



# CITY OF PERRIS PLANNING COMMISSION AGENDA

**July 16, 2025**

**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, Menez, Lopez  
Vice-Chair Shively, Chair Hammond

**3. PLEDGE OF ALLEGIANCE:** Commissioner Menez

**4. OATH OF OFFICE:**

**A. Swearing-In of Reappointed Planning Commissioners – Administration of the Oath of Office for Reappointed Planning Commissioners:**

- Elizabeth Jimenez
- Isaac Lopez
- Jillian Menez

**5. CONSENT CALENDAR:**

**A.** Approval of Planning Commission Minutes – June 18, 2025, meeting.

**6. PUBLIC HEARINGS:**

**A. Zoning Code Text Amendment 25-00004 –** A proposal to amend Chapter 19.44 of Title 19 of the Perris Municipal Code to eliminate the option to allow warehouses and distribution centers in the Business Park Zone subject to a Conditional Use Permit. Applicant: City of Perris; **Contact Planner:** Rafael Garcia, Principal Planner, [rgarcia@cityofperris.org](mailto:rgarcia@cityofperris.org), (951) 943-5003.

**REQUESTED ACTION:** Continuance of this item to the August 20, 2025 meeting.

**7. PUBLIC COMMENT**

*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, and 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.*

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- 8. **BUSINESS ITEMS:** No Items
- 9. **COMMISSIONERS' REPORTS AND ANNOUNCEMENTS**
- 10. **PLANNING MANAGER'S REPORT AND INFORMATION**
- 11. **ADJOURNMENT**

# **Planning Commission Agenda**

**CITY OF PERRIS**

**July 16, 2025**

## **Item**

### **4A**

***Swearing-In of Reappointed  
Planning Commissioners***

# **Planning Commission Agenda**

**CITY OF PERRIS**

**July 16, 2025**

## **Item**

# **5A**

***Approval of Planning Commission Minutes  
June 18, 2025, meeting.***



## PLANNING COMMISSION MINUTES

Date of Meeting: June 18, 2025  
Time: 06:00 p.m.  
Place of Meeting: City Council Chambers

**1. CALL TO ORDER:**

**2. ROLL CALL: Commissioners:** Lopez, Jimenez, Menez,  
Vice-Chair Shively, Chair Hammond

**Commission Members Present:** Commissioner Jimenez  
Commissioner Menez  
Commissioner Lopez  
Chair Hammond

**Commissioner Absent:** Vice-Chair Shively

**Staff Present:** Patricia Brenes, Planning Manager  
Benjamin Jones, Assistant City Attorney,  
Brad Brophy, Assistant City Engineer LD  
Rafael Garcia, Principal Planner  
Mathew Evans, Senior Planner, contracted  
Alfredo Garcia, Associate Planner  
Lupita Garcia, Associate Planner  
Sylvia Arvizu, Management Assistant

**3. PLEDGE OF ALLEGIANCE:** Commissioner Lopez led the Pledge of Allegiance.

**4. PRESENTATION:** None

**5. CONSENT CALENDAR:**

A. Planning Commission minutes for the June 04, 2025, meeting.

Chair Hammond opened the Item for public comments. No public comments.

Chair Hammond closed the Item for public comments.

The Chair called for a motion.

**M/S/C:** Moved by Commissioner Lopez, seconded by Commissioner Menez, to Approve.

**AYES:** Commissioner Jimenez, Commissioner Menez, Commissioner Lopez, Chair Hammond.

**NOES:**

**ABSENT:** Vice-Chair Shively

**ABSTAIN:**

*At the Chair's request, and with consensus from the Commission, Item 7 – Public Comments – was moved to follow the Consent Calendar to allow earlier opportunity for public input due to the length of the agenda.*

- 6. PUBLIC COMMENT:** 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, and 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.

**Public Speaker (s):** Robert Westbrook  
JC Franco

**7. PUBLIC HEARINGS:**

- A. Zoning Code Text Amendment 25-00002** – A proposal to add Chapter 19.89 to Title 19 of the Perris Municipal Code to establish a No Net Loss/Density Bonus Program as a tool to maintain baseline residential capacity, in compliance with Senate Bill (SB) 330. Applicant: City of Perris. **Contact Planner:** Rafael Garcia, Principal Planner, [rgarcia@cityofperris.org](mailto:rgarcia@cityofperris.org), (951) 943-5003.

**REQUESTED ACTION:** Adopt Resolution 25-12, recommending that the City Council determine that the Project is categorically exempt from the provisions of the California Quality Act (CEQA) Guidelines, pursuant to Section 15061(b)(3) (Common Sense Exemption) and approve Zoning Code Text Amendment 25-00002 to add Chapter 19.89 to the Zoning Code to establish a No Net Loss/Density Bonus Program as a tool to maintain baseline residential capacity, in compliance with Senate Bill (SB) 330.

Rafael Garcia, Senior Planner, presented this Item.

Chair Hammond opened the Item for public comments. No public comments.

Chair Hammond closed the Item for public comments.

