisited in future.

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, spoke about opening of new businesses within Plaza de Perris, re-examining bicycle routes, and new open space areas.

Chair Shively, commented on the mural meetings and requested updates on the new pads for Plaza de Perris.

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

Planning Manager Phung, commented on the recent Planning Staff promotion, success of 5 Below and Burlington grand openings, updates on new development at Plaza de Perris, the mural community meeting, and the next Planning Commission meeting being on October 16th.

Chair Shively, asked about confirmation of the dates for the mural community meeting.

12. **ADJOURNMENT**
Item

7A

Conditional Use Permit (CUP) 19-05139
MEETING DATE: October 16, 2019

SUBJECT: Conditional Use Permit (CUP) 19-05139 - Proposal to establish and operate a 6,150 SF indoor event venue with vendor food and alcohol sales within suite G-2 of the Perris Cross Roads Plaza, located on a 1.4-acre site in a Commercial Community (CC) zone at 1675 N. Perris Boulevard. Applicant: Mr. & Mrs. Sakedo

REQUESTED ACTION: Adopt Resolution 19-21 finding the proposed project Categorically Exempt from CEQA under Section 15301, Class 1 Existing Facilities, and approving Conditional Use Permit 19-05139 to establish and operate a 6,159 SF indoor event venue with vendor alcohol sales within suite G-2 of the Perris Cross Roads Plaza, in a Community Commercial (CC), based on the findings and subject to the Conditions of Approval

CONTACT: Kenneth Phung, Planning Manager

BACKGROUND/DISCUSSION:

The Applicants, Mr. & Mrs. Sakedo, are requesting approval of a Conditional Use Permit to allow for the operation of Emerald Event Hall, which is an indoor event venue for weddings and other celebrations within a 6,159 SF Suite (i.e., G-2) within the Perris Cross Roads Plaza located at 1675 N. Perris Boulevard. The event venue will include on-site sale, service, and consumption of alcohol and pre-prepared food and beverage through a licensed caterer as required by conditions of approval.

The Event Hall will offer a venue to hold weddings, anniversaries, Quinceañeras, birthdays, and other cultural and community events in a secure environment that will employ up to eight (8) people. Events will be held entirely indoors, within Suite G-2, which is equipped with restroom facilities, a dressing room, catering preparation area, gathering area and a small office for on-site management activities.

The applicant is proposing to operate the business from 8:00 am to 12:00 am, seven (7) days per week. Venue booking appointments will occur from 8:00 am to 5:00 pm and events will be held from 5:00 pm to 12:00 am. DJ Music will be offered, as well as food, drinks, and alcoholic beverages will be offered to guests, as requested, through licensed caterers. Conditions of approval have been included to ensure caterers hold appropriate ABC licenses (i.e., Type 58 Catering License) for on-site alcohol sales and consumption and noise levels stay within the City’s community noise level standards outlined in Chapter 7.34 of the Perris Municipal Code.
Staff forwarded the proposed Project to the Perris Elementary School District (PESD) for review and comment, and they sent an email response stating that they had no comment, but suggested that we send the proposal to Perris Union School District (PUSD) for review. Staff subsequently sent the proposed Project to PUSD and received a written response from the Director of Facilities stating that they were initially very concerned that the proposed project involved the sale of alcohol; but after reviewing the referral materials that clarified that the sale would be only during events to attendees and through a licensed caterer, PUSD stated that “any potential concern has been alleviated.”

A public hearing notice was mailed to affected public agencies, property owners, residents, and commercial tenants within 300 feet of each of the proposed site. As of the writing of this report, no comments have been received from the neighboring property owners, commercial tenants or public agencies. The applicant submitted nineteen (19) letters of support for the proposed business obtained from business owners in and around the proposed site.

The proposed project is found to be Categorically Exempt from the California Environmental Quality Act (CEQA) Categorically Exempt from CEQA under Section 15301, Class 1, Existing Facilities.

