

CITY OF PERRIS

MINUTES: Work Session of the City Council,
Redevelopment Agency,
Perris Public Finance Authority &
Perris Public Utilities Authority

Date of Meeting: 12 April 2005

Time of Meeting: 4:00 p.m.

Place of Meeting: City Council Chambers

1. **CALL TO ORDER:**

The Honorable Mayor Busch called the Joint City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utilities Authority Meeting to order.

4:05 p.m. Called to Order

2. **ROLL CALL:**

Council Members Present: Rogers, Yarbrough, Landers, Motte, Busch
(Councilmember Yarbrough arrived at 4:15 p.m.)

*All Council Members present.
(Councilmember Yarbrough
arrived at 4:15 p.m.)*

Staff Members Present: City Manager Apodaca, City Attorney Dunn, Community Development Director Barnes, Public Works Director Ansari, Assistant to City Manager Madkin, and City Clerk Rey.

Staff Members Present

3. **WORK SESSION:**

A. General Plan Update

Introduced by: Olivia Barnes, Director of Community Development

David Lepo of Hogle-Ireland, Inc., presented an update on General Plan 2030 for the City of Perris, noting that the comprehensive update of the General Plan had been initiated in July 2002. Following the completion of the General Plan 2030 and related EIR, the Planning Commission, on February 16, 2005, adopted a resolution recommending that the City Council certify an EIR for the comprehensive General Plan update and a resolution recommending that the City Council adopt comprehensive General Plan Amendment 01-0185 and five private land use map amendments. And now the final City Council Public Hearing on the General Plan would be held on April 26, 2005.

David Lepo of Hogle-Ireland, Inc., presented an update of General Plan 2030 for the City of Perris, tracing progress from initiation to upcoming final public hearing.

Mr. Lepo stated that the community had been involved in the update of the General Plan through various venues: General Plan Advisory Committee, General Plan Technical Advisory Committee, focus groups, meeting with property owners, General Plan community open house, Planning Commission workshops, and City Council workshops.

Community involvement in the General Plan.

Mr. Lepo related the purpose and components of the Environmental Impact Report (EIR), as well as overriding considerations which indicated that despite significant impacts in various areas, the City could adopt General Plan 2030 because the benefits – economic, social and cultural – outweighed the unavoidable environmental effects.

Purpose and components of the EIR, as well as overriding considerations indicating that General Plan 2030 could be adopted by the City.

Six of the seven required elements were updated in General Plan 2030: Land use, circulation, open space, conservation, safety and noise (the housing element was updated in 2001). Each element was broken into three sections: existing conditions report; issues, opportunities and constraints; and strategy for action.

Six of the seven required elements were updated in General Plan 2030.

Land Use Element: Includes a land use plan, which is the basis for zoning, showing locations and types of land uses; an infrastructure concept plan; special study area overlay; specific plan, promoting flexibility in arrangement, mix and intensity of land uses; and private General Plan Amendment applications.

Land Use Element

Circulation Element: Includes existing traffic conditions; existing transportation infrastructure; future traffic conditions, recommended infrastructure improvements; funding; significant highway improvement projects, including Ramona Expressway (Mid-County Expressway), widening of I-215, and improvements at the I-215/Redlands Interchange; expanded transit service; and non-motorized (bike/trails/pedestrian) improvements.

Circulation Element

Conservation Element: Contains policies for the management, preservation and use of the City’s agricultural, biological, water and cultural resources, with three additional implementation measures recommended relating to cultural resources.

Conservation Element

Open Space Element: Determines how much parkland is needed; identifies location of future park sites; and contains policies for acquiring and developing parkland.

Open Space Element

Safety Element: Outlines City’s goals for reducing potential risks such as earthquake and flooding; contains plans for mitigating or reducing damage; and achieves safety goals through strategic planning, emergency operation, capital improvement plans, and annual municipal budgets.

Safety Element

Noise Element: Identifies major noise sources in the City: vehicle traffic, air traffic, railroad, Perris Auto Speedway; March

Noise Element

Inland Port, and Perris Valley Airport & Skydiving Center. Assures that land use decisions include consideration of noise impacts.