**Speakers:** Jonathan Shardlow, residential and commercial developers' representative.

**The Following Commissioners Spoke:**

Commissioner Menez

Commissioner Lopez

Commissioner Jimenez

Chair Hammond

The Chair called for a motion.

**M/S/C:** Moved by Commissioner Menez, seconded by Commissioner Jimenez, to Approve Item 7.A. of this Planning Commission Agenda on June 18, 2025 with the following provisions for industrial projects utilizing the No Net Loss/Bonus Density Program: *1) Residential development must be 100% entitled prior to the issuance of a certificate of occupancy for any associated industrial development; and 2) At least 25% of residential units must be constructed and have received a certificate of occupancy before occupancy of industrial development is permitted.*

**AYES:** Commissioner Jimenez, Commissioner Menez, Commissioner Lopez,  
Chair Hammond.

**NOES:**

**ABSENT:** Vice-Chair Shively.

**ABSTAIN:**

- B. Specific Plan Amendment (SPA) 23-05321, Conditional Use Permit (CUP) 24-05125, and Development Plan Review (DPR) 23-00022 – (Continued from the June 4, 2025, meeting)** – A proposal to consider the following entitlements related to the sales, lease, rental, storage, and maintenance of large equipment and vehicles, on three separate sites totaling 24.9 acres, located along Frontage Road between Walnut Street and Placentia Avenue within the PVCCSP: 1) Specific Plan Amendment to revert the Potential Basin Area designation to Business/Professional Office (BPO), remove the segment of Walnut Street west of Frontage Road from the Circulation Plan, and modify the definition of "Large Equipment Retail" to include the proposed use; 2) Conditional Use Permit to allow the storage and routine maintenance of large equipment and vehicles intended for sale, lease and rental in the BPO Zone of the PVCCSP; and 3) Development Plan Review for review of the site plan and building elevations. Applicant: Orbis Retail Estate Partners. **Contact Planner:** Alfredo Garcia, Associate Planner, [algarcia@cityofperris.org](mailto:algarcia@cityofperris.org), (951) 943-5003.

**REQUESTED ACTION:** Adopt Resolution No. 25-10, recommending that the City Council adopt Mitigated Negative Declaration No. 2404 and the Mitigation Monitoring and Reporting Program; and approve Specific Plan Amendment 23-0531, Conditional Use Permit 24-05125, and Development Plan Review 23-00022 to facilitate the sales, lease, rental, storage, and maintenance of large equipment and vehicles, on three separate sites totaling 24.9 acres, based on the findings contained herein and subject to the Conditions of Approval.

Alfredo Garcia, Associate Planner, presented this Item.

**Speakers:** Grant Ross, Applicant  
Sha Mahoney, Project Architect

Chair Hammond opened the Item for public comments. No public comments.

Chair Hammond closed the Item for public comments.

**The Following Commissioners Spoke:**

Commissioner Lopez  
Commissioner Menez  
Commissioner Jimenez  
Chair Hammond

The Chair called for a motion.

**M/S/C:** Moved by Commissioner Lopez, seconded by Commissioner Menez, to Approve Item 7.B. of the Planning Commission Meeting on June 18, 2025. With the following Conditions of Approvals: *1) Revise Condition of Approval #20.a. to add the following: i. The applicant shall install 36-inch box trees 50 feet on center along the interior of the westerly property line of Lot 1; and ii. The applicant shall work with staff on providing additional screening along the western property line of Lot 2.*

**AYES:** Commissioner Jimenez, Commissioner Menez, Commissioner Lopez, Chair Hammond.

**NOES:**

**ABSENT:** Vice-Chair Shively

**ABSTAIN:**

- C. Scoping Meeting for an Environmental Impact Report associated with Tentative Parcel Map 25-0004 (TPM 38684) and Development Plan Review (DPR) 22-0016 –** A proposal to consider the following entitlements for the construction of a 549,786 industrial warehouse building on 25.13 acres, located at the northwest corner of Indian Avenue and Harley Knox Boulevard in the General Industrial (GI) Zone of the Perris Valley Commerce

Center Specific Plan (PVCCSP): 1) Tentative Parcel Map to combine seven (7) parcels totaling 25.13 acres into one (1) parcel; and 2) Development Plan Review to review the site plan and building elevations. Applicant: First Industrial Realty Trust. **Contact Planner:** Mathew Evans, Contract Project Planner, [mevans@cityofperris.org](mailto:mevans@cityofperris.org), (951) 943-5003.

**REQUESTED ACTION:** Conduct a public Scoping Meeting to review, discuss, and provide comments on the potential environmental impacts associated with the project for the preparation of an Environmental Impact Report.

Mathew Evans, Contract Project Planner, and Monica Tobias, Albert and Associates, Environmental Consultant, presented this Item.

**Speaker:** Monica Tobias, Albert and Associates, Environmental Consultant

Chair Hammond opened the Item for public comments.

**Public Speaker:** David Alcala Jr., Triad Magnetics

Chair Hammond closed the Item for public comments.

