

PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION
City Council Chambers
450 East Latham Avenue, Hemet CA 92543

October 18, 2011
6:00 PM

*If you wish to make a statement regarding any item on the agenda, please complete a Speaker Card and hand it to the clerk. When the Chairman calls for comments from the public on the item you wish to address, step forward to the lectern and state your name and address. **Only testimony given from the lectern will be heard by the Planning Commission and included in the record.***

1. CALL TO ORDER:

Roll Call: Chairman John Gifford, Vice Chairman Sharon Deuber, and Commissioners Vince Overmyer, David Rogers and Chauncey Thompson.

Invocation and Flag Salute: Commissioner Rogers

2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of September 20, 2011

3. PUBLIC COMMENTS:

*Anyone who wishes to address the Commission regarding items **not on the agenda** may do so at this time. Please line up at the lectern when the Chairman asks if there are any communications from the public. When you are recognized, please give your name and address. Please complete a Speaker Card and hand it to the Clerk so that we have an accurate recording of your name and address for the minutes.*

PUBLIC HEARINGS

Meeting Procedure for Public Hearing Items:

1. Receive Staff Report Presentation
2. Commissioners Report Regarding Any Site Visit or Applicant Contact
3. Open the Public Hearing and receive comments from the applicant and the public.
4. Close the Public Hearing
5. Planning Commission Discussion and Motion

4. DOWNTOWN PROJECT REVIEW (DPR) NO. 11-002

APPLICANT: Simon Chu

LOCATION: Northwest corner of North Harvard Street and East Florida Avenue

PLANNER: Ronald Running, City Planner

DESCRIPTION: A request for Planning Commission review and recommendation to the City Council regarding proposed façade improvements to the existing building located on the northwest corner of North Harvard Street and East Florida Avenue in the D-1 Zone, pursuant to Hemet Municipal Code sections 90-938 and 90-47 for projects in the Downtown, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15301.

Recommended Actions:

- A. Adopt Planning Commission Resolution Bill No. 11-016, entitled:** "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF DOWNTOWN PROJECT REVIEW NO. 11-002 FOR A FAÇADE IMPROVEMENT TO AN EXISTING BUILDING LOCATED AT THE NORTHWEST CORNER OF FLORIDA AVENUE AND HARVARD STREET (APN 443-231-010)."

5. GENERAL PLAN AMENDMENT (GPA) NO. 11-002 (CITY OF HEMET GENERAL PLAN 2030)

APPLICANT: City of Hemet

LOCATION: City-wide

PLANNER: Deanna Elliano / Nancy Gutierrez

DESCRIPTION: A request for Planning Commission review and approval and recommendation to the City Council regarding the comprehensive update to the City of Hemet General Plan which establishes city-wide land uses, policies and programs within ten general plan elements and replaces the city's existing general plan adopted in 1992. A Program Environmental Impact Report has been prepared for the project in compliance with the California Environmental Quality Act (SCH No. 2010061088).

Recommended Actions:

- A. Review and receive public comment on the Draft General Plan 2030 and continue the public hearing to the regularly scheduled meeting of either November 1st or November 15th, 2011, based on the comments received at the meeting and the Commission's direction to staff.**

□ CITY OF HEMET PLANNING COMMISSION MEETING □
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6. ENVIRONMENTAL ASSESSMENT NO. 11-002 (2030 General Plan Draft Program Environmental Impact Report)

APPLICANT: City of Hemet

LOCATION: City-wide

PLANNER: Deanna Elliano / Nancy Gutierrez

DESCRIPTION: A request for Planning Commission review and recommendation to the City Council regarding the Program Draft Environmental Impact Report prepared for the 2030 General Plan Update.

Recommended Actions:

- A. Review and receive public comments on the Draft Program Environmental Impact Report (EIR) and direct staff and the consultants to prepare the Final EIR after the close of the comment period on November 14, 2011.

WORK STUDY ITEMS

7. CONDITIONAL USE PERMIT NO. 11-004 (Jasmine Gardens)

APPLICANT: 1027 Wilshire Associates c/o Denley Investments

AGENT: Kenneth Bank

LOCATION: South side of Johnston Avenue, west of State Street and east of Gilbert Street

PLANNER: Carole Kendrick

DESCRIPTION: A work study session with discussion and possible direction to staff regarding a proposed conditional use permit for the construction of a three-story senior apartment complex, including 124 units, to be built in two phases, located on Johnston Avenue, east of Gilbert Street and west of State Street.

Recommended Actions:

- A. Provide preliminary review and comments on the proposal, with possible direction to staff.

DEPARTMENT REPORTS

8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:

- A. Report on City Council actions from the September 27th and October 11th meetings
B. Planning Commission Meeting Schedule
C. Medi-City Project Status Report

9. CITY ATTORNEY REPORTS: Verbal reports from Assistant City Attorney Tom Jex on items of interest to the Planning Commission

10. PLANNING COMMISSIONER REPORTS: *Commissioner reports on meetings attended or other matters of Planning interest*

- A. Chairman Gifford
- B. Vice Chairman Deuber
- C. Commissioner Overmyer
- D. Commissioner Rogers
- E. Commissioner Thompson

11. FUTURE AGENDA ITEMS: *Items to be scheduled for upcoming Planning Commission Meetings*

- A. Report on "Human Signs" and other temporary signage in the City
- B. Zoning Ordinance Amendment for Special Housing Classifications
- C. Status report on Hemet ROCS
- D. Status report on foreclosure activity & housing market
- E. Report on Industrial Development Opportunities

12. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for **November 15, 2011 at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.

NOTICE TO THE PUBLIC:

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Department counter of City Hall located at 445 E. Florida Avenue during normal business hours. Agendas for Planning Commission meetings are posted at least 72 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the meeting, please contact the Planning Department office at (951) 765-2375. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to insure accessibility to the meeting. (28 CFR 35.102-35.104 ADA Title II).

PLANNING  COMMISSION

MEETING MINUTES

DATE: September 20, 2011

CALLED TO ORDER: 6:00 P.M.

MEETING LOCATION: City Council Chambers
450 East Latham Avenue
Hemet, CA 92543

1. CALL TO ORDER:

PRESENT: Chairman John Gifford, Vice Chairman Sharon Deuber, and Commissioners Vince Overmyer, David Rogers and Chauncey Thompson

ABSENT: None

Invocation and Flag Salute: Commissioner Overmyer

2. INTRODUCTION OF NEW PRINCIPAL PLANNER – MR. EMERY PAPP – CDD Deanna Elliano

CDD Elliano welcomed Mr. Papp to the Planning Staff, and provided a synopsis of his background as working with the cities of Placentia, Banning, Temecula, and Desert Hot Springs, as well as ten years with the Eastern Municipal Water District.

3. APPROVAL OF MINUTES

A. Minutes for the Planning Commission Meeting of August 16, 2011

It was **MOVED** by Vice Chairman Deuber and **SECONDED** by Commissioner Overmyer to **APPROVE** the August 16, 2001 minutes as presented, with the notation that Commissioner Rogers abstained from the Minutes concerning the Tres Cerritos East Specific Plan Amendment.

The MOTION was carried by the following vote:

AYES: Chairman Gifford, Vice Chairman Deuber, and Commissioners Overmyer and Rogers

NOES: None

ABSTAIN: None

ABSENT: Commissioner Thompson

4. PUBLIC COMMENTS (None)

1 **5. TRES CERRITOS EAST SPECIFIC PLAN AMENDMENT** – *It should be noted that*
2 *this item is NOT a public hearing and no new action will be taken. The Resolution*
3 *noted below is simply an affirmation of the Planning Commission's recommendation*
4 *of denial that was imposed at the August 16, 2011 meeting.*
5

6 **A. Resolution of Denial for Tres Cerritos East Specific Plan Amendment**
7 **No. 06-001**
8

9 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
10 HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL
11 DENIAL OF SPECIFIC PLAN AMENDMENT NO. 06-001 AMENDING
12 THE EASTERN 162.8 ACRE PORTION OF THE HEMET VALLEY
13 COUNTRY CLUB ESTATES SPECIFIC PLAN (SP 90-009) LOCATED
14 ON THE NORTHWEST CORNER OF CAWSTON AVENUE AND
15 DEVONSHIRE AVENUE (APN: 445-100-001, et al.) AND
16 RECOMMENDING THAT THE CITY COUNCIL CONSIDER THE
17 REDUCED INTENSITY ALTERNATIVE AS PRESENTED IN THE
18 ENVIRONMENTAL IMPACT REPORT."
19

20 Commissioner Rogers recused himself because of the proximity of his residence to the
21 project.
22

23 City Attorney Jex reminded the Commission that this is not a public hearing, but merely
24 a time to verify that the resolution reflects the action that was voted upon at the prior
25 meeting.
26

27 Planner Running corrected Page 1 of the resolution, deleting the word "Bill" from the
28 title. He also explained that it was staff's understanding of the Commission's decision
29 that because of the intensity of the proposal and because it was not compatible with
30 the surrounding development due to small-lot subdivision courtyards and townhome
31 development, they were recommending denial. He also wanted to clarify that the
32 Commission recommended Council consideration of "reduced intensity alternative
33 three," as mentioned in the EIR.
34

35 Vice Chairman Deuber noted that the correct number for acreage should be 162.8
36 rather than the 140 acres indicated.
37

38 It was **MOVED** by Vice Chairman Deuber and **SECONDED** by Commissioner
39 Overmyer to uphold the recommendation of denial of the Tres Cerritos East Specific
40 Plan Amendment No. 06-001, titled Resolution No. 11-014, with the change to acreage
41 on Line 43, Page 2 of the Resolution, to 162.8 acres.
42

43 The MOTION was carried by the following vote:
44

45 AYES: Chairman John Gifford, Vice Chairman Sharon Deuber, and
46 Commissioner Vince Overmyer
47

48 NOES: None

49 ABSTAIN: David Rogers

50 ABSENT: Chauncey Thompson

1 **B. Verbal Update on Tres Cerritos East Specific Plan Amendment No. 06-**
2 **001 – Ron Running**
3

4 Planner Running notified the Commission that the applicant was considering some
5 revisions to the proposal, so Planning staff had not yet determined the date that the
6 denial would be presented to the City Council. He noted that it may come back to the
7 Commission as a modification of the amendment.
8
9

10 **WORK STUDY ITEMS**
11

12 **6. WEST COURT VILLAS (Formerly CUP 06-014)**
13

14 APPLICANT: Empresa Construction, LLC
15 AGENT: Nader Khoshniyati □ ASAN, Inc.
16 LOCATION: West side of Sanderson Avenue, north of
17 Devonshire Avenue and South of Menlo Avenue
18 PLANNER: Carole Kendrick
19 DESCRIPTION: A work study session with discussion and
20 possible direction to staff regarding a proposed conditional use permit for
21 construction of the second phase of an existing four-plex condominium project,
22 adding 12, two-story buildings that will house 48 units located on Delapp Drive.
23

24 Commissioner David Rogers recused himself because he owns rental property that is
25 within close proximity to the proposed project.
26

27 The staff report was presented by Assistant Planner Kendrick, who provided a
28 Powerpoint presentation, including various graphics. She outlined the staff's concerns
29 as product type, setbacks, parking, and incomplete improvements required under
30 Phase 1.
31

32 Mr. Nader Khoshniyati, CEO of Empresa, acknowledged the City's concerns, including
33 outdated four-plexes, absent landlords, lack of maintenance, and security. He advised
34 that his team had, therefore, devised a new plan that includes two-car garages so that
35 cars would be less likely to be parked outside, a residential scale that is compatible
36 with surrounding neighborhoods, the view corridor, multiple elevations and colors,
37 common areas with a green space for children to play, walking and open spaces,
38 multiple barbecue areas, and adequate lighting. He explained that they had spent a
39 great deal of time with Police Department representatives, trying to ensure security and
40 safety for the residents. They are installing front gates, more lighting, and large walking
41 spaces. For the issue of low maintenance, he offered an improved Home Owner's
42 Association, an on-site manager, and repainting of the older units to improve the
43 appearance at the entrance.
44

45 Chairman Gifford asked for further explanation regarding the on-site manager, and
46 whether the manager would have authority under the HOA to enforce the rules, or if it
47 would merely be a reporting position.
48

49 Mr. Khoshniyati wasn't sure about the legal implications, but wanted eyes on the
50 grounds. The company will have a majority position in the HOA, to ensure that it would
be enforced.

1 Mr. Bart Crandell, Pekarek Crandell Architects, San Juan Capistrano, remarked that
2 the eight existing units were part of a master association that does not take care of the
3 property; but mainly deals with the road. The company is proposing to establish a sub-
4 association for the remaining units, and hopefully the independent owners of the eight
5 units would join for maintenance of common open areas, the road, and even the
6 exterior of the buildings. The manager would be the eyes and ears, but the association
7 would vote on the action, if such were needed.
8

9 Chairman Gifford asked what their plans were in regards to parking issues, which was
10 one of staff's concerns.
11

12 Mr. Crandell advised that the original association owns the road, so this company
13 cannot widen or change it without the HOA's approval. There will be improvements to
14 it, and compliance with any parking standards that have changed since the original
15 units were constructed. There will also be additional parking by the green belt, and the
16 recreation area can be utilized.
17

18 Vice Chairman Deuber asked what the intended price points per unit would be, moving
19 forward, and if there was a plan to have a leasing agent be part of the on-site
20 management, since housing of this nature would ultimately become rental property.
21

22 Mr. Khoshniyati said he could not predict what the market would be five years down the
23 road, but that a leasing on-site management option would definitely be part of it.
24

25 Mr. Crandell noted that a statement of operations was required, in which that issue
26 could addressed.
27

28 Assistant Planner Kendrick reported that there were representatives from public works
29 and the police department present and available to answer questions from the
30 Commission and the applicant.
31

32 Commissioner Overmyer asked about ownership of the existing eight four-plexes and
33 the remaining 12 that are proposed.
34

35 Mr. Khoshniyati indicated that the existing units were independently owned, and the
36 proposed 12 would be largely owned by Empresa, with some units available for sale.
37

38 Commissioner Overmyer expressed concern with how an HOA/manager system would
39 work, how increased maintenance would affect rents or abandonment in existing units,
40 how more four-plexes would be accepted by surrounding homeowners, and whether
41 other types of products could be put in there.
42

43 Mr. Khoshniyati stated that the company's commitment was to keep all units, above
44 and beyond what the existing HOA was doing; explaining that this was part of their
45 investment. He stated that Empresa was committing to paint the exterior of the
46 existing units.
47

48 Mr. Crandell stated that they had looked at many product types, but that the four-plex
49 concept allowed them more flexibility, with only one unit facing the residential areas
50 and the others facing the side yards or parking area, with 32 feet between each
building.