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

**Prepared by:** Mary Blais, Contract Planner

**REVIEWED BY:** Kenneth Phung, Planning Manager

**Attachments:**
- Staff Report
- Exhibit A – Conditions of Approval (Planning)
- Exhibit B – Aerial Location Map
- Exhibit C – Zoning Map
- Exhibit D – Site Plan
- Exhibit E – Letters of Support
- Exhibit F – Resolution 19-21

Consent:
- Public Hearing: X
- Business Item:
- Presentation:
- Other:
CITY OF PERRIS
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

STAFF REPORT

Date: October 16, 2019 – Planning Commission

Cases: Conditional Use Permit (CUP) 19-05139

Environmental Determination: Categorically Exempt from CEQA under Section 15301, Class 1 Existing Facilities

Project Planner: Mary Blais, Contract Planner

Applicant: Mr. & Mrs. Sakečo
22535 San Joaquin Drive
Canyon Lake, CA 92587

Location: 1675 North Perris Boulevard

PROJECT DESCRIPTION: Proposal to establish and operate a 6,150 SF indoor event venue with vendor food and alcohol sales within suite G-2 of the Perris Cross Roads Plaza, located on a 1.4-acre site in a Commercial Community (CC) zone at 1675 N. Perris Boulevard (APN: 320-260-005)

ZONING AND LAND USE:

Existing Zoning: Community Commercial (CC)

Surrounding Zoning:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial Community</td>
</tr>
<tr>
<td>South</td>
<td>Commercial Community</td>
</tr>
<tr>
<td>East</td>
<td>R-6,000 &amp; Commercial Community</td>
</tr>
<tr>
<td>West</td>
<td>Commercial Community &amp; Perris Blvd.</td>
</tr>
</tbody>
</table>

Existing Land Uses: Developed

Surrounding Land Uses:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Perris Crossroads Plaza, American Inn</td>
</tr>
<tr>
<td>South</td>
<td>Perris Crossroads Plaza Parking Lot, Jenny’s Restaurant</td>
</tr>
<tr>
<td>East</td>
<td>Perris Crossroads Plaza, Preschool, Regency Apartments</td>
</tr>
<tr>
<td>West</td>
<td>Perris Crossroads Plaza, Perris Health Center</td>
</tr>
</tbody>
</table>
ANALYSIS & REVIEW:

PROJECT DESCRIPTION:

The Applicants, Mr. & Mrs. Sakedo, are requesting approval of a Conditional Use Permit to allow for the operation of Emerald Event Hall, which is an indoor event venue for weddings and other celebrations within a 6,159 SF Suite (i.e., G-2) within the Perris Cross Roads Plaza located at 1675 N. Perris Boulevard. The event venue will include on-site sale, service, and consumption of alcohol and pre-prepared food and beverage through a licensed caterer as required by conditions of approval.

The Event Hall will offer a venue to hold weddings, anniversaries, Quinceañeras, birthdays, and other cultural and community events in a secure environment that will employ up to eight (8) people. Events will be held entirely indoors, within Suite G-2, which is equipped with restroom facilities, a dressing room, catering preparation area, gathering area and a small office for on-site management activities.

The applicant is proposing to operate the business from 8:00 am to 12:00 am, seven (7) days per week. Venue booking appointments will occur from 8:00 am to 5:00 pm and events will be held from 5:00 pm to 12:00 am. DJ Music will be offered, as well as food, drinks, and alcoholic beverages will be offered to guests, as requested, through licensed caterers. Conditions of approval have been included to ensure caterers hold appropriate ABC licenses (i.e., Type 58 Catering License) for on-site alcohol sales and consumption and noise levels stay within the City’s community noise level standards outlined in Chapter 7.34 of the Perris Municipal Code.

The applicant has retained a licensed security company to provide security both inside and outside of the event hall. In addition, the Crossroads Shopping Plaza is equipped with cameras in various locations and has employed security to patrol parking lots. In addition, the applicant intends to establish security procedures and policies and provide training to all employees on security protocols. The maximum capacity of the Event Hall is 280 people and staff has analyzed the available on-site parking supply to ensure that adequate parking is available to service the proposed event facility.

The proposed use was determined to be a conditionally permitted use in the Commercial Community Zoning District, due to its unique operating characteristics. Conditional Use Permits are governed by Chapter 19.61 of the City of Perris Municipal Code with the goal of establishing necessary or desirable uses that are unique in character, and require specific consideration to safeguard the public health, convenience and general welfare in the city, by minimizing adverse effects on surrounding properties and the proposed use is conditioned to meet the intent of Chapter 19.61.

PROJECT ANALYSIS

GENERAL PLAN AND ZONING CONSISTENCY

The proposed use is a conditionally permitted use in the Commercial Community (CC) zoning
district. As conditioned, the use is consistent with the CC zoning district, which contemplates the establishment of various uses that are needed and desirable through the application of specific conditions to mitigate potential adverse effects on surrounding properties. As conditioned, the proposed use is consistent with the City’s Zoning Regulations and, therefore, the City’s General Plan (2030).