**The Following Commissioners Spoke:**

Commissioner Lopez

Commissioner Menez

Commissioner Jimenez

Chair Hammond

- D. Major Wireless Telecommunication Facilities Permit 24-05170** – A proposal to construct a 30-foot-high stealth wireless telecommunication facility, designed as a water tower, placed centrally on a vacant 20-acre undeveloped hillside, generally located at the southeast quadrant of Goetz Road and Sotelo Drive, in the R-20,000 Single-Family Residential Zone. **Contact Planner:** Lupita Garcia, Associate Planner, [lgarcia@cityofperris.org](mailto:lgarcia@cityofperris.org), (951) 943-5003.

**REQUESTED ACTION:** Adopt Resolution No. 25-11, finding the project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303 (New Construction or Conversion of Small Structures); and approving Major Wireless Telecommunication Facilities Permit 24-05170, based on the findings contained herein and subject to the Conditions of Approval.

Lupita Garcia, Associate Planner, presented this Item.

**Speakers:** Veronica Arvizu, Verizon Wireless

Chair Hammond opened the Item for public comments. No public comments.

Chair Hammond closed the Item for public comments.

**The Following Commissioners Spoke:**

Commissioner Lopez  
Commissioner Menez  
Commissioner Jimenez  
Chair Hammond

Chair Hammond called for a motion.

**M/S/C:** Moved by Commissioner Lopez, seconded by Commissioner Jimenez, to Approve Item 7.D. of the Planning Commission meeting on June 18, 2025, with the following Conditions of Approval: *1) Increase the height of the wireless telecommunication facility, designed as a water tower, from 30 to 35 feet.*

**AYES:** Commissioner Jimenez, Commissioner Menez, Chair Hammond.

**NOES:**

**ABSENT:** Vice-Chair Shively

**ABSTAIN:**

- E. Zoning Code Text Amendment 25-00003** – A proposal to amend Chapter 19.75 of Title 19 of the Perris Municipal Code to prohibit cannabis advertising on off-site freeway signs (billboards and off-site freeway-oriented signs): City of Perris. **Contact Planner:** Rafael Garcia, Principal Planner, [rgarcia@cityofperris.org](mailto:rgarcia@cityofperris.org), (951) 943-5003.

**REQUESTED ACTION:** Adopt Resolution 25-13, recommending that the City Council determine that the project is exempt from the provisions of the California Quality Act (CEQA) Guidelines, pursuant to Section 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines and approve Zoning Code Text Amendment 25-00003 to amend Title 19 of the Perris Municipal Code to prohibit cannabis advertising on offsite freeway signs (billboards and off-site freeway-oriented signs).

Rafael Garcia, Principal Planner, presented this Item.

Chair Hammond opened the Item for public comments. No public comments.

Chair Hammond closed the Item for public comments.

**The Following Commissioners Spoke:**

Commissioner Jimenez  
Chair Hammond

The Chair called for a motion.

**M/S/C:** Moved by Commissioner Lopez, seconded by Commissioner Menez, to Approve Item 7.E. of the Planning Commission meeting on June 18, 2025

**AYES:** Commissioner Jimenez, Commissioner Menez, Commissioner Lopez, Chair Hammond.

**NOES:**

**ABSENT:** Vice-Chair Shively.

**ABSTAIN:**

**8. BUSINESS ITEMS:** No Items

**9. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS**

**The Following Commissioner Spoke:**

Commissioner Menez

Commissioner Lopez

Commissioner Jimenez

Chair Hammond

**10. PLANNING MANAGER'S REPORTS AND INFORMATION:**

Patricia Brenes, Planning Manager

**11. ADJOURNMENT:**

Chair Hammond called for a motion.

**M/S/C:** Moved by Commissioner Jimenez, seconded by Commissioner Lopez, to Approve

**AYES:** Commissioner Jimenez, Commissioner Menez, Commissioner Lopez, Chair Hammond.

**NOES:**

**ABSENT:** Vice-Chair Shively.

**ABSTAIN:**

Respectfully yours,

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Patricia Brenes, Secretary

# **Planning Commission Agenda**

**CITY OF PERRIS**

**July 16, 2025**

## **Item**

# **6A**

***Zoning Code Text Amendment***

***25-00004***



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:** July 16, 2025

**SUBJECT:** Zoning Code Text Amendment 25-00004 – A proposal to amend Chapter 19.44 of Title 19 of the Perris Municipal Code to eliminate the option to allow warehouses and distribution centers in the Business Park Zone subject to a Conditional Use Permit. Applicant: City of Perris

**REQUESTED ACTION:** Continuance of this item to the Planning Commission meeting to August 20, 2025.

**CONTACT:** Patricia Brenes, Planning Manager

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**BACKGROUND/DISCUSSION:**

Staff is requesting a continuance of this item to the August 20, 2025, meeting to address additional procedural matters regarding the Zoning Code Text Amendment.

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**BUDGET (or FISCAL) IMPACT:** Staff time for preparing the staff report is budgeted in the General Fund.

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Prepared by: Rafael Garcia, Principal Planner  
Reviewed by: Patricia Brenes, Planning Manager

Consent:  
Public Hearing: X  
Business Item:  
Presentation: