

# ***CITY OF PERRIS***

*MINUTES:* City Council, Redevelopment Agency,  
Perris Public Finance Authority &  
Perris Public Utilities Authority  
*Date of Meeting:* 26 April 2005  
*Time of Meeting:* 6:00 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.

*6:05 p.m. Called to Order*

**2. *ROLL CALL:***

Council Members Present: Yarbrough, Landers, Motte, Rogers, Busch

*All Council Members present.*

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

*Staff Members Present*

**3. *INVOCATION:***

Sam Hemmati  
Baha'i Group of Perris  
PO Box 303  
Perris, CA

*Sam Hemmati led the Invocation.*

**4. *PLEDGE OF ALLEGIANCE:***

Councilman Yarbrough led the Pledge of Allegiance.

*Councilman Yarbrough led the Pledge of Allegiance.*

**5. *PRESENTATIONS/ANNOUNCEMENTS:***

Mayor Busch proclaimed May 2005 as Museum Month in the City of Perris, presenting the proclamation to Katie Keys, President of the Perris Valley Historical Museum Association.

*Mayor Busch proclaimed May 2005 as Museum Month in the City of Perris.*

Mayor Busch proclaimed May 2005 as Mental Health Month in Riverside County.

*Mayor Busch proclaimed May 2005 as Mental Health Month in Riverside County.*

Mayor Busch proclaimed May 8-14, 2005, as Building and Safety Week, presenting the proclamation to Rene Avila, Building Official for the City of Perris, who announced the Community Development Department Open House to be held at City Hall on May 12<sup>th</sup>, promoting safe buildings.

*Mayor Busch proclaimed May 8-14, 2005, as Building and Safety Week.*

Mayor Busch stated that he would be presenting a proclamation to Councilwoman Rogers, local Coordinator for the March of Dimes, at the Walk America Day on Saturday, April 30, celebrating the March of Dimes' 35<sup>th</sup> walkathon.

*Mayor Busch will be presenting a proclamation on April 30 for Walk America Day.*

**6. APPROVAL OF MINUTES:**

A. Approval of the Minutes of the Work Session of the Joint City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utility Authority held April 12, 2005, and approval of the Minutes of the Regular Joint City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Utility Authority Meeting held April 12, 2005.

*Approval of Minutes of the Regular Joint City Council, RDA, PPFA and PPUA Work Session and Meeting of April 12, 2005.*

Mayor Busch called for a motion.

*Mayor Busch called for a motion.*

M/S/C: (Motte/Yarbrough) to approve the Minutes of the Regular Joint City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utilities Authority Work Session and Meeting held on April 12, 2005, as presented.

*Motion to approve the Minutes of April 12, 2005 as presented.*

AYES: Yarbrough, Landers, Motte, Rogers, Busch  
NOES:  
ABSENT:  
ABSTAIN:

*Approved: 5-0*

**7. CONSENT CALENDAR:**

Mayor Busch called for any comments regarding Consent Calendar items only.

*Mayor Busch called for comments regarding Consent Calendar only.*

PUBLIC COMMENT: None

*No Public Comment*

City Attorney Dunn stated that a technical correction needed to be made to Item B: Final Tract Maps 29425-1 and 29425-2 were only for the 320 single-family lots north of Nuevo. He said the 61 lots mentioned in the agenda item were actually for another tract map that would be coming forward in the future.

*City Attorney Dunn pointed out a technical correction to be made to Item B.*

Mayor Pro Tem Motte and Mayor Busch abstained from Item F, due to conflict of interests because of properties owned in that area.

*Mayor Pro Tem Motte and Mayor Busch abstained from Item F.*

A. To adopt Second Reading of Ordinance Number 1154 relating to Community Facilities District Number 2005-1 (Perris Valley Vistas).

*Adoption of Second Reading of Ordinance Number 1154 relating to CFD 2005-1 (Perris Valley Vistas).*

The Second Reading of Ordinance Number 1154 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PERRIS VALLEY VISTAS) OF THE CITY OF PERRIS AUTHORIZING THE LEVY OF SPECIAL TAXES WITHIN IMPROVEMENT AREA NOS. 1, 2, 3 AND 4 OF SAID DISTRICT.

*Ordinance Number 1154 of the City Council acting as the legislative body of CFD 2005-1 (Perris Valley Vistas) authorizing the levy of special taxes within Improvement Area Nos. 1, 2, 3 and 4 of said district.*

B. To approve Final Tract Maps 29425-1 and 29425-2 (Cases 04-0234 and 04-0235), a proposal to finalize Tentative Tract Maps 29425-1 and 29425-2, consisting of a total of 320 single-family lots within the R7 Zone, with a minimum lot size of 6,000 sq. feet, located at the northwest corner of Dunlap Drive and Nuevo Road. (Applicant: DR Horton).

*Approval of Final Tract Maps 29425-1 and 29425-2, a proposal to finalize TTM 29425-1 and 29425-2, located at the northwest corner of Dunlap Dr. and Nuevo Rd. (DR Horton).*

C. To approve Extension of Time No. 05-0105 for Tentative Tract Map 28331, from March 30, 2005 to March 30, 2006, to subdivide 9.55 acres into 30 residential lots for single-family residential development located east of Redlands Avenue north of Orange Avenue. (Applicant: Gabriel D. Ybarra).

*Approval of Extension of Time No. 05-0105 for TTM 28331, from 03/30/05 to 03/30/06, to subdivide 9.55 acres into 30 residential lots for single-family residential development east of Redland Ave., north of Orange Ave. (Gabriel D. Ybarra).*

D. To adopt Resolution Number 3393 regarding Community Facilities District 2001-3 (North Perris Public Safety) – Annexation of Tract Map No. 30850 (Aware TM 30850) (Annexation No. 5).

*Adoption of Resolution Number 3393 regarding CFD 2001-3 (North Perris Public Safety) – Annexation of TM 30850 (Annexation No. 5)*

Resolution Number 3393 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS DECLARING ITS INTENTION TO ANNEX CERTAIN TERRITORY THERETO (ANNEXATION NO. 5).

*Resolution Number 3393 of the City Council acting as the legislative body of CFD 2001-3 (North Perris Public Safety) declaring its intention to annex certain territory thereto (Annexation No. 5).*

E. To receive and file Quarterly Investment Report for quarter ended March 31, 2005.

*Receive and file Quarterly Investment Report for quarter ended March 31, 2005.*

F. To approve Licensing Agreements with Riverside County Transportation Commission.

*Approval of Licensing Agreements with RCTC.*

Mayor Busch called for a motion.

*Mayor Busch called for a motion.*

M/S/C: (Rogers/Landers) to approve the Consent Calendar with the clarification as presented in Item B to 320 single-family lots.

*Motion to approve the Consent Calendar as corrected.*

AYES: Yarbrough, Landers, Rogers (Item F)  
Yarbrough, Landers, Motte, Rogers, Busch  
(balance of items)  
NOES:  
ABSENT:  
ABSTAIN: Motte, Busch (Item F only)

*Item F  
Approved: 3-0  
(Mayor Pro Tem Motte and  
Mayor Busch abstained)  
  
All other items except Item F  
Approved: 5-0*

**8. PUBLIC HEARINGS:**

A. Consideration to adopt Resolution Numbers 3394 and 3395 relating to General Plan 2030 (01-0185), General Plan EIR State Clearinghouse No. 2004031135, and General Plan Amendments GPA 04-0503, GPA 04-0506, GPA 04-0393, GPA 04-0427 and GPA 04-0527, a comprehensive update of the City of Perris General Plan and certification of an Environmental Impact Report. The comprehensive update includes five Land Use Map amendments requested by private land owners (GPA 04-0503, GPA 04-0506, GPA 04-0393, GPA 04-0427 and GPA 04-0527).