1 Commissioner Thompson was asked to join the Commission, as he had arrived late
2 and had been listening to the discussion from the audience. He asked for further
3 clarification about the HOA and the property management company working together.
4

5 Mr. Crandell explained that throughout Orange and Riverside counties, HOA's are run
6 by property management companies, whose job it is to maintain the CC&Rs, make
7 sure the property is maintained, and ascertain that the correct funds are put in reserve
8 to guarantee that the project is in compliance with state standards. This is a provision
9 that can be worked out with the city attorney and written into the CC&Rs, and actually
10 recorded on the deeds, listing the fact that there has to be a property management
11 company.
12

13 Vice Chairman Deuber, having read the 2007 minutes, noted several concerns that
14 have reappeared, such as setbacks and land use compatibility.
15

16 Mr. Crandell indicated that this project was similar to Villa Madrid, a townhouse project
17 with far reduced setbacks. He stated that the present project has a 30-foot setback
18 from existing residences and is in compliance with the setbacks.
19

20 Vice Chairman Deuber mentioned the patio-type homes which allow for setback,
21 safety, and no view obstruction to the west and north. She brought up the Wolf Creek
22 project in Temecula as an example.
23

24 Mr. Crandell stated that with the four-plex units, they actually have less density, with 30
25 feet between the units. The safety issues are mitigated by making it a closed project
26 that is gated, and screening tenants as much as possible.
27

28 Mr. Khoshniyati indicated that the police department had asked for a project design
29 that would allow police to get between the units; therefore, they designed the project so
30 police could go all the way around every building. Also, the on-site manager would be
31 trained by the city to report to the appropriate departments.
32

33 Mr. Crandell further explained that if a policeman visits the community, they can drive
34 down the parking areas and see the back of the buildings without getting out of their
35 cars. Also, site lighting could be turned up in areas where there might be a gathering.
36 He added that the garages are positioned so that there is no place for anybody to hide
37 or lie in wait.
38

39 In response to a question posed by Vice Chairman Deuber regarding a breezeway in
40 the center of the building, Mr. Crandell explained that private owners want private
41 entrances, and this design would allow for that.
42

43 Chairman Gifford asked Assistant Planner Kendrick to approach the lectern and
44 address crime issues in the existing units.
45

46 Assistant Planner Kendrick reported that there have been approximately 50 police call-
47 outs to the existing eight units within the past year.
48

49 Chairman Gifford also asked about the success of this type of HOA in the city, to which
50 City Planner Running responded that there were not many successful ones because of
the extensive difficulty with so many different owners.

1
2 Chairman Gifford also stated that with Hemet's efforts to reduce crime, the City was
3 looking very carefully at any multi-family housing, largely because of the correlation
4 between low-income housing and crime statistics. Therefore, he urged the applicant to
5 understand why the Commission and staff would ask for enough tools to make this
6 work well for the city.

7
8 Commissioner Overmyer asked for assistance in understanding what is fair,
9 considering that this project received approval originally.

10
11 CDD Elliano responded that staff had done quite a bit of research, and that there was a
12 recorded subdivision on the property. The project is substandard by today's
13 requirements when it comes to width of the private drive and various other things.
14 There were improvements that were required by conditions which were never
15 constructed, so before anything could move forward those conditions would have to be
16 complied with. As far as approval of additional four-plexes, approval had been granted
17 for the first phase, but there's no vesting of that entitlement, which is why CUP's, tract
18 maps, and various other projects, expire after two years, unless granted extensions,
19 because conditions, circumstances, standards and codes change over time. Unless
20 there is a true development agreement or a vested tentative map that would entitle the
21 product, there is no long term guarantee that they can build the project. In this case
22 there is only an existing subdivision, and staff is trying to work within those parameters;
23 however, there are turning radiuses and other aspects that aren't consistent with city
24 standards. The project site has an R-3 zoning which allows up to 17 units per acre.
25 However, the individual ownership of the units makes the maintenance of the HOA and
26 property management difficult unless there is something like a condominium map so
27 that the common areas are truly common and maintained in common. The issue is
28 what guarantees can be obtained with CC&R's and the property manager.

29
30 Vice Chairman Deuber explained that the Department of Real Estate has made
31 changes in the past six years. Property management has its own category within the
32 DRE regulations. She posited the possibility of selling each of the units within the four-
33 plexes individually so that there would be pride of ownership, and suggested that the
34 location and its proximity to downtown Hemet would make it more viable for young
35 couples and bring an upscale urban feel to the neighborhood, as well as more revenue
36 to the builder and the city.

37
38 (Brief recess.)
39

40
41 Mr. Crandell advised the Commission that it was their intention to set this up so they
42 could all be sold as individual units, rather than as a building. Therefore, they would
43 commit to hold the development for five years under their control to make sure it was
44 established and operating properly. When the economy turns around and single-family
45 prices go up and pass the price point of these units, then they would be sold out
46 individually. It's also their intention to not have any police calls on the new units and
47 reduce the calls on the old.

48
49 Chairman Gifford thanked the applicant and stated that it was his hope that the project
50 could be developed and managed in such a way that it would be an asset to the
community.

1 Commissioner Thompson expressed concurrence with Chairman Gifford's comments,
2 adding that he felt the main concern for the project was security as well as ascertaining
3 that it was developed as a viable project and not one that would sit empty for years
4 after construction. He suggested that Vice Chairman Deuber had brought up a good
5 point with her thoughts on selling the units individually, noting that in a good economy
6 each building could be worth over a million dollars in that scenario. He stated that
7 while he did not know if that would work in Hemet, it was something he would be willing
8 to consider if it were proposed.

9
10 CDD Elliano asked for clarification regarding the Commission's recommendation for
11 staff in moving forward to work with the applicant. She noted that the obvious
12 understanding was the Commission's concern with maintenance, management, the
13 HOA, and security issues, and suggested that the most successful solution to address
14 these issues would be via a condominium map and configuration as opposed to
15 individual four-plex lot sell-off.

16
17 Chairman Gifford agreed that this was a good suggestion that he was not opposed to,
18 and that he would like to see what it would entail and bring forward as an option. He
19 recognized that there were still setback disagreements and issues with other details
20 and nuances, and referred to the Commission's suggested changes to the elevations.
21 He expressed his confidence that staff would work with the applicant to resolve
22 outstanding issues.

23
24 Vice Chairman Deuber suggested that it was all in the marketing. She felt that this was
25 an opportunity to raise the bar, put a footprint on the ground, and clean up an issue
26 that was put there ten years ago.

27
28 Commissioner David Rogers was invited back into the Council chambers.

29
30 **7. OVERVIEW OF ENVIRONMENTAL IMPACT REPORT PROCESS,**
31 **STATEMENTS OF OVERRIDING CONSIDERATIONS, FINDINGS, AND FINAL**
32 **EIR** – *Verbal presentation by CDD Deanna Elliano / City Attorney Tom Jex*
33

34 CDD Elliano gave a presentation stating the purpose of an EIR: To disclose to the
35 decision makers and public the significant effects of a project and possible ways to
36 minimize or mitigate those effects and the reasonable alternatives to the project. She
37 also outlined the steps in the process as being (1) determination of EIR as opposed to
38 the NEGDEC; (2) preparation of the Draft EIR; (3) public review period of 45 days or 30
39 days; (4) preparation of responsive comments, additions or modifications to the Draft
40 EIR; (5) preparation and distribution of the Final EIR, mitigation monitoring programs;
41 (6) certification of the Final EIR and Adoption of Findings and Statement of Overriding
42 Considerations; (7) final action on the project after CEQA review.

43
44 The public review process includes (1) sending large projects such as general plans to
45 the State Clearing House; (2) issuing a notice of availability; (3) publishing a notification
46 in the newspaper indicating the public review period, the public hearing dates, and the
47 location where the Draft EIR can be viewed or accessed; (4) receipt of written
48 comments concerning environmental issues; (5) preparation of written responses to
49 comments, which could be in the form of mitigation measures, modifications or
50 additions, with a 10-day comment period; (6) introduction of the Final EIR, which

1 includes the Draft EIR, the comments and responses and the addenda to the Draft
2 EIR; (7) certification of the Final EIR by the City Council.
3

4 Legal requirements for EIR adequacy are outlined in CEQA. The document needs to
5 be an objective, good faith effort of disclosure on environmental impacts, meaning it
6 doesn't have to be an exhaustive treatment of the effects. It is also clear in case law
7 that perfection is not required and minor technical defects are not fatal, but must have
8 sufficient information to make an informed decision.
9

10 City Attorney Jex further explicated that the key word is "sufficient." CEQA requires
11 "substantial evidence to support whether or not it is sufficient." What the Court looks
12 at, if the EIR is challenged, is not the conclusion, i.e. "air quality impacts not
13 significant," but the evidence to support that conclusion. So one must look not at the
14 conclusion, but at the evidence to get there.
15

16 CDD Elliano stated that there are certain "thresholds of significance" which are set by
17 varying agencies or programs, such as air quality management plans. Those
18 thresholds determine what mitigation is required or if there are overriding
19 considerations. She then outlined the steps for determining mitigation measures, and if
20 that is not possible, statements of overriding considerations. Agencies can also adopt
21 project alternatives but are not required to adopt the most environmentally superior
22 alternative if it does not meet project objectives.
23

24 City Attorney Jex further explained that if they do not agree with the statement of
25 overriding considerations, they can say no, we don't think the benefits of this project
26 outweigh the impacts. But that discussion should be after the public hearing is
27 completed.
28

29 After further discussion, Chairman Gifford outlined his understanding of the process as
30 consideration of the project being brought forward by the environmental documents,
31 which describe the project, the alternatives and the impacts. So first, pass on the
32 adequacy of the environmental documents. Then pass some entitlement to actually do
33 the project, such as CUP's. What staff is looking at is when we get the EIR, it's
34 describing the project, and if the Commission doesn't like some of the impacts or
35 mitigation measures, we stop at the EIR and discuss it with them so they can go back
36 to the drawing board, redo it and come back. We don't certify the EIR and then say,
37 no, go change the project. There can be nuances in the entitlement part or legal part,
38 but not to the concept of the project.
39

40 CDD Elliano reminded the Commission that they are only recommending actions to the
41 City Council, which is the ultimate deciding body certifying the EIR.
42

43 **8. DISCUSSION REGARDING APA PLANNING COMMISSION WORKSHOP OF**
44 **AUGUST 19, 2011 – *Commission and staff comments regarding the workshop.***
45

46 CDD Elliano handed out a document and commented that four Commissioners had
47 attended the workshop. She also mentioned that the Commission is closely following
48 the guidelines that were outlined. Page 40 of the document is a checklist for general
49 plan adequacy and will be useful to the Commission when that time comes.
50

1 Vice Chairman Deuber, who attended, was appreciative of the seminar, even though
2 she felt it was too short. She applauded Hemet Planning Commission because of its
3 adherence to the guidelines presented. She was also happy that this Commission is
4 not afraid to voice opinions and was diverse in its stances.
5

6 Commissioner Overmyer analogized the process to a very complicated board game,
7 one which will become more apparent after playing it for awhile.
8

9 Commissioner Rogers also would have liked a longer meeting, but he learned a great
10 deal about negative declarations and CUP's. A lot of basics were brought up that
11 reinforced what they have been learning from Planning staff.
12

13 DEPARTMENT REPORTS

14 9. INTRODUCTION AND PREVIEW OF THE DRAFT COMPREHENSIVE 15 UPDATE TO THE GENERAL PLAN – *Verbal presentation by CDD Deanna* 16 *Elliano* 17 18

19 CDD Elliano told the Commission they were the first people to actually get a copy of
20 the Draft General Plan, as printing was literally finished up today. It will also be
21 available on CD and on the City's website. She outlined the schedule as finishing the
22 EIR within next week and having the public review period start on September 30, which
23 would mean it would end on November 14th. At the next Planning Commission
24 meeting on October 18th, the first public hearing will be scheduled with an opportunity
25 for comment on the EIR. She indicated that there would be one more public hearing
26 before the end of November, when the Commission makes a recommendation to the
27 City Council. Hopefully the document would be approved by the end of the year in
28 December.
29

30 CDD Elliano explained that the General Plan Update was a plan for the next 20 years.
31 There are ten elements that cover the seven mandatory topics required by state law,
32 as well as four optional elements. The existing city boundaries are 28.3 square miles,
33 but the planning area examined in both the EIR and General Plan, plus all the maps
34 and policies, is a total of 97.4 square miles.
35

36 The plan provides a total build-out population for the city in this 20-year horizon of
37 112,000 people; the city is at about 78,000 as of the 2010 census. For the total
38 planning area, the build-out population was proposed to be 167,850. Anything over
39 100,000 is considered a big city.
40

41 The plan includes 10 community vision statements, 85 goal statements, 642 policies,
42 and 239 implementation programs. The latter are the action items to accomplish the
43 policies and goals in the General Plan. She further outlined the various parts of the
44 document, encouraging them to read as much of it as possible. It is a substantial
45 rewrite of the preliminary draft documents that the GPAC looked at in 2009.
46
47

48 Other topics discussed in the plan include community design, revitalization of
49 neighborhoods, circulation, including rail line potential, airport, electric vehicle network,
50 and bicycle networks.

1 Chapter 5 discusses community services and infrastructure, including water, sewer,
2 waste, drainage systems, telecommunications, solid waste and community facilities,
3 including education, healthcare, library, senior, community and government centers.
4

5 Public safety includes fire, police, wildfire conditions, flooding potential, potential
6 seismic events, and dam inundation.
7

8 Open space and conservation elements contain discussion on agricultural lands,
9 sustainability, conservation of air, water, and energy resources.
10

11 An optional element which was included is recreation and trails, presenting an
12 inventory of all city parks, recommendation for a park master plan, trail network, as well
13 as more for off-road trails and their connectivity to other trail systems.

14 Chapter 9 includes an historic resources element, emphasizing Hemet's 100-year
15 history, the Native American influence, and the paleontological prehistory.
16

17 Art and culture is also an optional element that was added as a result of the
18 involvement of various stakeholder groups. The housing element, organization and
19 requirements are updated every eight years, while the rest of the General Plan is
20 updated every 10 to 20 years.
21

22 Chapter 12 outlines 239 implementation programs for the elements of the General
23 Plan. Appendix A includes policies within the plan that relate to sustainability. Some of
24 the other appendices are background information on other elements in the plan.
25

26 Chairman Gifford urged the Commissioners to read the entire document because it is
27 their marching orders.
28

29 **10. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**

30 **A. Report on City Council actions from the September 13th meeting**

31
32
33 CDD Elliano noted that the amendment to the Development Agreement for Stoney
34 Mountain Ranch was approved, as were two urgency ordinances – one related to
35 smoke shops and hookah lounges, the other relating to the conversion of large retail
36 buildings requiring CUP's.
37

38 **B. Cancellation of the October 4, 2011 Planning Commission meeting**

39
40 CDD Elliano explained that since there were no public hearing items pending for
41 October 4th, the meeting would be canceled with the next meeting being scheduled for
42 the 18th of October.
43

44 **11. CITY ATTORNEY REPORT: (None)**

45 **12. PLANNING COMMISSIONER REPORTS: *Commissioner reports on meetings*** 46 *attended or other matters of Planning interest*

47 **A. Chairman Gifford complimented Planning staff on their efforts in** 48 **preparing the General Plan documents.** 49 50

- 1 B. Vice Chairman Deuber stated that she was anxious to read the General
 2 Plan because she felt like she was part of it, having attended the
 3 meetings for a year. She was also pleased to have attended the seminar
 4 on the workings of the Planning Commission and urged her fellow
 5 members to bring forth their ideas for discussion.
 6
 7 C. Commissioner Overmyer expressed his excitement to be a part of the
 8 Commission that is in place at the time of the General Plan's approval,
 9 as Hemet is dear to his heart.
 10
 11 D. Commissioner Rogers commended the staff on the General Plan, and
 12 also inquired regarding the status of the shopping cart issue. CDD
 13 Elliano responded that with the new Principal Planner on board, they
 14 would be able to bestow more focus on code issues.
 15
 16 E. Commissioner Thompson compared the General Plan arrival to a high
 17 school student's excitement regarding the SAT's. He felt the document
 18 appeared very interesting.
 19

20 **13. FUTURE AGENDA ITEMS:** *Items to be scheduled for upcoming Planning*
 21 *Commission Meetings*
 22

- 23 A. Report on "Human Signs" and other temporary signage
 24 B. Zoning Ordinance Amendment for Special Housing Classifications
 25 C. Status report on Hemet ROCS
 26 D. Status report on foreclosure activity
 27 E. Downtown Facade Improvements
 28 F. MediCity Project Status Report
 29 G. Report on Industrial Development Opportunities
 30

31 CDD Elliano noted that these backlogged items are listed so that they can be kept on
 32 the radar and will be brought before the Commission as staff is able deal with them, the
 33 focus recently being the General Plan and EIR.
 34

35 Chairman Gifford suggested that just giving a 90-second update or a paragraph on the
 36 agenda would suffice.
 37

38 **14. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning
 39 Commission scheduled for **October 18, 2011** at 6:00 p.m. to be held at the City
 40 of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet,
 41 California 92543.
 42
 43
 44

45 _____
 46 John Gifford, Chairman
 47 Hemet Planning Commission

48 ATTEST:

49 _____
 50 Nancie Shaw, Records Secretary
 Hemet Planning Commission

AGENDA #4.



