

CITY OF PERRIS

MINUTES: Special Joint Work Session of the City Council and Planning Commission
Date of Meeting: 21 September 2004
Time of Meeting: 6:00 p.m.
Place of Meeting: Senior Center

1. CALL TO ORDER:

The Honorable Mayor Busch called the Special Work Session of the City Council and Planning Commission to order.

6:00 p.m. Called to Order

2. ROLL CALL:

Council Members Present: Rogers, Landers, Motte, Busch. Councilmember Yarbrough arrived at 6:30 p.m.

Council Members Present. Councilmember Yarbrough arrived at 6:30 p.m. Mayor Pro Tem Landers left at 8:10 p.m.

Commissioners Present: Stuart, Finney, Mitchell, Novison, Hammond, Haughney.

Commissioners Present. Commissioner Martin was absent.

Staff Members Present: City Manager Apodaca, City Attorney Dunn, Community Development Director Barnes, City Engineer Motlagh and City Clerk Rey.

Staff Members Present.

3. WORK SESSION:

Prior to the beginning of the Work Session, Mayor Busch allowed Lenwood Long to speak concerning safety issues on Evans Road near Val Verde High School.

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DISCUSSION ON THE UPDATE OF THE CITY OF PERRIS COMPREHENSIVE GENERAL PLAN AMENDMENT:

Discussion on the Update of the City of Perris Comprehensive General Plan Amendment.

Director Olivia Barnes introduced the speakers for the evening.

Director Barnes introduced the speakers.

Georgiena Vivian of VRPA Technologies (City Traffic Consultant) gave a presentation regarding the proposed Circulation Element. She said the first chapter of the element was an introduction and the following five chapters dealt with existing conditions in transportation systems, future conditions in transportation systems, implementation program, and strategy for action. She pointed out tables that showed existing flow of traffic for various streets and intersections throughout the city, graded for level of service, with A representing an easy flow of traffic and F defining continual stop-and-go traffic.

Georgiena Vivian, representative of VRPA Technologies, discussed the Circulation Element.

Stacy Kurz discussed the third chapter, regarding future transportation conditions, including a proposed street classification system. She said they had also provided a projected level of service for street and highway segments and noted that there were issues along Highway 74 (noted in last chapter, Strategy for Action) and also “G” Street (recommended upgrade to four lanes). She said that I-215 was one of the major traffic issues, but that there were future plans to widen the freeway to eight lanes, which would also lighten in-town traffic. It was noted that this section also addressed proposed mass transportation. Chapter 4 concerned the implementation program and also addressed existing and proposed funding sources, and Chapter 5 dealt with goals and policies they would like to see the City carry out.

Stacy Kurz of VRPA Technologies discussed the information in Chapters 3-5.

Councilmember Rogers asked if Exhibit CE-13, referencing future segment level of service, could be presented in a color-coded format, as the black-and-white was difficult to follow. Ms. Kurz said they would be sure that it was more distinguishable.

Councilmember Rogers had a questions regarding Exhibit CE-13.

Commissioner Mitchell pointed out that in view of the fact that a new lumber company would be coming to the area and most of their materials would be brought in by train, and that another company would be bringing in waste to be burned by the Department of Toxic Substances, and other companies would be needing rail service in the future, an increase in rail usage needed to be addressed in the General Plan.

Commissioner Mitchell said an increase in rail usage needed to be addressed.

Commissioner Stuart, regarding Exhibit CE-13, pointed out that more east-west alternatives are going to have to be constructed, such as Ethanac Road to the south, Ellis Road a little farther north, and Jacinto as a secondary arterial all the way across the city, to relieve traffic on Hwy. 74/4th Street.

Commissioner Stuart pointed out the need for more east-west alternative routes.

Commission Chairperson Haughney voiced concerns regarding the lack of an egress on C Street. Ms. Vivian said that in the specific plan area update, more emphasis would be placed on specific streets and their capacities and functions.

Commission Chairperson Haughney questioned the lack of an egress on C Street.

Dave Lepo of Hogle Ireland (City’s General Plan Consultant) said the Draft General Plan would be in circulation by December, with final Planning Commission recommendation in February 2005 and City Council action by March. He said at this meeting they were emphasizing land use, open space, and circulation, dealing with definitions (typically, single-family), designations for land use maps (which use of which areas), and procedures (including an infrastructure concept plan).