*Adoption of Resolution Numbers 3394 and 3395 relating to General Plan 2030, General Plan EIR State Clearinghouse Number 2004031135, and General Plan Amendments 04-0503, 04-0506, 04-0393, 04-0427 and 04-0527, a comprehensive update of the City of Perris General Plan, including five Land Use Map amendments requested by land owners, and certification of an EIR.*

Resolution Number 3394 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR) FOR GENERAL PLAN 2030.

*Resolution Number 3394 certifying the Final EIR for General Plan 2030.*

Resolution Number 3395 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING THE COMPREHENSIVE GENERAL PLAN UPDATE (01-0185), AND FIVE PRIVATE REQUESTS FOR GENERAL PLAN AMENDMENT (04-0503, 04-0506, 04-0393, 04-0427, 04-0527), A STATEMENT OF OVERRIDING CONSIDERATIONS, AND A STATEMENT OF FINDINGS AND FACTS IN SUPPORT OF FINDINGS.

*Resolution Number 3395 adopting the Comprehensive General Plan Update (01-0185) and five private requests for General Plan Amendment (04-0503, 04-0506, 04-0393, 04-0427, 04-0527), a Statement of Overriding Considerations, and a Statement of Findings and Facts in Support of Findings.*

Introduced by: Olivia Barnes, Community Development Director

Director Barnes stated that following many Planning Commission and City Council workshops, it was hoped that this Public Hearing would be the final one for General Plan 2030. She then turned the presentation over to David Lepo of Hogle-Ireland.

*Director Barnes stated that this was hopefully the final Public Hearing for General Plan 2030.*

Mr. Lepo stated that this update process had started in July 2002. On February 16, 2005, the Planning Commission had recommended that the City Council certify the Environmental Impact Report (EIR) relative to the impacts associated with the General Plan and adopt the General Plan, including the five General Plan Amendments. He indicated the steps

*David Lepo gave a background on the General Plan Update process and presented a summary of the EIR and General Plan 2030.*

that had been taken to assure that everyone who wanted to participate in the process had the maximum opportunity to do so. Mr. Lepo presented a summary of the EIR and General Plan 2030.

Mayor Busch had some concerns regarding the draft Safety Element. Director Barnes noted the changes and said they would be made.

*Mayor Busch had some concerns regarding the draft Safety Element. Director Barnes noted the changes and said they would be made.*

Mayor Busch opened the Public Hearing.

*Mayor Busch opened the Public Hearing.*

Public Comment:

*Public Comment*

Regarding the Land Use Element, Peggy Ahmed of Nuevo Road Animal Hospital said they and their neighbor had submitted a request for their property to be allowed to remain designated Professional Office.

*Peggy Ahmed said that she and her neighbor had asked that their property be allowed to remain designated Professional Office.*

Mayor Busch asked Director Barnes if that letter was in their files. She responded that the change had been noted through the Planning Commission and carried forward as requested by the property owner.

*Mayor Busch asked Director Barnes about the letter. She responded that the change had been noted through the Planning Commission.*

Mayor Busch closed the Public Hearing on this item.

*Mayor Busch closed the Public Hearing.*

COUNCIL QUESTIONS AND DISCUSSION:

*Council Questions/Discussion*

Councilmember Landers asked if there was a deadline for approval of the General Plan by the Council. Director Barnes responded that there was not; it was at the Council's pleasure and for them to decide when they were comfortable with the document as presented.

*Councilmember Landers asked if there was a deadline for approving the General Plan. The response was that there was not.*

Councilmember Landers thought the Council needed additional time to study the plan, perhaps bringing specific parts of it back into a special meeting of the Council.

*Councilmember Landers thought the Council needed additional time.*

City Attorney Dunn said there was one caveat to that, in that there were several items later on the Agenda where Council was being asked to approve zoning ordinance amendments and tract maps which would be based upon the General Plan Amendment. He advised the Council on the options for approving part of the General Plan. He said that the Land Use Map amendments could be tentatively approved as the Draft General Plan amendment of those Land Use changes, and then the Council could bring back the entire General Plan Amendment as a whole, later on. The zoning ordinance amendments and tract maps later in the Agenda would then be approved as consistent with the Draft General Plan, and the ordinance would take effect at the time the General Plan was adopted.

*City Attorney Dunn cautioned that there were several items later on the Agenda where Council was being asked to approve zoning ordinance amendments and tract maps which would be based upon the GPA. He advised Council on options for approving part of the General Plan, allowing Land Use Map amendments to be tentatively approved as consistent with the Draft General Plan.*

Mayor Busch reopened the Public Hearing on this item.

*Mayor Busch reopened the Public Hearing.*

**PUBLIC COMMENT:**

*Public Comment*

Sherry Nieto had a question regarding numbers on the exhibits. Director Barnes clarified it for her.

*Sherry Nieto had a question regarding numbers on the exhibits. Director Barnes responded.*

Charles Ware asked if his project (Item G) would be able to be approved if the General Plan Amendment were not approved. The response was that the Council could go ahead and approve the EIR and the Land Use Element of the General Plan, and the projects could be approved as consistent with the Draft General Plan.

*Charles Ware had a question about items being approved if the GPA were not approved.*

Orville Grope had concerns regarding the zone change from Public, Semi-Public Facilities to Business Park, with respect to hours of operation, noise abatement, and entrances and exits to the business park on Sherman Road. He mentioned that a development of 130 homes would soon be built there, and in light of that, felt that entrances and exits to the business park should be limited to the other three sides, none of which was residential.

*Orville Grope had concerns regarding the property being rezoned Business Park on Sherman Road, with respect to hours of operation, noise abatement, and entrances and exits to the business park on Sherman Road.*

In response to Council inquiries, City Attorney Dunn advised Council regarding options for approving specific parts of the General Plan.

*In response to Council inquiries, City Attorney Dunn advised Council regarding options for approving specific parts of the General Plan.*

Mayor Busch called for a motion.

*Mayor Busch called for a motion.*

M/S/C: (Rogers/Landers) to adopt Resolution Number 3394 certifying the Final EIR for General Plan 2030 and to approve Resolution Number 3395 adopting the Land Use portion of the General Plan Update and the five private requests for General Plan Amendments (GPA 04-0503, GPA 04-0506, GPA 04-0393, GPA 04-0427 and GPA 04-0527) and statement of findings and facts in support thereof.

*Motion to adopt Resolution Number 3394 certifying the Final EIR for General Plan 2030 and approve Resolution Number 3395 approving the Land Use portion of the General Plan Update and the first private requests for General Plan Amendments and statement of findings and facts in support thereof.*

AYES: Yarbrough, Landers, Motte, Rogers, Busch

*Approved: 5-0*

NOES:

ABSENT:

ABSTAIN:

Council agreed to have Staff bring back the GPA corrections for modification at a future date. No further action was required.

*Council agreed to have Staff bring back the GPA corrections for modification at a future date. No further action was required.*

B. Consideration to adopt Resolution Number (next in order) and adopt First Reading of Ordinance Number (next in order) relating to Zone Change 04-0504; Tentative Tract Map 32707 (04-0480), to convert 36.8 acres of property located at the northeast corner of Evans Road and Nance Street from R4 Residential to R7. Tentative Tract Map 32707 would then subdivide property into 137 single-family residential lots. (Applicant: John Abel, Entrepreneurial-Sheffield, LLC).