MARB AIRPORT LAND USE COMPATIBILITY PLAN

The proposed use will be located in the existing Perris Crossroads Plaza Shopping Plaza, which is fully developed and located outside of the MARB overlay zone.

PARKING DEVELOPMENT STANDARDS

Staff evaluated the available onsite parking supply to ensure that the proposed use provides sufficient parking to meet the demands of its users/occupants. As noted, the proposed use will be established and operated within the existing Perris Crossroads Shopping Plaza, which is located in the Commercial Community (CC) zoning district and consists of multiple buildings on individual parcels with separate addresses. The building that is proposed to house the event hall is situated on a 1.40-acre parcel and is divided into two (2) Suites: G-1 and G-2. Suite G-1 is leased by North County Health Services (NCHS), and Suite G-2 is proposed to house the Event Hall. A total of 88 on-site shared parking spaces, including required handicap spaces, are provided for this lot and building. The Perris Crossroads Shopping Center does not have a reciprocal parking agreement in place; however, parking is generally shared among nearby users, and parking shortage issues have not been reported.

Parking requirements are governed by parking provisions in Section 19.69 of the Perris Municipal Code. The NCHS operates M-F, from 8 am-5 pm and is closed evenings and weekends. Staff is proposing to limit Emerald Hall’s hours of operation to allow only non-event (e.g., management and booking activities) during the day, from 8 am-5 pm, M-F, so that there are no parking conflicts with NCHS and adequate shared parking remains available for both users. Event activities can begin at 5 pm, Monday through Friday, after NCHS is closed. Weekday, M-F Events are required to end by midnight. Weekend Event activities would be permitted 8 am -12 am midnight since NCHS is closed.

Staff is proposing to require event activities to close by midnight each night, seven days a week, to ensure that event activity will not impact residents at the Regency Apartment Complex, which is located immediately northeast of the site.

Table 1 below summarizes the on-site parking requirements for both uses, based on hours of operation for both peak daytime and nonpeak evening and weekend hours. The table shows that as conditioned, adequate weekday and weekend daytime and nighttime parking is available for the proposed Event Hall use.
Table 1. PARKING CALCULATIONS (Chapter 19.08 & 19.69.030 of the City Municipal Code)

<table>
<thead>
<tr>
<th></th>
<th>Existing Building Square Feet (SF)</th>
<th>(SF) Floor Area</th>
<th>Parking Ratio Required</th>
<th>Peak Day-time Parking Required</th>
<th>Peak Day-time Shared Parking Available</th>
<th>Night-time &amp; Weekend Parking Required</th>
<th>Night-time &amp; Weekend Parking Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suite G1 (NCHS) Medical Clinic</td>
<td>8.802(^1)</td>
<td>1 space/200 SF</td>
<td>44</td>
<td>88</td>
<td>0 (not open)</td>
<td>88</td>
<td></td>
</tr>
<tr>
<td>Suite G2 (Event Hall)</td>
<td>6.150</td>
<td>1 space/4 persons (max occupancy of 280)</td>
<td>1 (4 employees max during day time operations)</td>
<td>43(^2)</td>
<td>70</td>
<td>88</td>
<td></td>
</tr>
<tr>
<td>SUBTOTAL</td>
<td>14,952</td>
<td>-</td>
<td>45 needed for both uses during daytime</td>
<td>43 extra available after subtracting spaces needed for both uses</td>
<td>70</td>
<td>88-70 = 18 extra spaces</td>
<td></td>
</tr>
</tbody>
</table>

\(^1\)Net SF;
\(^2\)88-44 = 44 spaces available after subtracting NCHS needs. 44-1 = 43 spaces available after both NCHS & Emerald Event Hall needs

CATERING ACTIVITIES

The applicant is proposing to offer food, beverages, and alcoholic beverage service to users during scheduled events. A condition of approval has been added to ensure that any catering company hired to provide services for the event hall have appropriate licenses for food preparation and handling through the Riverside County Department of Environmental Health and a Type 58 (Caterer’s Permit) State Alcohol Beverage Control (ABC) license.

ENTERTAINMENT NOISE

The proposed Event Hall will offer music entertainment that is provided by a Disc Jockey (DJ). Although music entertainment will occur within the fully enclosed building suite, there is a potential that it could affect the Regency Apartment Complex residences northeast of the site. As such, a condition of approval has been included to ensure that the day and night-time noise levels stay within the community noise level standards established in Chapter 7 of the Perris Municipal Code, which his 80dBA for hours between 7:01 am to 10:00 pm and 60dBA for hours between 10:01 pm to 7:00 am.