Staff Report

TO: City of Hemet Planning Commission

FROM: Deanna Elliano, Community Development Director 
Ronald Running, City Planner

DATE: October 18, 2011

RE: **DOWNTOWN PROJECT REVIEW NO. 11-002** – A request for Planning Commission review and recommendation to the City Council regarding the proposed façade improvements to the existing building located on the northwest corner of Florida Avenue and Harvard Street, with an environmental exemption pursuant to CEQA Guidelines Section 15301.

PROJECT APPLICANT INFORMATION

Owner/Applicant: Simon Chu
Project Location: Northwest corner of Florida Avenue and Harvard Street
APN: 443-231-010

STAFF RECOMMENDATION

The Planning Department recommends that the Planning Commission:

1. Adopt the attached Planning Commission Resolution Bill No. 11-016 (Attachment No. 1), entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF DOWNTOWN PROJECT REVIEW NO. 11-002 FOR A FAÇADE IMPROVEMENT TO AN EXISTING BUILDING LOCATED AT THE NORTHWEST CORNER OF FLORIDA AVENUE AND HARVARD STREET (APN 443-231-010).”

BACKGROUND

The applicant and owner, Mr. Simon Chu, is requesting approval of **DOWNTOWN PROJECT REVIEW NO. 11-002** to renovate the façade of an existing commercial structure, commonly known as the Nevins Building. The proposal modifies the existing façade by removing horizontal canopies and architectural trim that was added to the building during the 1960's. The applicant is proposing a program of introducing traditional architectural trim elements that are reminiscent of commercial structures built in the 1920's.

The site was originally developed as the Bothin Building in 1907. Henry E. Bothin was the son-in-law of Hemet's founder, W. F. Whittier. The structure originally housed the Farmers and Merchant's bank but was destroyed during the April 21, 1918 earthquake. Mr. Bothin died in 1923. A new building was subsequently built on the site which included the former building site and the Johnston Building immediately to the north which was built in 1894. The property was then owned by F.P. Nevins. Mr. Chu purchased the building in 2002 from the Francis P. and Onetta M. Nevins Trust.

The following are historic pictures of how the building was originally constructed:



Figure 1 Bothin and Johnston Buildings on the westside of N. Harvard Street.

Farmers and Merchants Bank

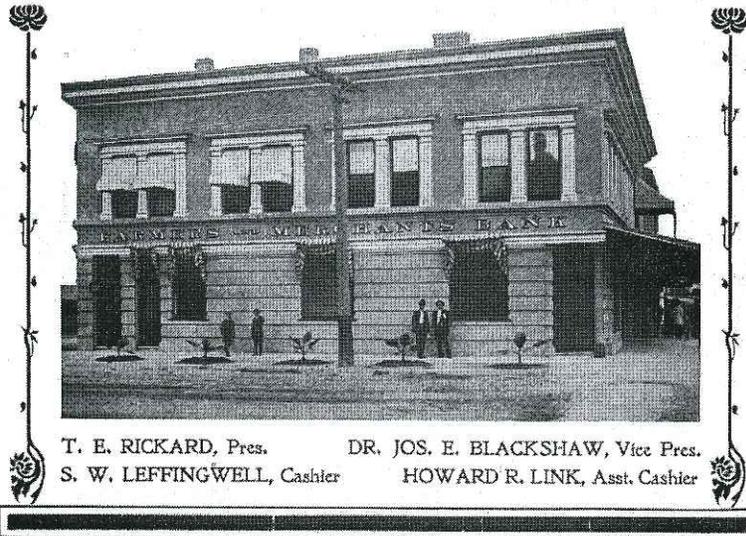


Figure 2 Farmers and Merchant Bank Building (note the palm trees).



COR. HARVARD AND FLORIDA AVENUE. HEMET, CALIFORNIA.

Figure 3 North Harvard Street after reconstruction.

City of Hemet – Community Development Department
Planning Commission Meeting of October 18, 2011



Figure 4 Bothin and Johnston buildings after reconstruction.

The building is located in the Downtown (D-1) zone. The Council adopted ZOA 10-005 on May 24, 2011 to require that all new projects in the downtown zones (both D-1 and D-2) be reviewed by the Planning Commission and approved by the City Council. The applicant has started the renovations with the removal of the metal canopies. The exterior modifications exceed the 20% rule so need to have Planning Commission and City Council approval.

PROJECT SETTING

The site consists of a 0.51 acre area lot which includes a series of storefronts further west on East Florida Avenue. The subject site is located at the historic corner of East Florida Avenue and North Harvard Street in the downtown core. Across Harvard Street to the east is the Hemet Bank Building which was built in 1908. North of the property are other historic commercial buildings that are also owned by Mr. Chu. To the south of the building is the former Hemet Federal Bank building. The subject building is accessed to the rear with a parking lot that serves the building. Please refer to Attachment No. 2 and 3 to see the surrounding land uses and zoning designations.

	LAND USE	ZONING	GENERAL PLAN
PROJECT SITE	Commercial Building	D-1 (Downtown)	C (Commercial)
NORTH	Commercial buildings	D-1 (Downtown)	C (Commercial)
SOUTH	Commercial buildings	D-1 (Downtown)	C (Commercial)
EAST	Bank of Hemet building and other commercial buildings	D-1 (Downtown)	C (Commercial)
WEST	Commercial buildings	D-1 (Downtown)	C (Commercial)

PROJECT DESCRIPTION

Scheme A shown in Attachment 4 was originally submitted by the applicant for the façade improvement for the commonly known Nevins Building. The proposal shown in Attachment 4 – Scheme A has an enhanced cornice, trimmed upper story windows and a series of pilasters on the bottom floor of the building. Scheme A also shows a long rectangular boxed canopy proposed along the entire length of the building on both the E. Florida Avenue and N. Harvard Street elevations. Staff suggested alternative designs (Schemes B and C) which incorporated smaller canopy structures that help break up the façade in a more traditional fashion.

Scheme B shows the use of a quoin pattern on the first floor stucco areas similar to the design used in the 1907 building design. This scheme shows potential signing only on the vertical portion of the lower canopies. The applicant prefers Scheme C without the quoin pattern, utilizing decorative pilasters instead. Scheme C shows smaller canopies which allows for individual channel letter signs for the tenant spaces above the canopy.

The applicant has been working with staff in developing a façade improvement plan that incorporates various architectural building elements that were originally found in the prior buildings. In particular, a large cornice is proposed along the top of the building parapet. The upper second story windows will be surrounded with decorative trim similar to the style of the original building. The applicant is proposing a series of pilasters along the first floor elevation that have a decorative cap, insets and lighting sconces. Individual window awnings are proposed on

the first floor level similar to the ones shown in historical photos. The color scheme proposed in a muted beige base color with a lighter cream trim and complimentary colored awnings.

The first level glazing has been completely redone previously with a contemporary store front style. Signage for the individual first floor tenant spaces will be provided by individual channel letter signage for each tenant space. An alternative signage program could include tenant signage on the vertical portion of the proposed canopies.

As required by the Downtown Ordinance, landscaping shall be required in the form of individual planters provided for each tenant space.

POLICIES, REQUIREMENTS AND GUIDELINES CONSISTENCY REVIEW

All new buildings or renovations of over 20% of a building value require review by the Planning Commission and approval by the City Council. The proposed project Development Plans (Attachment No. 1 - Exhibit 1A) have been reviewed for consistency with the City's applicable policies, requirements and guidelines. Planning staff is recommending that the project, subject to the recommended conditions of approval, be found consistent with the City's General Plan, Zoning Ordinance and other development requirements and guidelines. The complete analysis of this project for consistency with the City's policies, requirements and guidelines is described below.

The proposed façade improvement continues the traditional architectural style which is called for in the General Plan to retain the character and desirable qualities of a traditional small town. The proposed façade improvement continues the low-profile form of development currently found in the downtown. The project is conditioned to provide appropriate street furniture in the form of planters, benches, street trees and landscaping for the E. Florida Avenue and N. Harvard Street frontages. Additionally the structure will be provided with awnings or canopies to provide pedestrians with protection from the area's intense heat. Staff has included a Condition of Approval requiring the applicant to provide appropriate streetscape furniture and street trees to enhance the exterior environment for patrons and pedestrians of the area.

The applicant has not provided the required signage program. Due to the preliminary nature of the proposal the applicant has requested that this requirement be delayed until future tenants are identified. Staff has included a Condition of Approval requiring submission of a sign program for review and approval by the Community Development Director prior to issuance of a Certificate of Occupancy for the structure.

Details of the exterior building illumination have not been provided. Staff is recommending a condition of approval that the applicant provide the details of the proposed building illumination to be reviewed and approved by the Community Development Director.

The Nevins building features prominently in Hemet's history. Staff is recommending inclusion of a

condition of approval requiring that a plaque be placed on the building describing the building's history and showing an historical picture as a reference.

GENERAL PLAN GUIDELINES

The property is located in the Central Hemet Planning Area of the 1992 General Plan and is designated as Commercial. This Planning Area encompasses the northern portion of what is considered to be the City's downtown district. The development concept for Central Hemet is to maintain the Florida Avenue corridor for commercial use and as an entry to the civic center district to the north.

The following principles are found in the existing 1992 General Plan concerning commercial development such as what is proposed:

The central community character premise is to retain the character and desirable qualities of a traditional small town. (Page 1)

Generally low-profile form of development, punctuated by landmark structures at key locations. (Page 2)

Traditional, rather than trendy architectural designs, and a paucity of "corporate chain" architecture. (Page 2)

Architectural variety without creating visual chaos. (Page 2)

A clean uncluttered look within commercial areas. (Page 2)

Design commercial buildings and projects so as to have a central plaza or main visual focus or feature which is oriented toward pedestrian and transit connections. (Page II-A-7)

Utilize "street furniture" (planters, benches, drinking fountains, newspaper racks, bike racks, trash receptacles) within commercial areas and to emphasize appropriate architectural themes. (Page II-A-7)

Buildings should be designed and sited so as to present a human scale environment including identifiable pedestrian spaces. (Page II-A-7)

Encourage architectural styles which provide covered verandas and other similar pedestrian/building shade features for protection of the front of the commercial structures from the area's intense heat. (Page II-A-7)

The site is also located within the **Downtown Overlay District** which has specific design guidelines contained in Appendix D of the 1992 General Plan. Policies directly related to the

proposed project include:

- **Landscaping** - enhance the appearance of buildings by providing soft-edged materials which complement the architectural features of the building, create shadows, provide color, and relief from hard-edged street improvements and hard-edged building materials in a manner consistent with the City's Downtown Overlay Zone.
- **Architecture** - the architectural style of the HUB of the Valley will enhance the existing architectural elements in the Downtown area. New buildings should incorporate the architectural features which are generally present in the structures within 100 feet of them. Architectural features may include the following design elements:
 - Cornice
 - Sign area/façade
 - Masonry accents
 - Kickplate
 - Canopy
 - Aluminium million display windows
- **Horizontal Rhythm** - when moving past a row of adjacent buildings, there may be a "horizontal visual rhythm" created by elements of the buildings including, but not limited to canopies, awnings, windows, window sills, and façade heights. The installation of new features or materials on a building should not interrupt the general continuity established by the horizontal rhythm of architectural features on adjacent buildings.
- **Encouraged architectural details** are:
 - Corbels/brows and similar details
 - Windows (real or fake) on upper stories
 - Relief detailing on facades
 - Full-size awnings
 - Well-designed signs
 - Clerestory and transom windows
- **Colors** derived from the natural colors of the primary building finish materials are desirable, including, but not limited to: brick, wood, stucco, and clay tile. Colors which complement natural colors are desirable. Bright, neon, and stark primary colors are discouraged. The following guidelines should be utilized when selecting colors for buildings and other appurtenances in the HUB area:

Large areas of intense white color should be avoided. While subdued colors usually work best as a dominant overall color, a brighter trim color can be

appropriate.

The color palette chosen for new structures should be compatible with the colors of adjacent structures. An exception is where the colors of adjacent structures strongly diverge from these guidelines.

Wherever possible, minimize the number of colors appearing on the structure's exterior. No more than three colors should be utilized on small structures.

Primary colors should only be used for accentuating architectural elements such as doors, window frames, and architectural details.

Architectural detailing should be painted in colors which complement the facade and tie-in with adjacent structures.

- **Awnings and canopies** are a major existing architectural element in the HUB area. They provide shade for pedestrians and storefront windows, and protection from infrequent rains.

The use of awnings and canopies along rows of contiguous buildings should be restricted to awnings/canopies of the same design and location. The color of the awnings/canopies should be consistent and there should be a minimum of eight (8) feet vertical clearance from the sidewalk.

- **Signs** - every commercial or office structure shall have a precise plan for all signs including permanent window signs. Provisions for sign placement, sign scale in relationship to the building, and sign readability shall be considered in the precise plan. All signs shall be compatible with the building design, colors and materials, and shall be placed in locations typical of those used on adjacent conforming structures.
- **Building Illumination** – lighting shall be designed to complement architectural features of a building to which they are mounted. Exposed individual light bulbs or exposed neon tubes used as a design element may be permitted where the goals of the HUB Plan are enhanced and the features are compatible with the architecture of the building to which they are mounted, and compatible with adjacent structures.
- **Rear Entrances to Commercial Uses** – rear entrances are encouraged where uses access parking areas or are convenient to pedestrians. The architectural style of rear entrances should follow the guidelines established for the front facades.

ZONING STANDARDS

The subject property is presently zoned D-1 (Downtown). The proposed application concerns only an improvement to the existing façade. No new building area is proposed.