***Item B was continued to the May 10<sup>th</sup> Council Meeting.***

*Adoption of Resolution Number (next in order) and First Reading of Ordinance Number (next in order) relating to ZC 904-0504 and TTM 32707 to convert 36.8 acres at the northeast corner of Evans Rd. and Nance St. from R4 Residential to R7, to then be subdivided into 137 single-family residential lots. (John Abel, Entrepreneurial-Sheffield, LLC)*

(CONTINUED TO MAY 10, 2005)

The Proposed Resolution Number (next in order) is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2178) AND TENTATIVE TRACT MAP 32707 TO SUBDIVIDE ROUGHLY 36.8 ACRES OF LAND INTO 137 RESIDENTIAL LOTS LOCATED AT THE NORTHEAST CORNER OF EVANS ROAD AND NANCE STREET; AND MAKING FINDINGS IN SUPPORT THEREOF.

*Resolution Number (next in order) approving ND 2178 and TTM 32707 to subdivide 36.8 acres into 137 residential lots at the northeast corner of Evans Rd. and Nance St.*

The First Reading of Ordinance Number (next in order) is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2178) AND ZONE CHANGE (NUMBER 04-507) TO CHANGE THE ZONE DISTRICT FROM R4 RESIDENTIAL TO R7 RESIDENTIAL ON ROUGHLY 36.8 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF EVANS ROAD AND NANCE STREET; AND MAKING FINDINGS IN SUPPORT THEREOF.

*First Reading of Ordinance Number (next in order) approving ND 2178 and ZC 04-507 to change the zone district from R4 Residential to R7 Residential on 36.8 acres at the northeast corner of Evans Rd. and Nance St.*

Introduced by: Olivia Barnes, Community Development Director

Director Barnes stated that the applicant had requested a continuance of Items B and C to the May 10<sup>th</sup> City Council Meeting as they continued to work on the conditions of approval and fine-tuning some of the language related to some of the drainage conditions.

*Director Barnes stated that the applicant had requested a continuance of Items B and C to the May 10<sup>th</sup> City Council Meeting.*

C. Consideration to adopt Resolution Number (next in order) and adopt First Reading of Ordinance Number (next in order) regarding Zone Change 04-0507; Tentative Tract Map 32708 (04-0481), to convert 61.5 acres of property located at the southeast corner of Evans Road and La Vina Street from R4 Residential to R7 Residential. Tentative Tract Map 32708 would then subdivide this property into 234 single-family residential lots. (Applicant: John Abel, Entrepreneurial-Sheffield, LLC).

***Item C was continued to the May 10th Council Meeting.***

*Adoption of Resolution Number (next in order) and First Reading of Ordinance Number (next in order) regarding ZC 04-0507; TTM 32708 to convert 61.5 acres of property at southeast corner of Evans Rd. and La Vina St. from R4 Residential to R7*

(CONTINUED TO MAY 10, 2005)

*Residential, to then be subdivided into 234 single-family residential lots. (John Abel, Entrepreneurial-Sheffield, LLC)*

The Proposed Resolution Number (next in order) is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2179) AND TENTATIVE TRACT MAP 32708 TO SUBDIVIDE ROUGHLY 61.5 ACRES OF LAND INTO 234 RESIDENTIAL LOTS LOCATED AT THE NORTHEAST CORNER OF EVANS ROAD AND LA VINA STREET; AND MAKING FINDINGS IN SUPPORT THEREOF.

*Proposed Resolution Number (next in order) approving ND 2179 and TTM 32708 to subdivide roughly 61.5 acres into 234 residential lots at the northeast corner of Evans Rd. and La Vina St.*

The First Reading of Ordinance Number (next in order) is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2179) AND ZONE CHANGE (NUMBERS 04-507) TO CHANGE THE ZONING DISTRICT FROM R4 RESIDENTIAL TO R7 RESIDENTIAL ON ROUGHLY 61.5 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF EVANS ROAD AND LA VINA STREET; AND MAKING FINDINGS IN SUPPORT THEREOF.

*First Reading of Ordinance Number (next in order) approving ND 2179 and ZC 04-507 to change zoning district from R4 Residential to R7 Residential on roughly 61.5 acres at the southeast corner of Evans Rd. and La Vina St.*

Mayor Busch called for a motion.

*Mayor Busch called for a motion.*

M/S/C: (Landers/Motte) to continue Items B and C to the May 10<sup>th</sup> City Council Meeting.

*Motion to continue Items B and C to the May 10<sup>th</sup> City Council Meeting.*

AYES: Yarbrough, Landers, Motte, Rogers, Busch  
NOES:  
ABSENT:  
ABSTAIN:

*Approved: 5-0*

- D. Consideration to adopt First Reading of Ordinance Number 1155 regarding Zone Change 04-0394, to convert 16.83 acres of property located at the northeast corner of Bradley Road and Rider Street from RR/A to R14. (Applicant: Barratt American, Inc.)

*Adoption of First Reading of Ordinance Number 1155 regarding ZC 04-0394, to convert 16.83 acres of property at the northeast corner of Bradley Rd. and Rider St. from RR/A to R14. (Barratt American, Inc.)*

The First Reading of Ordinance Number 1155 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2180) AND ZONE CHANGE (NUMBER 04-0394) TO CHANGE THE ZONING DISTRICT FROM RR/A RESIDENTIAL TO R14 RESIDENTIAL ON ROUGHLY 16.8 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF BRADLEY ROAD AND RIDER STREET AND MAKING FINDINGS IN SUPPORT THEREOF.

*First Reading of Ordinance Number 1155 approving ND 2180 and ZC 04-0394 to change the zoning district from RR/A Residential to R14 Residential on roughly 16.8 acres at the northeast corner of Bradley Rd. and Rider St.*



Councilmember Yarbrough abstained from this item, due to conflict of interests because of the proximity of his property to this project, and excused himself from the Council Chambers.

*Councilmember Yarbrough abstained from this item and left the Council Chambers.*

Introduced by: Olivia Barnes, Community Development Director

Director Barnes explained that this was an application for a zone change, which, subsequent to Council's approval of the General Plan Amendment, could be considered as consistent with the General Plan. It was requested that this property, currently undeveloped, be changed from RR/A to R14. The Planning Commission recommended adoption of the First Reading of Ordinance Number 1155 changing the zoning designation.

*Director Barnes explained this application for a zone change, from RR/A to R14, was consistent with the General Plan Amendment.*

**PUBLIC COMMENT:**

*Public Comment*

Sherry Nieto, owner of two of the acres involved, asked that the Council approve it as R14.

*Sherry Nieto, owner of two of the acres, asked the Council to approve the R14 designation.*

**COUNCIL QUESTIONS AND DISCUSSION:** None

*No Council Questions or Discussion*

Mayor Busch called for a motion.

*Mayor Busch called for a motion.*

M/S/C: (Landers/Rogers) to adopt the First Reading of Ordinance Number 1155 regarding Zone Change 04-0394, to convert 16.83 acres of property located at the northeast corner of Bradley Road and Rider Street from RR/A to R14.

*Motion to adopt the First Reading of Ordinance Number 1155 regarding ZC 04-0394, to convert 16.83 acres of property located at the northeast corner of Bradley Rd. and Rider St. from RR/A to R14.*

AYES: Landers, Motte, Rogers, Busch  
NOES:  
ABSENT:  
ABSTAIN: Yarbrough

*Approved: 4-0  
(Councilmember Yarbrough abstained)*

Councilmember Yarbrough rejoined the Council.

*Councilmember Yarbrough rejoined the Council.*

E. Consideration to adopt Resolution Number 3396 and adopt First Reading of Ordinance Number 1156 regarding Zone Change 04-0428 and Tentative Tract Map 32793, to convert 12.8 acres of property located north of Nuevo Road, between Evans Road and El Nido Avenue in Planning Area 5 from CC Commercial Community to R7 Residential. Tentative Tract Map 32793 would then subdivide property into 54 single-family residential lots. (Applicant: Robert Watkins).

*Adoption of Resolution Number 3396 and First Reading of Ordinance Number 1156 regarding ZC 04-0428 and TTM 32793, to convert 12.8 acres of property, north of Nuevo Rd. between Evans Rd. and El Nido Ave. from CC Commercial Community to R7 Residential, to then be subdivided into 54 single-family residential lots. (Robert Watkins)*

Resolution Number 3396 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2174) AND TENTATIVE TRACT MAP 32793 TO SUBDIVIDE ROUGHLY 12.8 ACRES OF LAND INTO 54 RESIDENTIAL PARCELS NORTH OF NUEVO ROAD BETWEEN EVANS ROAD AND EL NIDO AVENUE; AND MAKING FINDINGS IN SUPPORT THEREOF.

*Resolution Number 3396 approving ND 2174 and TTM 32793 to subdivide roughly 12.8 acres of land into 54 residential parcels north of Nuevo Rd. between Evans Rd. and El Nido Ave.*

The First Reading of Ordinance Number 1156 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2174) AND ZONE CHANGE (NUMBER 04-0428) TO CHANGE THE ZONE DISTRICT FROM CC COMMERCIAL COMMUNITY TO R7 RESIDENTIAL ON ROUGHLY 12.8 ACRES OF LAND NORTH OF NUEVO ROAD BETWEEN EVANS ROAD AND EL NIDO AVENUE; AND MAKING FINDINGS IN SUPPORT THEREOF.

*Ordinance Number 1156 approving ND 2174 and ZC 04-0428 to change the zone district from CC Commercial Community to R7 Residential on roughly 12.8 acres of land north of Nuevo Rd. between Evans Rd. and El Nido Ave.*

Introduced by: Olivia Barnes, Community Development Director

Director Barnes stated that this project site was currently vacant, with surrounding land uses also consistent of vacant land. The current zoning on the site is Commercial, and the request is for R7. Surrounding land is R6, consistent with the R7. Ms. Barnes noted that there was a minor change to Conditions 8 and 9 regarding landscaping and landscaping of the storm drain facilities. In the areas where it stated “channel”, it was being changed to “facilities”. The Planning Commission recommended adoption of Resolution Number 3396 and the First Reading of Ordinance Number 1156.

*Director Barnes stated that surrounding land was consistent with R7. She noted a minor change to Conditions 8 and 9 regarding landscaping and stated that the Planning Commission recommended adoption of the resolution and ordinance.*

**PUBLIC COMMENT:**

Robert Watkins stated that they were in concurrence with all of the Staff conditions, and asked for the Council’s approval.

*Public Comment*

*Robert Watkins expressed concurrence with Staff conditions and asked for Council’s approval.*

**COUNCIL QUESTIONS AND DISCUSSION:**

The Council concurred that Commercial was not really a good use of that area.

*Council Questions/Discussion*

*The Council concurred that Commercial was not really a good use of that area.*

Mayor Busch called for a motion.

*Mayor Busch called for a motion.*

M/S/C: (Landers/Motte) to adopt Resolution Number 3396 to allow the zone change from CC Commercial Community to R7 Residential.

*Motion to adopt Resolution Number 3396 to allow the zone change from CC Commercial Community to R7 Residential.*

AYES: Yarbrough, Landers, Motte, Rogers, Busch  
NOES:  
ABSENT:  
ABSTAIN:

*Approved: 5-0*

- F. Consideration to adopt First Reading of Ordinance Number 1157 regarding Zone Change 04-0528, to change “P” (Public, Semi-Public Facilities and Utilities) to “BP” (Business Park) on 58.2 acres of land located at the northeast corner of Trumble Road and Mapes Road. (Applicant: Eastern Municipal Water District)

*Adoption of First Reading of Ordinance Number 1157 regarding ZC 04-0528, to change “P” to “BP” on 58.2 acres of land located at the northeast corner of Trumble Rd. and Mapes Rd. (EMWD)*

The First Reading of Ordinance Number 1157 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2173) AND ZONE CHANGE (04-0528), TO CHANGE THE ZONE DISTRICT FROM “P” (PUBLIC, SEMI-PUBLIC FACILITIES AND UTILITIES) TO “BP” (BUSINESS PARK) ON 58.2 ACRES OF LAND AT THE NORTHEAST CORNER OF TRUMBLE ROAD AND MAPES ROAD, AND MAKING FINDINGS IN SUPPORT THEREOF.

*Ordinance Number 1157 approving ND 2173 and ZC 04-0528 to change the zone district from “P” (Public, Semi-Public Facilities and Utilities) to “BP” (Business Park) on 58.2 acres of land at the northeast corner of Trumble Rd. and Mapes Rd.*

Introduced by: Olivia Barnes, Community Development Director

Director Barnes stated that EMWD wanted to change the zoning to Business Park. She added that there was no development proposed at this time, but they wished to change the zoning designation for future use. The Planning Commission recommended introducing the First Reading of Ordinance Number 1157, changing the zoning from Public to Business Park.

*Director Barnes stated that the Water District wanted to change the zoning to Business Park for future use, and the Planning Commission recommended introducing the First Reading the ordinance to change the zoning.*

**PUBLIC COMMENT:**

Orville Grote was concerned about access to the business park from the east side on Sherman Road. Since 130 homes had been proposed in that area, he felt that entrances and exits to the business park should be along Trumble, Vista and Mapes, with some type of walling to keep business traffic out of the residential area.

*Public Comment*

*Orville Grote felt that entrances and exits to the business park should be along Trumble, Vista and Mapes, so that business traffic would be kept out of the residential area.*

**COUNCIL QUESTIONS AND DISCUSSION:**

Mayor Pro Tem Motte asked if these things would be taken into consideration at the time a project was proposed. Director Barnes responded that at the time development was proposed, it would be reviewed to assure that access was appropriate and that they would appropriately deal with the adjacent land uses.

*Mayor Pro Tem Motte asked if this would be considered at the time a project was proposed. Ms. Barnes replied that at that time, development would be reviewed to assure access was appropriate and that adjacent land uses were appropriately dealt with.*

Councilmember Yarbrough asked if a prospective developer would be informed of the City's requirements for screening, traffic flow, etc., at the start. The response was that they would be.

*Councilmember Yarbrough asked if prospective developers would be informed of the City's requirements from the start. The response was that they would be.*

Mayor Busch called for a motion.

*Mayor Busch called for a motion.*

M/S/C: (Landers/Yarbrough) to adopt the First Reading of Ordinance Number 1157 regarding Zone Change 04-0528, to change "P" (Public, Semi-Public Facilities and Utilities) to "BP" (Business Park).