SECURITY

The applicant has retained a licensed security company to provide security for both inside and outside of the event hall. In addition, the Crossroads Shopping Center is equipped with cameras in various locations and has employed security personnel to patrol parking lots. The applicant intends to establish security procedures and policies and provide training to all employees on security
protocols. A condition of approval has been included requiring the applicant to provide licensed security during all events.

PUBLIC/AGENCY COMMENTS

Staff forwarded the proposed Project to the Perris Elementary School District (PESD) for review and comment and they sent an email response stating that they had no comment, but suggested that we send the proposal to Perris Union School District (PUSD) for review. Staff subsequently sent the proposed Project to PUSD and received a written response from the Director of Facilities stating that they were initially very concerned that the proposed project involved the sale of alcohol; but after reviewing the referral materials that clarified that the sale would be only during events to attendees and through a licensed caterer, PUSD stated that “any potential concern has been alleviated.”

A public hearing notice was mailed to affected public agencies and property owners within 300 feet of the subject properties. As of the writing of this report, no comments in opposition have been received from the neighboring property owners. A public hearing notice was mailed to affected public agencies, property owners, residents, and commercial tenants within 300 feet of each of the proposed site. As of the writing of this report, no comments have been received from the neighboring property owners, commercial tenants, or public agencies. The applicant submitted nineteen (19) letters of support for the proposed business obtained from business owners in and around the proposed site.

ENVIRONMENTAL DETERMINATION

The proposed project is found to be Categorically Exempt from CEQA under Section 15301, Class 1 Existing Facilities.

FINDINGS

The following Findings are recommended to the Planning Commission for project approval:

Conditional Use Permit 19-05139 Findings:

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

   The proposed location of CUP is in accord with the objectives of the Conditional Use Permit provisions of the City’s Zoning Code, Section 19.61, in that the proposed Event Hall is desirable for the community and an appropriate use that requires specific conditions and constraints to ensure compatibility with surrounding uses and protect the aesthetics and public, health and welfare of the community.

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 proposed CUP is consistent with the City’s General Plan, meets the intent of the CC zone and conforms to applicable provisions of the City’s Zoning regulations in that appropriate conditions of approval have been developed to ensure that the use operates according to City policies and regulations to protect the public health and welfare.

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.

The proposed location of the CUP and the conditions under which it will operate and be maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity, as the project meets relevant zoning regulation requirements and is conditioned so that it operates in a manner that will protect the public health, safety, and welfare of the community.

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

The proposed use will operate out of an existing building within the Perris Crossroads shopping center that has been designed to meet the objectives of the CC zoning district to ensure compatibility with the existing surrounding environment.

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

The proposed use will operate out of an existing building within the Perris Crossroads Shopping Plaza, which is fully developed and operational and designed and constructed to meet the objectives of the CC zoning district and City landscaping regulations, to ensure compatibility with the existing surrounding environment and ensure it provides an attractive environment for the public’s enjoyment.

RECOMMENDATION

Staff recommends that the Planning Commission:

ADOPT Resolution No. 19-21 finding the project Categorically Exempt from CEQA under Article 19, Section 15301, Class 1 Existing Facilities, and approving Conditional Use Permit 19-05139, to establish and operate a 6,159 SF indoor event venue with vendor alcohol sales within Suite G-2 of the Perris Cross Roads Plaza located at 1675 N. Perris Boulevard, based on the findings and subject to the Conditions of Approval.

EXHIBITS:

Exhibit A – Conditions of Approval (Planning)
Exhibit B – Aerial Location Map
Exhibit C – Zoning Map
Exhibit D – Site Plan
Exhibits E – Letters of Support
Exhibit F – Resolution 19-21
CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

PLANNING COMMISSION CONDITIONS OF APPROVAL

CUP 19-05139  October 16, 2019

Conditional Use Permit 19-05139 - A Proposal to establish and operate a 6,150 SF indoor event venue with vendor food and alcohol sales within suite G-2 of the Perris Cross Roads Plaza, located on a 1.4-acre site in a Commercial Community (CC) zone at 1675 N. Perris Boulevard (APN: 320-260-005)

Applicant: Mr. & Mrs. Sakedo

General Requirements:

1. **Conformance to Approved Plans.** The proposed use will operate in accordance with the 2019 Planning Commission meeting approval, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.