DEVELOPMENT STANDARDS	D-1 ZONE	PROPOSED PROJECT
Minimum Lot Width	N/A	N/A
Minimum Lot Depth	N/A	N/A
Coverage (%)	N/A	N/A
Front Yard Setback	0 feet	0 feet
Side Yard Setbacks	0 feet for interior side yard	0 feet
Street Side & Corner Yard Setbacks	0 feet	0 feet
Rear Setback	10 feet when adjacent to an alley, street except when adjacent building is less	N/A
Building Height	35 feet max	28 feet

COMMERCIAL DESIGN GUIDELINES

The City Council adopted design guidelines for commercial structures under Resolution No. 3744 for all projects submitted after August 13, 2003. Specific guidelines that are germane to the proposed project are as follows:

Buildings located along a street should be designed and located in a manner that creates an attractive pedestrian friendly streetscape with varied footprints and avoids monotonous unbroken building facades. (Guidelines I.E.6)

Buildings should be designed and located so that loading and service areas, trash facilities, ground mounted equipment and utilities are screened from public view with buildings, landscaping, and/or walls and other hardscape features. (Guideline I.E.7)

Landscaping should be provided around the entire base of structures to soften the edge between the parking lot and the structure, except at entrances, exits, and loading and service areas. (Guideline I.F.2)

Landscaping should screen unattractive views and features, such as parking lots, loading

and storage areas, trash enclosures, utility equipment, and heating and air-conditioning equipment. (Guideline I.F.11)

Signage should be integrated into the architectural style of the building. Individual signs should reinforce the building's character and not obscure or detract from it. (Guideline I.H.1)

No specific architectural style or theme is required. A variety of architectural characteristics should be considered to add to the City's overall image. However, while variety in design is encouraged, compatibility of new projects with surrounding development is important and should be a priority. (Guideline II.A.2)

Architectural treatments should be provided to all elevations of a building. (Guideline II.A.5)

A variety of building designs and a mixture of one (1) and two (2) story heights and profiles should be used. (Guideline II.A.6)

The scale of buildings should relate to each other and be generally consistent throughout a development, except where anchor tenants require larger building areas. (Guideline II.C.1)

Building features that provide shade and create an interplay of light and shadow, such as recesses, building pop-outs, covered walkways, colonnades, arcades, appropriately scaled awnings and other human scale elements should be provided to reduce the impact of building mass and create visual interest. (Guideline II.C.3)

Roof lines should be varied to add interest to, and reduce the massive scale of large buildings. Alternating various sized portions of a building with roof overhangs and areas with parapets where overhangs are not used is one method of achieving the desired variety. (Guideline II.C.4)

Storefront designs should compliment the overall development's architectural style and provide interest and variation. (Guideline II.D.1)

Design elements should include strong base materials, offsets and bays, multi-paned windows, and accent colors and treatments. Large areas of single-pane glass should be avoided. (Guidelines II.D.2)

Colors should be consistent with the City's Municipal Code establishing a commercial development color palette. (Guideline II.E.1)

TRANSPORTATION UNIFORM MITIGATION FEE (TUMF)

Section 58-70.3(f) of the Hemet Municipal Code provides a limited number of exemptions from provisions of the TUMF Fee Ordinance. Pursuant to Chapter 58, Section 58-70.3(f)(3) the rehabilitation and/or reconstruction of any habitable structure in use on or after January 1, 2000 is exempt. The project will only involve reconstruction of the building façade. Therefore, this project is exempt from the TUMF Fee.

MULTI-SPECIES HABITAT CONSERVATION PLAN (MSHCP)

Pursuant to Chapter 31, Section 31-16 (1) of the Hemet Municipal Code, reconstruction of a residential unit or commercial or industrial building damaged or destroyed by fire or other natural causes are exempt from the provisions of the aforementioned chapter. Therefore, this project is exempt from the MSHCP Mitigation Fee.

CEQA REVIEW

The project is exempt from CEQA under CEQA Guidelines Section 15301(Existing Facilities – Class I) in that the staff report submitted by the Planning Department and other findings made in this Resolution demonstrate that: Downtown Project Review No. 11-002 is consistent with the Commercial General Plan designation and all applicable General Plan policies as well as the applicable zoning designation; the proposed project site is located within the boundaries of the City of Hemet; the area within Downtown Project Review No. 11-002 comprises approximately 0.51 acre site, which is less than five acres, and has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Downtown Project Review No. 11-002 will result in significant effects related to traffic, noise, air quality or water quality in that the proposed design incorporates and otherwise is subject to air and water quality resource agency design requirements to avoid any harmful effects; and, the site is or can be adequately served by all required utilities and public services. As such, the project meets the criteria for application of a Class 02 (Replacement or Reconstruction) Categorical Exemption under the CEQA Guidelines.

PUBLIC COMMUNICATIONS RECEIVED

The Planning Department has not received any letters of comment from the public. Any comments received prior to the time of the scheduled Planning Commission hearing will be provided to the Commission at the time of the meeting.

PROJECT FINDINGS

The proposed project must comply with the Zoning Code requirements relating to the approval of Downtown Project Review permits. The attached Planning Commission Resolution (Exhibit 1) contains the following findings that must be made for project approval:

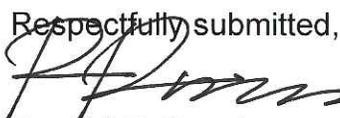
- A. *The proposed downtown project is in accord with the objectives of this chapter and the purposes and regulations of the zone in which the site is located.*
- B. *The proposed development or improvement is consistent with the goals, policies and programs of the General Plan.*
- C. *The proposed development or improvement is consistent with the applicable standards and design guidelines for the D-1 and D-2 zones, the Commercial Design Guidelines, and other applicable adopted plans.*
- D. *The design, scale, height, and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing and future developments, will not create traffic or pedestrian hazards, and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of uses or properties within the Downtown area.*
- E. *The design of the proposed project is compatible with the character of the surrounding area, will enhance the appearance of the Downtown through quality architecture, building materials, color and detailing, and will provide a desirable and attractive environment for the occupants and patrons of the proposed use.*

REPORT SUMMARY

Downtown Project Review No. 11-002 pertains to the façade improvement of an existing commercial building on a 0.51 acre lot in the downtown area. The building is located on the northwest corner of Florida Avenue and Harvard Street. Staff believes that the design proposed in either Scheme B or C adequately conforms to and is consistent with development standards and guidelines provided by the Zoning Ordinance, General Plan and the Commercial Design Guidelines. Staff will prepare a further refinement of the elevation design in Scheme C and will present at the Planning Commission hearing. For these reasons stated above the Community Development Department recommends approval of the project.

Respectfully submitted,

Reviewed by,


Ronald K. Running
City Planner


Emery Papp
Principal Planner


Deanna Elliano
Community Development Director

RR/ns

ATTACHMENTS

- 1) Planning Commission Resolution Bill No. 11-016
 - Exhibit 1A - Development Plan
 - Exhibit 1B - Conditions of Approval
- 2) Photographs of Site
- 3) Zoning/Locational Exhibit
- 4) Exterior Elevation Schemes
 - Exhibit 4A - Scheme A
 - Exhibit 4B - Scheme B
 - Exhibit 4C - Scheme C
- 5) Color Board (Available at the Planning Commission meeting).

INCORPORATED HEREIN BY REFERENCE

City of Hemet General Plan
City of Hemet General Plan EIR
City of Hemet Zoning Ordinance
City Of Hemet Commercial Design Guidelines
Contents of City of Hemet Planning Department Project File DPR 11-002

PROJECT FINDINGS

The proposed project must comply with the Zoning Code requirements relating to the approval of Downtown Project Review permits. The attached Planning Commission Resolution (Exhibit 1) contains the following findings that must be made for project approval:

- A. *The proposed downtown project is in accord with the objectives of this chapter and the purposes and regulations of the zone in which the site is located.*
- B. *The proposed development or improvement is consistent with the goals, policies and programs of the General Plan.*
- C. *The proposed development or improvement is consistent with the applicable standards and design guidelines for the D-1 and D-2 zones, the Commercial Design Guidelines, and other applicable adopted plans.*
- D. *The design, scale, height, and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing and future developments, will not create traffic or pedestrian hazards, and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of uses or properties within the Downtown area.*
- E. *The design of the proposed project is compatible with the character of the surrounding area, will enhance the appearance of the Downtown through quality architecture, building materials, color and detailing, and will provide a desirable and attractive environment for the occupants and patrons of the proposed use.*

REPORT SUMMARY

Downtown Project Review No. 11-002 pertains to the façade improvement of an existing commercial building on a 0.51 acre lot in the downtown area. The building is located on the northwest corner of Florida Avenue and Harvard Street. Staff believes that the design proposed in either Scheme B or C adequately conforms to and is consistent with development standards and guidelines provided by the Zoning Ordinance, General Plan and the Commercial Design Guidelines. Staff will prepare a further refinement of the elevation design in Scheme C and will present at the Planning Commission hearing. For these reasons stated above the Community Development Department recommends approval of the project.

Respectfully submitted,

Reviewed by,

Ronald K. Running
City Planner

Emery Papp
Principal Planner

Deanna Elliano
Community Development Director

City of Hemet – Community Development Department
Planning Commission Meeting of October 18, 2011

Attachment No. 1

Resolution Bill No. 11-016

**Planning Commission
Meeting of
October 18, 2011**



CITY OF HEMET
PLANNING COMMISSION

RESOLUTION BILL NO. 11-016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF DOWNTOWN PROJECT REVIEW NO. 11-002 FOR A FAÇADE IMPROVEMENT TO AN EXISTING BUILDING LOCATED AT THE NORTHWEST CORNER OF FLORIDA AVENUE AND HARVARD STREET (APN 443-231-010).

WHEREAS, an application for Downtown Project Review No. 11-002, for the construction of a façade improvement of an existing building destroyed located on the northwest corner of E. Florida Avenue and N. Harvard Street has been duly filed by:

Owner/Applicant: Simon Chu
Project Location: Northwest corner of East Florida Avenue and North Harvard Street
APN Numbers: 443-231-010
Lot Area: 0.51 Acres; and,

WHEREAS, the Planning Commission has the authority per section 90-47.1 et seq. of the Hemet Municipal Code to review and recommend approval of modifications to building facades on Downtown Project Review No. 11-002 to modify the existing façade of an existing building; and,

WHEREAS, on October 6, 2011, the City gave public notice by advertising in the Press Enterprise and by mailing to property owners within 300 feet of the project site regarding the holding of a public hearing at which the project would be considered by the Planning Commission; and,

WHEREAS, on October 18, 2011, the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Downtown Project Review and at which the Planning Commission considered the Downtown Project Review; and,

WHEREAS, the Community Development Director has reviewed the project's potential effects on the environment and has recommended that the project is categorically exempt from the California Environmental Quality Act ("CEQA") under

Planning Commission Resolution Bill No. 11-016
DOWNTOWN PROJECT REVIEW NO. 11-002
FLORIDA & HARVARD BUILDING

1 CEQA Guidelines Section 15301 "Existing Facilities", and that the exceptions to the
2 categorical exemptions contained in CEQA Guidelines section 15300.2 are not
3 applicable to this project.
4

5 **NOW, THEREFORE**, the Planning Commission of the City of Hemet does
6 Resolve, Determine, Find and Order as follows:
7

8 **SECTION 1: ENVIRONMENTAL FINDINGS**
9

10 The Planning Commission, in light of the whole record before it, including but not limited
11 to, the City's Local CEQA Guidelines and Thresholds of Significance, the direction of
12 the Planning Commission at its meeting of October 18, 2011 and documents
13 incorporated therein by reference, and any other evidence (within the meaning of Public
14 Resources Code Sections 21080(e) and 21082.2) within the record or provided at the
15 public hearing of this matter, hereby finds and determines as follows:
16

17 1. **CEQA:**
18

- 19 (a) The project is exempt from CEQA under CEQA Guidelines Section 15301
20 in that the staff report submitted by the Planning Department and other
21 findings made in this Resolution demonstrate that: Downtown Project
22 Review No. 11-002 is consistent with the Commercial General Plan
23 designation and all applicable General Plan policies as well as the
24 applicable zoning designation; the proposed project site is located within
25 the boundaries of the City of Hemet; the area within Downtown Project
26 Review No. 11-002 comprises approximately 0.51 acres, which is a
27 modification to an existing commercial structure with a façade
28 improvement not adding any new area or capacity.
29
- 30 (b) None of the exceptions to the categorical exemptions contained in CEQA
31 Guidelines Section 15300.2 prevent CEQA Guidelines Section 15301 from
32 exempting the project for the following reasons:
33
- 34 (i) The project is not a Class 3, 4, 5, 6, or 11 project, and therefore is
35 not subject to the exception pertaining to projects located in
36 particularly sensitive environments.
37
- 38 (ii) The nature of the project is such that significant cumulative impacts
39 will not occur from successive projects of this type occurring in the
40 same location over time. No information has been presented that
41 this project would have impacts that would contribute to a level of
42 cumulative impacts that would be considered significant.
43
- 44 (iii) There is no reasonable possibility that unusual circumstances will
45 cause the project to have a significant effect on the environment.

**Planning Commission Resolution Bill No. 11-016
DOWNTOWN PROJECT REVIEW NO. 11-002
FLORIDA & HARVARD BUILDING**

1 No information is known or has been presented to indicate that
2 there are unusual circumstances related to this project that would
3 cause a significant effect.
4

5 (iv) The project will not result in damage to scenic resources within a
6 designated state scenic highway. The project is not located in
7 proximity to such a highway.
8

9 (v) The project site has not been listed as a hazardous waste and
10 substance facility or site by the Department of Toxic Substances
11 Control pursuant to California Government Code Section 659625.
12

13 (vi) The project will not cause a substantial adverse change to the
14 significance of a historical resource. There are no historical
15 resources on the project site.
16

17 The Community Development Director has reviewed the project's potential
18 effects on the environment and has recommended that the project is
19 categorically exempt from the California Environmental Quality Act ("CEQA")
20 under CEQA Guidelines Section 15301 "Existing Facilities", and that the
21 exceptions to the categorical exemptions contained in CEQA Guidelines section
22 15300.2 are not applicable to this project.
23

24 2. **Multi-Species Habitat Conservation Plan (MSHCP)**: The project is found to be
25 consistent with the MSHCP. The project is located outside of any MSHCP
26 criteria area and mitigation is provided through payment of the MSHCP Mitigation
27 Fee.
28

29 **SECTION 2: REQUIRED DOWNTOWN PROJECT REVIEW FINDINGS**

30

31 Pursuant to Hemet Municipal Code Section 90-47.5 and in light of the record before it
32 including the staff report dated October 18, 2011 and all evidence and testimony heard
33 at the public hearing of this item, the Planning Commission hereby finds as follows:
34

35 A. The proposed downtown project is in accord with the objectives of this chapter
36 and the purposes and regulations of the zone in which the site is located.
37

38 The proposed structure has been designed in conformity with the purposes of the
39 Downtown Project Review for structures in the Downtown zones. The goal of the
40 zones is to re-enforce the traditional commercial center of the City of Hemet with
41 buildings in the scale and style of their historical precedants.
42

43 B. The proposed development or improvement is consistent with the goals, policies
44 and programs of the General Plan.
45

**Planning Commission Resolution Bill No. 11-016
DOWNTOWN PROJECT REVIEW NO. 11-002
FLORIDA & HARVARD BUILDING**

1 The proposed structure retains the character and the desirable qualities of a
2 traditional small town with building elevations that are broken up into small
3 increments and traditional design detailing. The structure, as conditioned, will
4 provide the landscaping, details, colors, signs, building illumination, awnings and
5 canopies that are required in the HUB of the Valley design guidelines.
6

- 7 C. The proposed development or improvement is consistent with the applicable
8 standards and design guidelines for the D-1 and D-2 zones, the Commercial
9 Design Guidelines, and other applicable adopted plans.