*Motion to adopt the First Reading of Ordinance Number 1157 regarding ZC 04-0528, to change "P" to "BP".*

AYES: Yarbrough, Landers, Motte, Rogers, Busch  
NOES:  
ABSENT:  
ABSTAIN:

*Approved: 5-0*

G. Consideration to adopt Resolution Number 3397 and adopt First Reading of Ordinance Number 1158 regarding Zone Change 03-0333 and Tentative Parcel Map 31677 (03-0332), to change the zoning designation from Rural Residential/Agricultural (RR/A) to Commercial Neighborhood (CN) across the entire parcel map, and subdivide four lots into seven commercial lots totaling 6.02 net acres. The proposed Tentative Parcel Map has a minimum lot size of 36,083 sq. feet and an average lot size of 37,449 sq. feet. The project also includes a total of 1.10 acre street dedication along Ramona Expressway and Webster Avenue, and a 30-foot-wide reciprocal access and drainage easement along the northern property line. (Applicant: Charles Ware).

*Adoption of Resolution Number 3397 and First Reading of Ordinance Number 1158 regarding ZC 03-0333 and TPM 31677 (03-0332), to change the zoning designation from RR/A to CN across the entire parcel map, and subdivide four lots into seven commercial lots totaling 6.02 net acres. Project also includes 1.10-acre street dedication along Ramona Expressway and Webster Ave., and a 30-ft-wide reciprocal access and drainage easement along the northern property line. (Charles Ware)*

Resolution Number 3397 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2177); AND TENTATIVE PARCEL MAP 31677 (03-0332) TO SUBDIVIDE FOUR (4) LOTS INTO SEVEN (7) COMMERCIAL LOTS TOTALING 6.02 NET ACRES, NORTH OF RAMONA EXPRESSWAY BETWEEN BRENNAN AVENUE AND WEBSTER AVENUE; AND MAKING FINDINGS IN SUPPORT THEREOF.

*Resolution Number 3397 approving ND 2177 and TPM 31677 to subdivide four lots into seven commercial lots totaling 6.02 net acres, north of Ramona Expressway between Brennan Ave. and Webster Ave.*

The First Reading of Ordinance Number 1158 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2177); ZONE CHANGE (03-0333) TO CHANGE THE ZONING DESIGNATION FROM RURAL RESIDENTIAL/AGRICULTURAL (RR/A) TO COMMERCIAL NEIGHBORHOOD (CN) ACROSS THE ENTIRE PARCEL CONSISTING OF 6.02 NET ACRES; AND TENTATIVE PARCEL MAP 31677 (03-0332)

*First Reading of Ordinance Number 1158 approving ND 2177 and ZC 03-0333 to change the zoning designation from RR/A to CN across the entire parcel consisting of 6.02 net acres; and TPM 31677 to subdivide four lots into seven*

TO SUBDIVIDE FOUR (4) LOTS INTO SEVEN (7) COMMERCIAL LOTS TOTALING 6.02 NET ACRES, NORTH OF RAMONA EXPRESSWAY BETWEEN BRENNAN AVENUE AND WEBSTER AVENUE; AND MAKING FINDINGS IN SUPPORT THEREOF.

*commercial lots totaling 6.02 net acres, north of Ramona Expressway between Brennan Avenue and Webster Ave.*

Introduced by: Olivia Barnes, Community Development Director

Director Barnes stated that the project site, presently designated RR/A, was currently vacant, as were surrounding land uses, for the most part. The proposal was to change it to Commercial Neighborhood, and the Tentative Tract Map would divide it into seven commercial parcels, with access from Brennan and Webster. The Planning Commission recommended introduction of the First Reading of Ordinance Number 1158 to amend the zoning map from RR/A to CN.

*Director Barnes stated that the project site was vacant and that the proposal was to change it from RR/A to Commercial Neighborhood, and that it would be divided into seven commercial parcels. The Planning Commission recommended introducing the First Reading of Ordinance Number 1158 changing the zoning designation.*

PUBLIC COMMENT: None

*No Public Comment*

COUNCIL QUESTIONS AND DISCUSSION:

*Council Questions/Discussion*

Councilmember Landers expressed pleasure in seeing that property brought back to Council as commercial.

*Councilmember Landers was glad to see the property brought back to Council as commercial.*

Mayor Busch called for a motion.

*Mayor Busch called for a motion.*

M/S/C: (Rogers/Landers) to adopt Resolution Number 3397 approving Negative Declaration 2177 and Tentative Parcel Map 31677 to divide four lots into seven commercial lots, and to introduce for First Reading Ordinance Number 1158 to amend the City's zoning map by changing the zoning designation on 6.02 net acres of land from RR/A to Commercial Neighborhood.

*Motion to adopt Resolution Number 3397 approving ND 2177 and TPM 31677 to divide four lots into seven commercial lots, and to introduce First Reading of Ordinance Number 1158 to change zoning designation on 6.02 acres of land from RR/A to CN.*

AYES: Yarbrough, Landers, Motte, Rogers, Busch

*Approved: 5-0*

NOES:

ABSENT:

ABSTAIN:

H. Consideration to adopt First Reading of Ordinance Number 1159 relating to Ordinance Amendment 05-0081, amending the SFR sections of the PMC by renumbering, renaming and revising various provisions of Sections 19.22 RR/A, 19.24 R4, and 19.25 R7. (Applicant: City of Perris).

*Adoption of First Reading of Ordinance Number 1159 relating to Ordinance Amendment 05-0081, amending the SFR sections of the PMC by renumbering, renaming and revision various provisions of Sections 19.22 RR/A, 19.24 R4, and 19.25 R7. (City of Perris)*

The First Reading of Ordinance Number 1159 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE STATE OF CALIFORNIA, APPROVING ORDINANCE AMENDMENT 05-0081 REVISING CHAPTER 19 OF THE PERRIS MUNICIPAL CODE TO RENAME AND RENUMBER THE RESIDENTIAL ZONE DISTRICTS, INCLUDE REFERENCE TO THE CITY'S SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES, REDUCE THE MINIMUM LOT DEPTH FOR CERTAIN LOTS, INCREASE THE REQUIRED LOT WIDTH FOR CORNER LOTS, AND ADJUST LOT COVERAGE RESTRICTIONS IN THE R7 (R-6,000) DISTRICT.

*Ordinance Number 1159 approving Ordinance Amendment 05-0081 revising Chapter 19 of the Perris Municipal Code to rename and renumber the residential zone districts, include reference to the City's single-family residential design guidelines, reduce the minimum lot depth for certain lots, increase the required lot width for corner lots, and adjust lot coverage restrictions in the R7 (R-6,000) district.*

Introduced by: Olivia Barnes, Community Development Director

Director Barnes stated that the Ordinance Amendment was simply a "cleanup" amendment, allowing the City to rename and revise various provisions within Title 19 and allowing for introducing numbers and two new zoning districts, to make things fit within the Perris Municipal Code. Ms. Barnes mentioned that residential guidelines were also being prepared. Another minor change being made was the depth of lot lines within a subdivision. She said they were also proposing a 5-foot lot width increase for corner lots in the R-10,000 and R-6,000 zones, and increasing lot coverage allowance to 60%, allowing for larger single-story homes in the R-6,000 district. Ms. Barnes stated that the Planning Commission's recommendation was to introduce the ordinance amendment for first reading.