2. **Conditional Use Permit Approval.** The Conditional Use Permit approval shall be null and void unless substantial construction of the project or commencement of the land use contemplated by this approval is begun within three (3) years of the approval date. The applicant may apply for a maximum of three (3) one-year extensions. A written request for an extension shall be submitted to the Planning Division at least thirty (30) days prior to the expiration of the Conditional Use Permit.

3. **Sign Application.** A separate sign application will be required for any signs.

4. **Event Activity Hours of Operation.** Hours of operation for all Event activities (i.e., weddings, parties, celebrations and the like) are limited to Monday through Friday, from 5:00 PM to midnight and Saturday and Sunday, from 8:00 AM to midnight.

5. **Non-Event Activity Hours of Operation.** Hours of operation for all non-event activities (i.e., management, booking, showing activities, and the like) are permitted: Monday through Sunday from 8:00 AM to 5:00 PM, Monday through Sunday, seven (7) days a week.

6. **Noise.** Event Hall operations shall be in compliance at all times with established noise standards pursuant to Chapter 7.34 of the Perris Municipal Code, which requires that noise levels do not exceed 80dBA for hours between 7:01 am to 10:00 pm and 60dBA for hours between 10:01 pm to 7:00 am.

7. **Security.** Security for Event Hall activities (i.e., weddings, parties, celebrations, and the like) shall be provided by a licensed security company to provide security for both inside and outside of the event hall.

8. **County Health Department License.** Food and beverage service shall be limited to pre-prepared items provided by catering companies, which shall have a valid food handling, preparation, and service license through the Riverside County Health Department.

EXHIBIT A
9. **Alcohol Beverage Control (ABC) License.** All catering companies providing on-site and consumption alcohol sales and services shall have a valid Caterer’s License (i.e., Type 58 or other) issued by the ABC at all times.

10. **City Business License.** All event vendors shall be required to obtain an approved business license(s) from the City of Perris Business License Division.

11. **Building & Safety Division.** The proposed use shall adhere to all requirements of the City’s Building & Safety Division requirements (attached).

12. **Graffiti.** Graffiti located on-site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.


14. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).

**PRIOR TO BUILDING PERMIT ISSUANCE**

15. **Indemnification/ Hold Harmless.** 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 an 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 Conditional Use Permit 16-05149. City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.

**PRIOR TO BUILDING PERMIT FINAL**

16. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid.

17. **Final Planning Inspection.** The applicant shall first obtain clearance from the Planning Division verifying that all conditions of approval have been met by arranging a site inspection with the Planning staff.

<End Conditions>
Planning Case File No(s):  CONDITIONAL USE PERMIT #19-05139
Case Planner:  Mary Blais (951) 943-5003,
Applicant:  MR & Mrs Sakedo

Location:  NEC N. PERRIS BLVD & E NUEVO ROAD

A Conditional Use Permit to operate a 6,150 SF event venue with vendor alcohol sales

Project:

Associated Cases:  320-260-005

Reviewed By:  David J. Martinez, CBO  Date:  6-17-19

SPECIFIC COMMENTS

1. Must obtain the Riverside County Health Department approval.
2. You will be required to submit a complete kitchen plan
3. A posable grease interceptor will be required
4. The TI will require Fire Sprinklers

GENERAL CONDITIONS

1. Shall comply with the latest adopted State of California 2016 editions of the following codes as applicable:
   A. 2016 California Building Code
   B. 2016 California Electrical Code
   C. 2016 California Mechanical Code
   D. 2016 California Energy Code
   E. 2016 California Fire Code
   F. 2016 California Green Building Standards Code
   G. The restrooms will have to comply to the ADA and Title 24 Access regulations
   H. The proposed kitchen will have to comply with the ADA and Title 24 Access regulations
2. All signs if any shall be Underwriters Laboratories, or equal, approved.

PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT

1. N/A

FIRE CONDITIONS

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

TO: Mary Blais
FROM: John Pourkazemi, Engineer
DATE: July 9, 2019
RE: CUP 19-05139, Emerald Event Hall

We have completed our review of the above mentioned project and have no comments.

Please call if you have any questions or require additional information.
CITY OF PERRIS  
PUBLIC WORKS DEPARTMENT  
101 North D Street  
Perris, California 92570  
951-657-3280

MEMORANDUM

Date:       July 10th, 2019
To:         Planning Department
From:       Public Works
Subject:    Public Works Comments – CUP 19-05139

<table>
<thead>
<tr>
<th>Case No./Project Description</th>
<th>Location</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUP 19-05139</td>
<td>Northeast corner of north Perris Boulevard and east Nuevo Road.</td>
<td>No comments.</td>
</tr>
</tbody>
</table>

SRC 07/03/2019
To Whom It May Concern

As a business owner, I would like to express my strong support for Emerald Event Hall, located in 1675 N. Perris Blvd Suite-G2.