10
11 The proposed structure is designed to be suitable for the permitted land uses in
12 the D-1 zone. The setback, coverage and parking standards of the code are
13 met.
14

- 15 D. The design, scale, height, and layout of the proposed project will not interfere
16 with the use and enjoyment of neighboring existing and future developments, will
17 not create traffic or pedestrian hazards, and will not otherwise have a negative
18 impact on the aesthetics, health, safety or welfare of uses or properties within the
19 Downtown area.
20

21 The design, scale, height and layout of the proposed project is similar to the
22 surrounding development. The proposed façade improvement will be compatible
23 and enhance the aesthetics of the area. The proposal will not impact the health,
24 safety or welfare of the uses within the D-1 zone.
25

- 26 E. The design of the proposed project is compatible with the character of the
27 surrounding area, will enhance the appearance of the Downtown through quality
28 architecture, building materials, color and detailing, and will provide a desirable
29 and attractive environment for the occupants and patrons of the proposed use.
30

31 The proposed façade improvement will have the same building materials, color
32 and detailing as other structures that have historically been in the downtown
33 area. The enhanced roofline cornice, window trim, awnings, and pilasters are in
34 a traditional style commonly found in buildings constructed in the early 20th
35 century.
36
37

38 **SECTION 3: PLANNING COMMISSION ACTIONS**

39
40 The Planning Commission hereby takes the following actions:
41

- 42 1. **Notice of Exemption.** In accordance with Public Resources Code Section
43 21152(b) and CEQA Guidelines Section 15062, the Planning Commission hereby
44 recommends approval of a categorical exemption for the project under CEQA
45 Guidelines Section 15301 and directs the Community Development Director to

**Planning Commission Resolution Bill No. 11-016
DOWNTOWN PROJECT REVIEW NO. 11-002
FLORIDA & HARVARD BUILDING**

1 prepare and file with the Clerk for the County of Riverside a notice of exemption
2 as provided under Public Resources Code Section 21152(b) and CEQA
3 Guidelines Section 15062.
4

- 5 2. **Downtown Project Review No. 11-002.** The Planning Commission hereby
6 recommends that the City Council approve Downtown Project Review No. 11-
7 002 as shown in Exhibit A which is attached hereto and incorporated herein by
8 reference, and subject to the Conditions of Approval in Exhibit B which are
9 attached hereto and incorporated herein by reference.

10
11 **PASSED, APPROVED, AND ADOPTED** this 18th day of October, 2011, by the
12 following vote:

13
14 AYES:
15 NOES:
16 ABSTAIN:
17 ABSENT:

18
19
20
21 _____
22 John Gifford, Chairman
23 Hemet Planning Commission

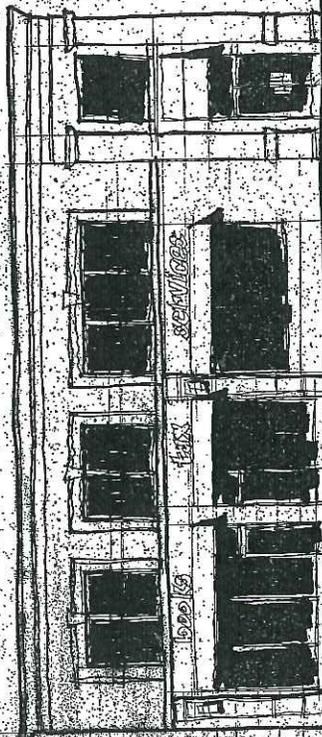
24 ATTEST:

25
26
27 _____
28 Nancie Shaw, Records Secretary
29 Hemet Planning Commission
30
31

**Planning Commission Resolution Bill No. 11-016
DOWNTOWN PROJECT REVIEW NO. 11-002
FLORIDA & HARVARD BUILDING**

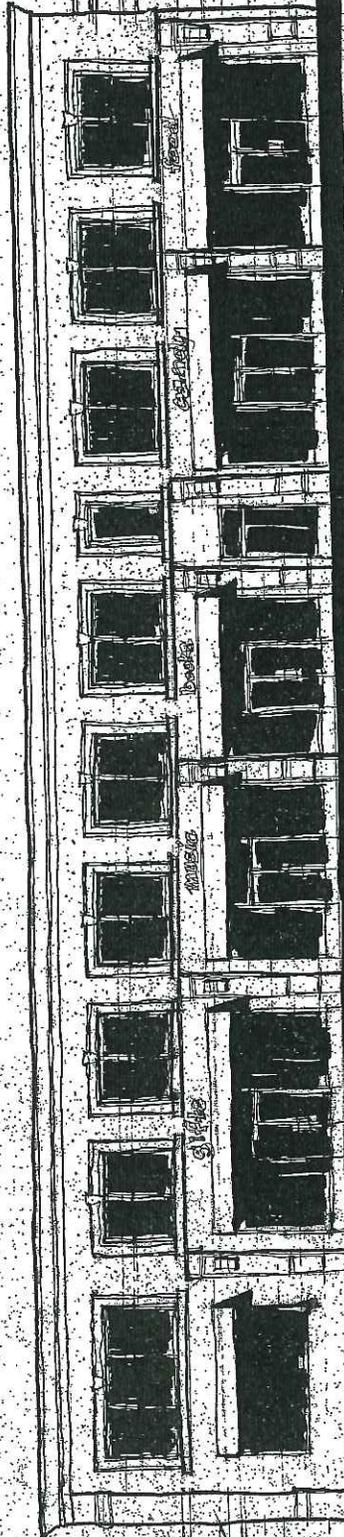
**Exhibit
No. 1A
Development Plan**

**Planning Commission
Meeting of
October 18, 2011**



FLORIDA AVE. (NORTH ELEVATION)

2/16/10



N. HARVARD ST. (WEST ELEVATION)

2/16/10

**Exhibit
No. 1B
Conditions of Approval**

**Planning Commission
Meeting of
October 18, 2011**



CITY OF HEMET

FINAL CONDITIONS OF APPROVAL

PLANNING COMMISSION DATE: October 18, 2011
CITY COUNCIL DATE: N.A.

PROJECT NO.: Downtown Project Review No. 11-002
APPLICANT: Simon Chu
LOCATION: Northwest corner of E. Florida Avenue and N. Harvard Street
DESCRIPTION: Façade improvement to an existing building
OCCUPANCY: This project has been reviewed as a **B, M Occupancy**; any other use will require further review.

Note: Any conditions revised at a hearing will be noted by ~~strikeout~~ (for deletions) and/or underline (for additions), and any newly added conditions will be added at the end of all conditions regardless of the Department originating the condition.

STANDARD CONDITIONS

The following conditions of approval were approved by the City Council as standard conditions of approval for all projects. Questions regarding compliance with these conditions should be directed to the Planning Department at (951) 765-2375.

General Requirements

1. **Downtown Project Review No. 11-002** shall become null and void on **October 18, 2013** (two calendar years from the date of approval), unless building permits have been issued for the project. A time extension may be granted by the City Council in accordance with Hemet Municipal Code, provided a written request for a time extension is submitted the Planning Department prior to the expiration date. No formal notice of expiration will be given by the City.
2. Approval of **Downtown Project Review No. 11-002** shall become effective 10 days after the approval by the Planning Commission, unless appealed.
3. The conditions of approval of this project shall supersede all conflicting notations, specifications, dimensions, typical sections, and the like, which may be shown on the tentative project plans.

City of Hemet - Conditions of Approval
DOWNTOWN PROJECT REVIEW NO. 11-002

4. This project site shall be developed in accordance with the approved plan(s) and the conditions contained herein.
5. This project shall comply with all sections of the I.C.B.O. California Building Code, California Fire Code, and City and State Handicapped Accessibility Requirements (California Code of Regulations, Title 24) in effect at that time of the building permit application.
6. Prior to the issuance of building permits, the applicant shall be subject to all applicable development fees at the rate in effect at the time of building permit application. Such fees may include, but not be limited to: Permit and Plan Checking Fees.
7. Construction activity shall meet the requirements of Hemet Municipal Code Chapter 30, Article II.
8. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

Design Review/Buildings

9. This project shall be consistent with the City's Commercial Design Guidelines and HUB of the Valley Downtown Design Guidelines in effect at the time of building permit issuance. After approval of the project, the Community Development Director shall have the authority to approve minor adjustments to the design of the building.

City of Hemet - Conditions of Approval
DOWNTOWN PROJECT REVIEW NO. 11-002

Landscaping

10. Prior to the issuance of a Certificate of Occupancy or finalization of the Building Permit, landscaped areas shall have an automatic irrigation system, with automatic timers, installed and operational, unless cash or a bond is posted to guarantee completion for planters and street trees.
11. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash, disease, vermin, and debris, during the term of this Project.

PLANNING CONDITIONS

The following conditions of approval are project specific and were recommended by the Planning Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Planning Department at (951) 765-2375.

Planning – Site Development

12. All roof-mounted mechanical equipment shall be screened from view from any public area, and shall be screened with material and design consistent with the architecture of the building upon which it is mounted.
13. All buildings, and appurtenances thereto, shall comply with color palette and procedures contained in Section 90-896 and Downtown Zone design guidelines in the General Plan. Exterior colors shall be consistent with the architectural style and historic period of the structure and surrounding area.
14. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to the City of Hemet Planning Department.

Planning - Landscaping

15. Street trees (**24-inch box minimum**) shall be provided in parkways or tree wells at a spacing of one tree per 30 feet, or as otherwise determined by the Community Development Director. Street trees shall be provided on the Florida Avenue and Harvard Street frontages with appropriate tree grates, guards and irrigation. Street tree species shall be approved by the Planning Department.
16. Landscaping shall be provided with decorative aboveground planter pots with automatic irrigation at a ratio of one planter per every 20 feet of building frontage, in a manner that does not impede pedestrian traffic.
17. Prior to the issuance of a final Certificate of Occupancy, all landscaping and irrigation shall be installed and functional.

18. Applicant shall revise the building plans to provide exterior building illumination on the structure subject to the review and approval by the Community Development Director.
19. Applicant shall revised building plans to include color scheme selected by the Planning Commission.
20. Signing is not approved as part of this Project. Signing, in accordance with the Zoning Ordinance, may be approved at a later time by the Community Development Director.
21. "Can" signs are prohibited.
22. Applicant shall submit a complete sign program for wall signs, projecting signs and permanent window signs prior to the issuance of any Certificates of Occupancy.
23. Applicant shall place a commemorative plaque on the structure describing the history of the building and showing a historical photograph of the original structure.

ENGINEERING CONDITIONS

The following conditions of approval are project specific and were recommended by the Planning Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Public Works - Engineering Department at (951) 765-2360.

None recommended.

BUILDING CONDITIONS

The following conditions of approval are project specific and were recommended by the Building Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Building Department at (951) 765-2475.

Building Code Requirements

24. The electrical, plumbing and mechanical systems shall be installed in accordance with applicable adopted codes.

Handicap Requirements

25. This project is subject to State Handicapped Accessibility Requirements. (California Code of Regulations, Title 24)

City of Hemet - Conditions of Approval
DOWNTOWN PROJECT REVIEW NO. 11-002

26. All entrances and exists shall be handicapped accessible per California Code of Regulations, Title 24.
27. A handicapped accessible pedestrian access to the site shall be provided.

Agency Approvals

28. Prior to the issuance of a building permit, State of California approval shall be obtained for any work proposed along State highway boundaries.

FIRE PREVENTION CONDITIONS

The following conditions of approval are project specific and were recommended by the Fire Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Fire Department, FIRE PREVENTION DIVISION at (951) 765-2450.

Unless specifically stated herein, these conditions shall not be construed to permit or allow deviation from any Federal or State laws nor any of the local codes and ordinances adopted by this jurisdiction.

Agency Approvals

29. Facilities and equipment used for the storage and handling of flammable or combustible liquids and other hazardous materials (which meet or exceed reportable quantities) as defined by Federal, State and Local Laws shall be approved by the County of Riverside Environmental Health.

General

30. Prior to final inspection, addresses shall be provided on all new and existing buildings in accordance with the 2010 CFC Section 505.

POLICE DEPARTMENT CONDITIONS

The following conditions of approval are project specific and were recommended by the Police Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Police Department at (951) 765-2400.

None recommended.

END

City of Hemet - Conditions of Approval
DOWNTOWN PROJECT REVIEW NO. 11-002

**Attachment
No. 2
Photographs of Site**

**Planning Commission
Meeting of
October 18, 2011**



Figure 1 Nevens Building at the northwest corner of E. Florida Avenue and N. Harvard Street



Figure 2 East Elevation of Nevens Building on N. Harvard Street
Photo Exhibits for DPR 11-002



Figure 3 Window Detail on Nevins Building



Figure 4 Storefront Detail on Nevins Building
Photo Exhibits for DPR 11-002



Figure 5 Corner cornice detail on Nevins Building



Figure 6 Hemet Bank building on the northeast corner of E. Florida Ave. and N. Harvard St.
Photo Exhibits for DPR 11-002



Figure 7 Eastside of N. Harvard Street



Figure 8 Southeast corner of E. Florida Ave. and S. Harvard Street
Photo Exhibits for DPR 11-002



Figure 9 Southwest corner of E. Florida Ave. and S. Harvard St.