*Director Barnes gave an overview of the Ordinance Amendment that would allow the City to rename and revise various provisions within Title 19 of the Perris Municipal Code.*

PUBLIC COMMENT: None

*No Public Comment*

COUNCIL QUESTIONS AND DISCUSSION: None

*No Council Questions or Discussion*

M/S/C: (Motte/Landers) to introduce for First Reading Ordinance Number 1159 providing findings and revising the City's residential zone districts to (1) rename and renumber each residential district; (2) revise the single-family residential districts to reference Residential Design Guidelines; (3) decrease the minimum lot depth on cul-de-sacs and street knuckles in the R-10,000 and R-6,000 zones; (4) increase the lot width for corner lots in the R-10,000 and R-6,000 zones; and (5) revise lot coverage restricts in the R-6,000 district.

*Motion to introduce the First Reading of Ordinance Number 1159 providing findings and revising the City's residential zone districts.*

AYES: Yarbrough, Landers, Motte, Rogers, Busch

*Approved: 5-0*

NOES:

ABSENT:

ABSTAIN:

- I. Consideration to adopt First Reading of Ordinance Number 1161 relating to Ordinance Amendments 05-0059 and 05-0060, amending Chapter 19 of the Perris Municipal Code to create Zone Districts and development standards for the R-8,400 and

*Adoption of First Reading of Ordinance Number 1161 relating to Ordinance Amendments 05-0059 and 05-0060, amending Chapter 19 of*

R-7,200 designations established in the General Plan. (Applicant: City of Perris).

*the Perris Municipal Code to create zone districts and development standards for the R-8,400 and R-7,200 designations established in the General Plan. (City of Perris)*

The First Reading of Ordinance Number 1161 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE STATE OF CALIFORNIA, APPROVING ORDINANCE AMENDMENTS 05-0059 AND 05-0060 AMENDING CHAPTER 19 OF THE PERRIS MUNICIPAL CODE TO PROVIDE USE AND DEVELOPMENT STANDARDS FOR TWO RESIDENTIAL ZONING DISTRICTS ESTABLISHED IN GENERAL PLAN 2030.

*Ordinance Number 1161 approving Ordinance Amendments 05-0059 and 05-0060 amending Chapter 19 of the Perris Municipal Code to provide use and development standards for two residential zoning districts established in General Plan 2030.*

Introduced by: Olivia Barnes, Community Development Director

Director Barnes pointed out that now that the Council had passed the Land Use Element of the General Plan, one of the things that needed to be done was to amend Chapter 19 of the Perris Municipal Code to create zone districts and development standards for the R-8,400 and R-7,200 designations established in the General Plan.

*Director Barnes pointed out that the R-8,400 and R-7,200 zone districts and development standards needed to be created.*

PUBLIC COMMENT: None

*No Public Comment*

COUNCIL QUESTIONS AND DISCUSSION: None

*No Council Questions or Discussion*

Mayor Busch called for a motion.

*Mayor Busch called for a motion.*

M/S/C: (Rogers/Motte) to introduce for First Reading Ordinance Number 1161 providing findings, approving Negative Declaration 2185, and amending Chapter 19 of the Perris Municipal Code to create zone districts and develop standards for the R-8,400 and R-7,200 designations.

*Motion to introduce the First Reading of Ordinance Number 1161 providing findings, approving ND 2185, and amending Chapter 19 of the Perris Municipal Code to create zone districts and develop standards for the R-8,400 and R-7,200 designations.*

AYES: Yarbrough, Landers, Motte, Rogers, Busch

*Approved: 5-0*

NOES:

ABSENT:

ABSTAIN:

J. Consideration to adopt Resolution Numbers 3398 and 3399 and adopt the First Reading of Ordinance Number 1160 relating to Community Facilities District 2001-3 (North Perris Public Safety) of the City of Perris – Annexation No. 4 (Tract Nos. 29425-1 and 29425-2). (DR Horton)

*Adoption of Resolution Numbers 3398 and 3399 and First Reading of Ordinance Number 1160 relating to CFD 2001-3 (North Perris Public Safety) – Annexation No. 4 (Tract Nos. 29425-1 and 29425-2). (DR Horton)*

Introduced by: Anita Luck, Bond Counsel

Bond Counsel Luck explained that this was the time for the annexation of Tract Nos. 29425-1 and 29425-2 to the Public Safety CFD. She stated that the property owner had waived all the requirements for the time periods for the Election and the Public Hearing, and that the Public Hearing and Election would now be held.

*Bond Counsel Luck explained that the Election and Public Hearing regarding the annexation of Tract Nos. 29425-1 and 29425-2 to the Public Safety CFD would now be held.*

Mayor Busch opened the Public Hearing.

*Mayor Busch opened the Public Hearing.*

PUBLIC COMMENT: None

*No Public Comment*

Mayor Busch closed the Public Hearing

*Mayor Busch closed the Public Hearing.*

Bond Counsel Luck read the following resolution:

Resolution Number 3398 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, CALLING A SPECIAL ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS WITHIN PROPOSED ANNEXATION NO. 4 THE QUESTION OF ANNEXING SUCH TERRITORY AND LEVYING OF A SPECIAL TAX WITHIN THE AREA OF PROPOSED ANNEXATION NO. 4.

*Resolution Number 3398 of the City Council acting as the legislative body of CFD 2001-3 (North Perris Public Safety) calling a Special Election to submit to the qualified electors within proposed Annexation No. 4 the question of annexing such territory and levying of a special tax within the area of proposed Annexation No. 4.*

Mayor Busch called for a motion.

*Mayor Busch called for a motion.*

M/S/C: (Rogers/Landers) to adopt Resolution Number 3398 calling a Special Election.

*Motion to adopt Resolution Number 3398 calling a Special Election.*

AYES: Yarbrough, Landers, Motte, Rogers, Busch  
NOES:  
ABSENT:  
ABSTAIN:

*Approved: 5-0*

**ELECTION**

Mayor Busch called for Election results.

*Mayor Busch called for Election results.*

City Clerk Rey announced that she had received a Special Election Ballot for Annexation No. 4 to the District, and read the following ballot:

*City Clerk Rey announced she had received a Special Election Ballot for Annexation No. 4 to the District.*

Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, Annexation No. 4: The ballot was indicated as "Yes".

*CFD 2001-3 (North Perris Public Safety) of the City of Perris, Annexation No. 4: The ballot was indicated as "Yes".*



Bond Counsel Luck read the following resolution:

*Bond Counsel Luck read the following resolution:*

Resolution Number 3399 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, DECLARING THE RESULTS OF A SPECIAL ELECTION RELATING TO ANNEXATION NO. 4 AND ORDERING THE ANNEXATION OF SUCH TERRITORY, THE LEVYING OF A SPECIAL TAX WITHIN THE AREA OF ANNEXATION NO. 4 AND DIRECTING THE RECORDING OF A NOTICE OF SPECIAL TAX LIEN.

*Resolution Number 3399 of the City Council acting as the legislative body of CFD 2001-3 (North Perris Public Safety) declaring the results of a Special Election relating to Annexation No. 4 and ordering the annexation of such territory, the levying of a special tax within the area of Annexation No. 4, and directing the recording of a notice of special tax lien.*

Mayor Busch called for a motion.

*Mayor Busch called for a motion.*

M/S/C: (Rogers/Landers) to adopt Resolution Number 3399 as read.

*Motion to adopt Resolution Number 3399 as read.*

AYES: Yarbrough, Landers, Motte, Rogers, Busch

*Approved: 5-0*

NOES:

ABSENT:

ABSTAIN:

The First Reading of Ordinance Number 1160 is entitled:

AN ORDINANCE OF THE CITY OF PERRIS ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN ANNEXATION NO. 4 TO SAID DISTRICT.