This project is important to business specifically because it will drive more business to this area and bring a new option for the local community.

I am aware of this venue have caused no disturbances, no problems and is not a noise issue.


Again strongly recommend and support the renovation and revitalization of the community business.

Sincerely yours,

[Signature]

[Name]

[business name]

[Address]
To Whom It May Concern

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Sincerely yours,

[Signature]

[Name]

[Business Name]

[Address]
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Again strongly recommend and support the renovation and revitalization of the community business.

Sincerely yours,

[Signature]

(Rosario Flores)

(Name)

Laundryland

(business name)

1675 N Perris Blvd. Perris CA 92571 Suite A 5

(Address)
To Whom It May Concern

As a business owner, I would like to express my strong support for Emerald Event Hall, located in 1675 N. Perris Blvd Suite G2.

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Again strongly recommend and support the renovation and revitalization of the community business.

Sincerely yours,

(Signature)

[Signature]

(Name)

[Name]

(business name)

1675 N. Perris Blvd. S. 1219

(Address)
To Whom It May Concern

As a business owner, I would like to express my strong support for Emerald Event Hall, located in 1675 N. Perris Blvd Suite G2.

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Again strongly recommend and support the renovation and revitalization of the community business.

Sincerely yours,

[Signature]

Name: Nasser Jouhair

[Business Name]: Jenny's Family Restaurant

[Address]: 1675 N. Perris Blvd A Perris CA 92571
To Whom It May Concern

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Sincerely yours,

Joana López

Metro by T-Mobile

1675 Perris Blvd. Perris, CA 92570 Suite F4

(Signature)

(Name)

(business name)

(Address)
To Whom It May Concern

As a business owner, I would like to express my strong support for Emerald Event Hall, located in 1675 N. Perris Blvd Suite G2.

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Again strongly recommend and support the renovation and revitalization of the community business.

Sincerely yours,

(Signature)

(BS LAI MORALES)

(Name)

First Last Expres

(business name)

1675 N. Perris Blvd Suite A-11

(Address)

Lakers CA
To Whom It May Concern

As a business owner, I would like to express my strong support for Emerald Event Hall, located in 1675 N. Perris Blvd Suite G2.

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Again strongly recommend and support the renovation and revitalization of the community business.

Sincerely yours,

[Signature]

Jose Luis Franco

(Name)

Pepe's Tordes

(business name)

[Address] Suite A-11
To Whom It May Concern

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Again strongly recommend and support the renovation and revitalization of the community business.

Sincerely yours,

(Signature)

(Name)

Star Market / Cash & Tobacco

(business name)

(current date)
To Whom It May Concern

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Again strongly recommend and support the renovation and revitalization of the community business.

Sincerely yours,

[Signature]

[Name]

[Business name]

[Address]

Perris, CA 92570
To Whom It May Concern

As a business owner, I would like to express my strong support for Emerald Event Hall, located in 1675 N. Perris Blvd Suite G2.

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Again strongly recommend and support the renovation and revitalization of the community business.

Sincerely yours,

(Husun Kim
(Signature)
(Name)

Water and Ice
(business name)

1675 N. Perris Blvd, A-3 Perris, CA 92571
(Address)
To Whom It May Concern

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Again strongly recommend and support the renovation and revitalization of the community business.

Sincerely yours,

(Signature)

Xing Huang

(Name)

Perris Buffet

(business name)

1675 N. Perris Blvd, ste A6-8, Perris, CA 92571

(Address)
To Whom It May Concern

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Sincerely yours,

[Signature]
[Name]

[Business Name]

[Address]
To Whom It May Concern

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Again strongly recommend and support the renovation and revitalization of the community business.

Sincerely yours,

[Signature]

[Name]

[Business name]

[Address]
To Whom It May Concern:

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Again strongly recommend and support the renovation and revitalization of the community business.

Sincerely yours,

Celia Harris
(Signature)
Celia Ibarria
(Name)

Electronica Vallarta
(business name)

1675 N. Perris Blvd, Ste. F2 Perris, Ca. 92571
(Address)
To Whom It May Concern

As a business owner, I would like to express my strong support for Emerald Event Hall, located in 1675 N. Perris Blvd Suite-G2.

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I am aware of this venue have caused no disturbances, no problems and is not a noise issue.