Dave Lepo of Hogle Ireland gave a proposed schedule for the General Plan.

Councilmember Yarbrough asked if the cost of an infrastructure concept plan would be borne by applicant, and if it was done in other cities. The reply was that one idea would be for developers to get together with neighbors and develop a joint facility based on common needs and land use plans.

Councilmember Yarbrough asked about the infrastructure concept plan.

Commissioner Mitchell asked if there could be a caveat allowing smaller lot sizes for a senior community, a specialty area for a specialty group.

Commissioner Mitchell asked if smaller lot sizes could be allowed for a senior community.

Dave Lepo addressed the Open Space Element. He said that while there were still open spaces was the time to identify land for future parks and encourage developers to work together in providing parkland.

Dave Lepo addressed the Open Space Element.

Commissioner Stuart asked what criteria they were using for the park space. The reply was 3-5 acres per 1,000 residents. Mr. Stuart said Perris currently had about 1.9 acres per 1,000 residents.

Commissioner Stuart asked about the criteria used for park space.

Mr. Lepo discussed the new categories for minimum lot sizes, which would give considerably more flexibility in meeting the needs of various types of developments, with different densities for different economic groups.

Mr. Lepo discussed new categories for minimum lot sizes.

Councilmember Motte asked what would happen if a developer wanted to cluster houses. The reply was that a specific plan designation was also being included in the Draft General Plan to provide for that.

Councilmember Motte asked about clustered houses.

Director Barnes pointed out a matrix following the map section. Mr. Lepo said it was the key to the maps.

Director Barnes pointed out a matrix following the map section.

Ted Weggeland of Riverside, builder of Stratford Ranch, gave a presentation regarding their development of approximately 430 acres bound on the east by the fairground, on the north by Rancho Verde High School and the City of Moreno Valley, an open space to the west, and residential development to the south. He said that more than 200 acres would be in residential development, and assuming the Ramona Expressway would be realigned, one proposal would put it north of the development. They also created approximately 80 acres of commercial land that would border the new expressway. To the west, they created two 35-acre detention basins that could also be used as parks.

Ted Weggeland, builder of Stratford Ranch, gave a presentation regarding their proposed development.

Scott Hildebrand of Albert A. Webb Associates spoke concerning the Metropolitan Water District crossing of the Perris Valley Storm Drain at May Ranch. He explained that the problem was that the facilities sat too high for them to cross the flood control channel, causing a problem particularly at, and north of, the Perris Valley Storm Drain. He said a study 10 years earlier had shown it would cost at least \$25 million at that time to relocate the MWD "Y". So they came up with a proposal to build two detention basins on either side of the channel, which would then allow the storm water runoff from the Moreno Valley region to come into the channel leading up to these basins, and when passage of those channels was exceeded, it would spill over into these basins. Then the lower flow would go underneath the Ramona Expressway and a smaller channel over the top of the MWD aqueduct and then down into the San Jacinto River area.

Scott Hildebrand of Albert A. Webb Associates spoke concerning the MWD crossing of the Perris Valley Storm Drain at May Ranch.

Commissioner Finney asked how this development fit in with the overall plan for the Fair. Mr. Weggeland responded that one of the major issues with the Planning Commission was about what impact the noise from the Fair would have on residential use of the Stratford Ranch property. He said they had asked Albert Webb to do another study on this and had also asked Dr. Jillian Baker to do a more in-depth study of the acoustical issues in this area, not only on Stratford Ranch but also on May Ranch.

Commissioner Finney asked how the plan fit in with the overall plan for the Fair. The response was that the Planning Commission was concerned about the impact of the noise from the Fair on residential use.

Jillian Baker said that according to her initial sound study done while the speedway was in operation, the noise levels at Stratford Ranch were well below the 65-decibel threshold for residential use. At May Ranch the noise level was considerably higher. She felt the noise could be mitigated by a six-foot block wall, or at some points a seven-foot wall, at the east side of the development.

Dr. Jillian Baker reported on her initial study regarding noise levels at Stratford Ranch and May Ranch.

Councilmember Rogers asked Director Barnes if, when they got into the Noise Element part of the General Plan, the noise level limit was still going to be 65 decibels. The answer was that it would be.

Councilmember Rogers asked if 65 decibels would be the established noise level limit.