*Ordinance Number 1160 of the City acting in its capacity as the legislative body of CFD 2001-3 (North Perris Public Safety) authorizing the levy of a special tax within Annexation No. 4 to said district.*

Mayor Busch called for a motion.

*Mayor Busch called for a motion.*

M/S/C: (Rogers/Landers) to adopt the First Reading of Ordinance Number 1160 as read.

*Motion to adopt the First Reading of Ordinance Number 1160 as read.*

AYES: Yarbrough, Landers, Motte, Rogers, Busch

*Approved: 5-0*

NOES:

ABSENT:

ABSTAIN:

**9. BUSINESS ITEMS (not requiring a "Public Hearing"):**

- A. Consideration to approve the Contract for Services Agreement between Randall Funding and Development and the City of Perris relating to grant writing services.

*Approval of Contract for Services Agreement between Randall Funding and Development and the City of*

*Perris relating to grant writing services.*

Introduced by: Ron Carr, Finance Director

Director Carr explained that at the Mid-Year Budget Review in April, Staff had presented the City's financial picture, and at that time, Council had expressed the intention to begin spending more money on infrastructure improvements within the City. He stated that the purpose of this staff report was to propose leveraging that money through the use of grants; taking the money that is to be spent on those expenses and using it as a local match in grant applications to bring more money into the City to help meet the Council's priorities. Mr. Carr explained that Staff was requesting authority to contract with a professional grant writer, Randall Funding & Development, a firm that specializes in obtaining State and Federal grants. If the City were to write a grant application on its own, Randall would do a technical analysis on it without an additional charge above the contract amount. Randall would require a \$1,500-per-month retainer, \$800 per grant application completed, and 3% of successful grants awarded to the City, capped at \$15,000 per grant.

*Director Carr presented a proposal to contract with Randall Funding & Development, a professional grant writer, for the purpose of bringing more money into the City for needed infrastructure improvements.*

PUBLIC COMMENT: None

*No Public Comment*

COUNCIL QUESTIONS AND DISCUSSION:

*Council Questions/Discussion*

Councilmember Rogers asked if Randall Funding & Development had identified grants that the Council could consider so they would have an overall vision of where they would be going with the grants. Mr. Carr replied that Randall had a representative come out and meet with all the department heads and were presently in the process of preparing a strategic funding plan, which the City would have within 60 days, to help give a direction to consider.

*Councilmember Rogers asked if specific grants had been identified by Randall for the Council to consider. Mr. Carr replied that the firm had met with the department heads and was in the process of preparing a strategic funding plan.*

Mayor Pro Tem Motte said he was glad to see Staff bring this forward, and asked about the 24-month commitment period. Mr. Carr responded that if it worked well, the City could extend the term, and if not, the City had a 30-day cancellation period.

*Mayor Pro Tem Motte was glad to see this brought forward and had a question about the 24-month commitment period. Mr. Carr said there was provision to either extend it or cancel it.*

Councilmember Yarbrough inquired regarding the objective of the Agreement. He also asked if Randall could be involved in obtaining funds for the City's non-profit organization.

*Councilmember Yarbrough inquired regarding the objective of the Agreement. He also asked if Randall could be involved in obtaining funds for the City's non-profit organization.*

Councilmember Landers asked why the City could not hire someone to be on staff and write grants. He felt there was a definite need for the service, but he felt the City needed someone on staff rather than a consultant.

*Councilmember Landers suggested hiring someone as staff to write grants, rather than using a consultant.*

City Manager Apodaca replied that it was a matter of approach, and that was why the item was before the Council. He noted that in the past the City had hired individual consultants, and not always with successful results. In this case, the City would be hiring a company of 42 professional writers with experience and focus particularly in acquiring grants for cities. This would be a different approach and based on a contingency basis so that the more successful the City, the more successful the company. He said it was hoped that in the end it would be more productive.

*City Manager Apodaca replied that this firm offered 42 writers experienced in acquiring funds for cities, and hopefully it would be a more productive course in the long run.*

Mayor Busch said he did not disagree with Mr. Landers, but he thought since the City would be working with 42 experienced writers, it would be worth trying.

*Mayor Busch thought the approach would be worth trying.*

Councilmember Rogers added that grant writing is a very specialized and technical skill and usually requires fee for service, especially when trying to get a high success rate.

*Councilmember Rogers added that grant writing is a very specialized and technical skill, requiring fee for service.*

Mayor Busch called for a motion.

*Mayor Busch called for a motion.*

M/S/C: (Rogers/Yarbrough) to approve the contract services Agreement between Randall Funding & Development, Inc. and the City of Perris relating to grant writing services.

*Motion to approve the contract services Agreement between Randall Funding & Development, Inc. and the City of Perris relating to grant writing services.*

AYES: Yarbrough, Motte, Rogers, Busch  
NOES: Landers  
ABSENT:  
ABSTAIN:

*Approved: 4  
Noes: Landers*

B. Consideration to approve the Memorandum of Understanding between Lewis Operating Corp. and the City of Perris for development of a regional retail center and possible related infrastructure improvements located east of the I-215 and south of San Jacinto Avenue.

*Approval of MOU between Lewis Operating Corporation and the City of Perris for development of a regional retail center and possible related infrastructure improvements located east of the I-215 and south of San Jacinto Avenue.*

Mayor Pro Tem Motte asked City Attorney Dunn if he needed to abstain, in light of a possible conflict of interests. Mr. Dunn asked for a short recess to obtain information.

*Mayor Pro Tem Motte asked City Attorney Dunn if he needed to abstain, in light of a possible conflict of interests. Mr. Dunn asked for a short recess to obtain information.*

It was determined that Mr. Motte did not need to abstain, and he and Mr. Dunn rejoined the meeting.

*It was determined that Mr. Motte did not need to abstain, and he and Mr. Dunn rejoined the meeting.*

Introduced by: Michael McDermott, Real Estate Services Manager

Manager McDermott stated that he was requesting authorization for the City Manager to complete and execute a Memorandum of Understanding between the City, the Redevelopment Agency and Lewis Operating Corp. concerning both the Lewis Retail Center and the I-215 / Hwy 74 Interchange. Lewis had recently proposed a retail center adjacent to the interchange, agreeing to advance funding for necessary interchange improvements, and was requesting City support to obtain reimbursement credits from the TUMF and other applicable funding sources. Mr. McDermott explained that the MOU was for the sole purpose of entering into a general agreement between the parties to negotiate in good faith the terms and conditions of a development agreement.

*Mr. McDermott requested Council authorization for the City Manager to complete and execute an MOU between the City, RDA and Lewis Operating Corp.*

PUBLIC COMMENT: None

*No Public Comment*

COUNCIL QUESTIONS AND DISCUSSION: None

*No Council Questions or Discussion*

Mayor Busch called for a motion.

*Mayor Busch called for a motion.*

M/S/C: (Yarbrough/Rogers) to authorize the City Manager/Executive Director or his designee to execute all actions and related documents to complete the MOU.

*Motion to authorize the City Manager/Executive Director or his designee to execute all actions and related documents to complete the MOU.*

AYES: Yarbrough, Landers, Motte, Rogers, Busch  
NOES:  
ABSENT:  
ABSTAIN:

*Approved: 5-0*

City Attorney Dunn clarified that since this was a three-party agreement including the City and RDA, just to make sure the record was clear, another action taken as the Redevelopment Agency would be required.