Again strongly recommend and support the renovation and revitalization of the community business.

Sincerely yours,

Myong S. Kim

(persis Crossroads plaza)

1675 N. Perris Blvd. Perris CA.

(Name)

(business name)

(Address)
To Whom It May Concern

As a business owner, I would like to express my strong support for Emerald Event Hall, located in 1675 N. Perris Blvd Suite G2.

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I am aware of this venue have caused no disturbances, no problems and is not a noise issue.

Again strongly recommend and support the renovation and revitalization of the community business.

Sincerely yours,

[Signature]

[Name]

Mother's Nutritional Center

[Address]
To Whom It May Concern

As a business owner, I would like to express my strong support for Emerald Event Hall, located in 1675 N. Perris Blvd Suite G2.

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I am aware of this venue have caused no disturbances, no problems and is not a noise issue.

Again strongly recommend and support the renovation and revitalization of the community business.

Sincerely yours,

(Signature)

(Rubin Rodriguez)

(business name)

1675 N. Perris Blvd Suite A-14

(Address)
To Whom It May Concern

As a business owner, I would like to express my strong support for Emerald Event Hall, located in 1675 N. Perris Blvd Suite G2.

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I am aware of this venue have caused no disturbances, no problems and is not a noise issue.

Again strongly recommend and support the renovation and revitalization of the community business.

Sincerely yours,

[Signature]

[Name]

[Business Name]

[Address]
Hi Mary

We have no comments. Just to note I didn’t see you included anyone from PUHSD in the email, only PESD.

Thank you

Francine M. Story
Chief Business Official
Perris Elementary School District

Good Afternoon; Please see attached External Agency Review Transmittal for the above referenced project that is proposed in the City of Perris. Please review and provide comments as indicated in the attached transmittal.

Thanks,

Mary Blais,
Contract Planner
951.943.5003 Ext 252
June 27, 2019

Mary Blais  
Development Services Department - Planning Division  
135 North D Street  
Perris, California 92570-2200

Dear Mary:

Thank you for the opportunity to provide written comments related to the pending Conditional Use Permit 19-05139 (Emerald Event Hall).

Needless to say, with the close proximity of this proposed project to our existing Perris High School and its 2,200+ students, we are very concerned with any proposed new project that may contain possible adverse activities such as the sale of alcohol. However, after carefully reviewing the documents you forwarded to us regarding this project, any potential concern has been alleviated. Within the project description that was provided you mention that “no alcohol will be sold.” Given this statement and the assurance that our students at Perris High School will not be exposed to such activity, we do not have concerns with this project. We understand that it is beneficial to have venues that afford opportunities for events to be held within a family atmosphere.

Once again, thank you for the opportunity to review all development-related projects being processed through the City of Perris that lie within our school district boundaries and to offer our comments regarding respective projects.

Please do not hesitate to contact me if you need any additional information and/or would like to further discuss our comments.

Sincerely,

Hector Gonzalez  
Director of Facilities
Hi Hector;

I spoke with the applicant to clarify the “alcohol” consumption issue. They are proposing to bring in licensed beer and wine vendors, inside the building, during private events. Vendors have to meet and following licensing criteria to maintain their licenses. Their reference about not selling “alcohol” in their description meant that they are not selling liquor – just offering beer and wine through licensed vendors. Please let me know if you have additional comments given this new information. Thanks.

From: Hector Gonzalez <hector.gonzalez@puhsd.org>
Sent: Friday, June 28, 2019 12:46 PM
To: Mary Blais <mblais@cityofperris.org>
Cc: Candace Reines <candace.reines@puhsd.org>
Subject: Re: Fw: City of Perris Application for a Conditional Use Permit # 19-05139 - Emerald Event Hall

Hi Mary,

I would like to provide the attached response to the Emerald Event Hall Conditional Use Permit Application #19-05139. Thank you for sending this over and giving us an opportunity to review and provide a response.

Let me know if you need anything further from PUHSD.

Have a great weekend,

Hector Gonzalez
Director of Facilities

951-943-6369 ext. 80274
951-233-9297
Hector.gonzalez@puhsd.org
http://www.puhsd.org/

On Fri, Jun 21, 2019 at 9:30 AM Mary Blais <mblais@cityofperris.org> wrote:
Good Morning Hector;

The City has received the above referenced application, which is located near the high school. Please review the attached transmittal containing information about the proposed activity and provide comment by the date indicated.