Mr. Lepo outlined the next steps in the General Plan process: The April 26th Public Hearing; certifying the Final EIR; and adopting a resolution adopting General Plan 2030.

Mr. Lepo outlined the next steps in the General Plan process.

It was requested that the City Council provide feedback on any issues or concerns which should be addressed for the General Plan Public Hearing on April 26th.

Council's feedback was requested on issues or concerns which should be addressed for the Public Hearing.

Director Barnes pointed out the color-coded maps in the General Plan packet.

Director Barnes pointed out the maps in the General Plan packet.

Mayor Busch asked for a review of the General Plan Amendments (zone changes) that had been submitted by developers.

Mayor Busch asked for a review of the General Plan Amendments (zone changes) that had been submitted by developers.

An overview of the changes was presented, with a description of the associated land use changes.

An overview of the changes was presented.

Director Barnes stated that any questions that came up at this meeting would be addressed prior to the Public Hearing on April 26th. She also invited the Council to contact Staff if they had any questions after the meeting.

Director Barnes made a comment regarding questions to be addressed.

Mayor Busch had a question about amendments regarding parks.

Mayor Busch had a question about amendments regarding parks.

Director Barnes replied that the amendments on the Open Space Element were based on the existing ordinance for the City of Perris and changed the ratio at which they request park acreage from 3 to 5 per thousand.

Director Barnes responded to the Mayor's query.

PUBLIC COMMENT:

Public Comment

Gary DeRito, Perris resident, suggested that the triangle area between Perris Boulevard and "D" Street, now zoned R-14, be used as a park and walkway connecting the Railway Museum with downtown. Mayor Busch commented that the City had recently acquired some of that property and planned to eventually make it part of the heart of the downtown area, putting something in there that would benefit everyone.

Gary DeRito suggested that the triangle area between Perris Boulevard and "D" Street be used as a park and walkway connecting the Railway Museum with the downtown area. Mayor Busch responded.

Larry Barrett, Perris resident, spoke regarding a property bound by "G" Street on the east, 1st Street on the north, 2nd Street on the south, and "F" Street on the west. He said the property was currently owned by an organization that was processing a

Larry Barrett was concerned about the designation given to "G" Street by the General Plan Amendment.

conditional use permit. He was concerned about the designation given to “G” Street by the General Plan Amendment.

Conrad Pawelski, representative for the owner of the property at 110 “G” Street, expressed concern about the possibility of the street being widened in the future, which would take out half of their building. He asked that this part of the Circulation Element be reconsidered.

Conrad Pawelski, representative for the property owner at 110 “G” Street, expressed concern about future street widening.

COUNCIL QUESTIONS AND DISCUSSION:

Council Questions/Discussion

Councilmember Yarbrough commented that he believed it was important to have flexibility in the language in the document to be able to deal with changes as they come. He also thought the trail system was very important, that schools, recreational areas, properties designated for horses, etc., be interconnected together.

Council Yarbrough felt that flexibility was important. He was also very interested in the trail system.

Director Barnes responded to Mr. Yarbrough’s comments.

Director Barnes responded.

Mayor Busch asked what would happen if, in the future, some of the zone designations needed to be changed.

Mayor Busch asked about future zone designations.

Director Barnes said they would simply do a General Plan Amendment to a land use designation.

Director Barnes said an amendment could be made to the General Plan.

Mr. Lepo commented that the General Plan was not written in stone; with so many opportunities for development, the City would probably want to change it every couple of years.

Mr. Lepo commented that the General Plan was not written in stone; it could be changed.

14. ADJOURNMENT:

By unanimous consent, the Joint City Council, Redevelopment Agency, PPFA and PPUA Work Session was adjourned at 5:35 p.m.

5:35 p.m. Joint City Council, Redevelopment Agency, PPFA and PPUA Work Session was adjourned.

Respectfully Submitted,

Margaret Rey, City Clerk