Figure 10 Bothin Block building on E. Florida Ave.
Photo Exhibits for DPR 11-002

**Attachment
No. 3
Surrounding Zoning**

**Planning Commission
Meeting of
October 18, 2011**

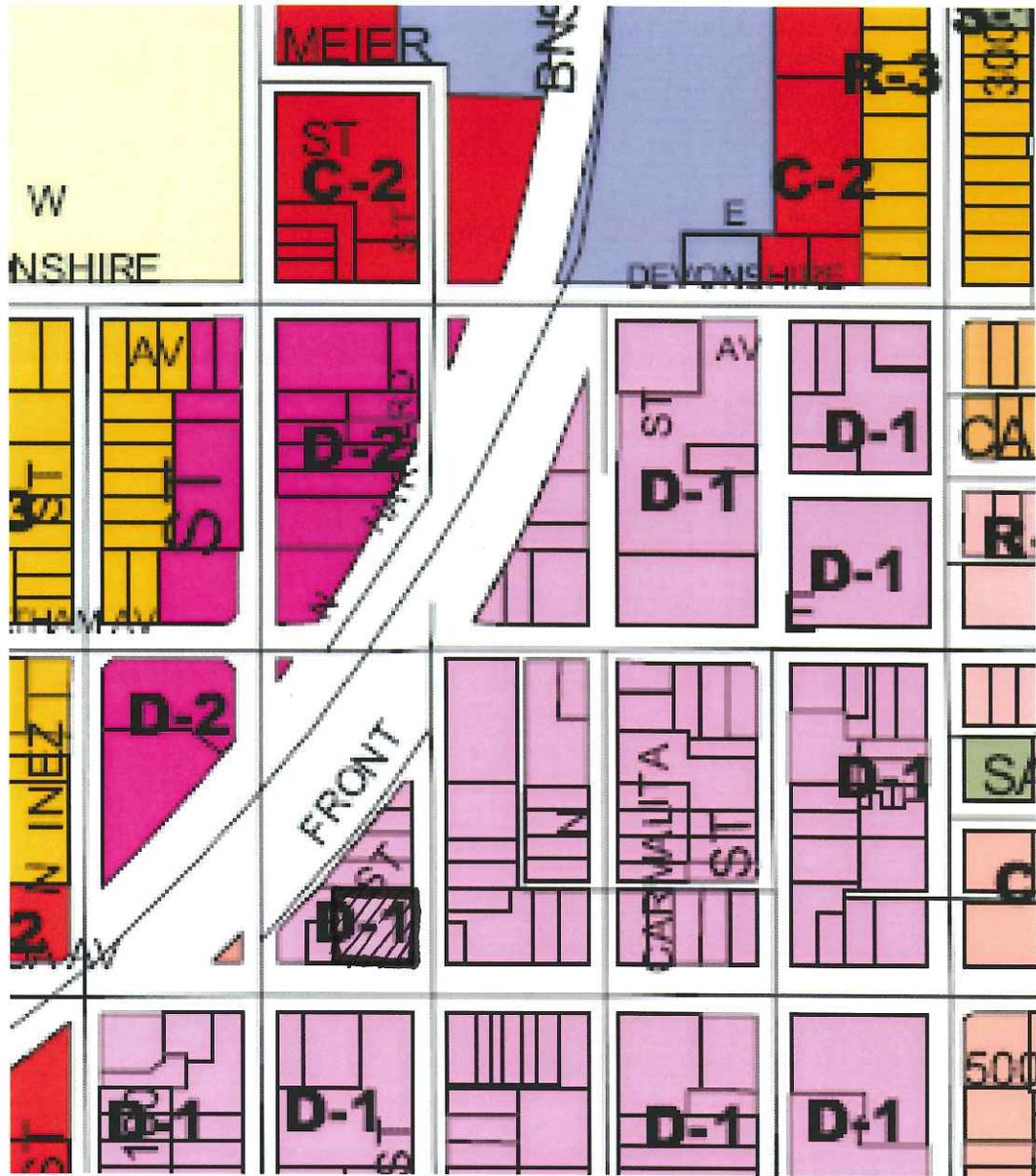


Figure 1 - Zoning/Location Exhibit

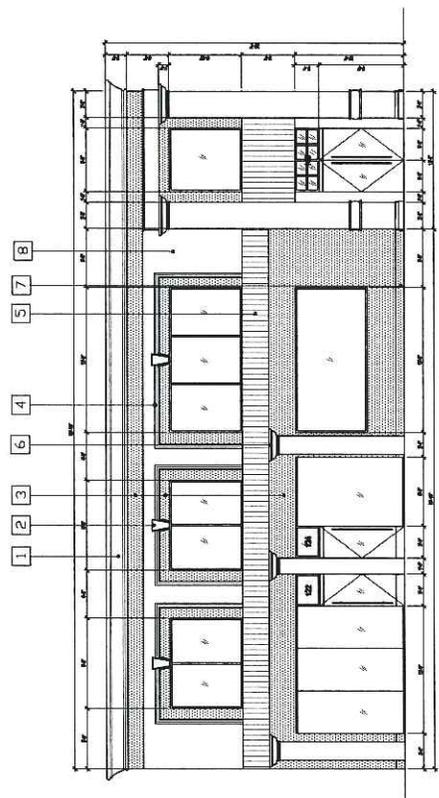
Attachment No. 4

Exterior Elevation Schemes



Planning Commission
Meeting of
October 18, 2011

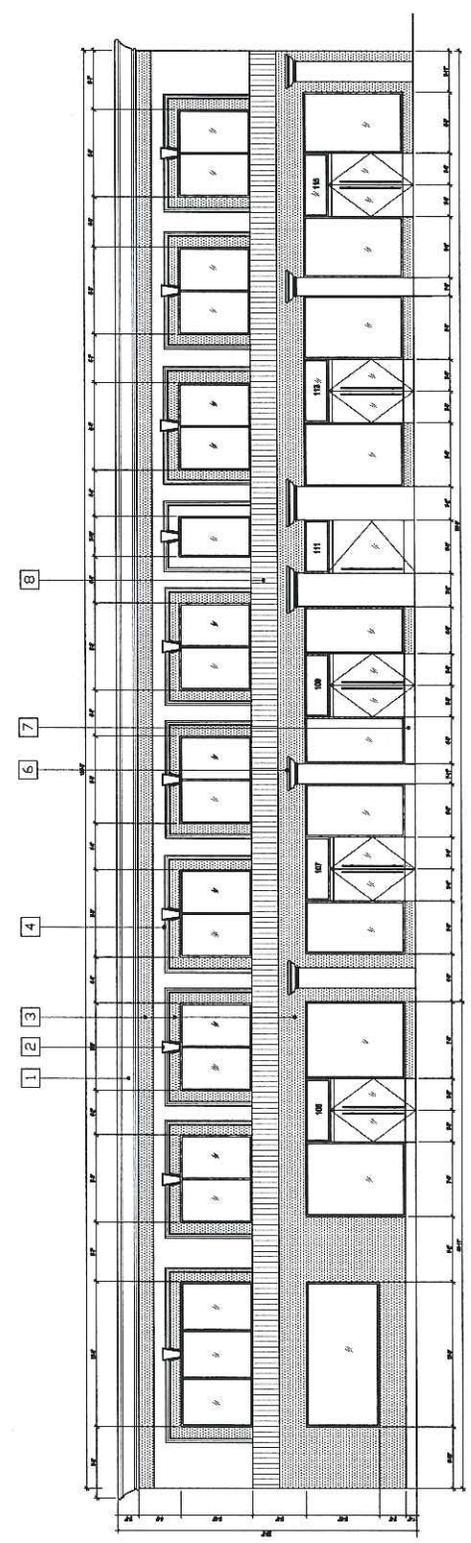
A



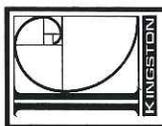
E FLORIDA AVE. (NORTH SIDE)
SCALE: 3/32" = 1'-0"

EXTERIOR MATERIAL/ FINISH SCHEDULE

- 1 FOAM Moulding WPaint AND Stucco Finish
- 2 KeYStone
- 3 EXISTING Stucco Finish w/ Paint Finish
- 4 3x 5" Moulding
- 5 Awning, Color : BRIGHT Yellow
- 6 New Decorative Column w/ht Mouldings on Top
- 7 Ceramic Base 1 2" H
- 8 FurrouT 1 1/2" w/ht Smooth Finish



N HARVARD ST. (WEST SIDE)
SCALE: 3/32" = 1'-0"



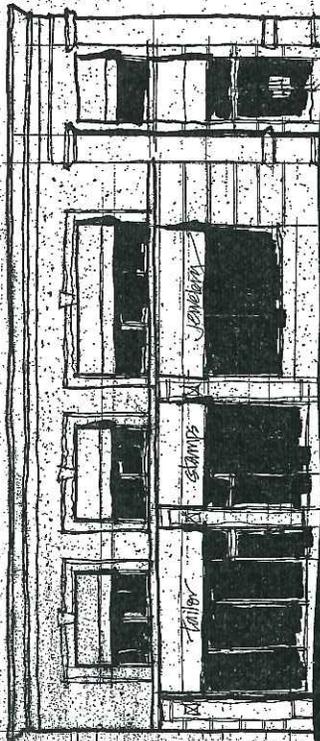
KINGSTON
ARCHITECTURE, INC.
10000 Wilshire Blvd., Suite 100
Beverly Hills, CA 90210
Tel: (310) 274-4444
Fax: (310) 274-4444
www.kingstonarch.com



NO.	DESCRIPTION	BY	DATE
1			

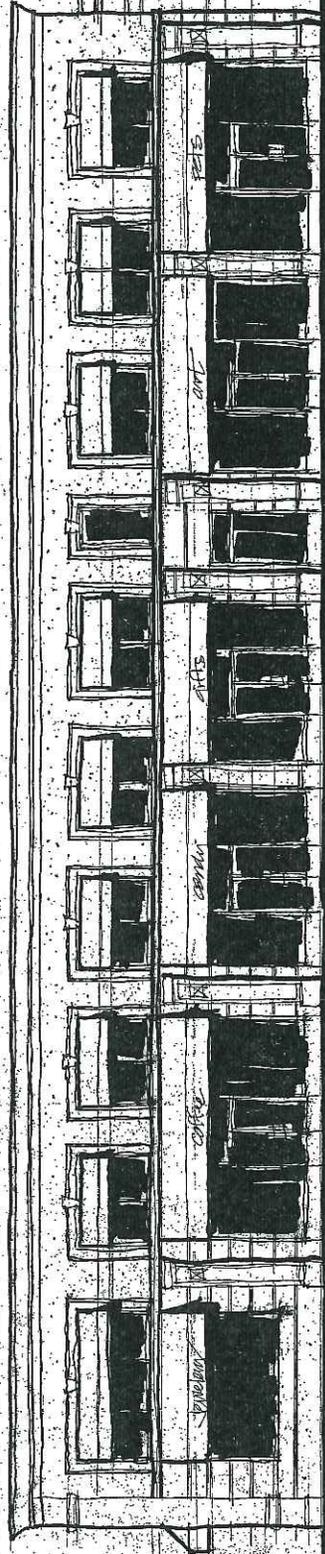
FILE
122 & 124 E. FLORIDA AVE. HEMET, CA. 92583
105 TO 115 N. HARVARD ST. HEMET, CA. 92583
ELEVATIONS

JOB NO. 2218-161-01
DATE 06-21-2011
SHEET NO. **A-1.0**



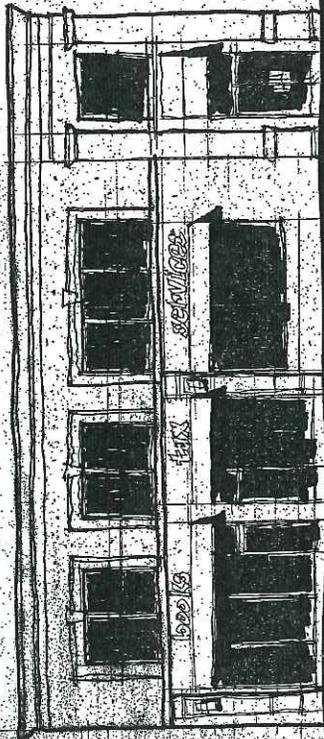
FLORIDA AVE. (NORTH ELEVATION)

3/16" = 1'-0"



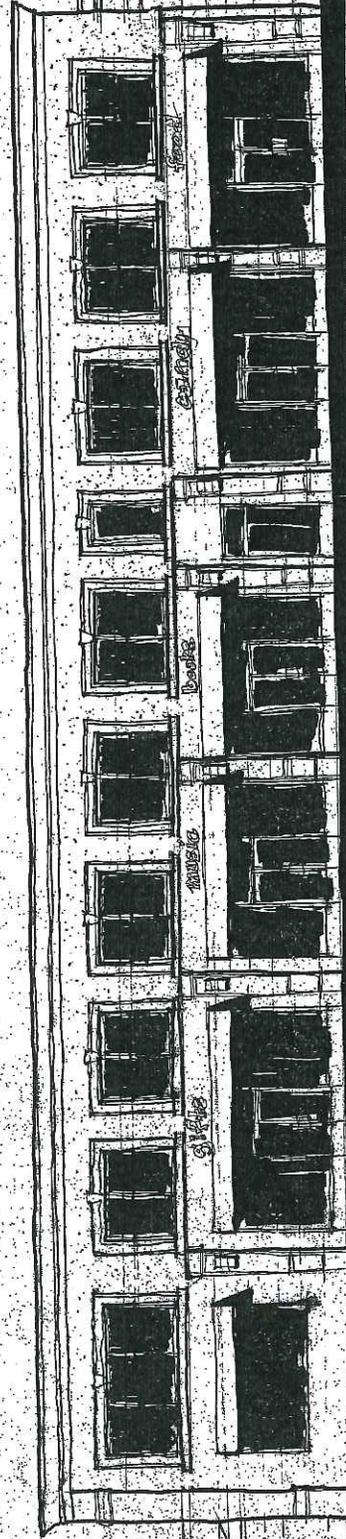
N. HARVARD ST. (WEST ELEVATION)

3/16" = 1'-0"



SOUTH ELEVATION

9/10/10



WEST ELEVATION

9/10/10

Attachment No. 5

Color Board

(Available at Planning Commission
meeting)

Planning Commission
Meeting of
October 18, 2011

AGENDA #5.

Staff Report



TO: City of Hemet Planning Commission

FROM: Deanna Elliano, Community Development Director 

DATE: October 18, 2011

RE: **GENERAL PLAN AMENDMENT (GPA) NO. 11-002 (CITY OF HEMET GENERAL PLAN 2030)** - A request for Planning Commission review and recommendation to the City Council regarding the comprehensive update to the City of Hemet General Plan which establishes citywide land uses, policies and programs within ten general plan elements and replaces the city's existing general plan adopted in 1992. A Program Environmental Impact Report has been prepared for the project in compliance with the California Environmental Quality Act (SCH No. 2010061088).

RECOMMENDED ACTION:

That the Planning Commission review and receive public comment on the Draft General Plan 2030 and continue the public hearing to the regularly scheduled meeting of either November 1 OR November 15, 2011, based on the comments received at the meeting and the Commission's direction to staff.

OVERVIEW

Every city and county in California is required to have an adopted general plan to guide the long-term development of the community, prepared in accordance with detailed statutory requirements. The last comprehensive update of Hemet's general plan was in 1992. In addition to the demographic changes that have occurred subsequently, new information and mandates regarding environmental, economic, and community health issues have materialized, providing an opportunity for the City to create a general plan that promotes a more balanced, beautiful, and healthier community for generations of Hemet residents.

State law mandates that a general plan address seven topics or elements: Land Use, Circulation, Housing, Noise, Conservation, Open Space, and Safety. Additional elements that are deemed to be locally important to a community may also be included. Hemet's Draft General Plan includes five additional elements in response to comments received at community workshops and in discussions with interested parties: Community Design, Community Services and Infrastructure, Recreation and Trails, Historic Resources, and Art and Culture. Each element is described later in this report. The Draft General Plan also includes a chapter on

Implementation and appendices on Hemet's approach to Sustainability and Achieving a Healthy Community.

The General Plan will be used by City Council, Commissions, and staff to guide decision-making and help set priorities. Consistency with the General Plan is a requirement for zoning and subdivision approvals, redevelopment and housing programs, capital improvements, master plans, public facilities, dedication of property for public purposes, fee exactions, and all land use projects and decisions. The General Plan and its Implementation Programs are also intended to be used to assist in strategic planning and in establishing priorities in the annual budget process.