Sincerely,

Mary Blais,
Contract Planner

---

Please be aware that e-mail sent over the Internet is not secure and should not be used to communicate confidential information. The Perris Union High School District cannot guarantee the confidentiality or security of any information you send over the Internet when using e-mail.

---

PERRIS UNION
HIGH SCHOOL DISTRICT
RESOLUTION NUMBER 19-21

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE
OF CALIFORNIA, FINDING THE PROPOSED PROJECT
CATEGORICALLY EXEMPT FROM CEQA UNDER
SECTION 15301, CLASS 1 EXISTING FACILITIES AND
APPROVING CONDITIONAL USE PERMIT 19-05139 TO
ESTABLISH AND OPERATE A 6,150 SF INDOOR EVENT
VENUE WITH VENDOR FOOD AND ALCOHOL SALES
WITHIN SUITE G-2 OF THE PERRIS CROSS ROADS
PLAZA, LOCATED ON A 1.4-ACRE SITE IN A
COMMERCIAL COMMUNITY (CC) ZONE AT 1675 N.
PERRIS BOULEVARD (APN: 320-260-005), AND MAKING
FINDINGS IN SUPPORT THEREOF

WHEREAS, the applicant filed Conditional Use Permit 19-05139, a proposal to
establish and operate a 6,150 SF indoor event venue with vendor food and alcohol sales
within suite G-2 of the Perris Cross Roads Plaza, located on a 1.4-acre site in a Commercial
Community (CC) zone at 1675 N. Perris Boulevard (APN: 320-260-005); and

WHEREAS, the proposed use is in accordance with the objectives of the
Commercial Community (CC) Zoning District; and

WHEREAS, the proposed use is consistent with the City’s General Plan and
conforms to all zoning standards and other relevant ordinances and resolutions of the City; and

WHEREAS, on October 16, 2019, the Planning Commission conducted a legally
noticed public hearing on Conditional Use Permit 19-05139, and considered public
testimony and materials in the staff reports and accompanying document and exhibit; and,
at which time all interested persons were given full opportunity to be heard and to present
evidence; and

WHEREAS, the City has complied with the California Environmental Quality Act;
and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the
City of Perris as follows:

Section 1. The above recitals are all true and correct.

Section 2. The Planning Commission has determined that the project is
categorically exempt from review under the California Environmental Quality Act (CEQA)
under Section 15301, Class 1 Existing Facilities.

EXHIBIT - F
Section 3. Based on the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public, the Planning Commission hereby finds the following:

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

The proposed location of CUP is in accord with the objectives of the Conditional Use Permit provisions of the City’s Zoning Code, Section 19.61, in that the proposed Event Hall is desirable for the community and an appropriate use that requires specific conditions and constraints to ensure compatibility with surrounding uses and protect the aesthetics and public, health and welfare of the community.

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 proposed CUP is consistent with the City’s General Plan, meets the intent of the CC zone and conforms to applicable provisions of the City’s Zoning regulations in that appropriate conditions of approval have been developed to ensure that the use operates according to City policies and regulations to protect the public health and welfare.

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.

The proposed location of the CUP and the conditions under which it will operate and be maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity, as the project meets relevant zoning regulation requirements and is conditioned so that it operates in a manner that will protect the public health, safety, and welfare of the community.

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

The proposed use will operate out of an existing building within the Perris Crossroads shopping center that has been designed to meet the objectives of the CC zoning district to ensure compatibility with the existing surrounding environment.

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

The proposed use will operate out of an existing building within the Perris Crossroads Shopping Plaza, which is fully developed and operational and designed and constructed to meet the objectives of the CC zoning district and City landscaping regulations, to ensure compatibility with the existing surrounding
environment and ensure it provides an attractive environment for the public's enjoyment.

Section 4. Based on the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public, the Planning Commission finds the project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Article 19 of the California Environmental Quality Act (CEQA) under Section 15301, Class 1 Existing Facilities, and approves Conditional Use Permit 19-05139 a proposal to establish and operate a 6,150 SF indoor event venue with vendor food and alcohol sales within suite G-2 of the Perris Cross Roads Plaza, located on a 1.4-acre site in a Commercial Community (CC) zone at 1675 N. Perris Boulevard, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Exhibit A).

Section 5. The Planning Commission 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 Chairperson shall sign, and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 16th day of October 2019.

________________________
CHAIRPERSON, PLANNING COMMISSION

ATTEST:

________________________
Secretary, Planning Commission
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
CITY OF PERRIS

I, Kenneth Phung, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 19-21 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on this 16th day of October 2019, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

______________________________
Secretary, Planning Commission