*City Attorney Dunn clarified that this three-party agreement including the City and RDA would require another action to be taken as the Redevelopment Agency.*

Mayor Busch called for a Redevelopment Agency motion.

*Mayor Busch called for a motion by the Redevelopment Agency.*

M/S/C: (Yarbrough/Rogers) to authorize the City Manager/Executive Director or his designee to execute all actions and related documents to complete the MOU.

*Motion to authorize the City Manager/Executive Director or his designee to execute all actions and related documents to complete the MOU.*

AYES: Yarbrough, Landers, Motte, Rogers, Busch  
NOES:  
ABSENT:  
ABSTAIN:

*Approved: 5-0*

C. Consideration to award contract to All American Asphalt regarding the downtown rehabilitation project.

*Award of contract to All American Asphalt regarding the downtown rehabilitation project.*

Introduced by: Habib Motlagh, City Engineer

City Engineer Motlagh reported that, in response to the Council's authorization to proceed with bid advertisement for the rehabilitation of various streets mostly within Downtown and other older sections of the City, seven sealed bids were received. The City Clerk opened the bids on April 18<sup>th</sup>, with bids ranging from \$1.2+ to \$1.7 million. Mr. Motlagh presented an exhibit showing the streets to be improved.

*City Engineer Motlagh reported that the City Clerk had received seven sealed bids, ranging from \$1.2+ to \$1.7 million. He presented an exhibit showing the streets to be improved.*

**PUBLIC COMMENT:**

*Public Comment*

Josephina Becerra thanked the City for its response to street improvement needs.

*Josephina Becerra thanked the City for its response to the street improvement needs.*

**COUNCIL QUESTIONS AND DISCUSSION:**

*Council Questions/Discussion*

Councilmember Yarbrough said Ms. Becerra may have thanked the City prematurely, as none of the streets shown on the map included the Enchanted Heights area. He said he was going to ask the Engineer if it would be possible to include that area as well, even if it meant going into reserves for it, as the streets there were very much in need of improvement.

*Councilmember Yarbrough asked if the streets in Enchanted Heights could be added to the project.*

City Engineer responded that Council could direct Staff to come back with a proposal to amend the contract and add to the project once they knew what funds are available.

*City Engineer responded that Council could direct Staff to come back with a proposal to amend the contract and add to the contract.*

Councilmember Landers asked about Navajo. He agreed that the Enchanted Heights area needed to be addressed, and felt that one of the Council's top priorities should be to get the City's roads fixed.

*Councilmember Landers felt that the repair of City roads needed to be one of the Council's top priorities.*

City Manager Apodaca suggested approving this contract and coming right back with a focused look at the other part of Enchanted Heights and getting a package together to improve those streets as well.

*City Manager Apodaca suggested approving this contract and coming right back with a plan to improve the streets in the other part of Enchanted Heights.*

Councilmember Yarbrough asked if the City could possibly take the lead in paving even the couple of county roads that are in the area, and get reimbursement from the County.

*Councilmember Yarbrough asked about paving the county roads in that area as well.*

Mayor Busch said he would like to take the City Manager's recommendation to approve this and move forward and, with the direction of Staff and some additional studies as to what would be needed, come back with a plan.

*Mayor Busch said he would like to take the City Manager's recommendation to approve this and come back with a plan for additional improvements.*

Mayor Busch called for a motion.

*Mayor Busch called for a motion.*

M/S/C: (Landers/Yarbrough) to award the contract to All American Asphalt for the downtown rehabilitation project and any other projects deemed appropriate by the City Engineer.

*Motion to award the contract to All American Asphalt for the downtown rehabilitation project and any other projects deemed appropriate by the City Engineer.*

AYES: Yarbrough, Landers, Motte, Rogers, Busch  
NOES:  
ABSENT:  
ABSTAIN:

*Approved: 5-0*

**10. PUBLIC COMMENT/CITIZEN PARTICIPATION:**

A. Josie Lopez spoke in behalf of Josefina Becerra, who only speaks Spanish, stating that a large number of residents from the Enchanted Heights area had gathered at City Hall just before the Council Meeting to express their concern over the condition of the roads and drainage in their area. She said that Public Works Director Ansari had spoken with the group and had helped to allay their anger and concerns and give them hope. Ms. Lopez said the Spanish-speaking group had asked her to relay their concerns and ask that sewers be installed in that area, to alleviate the sewage problems currently existing there.

*Josie Lopez spoke regarding the condition of roads and sewage drainage in the Enchanted Heights area.*

B. Gary Wilmer also spoke concerning the need for sewers and the fact that it might be wise to install them before repairing the roads.

*Gary Wilmer spoke concerning the need for sewers.*

C. Jessica Rice also voiced concern about the need for sewers and properly constructed roads in the Enchanted Heights area.

*Jessica Rice voiced concern about the need for sewers and properly constructed roads.*

D. Josie Lopez translated for a woman named Rebecca, who said she cleaned the street area in front of her house every day, but when the street sweeper cleaned on Tuesdays, it brought all the dirt back in front of her house. She also said that the sewage leaking from the septic tanks was causing a terrible odor, an infestation of mosquitoes, and damage to the streets.

*Josie Lopez translated for a woman named Rebecca, who also had concerns about the sewage leakage.*

E. Dave Stuart, Operations Manager of the Perris Valley Chamber of Commerce, gave an update on community events.

*Dave Stuart gave an update on community events.*

**11. COUNCIL COMMUNICATIONS: None**

**12. CITY MANAGER'S REPORT:**

A. City Manager Apodaca reported on progress in the City: the bid for the Rider Crossing was to be awarded in June, with construction to start shortly thereafter; Jarvis Street signal

*City Manager Apodaca reported on the progress of various projects within the City.*

construction would be starting in the summer; the bid award for the Council Chambers was scheduled for June; "G" Street would be completed within three weeks; and "D" Street median landscaping would be completed within three weeks.

Mr. Apodaca stated that Staff had toured two versions of League of Dreams parks, one an elaborate "major league" version, and the other a less expensive "minor league" version, both of which would provide for the joint-venture use of private and public partnership.

*Mr. Apodaca spoke briefly about Staff's tour of two versions of League of Dreams parks.*

Councilmember Yarbrough revisited the subject of the public's request for sewers and said he would like to see something done about that.

*Councilmember Yarbrough said he would like to see something done about the sewers.*

Mayor Busch commented that now that the City had a grant writer, this should be a priority item for them, to obtain funds to do this project.

*Mayor Busch commented that the City should make this a priority item with the new grant writer.*

**13. CLOSED SESSION:**

The Council met in Closed Session at 8:15 p.m. to confer with Legal Counsel regarding one existing litigation matter and reconvened in Open Session at 9:00 p.m. to report on Closed Session matters.

*Council met in Closed Session at 8:15 and reconvened in Open Session at 9:00 p.m. to report on Closed Session.*

Conference with Legal Counsel:

- A. Existing Litigation, Government Code Section 54956.9(a)  
Vasquez v. City of Perris

*Existing Litigation  
Vasquez v. City of Perris*

The item was discussed, but no reportable action was taken.

*No reportable action was taken.*

**14. ADJOURNMENT:**

By unanimous consent, the Joint City Council, Redevelopment Agency, PPFA and PPUA Meeting was adjourned at 9:05 p.m.

*9:05 p.m. Joint City Council, Redevelopment Agency, PPFA and PPUA Meeting was adjourned.*

Respectfully Submitted,

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Margaret Rey, City Clerk