

CITY OF PERRIS

MINUTES: Work Session of the City Council,
Redevelopment Agency, Perris Public
Finance Authority & Perris Public
Utilities Authority
Date of Meeting: 30 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.

5:10 p.m. Called to order.

2. **ROLL CALL:**

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

*All Council Members Present.
(Councilmember Rogers
arrived at 5:20 p.m.)*

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 Land Use Reviews

*General Plan Amendment
Land Use Reviews*

Introduced by: Olivia Barnes, Community Development Director

In presenting additional information to that presented at a previous Work Session, the first area covered by Director Barnes was the Fourth Street Focus Area, south of 4th Street, north of 7th Street, between city limits and Park Avenue. She said that this area, mostly vacant land, was currently zoned Commercial, but there had been discussion at the previous meeting that possibly it should be zoned R4.

Fourth Street Focus Area

The next area discussed was the Industrial Area, located in the Downtown Specific Plan. A question had been raised about reverting this area to residential. She said if the Council envisioned this area as anything but industrial, this would be the time to change it. However, it would make all the existing industrial uses nonconforming. They could also wait and change it at a later date.

Industrial Area

Ms. Barnes pointed out that the next area – the Triangle, bound by I-215, San Jacinto and Perris Boulevard – was surrounded by R14 and Commercial. Since it would be next to the Sheriff's Station, it probably should be designated Public Facilities.

Triangle Area

Regarding the Fourth Street Focus Area, Mayor Pro Tem asked why they would put Commercial behind housing. Ms. Barnes explained that over ten years ago at the time of the last General Plan Amendment, property owners felt that it was vital to zone it as Commercial because of the traffic on 74. However, it did not prove to be valuable for commercial purposes. She thought it would be better suited for Residential.

Mayor Pro Tem had a question regarding Commercial property being behind housing. Director Barnes explained the reason.

Due to conflict of interests because they lived in the area to be covered in the next two items, Mayor Busch and Councilmember Motte left the Council Chambers, leaving Mayor Pro Tem Landers to preside.

Mayor Busch and Councilmember Motte left the Council Chambers due to conflict of interests.

The last area considered was R14, a subdivision covering 28 acres, bordered by Bowen Road on the north, the I-215 on the south, Perris Boulevard on the east, and Davids Road on the west. Ms. Barnes said there were some vacancies that in the future could be divided into more than one parcel; some could be R7 or R8, but most likely would remain as they were.

28-acre Subdivision between Bowen Road and the I-215, Perris Boulevard and Davids Road.

B. Discussion of the Community Development Block Grant (CDBG) Program.

Community Development Block Grant (CDBG) Program

Introduced by: Olivia Barnes, Community Development Director

▪ “D” Street Promenade

“D” Street Promenade

Ms. Barnes said that the “D” Street Promenade was one of the two recommendations that Staff had made for Council to consider as a project to be funded for the coming year.

Director Barnes explained that this was one of the recommendations made by Staff for funding.

Phase I included improvements between San Jacinto and 4th Street. She said everything in that area was ready to go, it was just a matter of getting the project underway. She pointed out the areas that had been completed: between 1st and 3rd Streets, and the median between San Jacinto and the I-215.

Phase I: “D” Street Improvements between San Jacinto and 4th Street.

Ms. Barnes said that Staff was asking Council to consider continuing to fund monies to continue the improvements on “D” Street.

Ms. Barnes asked Council to consider continuing to fund improvements to “D” Street.

Phase 2 would be between 3rd and 4th Streets, with an estimated cost of approximately \$462,000.

Phase II: “D” Street Improvements between 3rd and 4th Streets.

Related improvements included the landscaping of the median on “D” Street, three private front yards, and street furniture, at an estimated cost of \$324,000.

Related improvements.

Mayor Busch and Councilmember Motte rejoined the Council.

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▪ CDBG Program – 31st Year 2005-2006

CDBG Program – 2005-2006

Director Barnes discussed the CDBG Program, a Federal aid program which assists with revitalizing neighborhoods and revitalization efforts throughout the community by creating programs and services that

Director Barnes explained the function of the CDBG Program.

benefit low- and moderate-income persons, prevent or eliminate slums and blight, and respond to community emergencies. She pointed out the new tracts (426.03 and 427.19) that were added to the eligible CDBG area. She stated that the overall process was to solicit input from the community through questionnaires and community workshops (which the City had done), to meet with City Staff to make recommendations for projects that would benefit the community, to hold work sessions with City Council to obtain input and a sense of direction regarding priority funding, to generate the documents that have to be prepared, to hold a public hearing (December 14th) to make decisions regarding public services and capital projects, and then to submit the plan to EDA for approval.

Ms. Barnes reported that at the November 4th Workshop, six representatives of the Chamber of Commerce, E.P.O.C.H. and the Todec Legal Center responded to several areas of need, including community development generally, social services, public facilities, right-of-way improvements, and code enforcement. She also commented on the response to the survey that was conducted in April 2004.

Ms. Barnes reported on the November 4th Workshop and the survey conducted in April.

Councilmember Yarbrough said he would like to see a more effective method developed for surveying the general public, to have a better representation.

Councilmember Yarbrough said he would like to see a more effective method for surveying.

Mayor Busch suggested hiring someone part-time to go out and do a door-to-door survey.

Mayor Busch suggested hiring someone part-time to survey.

4. ADJOURNMENT:

By unanimous consent, the Joint City Council, Redevelopment Agency, PPFA and PPUA Work Session was adjourned at 5:55 p.m.

5:55 p.m. The Joint City Council, Redevelopment Agency, PPFA and PPUA Work Session was adjourned.

Respectfully Submitted,

Margaret Rey, City Clerk