GENERAL PLAN PUBLIC REVIEW AND HEARING PROCES

Tonight's Planning Commission public hearing is the first of several meetings to review the Draft General Plan and the associated Draft Environmental Impact Report (DEIR). The Draft General Plan and DEIR became available for public review on September 30, 2011. The Notice of Availability was mailed to all persons and organizations on the City's interest list, posted in the Press Enterprise newspaper, and placed on the City's website. Copies of the entire Draft General Plan and DEIR were placed on the City's website with hard copies available for review at Hemet City Hall and Public Library. The Planning Department is accepting comments on the Draft General Plan and DEIR through November 14, 2011. At the end of the 45-day review period, comments, including those received at tonight's public hearing, and responses to those comments will be incorporated into the Final EIR.

The Planning Commission is charged with making recommendations to the City Council on legislative matters, such as the update to the General Plan. Hemet City Council is the legislative body with the authorization to adopt the General Plan and DEIR. The following schedule is proposed for review of the Draft General Plan and DEIR by Planning Commission and the City's other Commissions, and for preparing their recommendations to City Council. Meeting information and agendas will be posted on the City's website and City Hall.

- October 18, 2011: Planning Commission Public Hearing (6:00 pm)
- October 31, 2011: Park Commission (4:00 pm)
- November 1, 2011: Planning Commission Public Hearing (if needed)
- November 8, 2011: Traffic and Parking Commission (8:00 am)
- November 14, 2011: Close of 45-day DEIR Public Review Period
- November 15, 2011: Final Planning Commission Public Hearing and Recommendation to City Council (tentative)

BACKGROUND

In 2005, in recognition of the significant demographic and development changes that had been occurring in the community over the previous decade, the Hemet City Council directed that a comprehensive update to the 1992 General Plan be prepared to address the changes and better prepare the City for the future. In response to City Council's direction, staff and the General Plan

consultants (AECOM) undertook an extensive program of public outreach, fact finding, and development of alternative land use scenarios, goals, and policies. Stakeholder interviews, community workshops, “road shows”, and City Council and Planning Commission workshops were held to identify potential issues and opportunities, engage the community, and review potential land use scenarios. In April 2009, City Council appointed a 15-member General Plan Advisory Committee (GPAC) to review the draft General Plan prepared by AECOM and make findings and recommendations.

The GPAC held bi-weekly public meetings over a six-month period in 2009, bringing their insights as residents, business owners, and technical experts, and reviewing over 500 pages of the preliminary draft element text, goals, and policies. The GPAC also provided an opportunity for members of the community to voice their concerns or desires on each of the general plan topics. As a result of these meetings, GPAC findings and recommendations were presented at a joint meeting of the Planning Commission and City Council in December 2009. The GPAC found that the original vision statement was inadequate and proposed a new one; the document was too generic and without an adequate recognition of Hemet’s shifting demographics and unique attributes; the goals failed to balance the competing objectives of services, amenities, environmental resources, and land use development; and the plan focused primarily on future development without placing equal importance on existing businesses and land uses. Recommendations included reorganizing and adding elements; revising and adding text, graphics, goals, and policies to all elements; making changes to the circulation map; revising the housing element “available sites” map to avoid concentrations of high density housing; and changing the land use designations on specific sites on the land use map in response to property owner requests.

On January 12, 2010, City Council directed staff to move forward on revising the General Plan document incorporating the GPAC’s recommendations and Council’s revisions to the General Plan map, and for the consultants to initiate work on the associated environmental impact report. In addition to revising the General Plan text to address the GPAC’s and the City Council’s comments, staff also updated and expanded the data in all of the elements, and added several more goals, policies, and implementation programs to better address the community’s vision. New elements were also added, including Recreation and Trails, Historic Resources, Arts and Culture, and Community Design.

GENERAL PLAN COMPONENTS

The purpose of the General Plan is to set the foundation and policy framework for future growth and development. It is a comprehensive document that provides a snapshot of current conditions, articulates a vision for the future, and outlines a path through policies and implementation programs to achieve that vision. The 2030 Draft General Plan includes the following components:

Introduction and Community Vision

Building upon the community input received, the GPAC concurred with the proposed Community Vision Statements that capture the shared values and ideal future conditions expressed by

Hemet residents and civic leaders. The purpose of the statements is to articulate overarching goals for policy makers to strive towards and to provide general standards to guide development and measure Hemet's progress towards those goals over the next 20 years. The following statements express the community's vision for what Hemet will become as the General Plan is realized.

Community Vision Statements

1. Hemet is a livable city comprised of great neighborhoods, business districts and public places, and a desirable destination for the region.
2. Hemet has a vibrant and diverse economy that fosters new business and investment and provides a broad employment base for its citizens.
3. Hemet is a safe, attractive, and desirable place to live with walkable and well-maintained neighborhoods that foster a sense of community.
4. Hemet's historic downtown is revitalized and provides a cultural, civic and entertainment focal point for the Community.
5. Hemet has an extensive network of transportation facilities and mobility options to convey people and goods safely and efficiently within the City and provide regional connectivity.
6. Hemet conserves and enhances its natural, scenic, environmental, historic, cultural, and recreational resources for existing and future generations to enjoy.
7. Hemet is a Sustainable Community that embraces the conservation of energy, water, air quality and natural resources; and promotes the health and well-being of its citizens.
8. Hemet provides an array of high quality health care, educational, recreational and cultural opportunities to serve all ages within the City and the region.
9. Hemet embraces balanced and appropriate growth to meet the City's housing and employment needs in a manner that retains or enhances the desired levels of public services, facilities and infrastructure, and is fiscally sustainable over the long term.
10. Hemet is a responsive government that actively engages its citizenry and partners with other agencies in order to continue to achieve an exceptional quality of life in the City of Hemet.

General Plan Administration If the City's General Plan is going to fulfill its purpose, it must be reviewed, implemented, and maintained in a systematic and consistent manner and on a regular basis. The structure and organization of the Draft General Plan is intended to promote use and compliance by allowing users to access specific sections of interest and quickly identify related goals, policies and implementation programs. Annual progress reports will be prepared to evaluate the effectiveness of the General Plan, and to make changes as needed to keep it current and representative of the Community's collective vision and values. State law allows General Plans to be amended up to four times per year.

Planning Area Description

California law requires that a General Plan cover the territory within the boundaries of the City, as well as any land outside its boundaries which bears relation to its planning. By allowing cities to establish a planning area that is larger than its jurisdictional boundary, cities are provided with a way to indicate potential land uses and development issues associated with adjacent unincorporated areas, particularly those areas that may someday be annexed to the City. This is important because many issues addressed in the General Plan transcend City boundaries. The existing boundaries of the City, its surrounding Sphere of Influence (SOI) and the larger Planning Area are depicted in Figure 1.2 of the Draft General Plan.

Delineating and planning for the SOI and Planning Area in the General Plan promotes orderly land use and service planning, and provides direction and predictability to landowners. Nonetheless, the General Plan clearly differentiates between the existing City and Planning Area jurisdiction, acknowledging that General Plan goals, policies, implementation programs, and land use authority apply only to areas within or annexed to the City of Hemet.

Land Use Map and Designations

The land use plan, which represents the planned distribution of land use citywide and within the Planning Area and serves as the basis for the General Plan and DEIR, is a result of City Council's determinations on property owner and staff requests that were considered at the January 12, 2010 Council meeting. Staff had received over 40 requests for changes to the initial land use plan from property owners or their representatives, in addition to staff initiated modifications. The GPAC reviewed these requests, Planning Commission and City Council discussed them at a joint meeting on December 8, 2009, and City Council made the final determinations at the January 2010 meeting.

The land use designations in the General Plan fall into five general categories: Residential, Commercial, Mixed-Use, Industrial, and Public Facilities and Open Space. Each category contains several sub-categories of land uses based upon density and intensity, which determines the 2030 development capacity (build-out) of the City and Planning Area, as shown in Table 2.3 on page 2-26 of the Draft General Plan. The categories are briefly described below:

Density and Intensity Residential land use designations are generally differentiated by allowed density, which is the number of dwelling units that are permitted per acre on a parcel of land. Commercial and industrial land use designations are identified by intensity of use, which is the degree to which a property may be developed. Intensity is measured by floor-area ration (FAR), which describes the arithmetic relationship between the total square footage of a development to the square footage of the land area on which it is located.

Residential Designations Residential land use designations comprise approximately 45 percent of the total land area of the City and allow for a range of housing types and densities throughout the City. There are seven residential land use designations in the Draft General Plan that range from Rural Residential at 0.0 – 2.0 dwelling units per acre to Very High Density Residential at 30.1 –

45.0 dwelling units per acre. The highest residential densities are located downtown and along major thoroughfares. The lowest residential densities tend to be located in the hillside areas to the west and south of the City. These categories are discussed and explained on Page 2-20 of the Draft General Plan. The 1992 General Plan had six residential land use designations with a maximum density of 40 dwelling units per acre in the Residential IV District.

Commercial Designations There are four commercial designations that range from Neighborhood Commercial with a maximum FAR of 0.35 to Office Professional with a maximum FAR of 1.0. Neighborhood commercial areas are located primarily near residential neighborhoods. Commercial centers with higher FARs and a wider customer base are primarily located along the City's main commercial corridors, such as Florida Avenue and Sanderson Avenue. The commercial land use designations comprise approximately six percent of total land area of the City. These categories are discussed and explained on Page 2-21 of the Draft General Plan. The 1992 General Plan has three commercial designations with FARs of 0.40 in the Commercial and Regional Commercial Districts, and 0.50 in the Office District.

Mixed-Use Designation The Mixed-Use designation is a new land use designation that was not included in the 1992 General Plan, although the Specific Plan District allowed for the "full range of land uses permitted within the General Plan." The Mixed-Use designation provides for a mix of residential and compatible office and retail/service uses integrated as a cohesive development, or such uses developed side-by-side in a manner that encourages interaction between uses. Density and intensity ranges vary based on location. There are three Mixed-Use areas in the City: West Hemet, Diamond Valley Lake, and Downtown, comprising approximately four percent of the land area of the City. This category is discussed and explained on Page 2-22 of the Draft General Plan.

Industrial Designations There are three industrial development designations in the Draft General Plan: one that corresponds to the uses at Hemet-Ryan Airport, a second intended to encourage business park development with a maximum FAR of 0.60, and a third to support light industrial uses related to manufacturing, clean technology and logistics that has a maximum FAR of 0.45. The industrial land use designations comprise approximately six percent of the total land area of the City. These categories are discussed and explained on Page 2-22 of the Draft General Plan. The 1992 General Plan has one industrial designation with a maximum FAR of 0.60.

Public Facilities and Open Space Designations There are six public facilities and open space land use designations in the Draft General Plan: Public Facilities, Parks, Open Space, Agriculture, School, and Quasi-Public. These designations provide for the regulation and protection of publicly owned properties or facilities and open space uses such as parks, recreation, resource conservation, and agricultural production. Approximately 24 percent of the total land area of the City is comprised of open space and public land use designations. These categories are discussed and explained on Page 2-23 of the Draft General Plan. Corresponding designations in the 1992 General Plan are: Park/Golf Course, Open Space, Agriculture, Civic and Community Center, Fire Station, Hospital, Library, Public Schools, Church, and Institutional. The remaining 15 percent of the City's land area is dedicated for streets, right-of-way, and the Diamond Valley

Lake.

Upon adoption of the 2030 General Plan, staff will begin the process of bringing the zoning code into consistency. State law requires consistency within two years of a general plan update. The General Plan describes land uses and their appropriate densities and intensities projected to the year 2030. The zoning code is a tool used to help implement the General Plan. It designates commensurate land uses and establishes the regulations and procedures that ensure the property is used in a manner that best serves the health and safety of the community. If there is ever an inconsistency between the two documents, the General Plan is the dominant policy instrument.

General Plan Elements

The ten elements contained in the Hemet General Plan and their contents are briefly described below. Each element is meant to both stand-alone and to form an integral part of the overall plan, being internally consistent with the other elements. Although each element varies in length based upon the subject matter, the elements generally include the following sections: Scope and Context; Issues and Opportunities; Related Programs, Plans, and Regulations; Element Narrative; Goals and Policies; and Implementation Programs as combined in Chapter 12.

The Land Use Element (Chapter 2) meets State general plan requirements for a land use element, plus incorporates the optional general plan topic of economic development. It establishes the framework for community growth and development through five broad concepts: Smart Growth Principles, Balancing Growth and Infrastructure, Jobs and Housing Balance, Compass Blueprint Growth Visioning Principles, and Achieving a Healthy Community.

The Element includes the land use categories, land use map, and development capacity (build-out) of the City and Planning Area as presented in the Land Use Map and Designation section earlier in this report. It also discusses the issues, opportunities, and future land use concepts of each the Planning Area's Mixed- Use areas; specific plan areas; geographic districts; focused districts – Greater Downtown, West Florida Corridor, Diamond Valley Lake, and West Hemet; and the Hemet-Ryan Airport. Sections on economic development and redevelopment, and annexation conclude the chapter.

The Community Design Element (Chapter 3) is an optional element (i.e., not State mandated) providing policies and programs that enhance the City's image and create a unique "sense of place" shaped by Hemet's distinct history and vision for the future. The Element's primary objective is to achieve well-designed, well-built, attractive, safe, and connected neighborhoods and business districts. The Element provides design guidelines on a community-wide scale for gateways into the City, streetscapes and scenic corridors, "green streets", community signage, and public open space; on a site-specific scale for signage, walls and fences, landscaping, mixed-use design, and defensible space; and on a district scale for the Downtown Hemet District. It also recognizes the importance of neighborhood compatibility including guidelines for preserving the character of existing neighborhoods and ensuring compatible infill development.

The Circulation Element (Chapter 4) is a State required element that establishes standards for the movement of people, goods, and services throughout the City and Planning Area, and proposes concepts, strategies, and implementation measures necessary to support development of the land uses described in the Land Use Element. The Element includes the Roadway Circulation Master Plan (Figure 4.1), a map that shows the planned classifications of the major roadways in the Planning Area from a 2-lane undivided road to 6-lane divided road, and cross-sections of those roadways for design purposes. The Element also presents performance criteria to ensure roadway networks are moving vehicles efficiently and maintaining adequate capacity to support future growth. One of the criteria standards is Level of Service (LOS) that ranks service on an A to F scale based on a volume-to-capacity ratio. At the local level, the City has established LOS D as the lowest acceptable LOS for peak-hour intersection movements and LOS C as the lowest acceptable LOS for roadway segment operations. Additionally, the Element addresses alternative modes of mobility in the community such as bicycles, pedestrian paths, transit, rail, and neighborhood electric vehicles.

The Community Services and Infrastructure Element (Chapter 5) addresses infrastructure and services provided within the community including schools, libraries, health care, water and sewer facilities, solid waste services, storm drainage systems, and electric, gas, and telecommunications utilities. This element is optional under California planning law. It is included in the General Plan to demonstrate the importance the City places on providing adequate service to its residents, businesses, and visitors and on complying with Measure C, a ballot measure adopted by Hemet residents in 1988 that established minimum service standards for community services. In addition to describing existing facilities and infrastructure and outlining the mechanisms for the continued provision of services, the Element addresses evolving technological, financial, and environmental issues that have the potential to affect service delivery and community's health and welfare.

