

# CITY OF PERRIS

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

*Date of Meeting:* 09 November 2004

*Time of Meeting:* 5:00 p.m.

*Place of Meeting:* City Council Chambers

## 1. **CALL TO ORDER:**

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

*5:05 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, Assistant to City Manager Madkin, and City Clerk Rey.

*Staff Members Present.*

## 3. **WORK SESSION:**

### A. General Plan Amendment Update

*General Plan Amendment Update*

Introduced by: Olivia Barnes, Community Development Director

Director Barnes gave a brief outline of what would be covered in the meeting and then introduced David Lepo of Hogle-Ireland, Inc. to continue the presentation on the various planning areas included in the General Plan.

*Director Barnes gave a brief outline of the meeting and introduced David Lepo of Hogle-Ireland, Inc.*

Mr. Lepo reported that the Draft Environmental Impact Report required for this document had been completed and was out for the 45-day period of review by various agencies. At the end of that time, they would be taking the comments received, and the General Plan would come back for review in February by the Planning Commission, and then be presented for final action by City Council in March.

*Mr. Lepo gave an update on the Draft EIR and General Plan.*

Ms. Barnes noted that the Draft General Plan and EIR were on the City website.

*Ms. Barnes noted that the Draft General Plan and EIR were on the City website.*

Mr. Lepo discussed the various land use designations within the ten planning areas within the City of Perris: residential, commercial, industrial, and two under “other designations”:

*Mr. Lepo discussed the various land use designations within the ten planning areas in Perris.*

1) Special Study Area Overlay:

*Special Study Area Overlay*

Mr. Lepo said that because Perris had so much potential in terms of future land development, along with the advantage of a great location, it would have plenty of opportunities to attract the type of development it would like to have in the future. The problem with having so much land available was that there were so many decisions to be made. He said this would change over time, however. Since the exact location of the new expressway was unknown, there were a lot of uncertainties regarding future right-of-ways. He said the Special Study Area Overlay was a procedure that put the property owner on notice that before they built in that area, they needed to recognize there would be a roadway coming through. He said the City needed to make sure that whatever was developed in the meantime would not interfere with the development of the future roadways. The General Plan would show the developers what direction to take, allowing them to proceed and not have to wait to see what Cal Trans would do.

*Mr. Lepo explained the advantages of this land use designation.*

2) Specific Plan Designation:

*Specific Plan Designation*

Mr. Lepo said this designation also had to do with the fact that the City had so much developable land, and over the next 25 years would have to make choices between commercial development, industrial development, and residential development. For instance, he pointed out, it was highly unlikely the City could ever develop all the commercial land. With this Specific Plan Designation, the City would be allowed flexibility to make adjustments in the mix of uses according to future needs.

*Mr. Lepo said this designation would allow flexibility in making adjustments to land uses in the future.*

The land use designation maps were then reviewed, pointing out the proposed changes in land use in each of the ten planning areas within Perris.

*Review of the proposed land use changes.*

Director Barnes said a workshop had not been scheduled for the Council, but if they wanted one along the way, she would make sure one was scheduled. Mr. Lepo said if Council had any questions, they could pass them on to Ms. Barnes or one of her staff, who would forward them to Hogle-Ireland so they would be ready to discuss the matters at the next meeting.

*Director Barnes said a workshop would be scheduled for the Council if they so desired.*

4. **ADJOURNMENT:**

By unanimous consent, the Joint City Council, Redevelopment Agency, PPFA and PPUA Work Session was adjourned at 6:00 p.m.

*6:00 p.m., Joint City Council, Redevelopment Agency, PPFA and PPUA Work Session was adjourned.*

Respectfully Submitted,

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Margaret Rey, City Clerk