Ted Weggeland said some mention had been made of possibly using the area for industrial, retail, or possibly a convention center and hotels. In light of that, they had spoken to John Husing, an economics specialist, regarding how he felt about the economic situation in Perris and how he anticipated development moving in that direction. Mr. Husing had said that there were three stages in development in Southern California: 1) Building up a residential mass that makes everything else possible; 2) Building up industrial and large commercial; 3) Industrial, commercial, high-rise housing, hotels, and perhaps a convention center, which should most logically be located along a freeway. Mr. Weggeland said he had found by experience that a convention center should be along a freeway and should be taken on only when development had reached Stage 3, and according to Mr. Husing, Perris was clearly in Stage 1, looking at the horizon of Stage 2.

Ted Weggeland said they had consulted John Husing, an economics specialist, regarding the economic situation and development stage in Perris, and it was believed development such as a convention center would only be appropriate when development was in Stage 3.

Commissioner Hammond responded that, first of all, a convention center was not actually being proposed; second, other economists would have different opinions; and third, the original idea was to have a business partnership that would include hotels(which would bring in bed tax), restaurants (which would bring in sales tax), etc., as anchors in a conceptual state.

Commissioner Hammond responded to the assessment of Perris' development stage.

Ted Weggeland pointed out that on the map along the realigned Ramona Expressway was 80 acres of proposed commercial land, or about 850,000 square feet of retail space. He said Mr. Husing had told them that would be more than enough for that area.

Mr. Weggeland pointed out the commercial land in the proposed project.

Mayor Pro Tem Landers felt more industrial and commercial development was needed. He thought that whole area should be reserved for either recreation or upscale industrial, and that residential was not the best use for the area. He also stated, with all due respect, they had come to this meeting to discuss the General Plan, not a development presentation.

Mayor Pro Tem Landers felt more industrial and commercial development was needed, and that the purpose of this meeting was to discuss the General Plan.

Mayor Pro Tem Landers excused himself from the meeting at 8:10 p.m. due to other commitments.

Mayor Pro Tem Landers left the meeting at 8:10 p.m.

Councilmember Yarbrough said people living in an area near an airport, fairgrounds and railways would have to understand that there would be a certain level of noise.

Councilmember Yarbrough said a certain level of noise in that area was inevitable.

Director Barnes said that because the remaining portion of the area was significantly large in acreage, staff's recommendation would be that, if the City was inclined to approve residential development on this particular site, the remainder be designated as SP (specific plan).

Director Barnes recommended that, if the City approved the residential development on that site, the remainder of the property be designated as SP (specific plan).

Commissioner Stuart was concerned that the City was rushing into this a bit, as there were a number of significant uncertainties in that area of Perris. One was in not knowing whether the Mid-County Parkway would be placed there or in another location. He said he also did not know the future plans for expansion at the fairgrounds, and thought an integrated concept (involving City, property owners, fairgrounds, Riverside County Transportation Commission and Perris Recreation) of that whole area was lacking. He did think that the detention basin idea was great, but thought that this area might be needed for Phase 3 type of development in the future.

Director Stuart thought this action was premature.

Councilmember Rogers felt that the development should be considered because of the detention basin (which would give some relief where the new shopping center was

Councilmember Rogers expressed her support of the development.

proposed) and the 60-acre park area, in addition to the 80-acre commercial area.

Mayor Busch felt this plan was viable because it allowed for commercial without having excessive commercial area, integrated the plan with the Ramona Expressway, and allowed for other essential areas. He tabled the discussion so that the presentation could continue.

Mayor Busch was in favor of the plan but tabled the discussion so the scheduled presentation could continue.

Dave Lepo discussed Planning Area 4 and an area (NWC Orange & Barrett) that had been changed from BP to SP, which would allow higher density level residential and at the same time allow flexibility and require a Master Plan for that property. He was interested in knowing if the Council was inclined to include a specific plan area likely to be designated higher density residential in areas now largely designated business park and light industrial.

Dave Lepo discussed Planning Area 4 and Specific Plan areas.

Director Barnes summarized the evening's presentation and said she would be more than happy to answer questions as they would arise.

Director Barnes summarized the presentation.

4. ADJOURNMENT:

By unanimous consent, the Special Joint City Council and Planning Commission Work Session was adjourned at 8:30 p.m.

Special Joint Work Session of City Council and Planning Commission adjourned at 8:30 p.m.

Respectfully Submitted,

Margaret Rey, City Clerk