The Public Safety Element (Chapter 6) meets State requirements for the Safety and Noise Elements. The Public Safety section describes potential natural and man-made hazards such as earthquakes, landslides, floods, transportation-related accidents, hazardous waste, fire, crime, and other disasters, and outlines measures to reduce the risk of hazards. With its flat topography and close proximity to the San Jacinto River, flooding, particularly seasonal flooding, is a major concern in Hemet affecting existing and potential development. Goals and policies in the Element offer proactive measures to ensure the community's safety, reduce property damage, and maintain a safe and comfortable environment for residents. The Noise section recognizes the adverse health affects associated with excessive noise, identifies the sources of noise in community, provides noise contours on existing and future road conditions, and establishes noise and land use compatibility designations to protect residences and other sensitive receptors from excess noise.

The Open Space and Conservation Element (Chapter 7) meets State requirements for the Open Space and Conservation Elements. It identifies natural, open space, and environmental resources in the City and Planning Area; establishes goals and policies that enable a balance between resource conservation and long-term residential and economic growth; responds to recent legislation concerning climate change and the reduction of greenhouse gases; and

promotes the City's core value of becoming a sustainable community. The Open Space section identifies and focuses on the uses of open space: preservation of natural resources, managed production of resources, outdoor recreation and scenic enjoyment, and to protect public health and safety. The Conservation section addresses the management of water resources in the Planning Area; the conservation, development, and utilization of energy resources; the assessment, protection, and improvement of air quality; and mechanisms for promoting sustainability in Hemet.

The Recreation and Trails Element (Chapter 8) is an optional element permitted under California planning law. It recognizes that recreational and outdoor activities provide many tangible and intangible benefits for residents of all ages and interests. The Element inventories and classifies the City's parks by name, location, amenities, and acreage with special attention focused on Simpson Park and the Diamond Valley Lake Recreation/Education Area. Recreational services, golf courses, private parks, and other facilities are also identified. In compliance with Measure C, that City has met the required park ratio of 5.0 acres of developed parkland for every 1,000 residents; however, there is shortage of public neighborhood and community parkland throughout the City that will be addressed through a implementation program to update the Parks and Recreation Master Plan. The Trails section of the Element provides a master plan for off-road trails in the Hemet area by identifying and classifying existing and planned off-road recreational trails into three categories: Open Space (unpaved); Equestrian; and Multi-Use (paved).

The Historic Resources Element Chapter 9) is an optional element under State planning law that identifies the paleontological, archeological, and historic resources throughout the City and Planning Area, and provides policies and methods to preserve these resources. The Element also includes a historic overview of the community from the first known contact of the resident Cahuilla tribe with Europeans in 1774, through the construction of the Lake Hemet Dam, the rise of agriculture as the main industry in the area, the establishment of Hemet as a popular retirement community, to its current status as family suburb.

The Art and Culture Element (Chapter 10) is an optional element under State planning law that was included in the General Plan as recognition of the value of art and culture in adding richness to a community, and to promote the use of art and culture in the City's economic development efforts of marketing, branding, communication, increasing the pool of educated and qualified employees, attracting the creative industries, and creating an aesthetic environment for tourists and potential businesses. The Element identifies local arts organizations, art and cultural facilities and venues, cultural facilities, performing and fine arts facilities, art and culture in the schools, and art in public places. It also outlines the City's approach using art and culture in its economic development efforts, particularly in Downtown Hemet.

The Housing Element (Chapter 11) is a required element under State planning law that identifies State-required strategies to respond to the need to provide affordable housing for a broad range of residents. The Element focuses on balancing residential and job growth while accommodating the City's share of regional housing needs (RHNA). One required component of the Housing Element is the identification of available sites with sufficient capacity to meet the City's RHNA obligation. Twenty-six sites were identified, surpassing the required obligation.

Goals, Policies and Implementation Programs

One of the most important components of the General Plan is the establishment of goals, policies, and implementation programs. The goals state the desired result, the policies express a course of action, and the implementation programs outline the procedures, programs, or techniques to achieve the goals and policies. The General Plan goals and policies are categorized in each element or chapter and articulate the City's vision for the City, now and in the future, and provide a mechanism to guide development and set community-wide priorities. The goals and policies will be referenced in all of the land use decisions and many of the discretionary approvals considered by City Council, commissions, and staff.

The implementation programs contained in Chapter 12 convey a required City action, either alone or in collaboration with non-City organizations or with federal and state agencies. Since the General Plan goals and policies affect nearly every aspect of City government and services, all departments in the City will play key roles in ensuring the implementation programs are completed in a comprehensive and timely manner; however, the Community Development Department has the primary responsibility for implementing and maintaining the General Plan. The status of the Implementation Programs will be evaluated annually, and certain programs may advance ahead of others due to City Council directives, funding availability, community need, or state-mandated requirement. For example, two programs that must be completed within the next two years in accordance with State law are consistency zoning and the Climate Action Plan. Consistency zoning is the comprehensive update of the zoning code to ensure compliance with the General Plan. The Climate Action Plan is intended to reduce total greenhouse gas emissions in the City by 2020 and create adaptation strategies to address the impacts of climate change on the City.

Appendices

There are six appendices in the Draft General Plan. Two of the appendices are a compilation of General Plan policies that demonstrate the City's commitment to achieving sustainability and a healthy community, respectively. The Historic Resources appendix lists the known historic resources in the community. Housing Element background and procedural data required by the State comprises an appendix. The Circulation Element appendix provides traffic model analyses to enable an evaluation of roadway networks, and Riverside County's Non-Motorized Transportation Plan to assist in evaluating planning options for non-motorized vehicles such as bicycles and electric vehicles. The Roadway Noise Contours appendix lists the noise levels of various roadway segments throughout the City to enable staff to ensure residences and other sensitive receptors are protected from excess noise. Subsequent to adoption to the General Plan Environmental Impact Report, the EIR Mitigation and Monitoring Report will be added as the seventh appendices. The Report outlines the implementation measures that must be completed to reduce or eliminate the identified environmental impacts of the General Plan.

KEY THEMES

The General Plan contains several key themes that are interwoven throughout the various Elements, Goals, Policies and Implementation Programs. These themes, which are summarized briefly below, provide the framework for daily project review and decision-making:

- Provide a Balanced Mix of Land Uses to achieve an improved job-housing ratio and meet the needs of the community
- Focus on Economic Development, Job Creation and long-term Fiscal Viability
- Promote Sustainable Land Use Patterns and Infrastructure Design
- Preserve, Enhance and Promote Hemet's Natural Resources, Scenic Setting, and Recreational Opportunities
- Promote Connections to Regional Transportation Networks and Integrate Land Uses with Multi-Modal Transportation Systems
- Foster a Safe and Healthy Community for all Citizens
- Recognize and Promote the Community's Cultural, Historic, and Social Fabric
- Pursue Opportunities to Strengthen the quality and number of Educational Institutions, Facilities and Programs
- Enlist Smart Growth Principles and better coordinate development with the provision of Infrastructure and Public Services
- Restore and Revitalize Older Neighborhoods and the Historic Downtown
- Strengthen a Positive Image and Create a Sense of Place for the Community
- Promote Coordination and Participation with Regional Agencies and Jurisdictions
- Emphasize the Practical Application of goals, policies, programs and procedures to Implement the General Plan over time
- Engage the Community in being a vital part of enhancing the City's present Quality of Life and in Charting its Future

PROPOSED CHANGES TO THE DRAFT GENERAL PLAN

Subsequent to the preparation of the Draft General Plan 2030 document and Land Use Plan, staff is recommending two changes to be incorporated into the Final General Plan text as noted below. Additional modifications may be proposed as the Draft General Plan undergoes the public hearing and comment process.

1. Land Use Plan Change (Figure 2.1): As shown in Attachment 2 to this staff report, the subject site is 3.52 acres in area and is located on the west side of Sanderson Avenue at Westcourt Way. The site is currently shown as Single Family Residential (2.1 – 5.0 dwelling units per acre) in the Draft Land Use Plan. However, a part of the site is already developed with multi-family units, and the balance of the site is designated as R-3 under the Arthofer Specific Plan SP-85-01. Therefore, to be consistent, staff is recommending that the property be designated as Medium Density Residential (8.1 – 18.0 dwelling units per acre) on the Land Use Plan map.

2. The City Council recently took action at its meeting of October 11, 2011 to enter into a franchise agreement with CR&R for trash collection and disposal services. In Chapter 5 of the Draft General Plan, the Community Services and Infrastructure Element, the City's solid waste service is discussed in Section 5.3.6. It is proposed that the narrative description be updated to reflect the franchise agreement and CR&R's services. The goals and policies concerning solid waste are still valid and would remain unchanged.

ENVIRONMENTAL DETERMINATION

The Draft Environmental Impact Report prepared for the Draft General Plan in compliance with the California Environmental Quality Act (CEQA) and accompanying staff report is a companion document to this report. The EIR evaluates the physical environmental impacts that would occur as a result of the eventual build-out of the land use plan and implementation of the Draft General Plan. It also analyzes project alternatives that could reasonably attain the objectives of the project (Draft General Plan) while reducing potentially adverse environmental effects. Three alternatives were examined and are discussed in the accompanying DEIR staff report: 1) No Project/Existing General Plan; 2) Reduced Mixed-Use Intensity; and 3) Reduced Intensity Throughout the Planning Area. Although each alternative could fulfill most project objectives, only the proposed project, the Draft General Plan, fulfills all project objectives.

The CEQA analysis for the Draft General Plan showed significant impacts related to agricultural resources, air quality, greenhouse gas emissions, noise, traffic and utilities. Mitigation measures are incorporated into the General Plan in the form of goals, policies, and implementations programs, along with the Mitigation Monitoring Report Program of the EIR that will be attached as Appendix G to the General Plan. A Statement of Overriding Considerations will be required to address those impacts that cannot be mitigated to a level of insignificance.

PUBLIC OUTREACH AND COMMENTS

Extensive community participation lies at the heart of effective long-range planning. The foundation for the General Plan consists of a variety of community events, workshops and informational sessions designed to generate response and input from the community and decision-makers on a range of land use issues. Hundreds of residents, business owners, employees and other stakeholders were engaged throughout the General Plan update process over a multi-year period, and provided a solid understanding of the community's vision and the direction desired for Hemet's future. The policy framework established by this General Plan reflects the desires, concerns and issues raised by participants throughout this process. The community participation program included the following components: stakeholder interviews, General Plan "road shows", community workshops, a community visioning survey, website updates, newsletters and notifications, and the GPAC.

At the time of the writing of this staff report, no comments from the public had been received in response to the release of the Draft General Plan and associated DEIR on September 30, 2011.

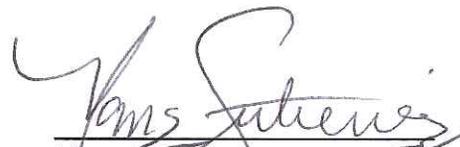
CONCLUSION

This comprehensive update to Hemet's General Plan provides an opportunity to respond to the community's issues and challenges for the next 20 years. Hemet's future is linked to its growth, and long-range planning can ensure continuity between development and the community's vision, goals, and policies. New patterns of development can sustain and enhance Hemet's economic viability and livability. A more balanced community will enable more of Hemet's residents to live, work and thrive in the community. Quality of life can be greatly enriched through expanded educational, recreational, cultural and health care opportunities. Neighborhoods can be safe, restored, and revitalized through public and private investment, beautification, and a resurgence of community pride and responsibility. The overall challenge - and the opportunity for the future - are intertwined in this General Plan: to establish a strategic foundation for how the city grows and prospers while maintaining and enhancing the best qualities that define the City of Hemet and its people.

Prepared by



Deanna Elliano
Community Development Director



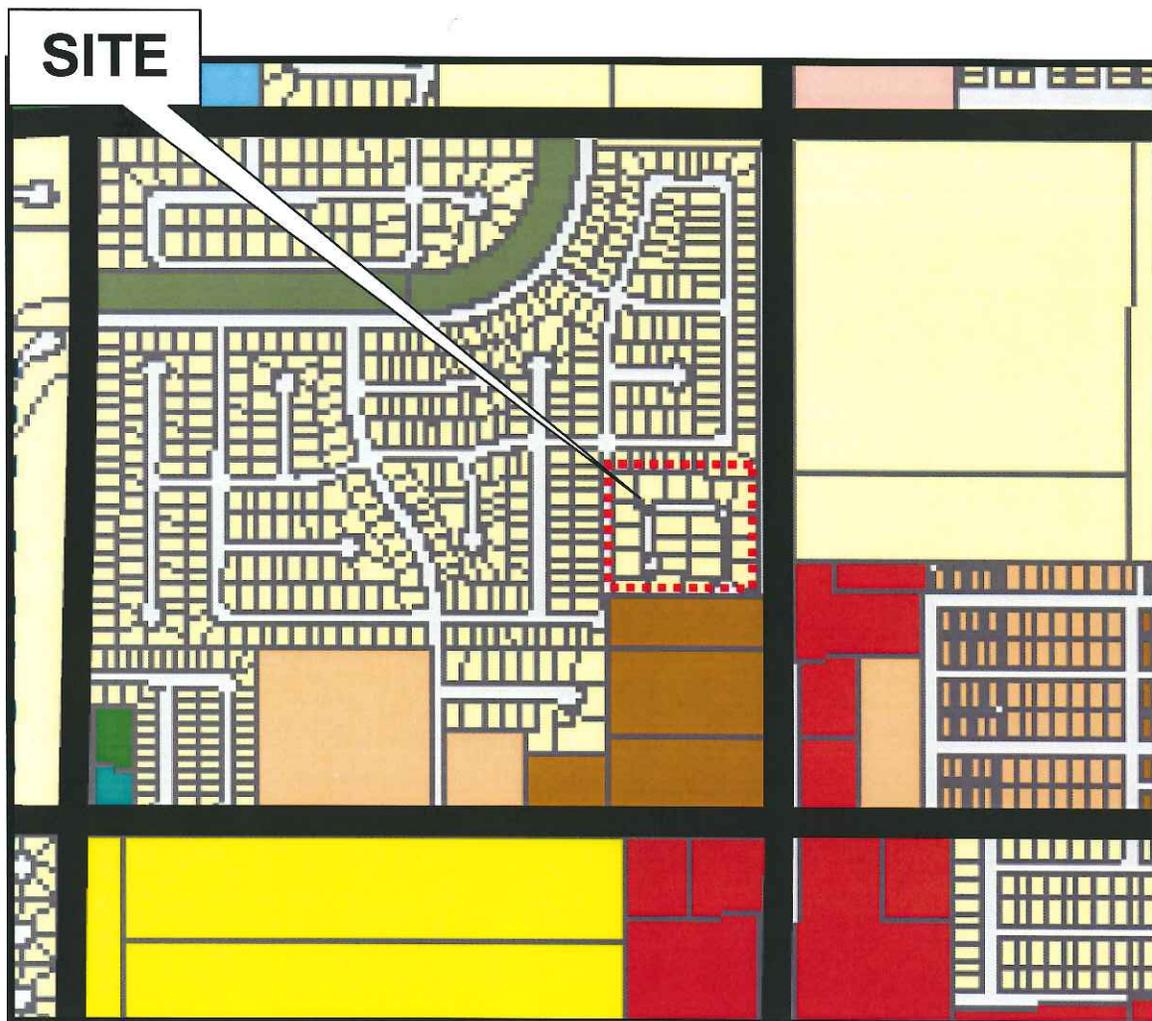
Nancy Gutierrez
Contract Planner

ATTACHMENTS:

1. Draft General Plan 2030 Document (*distributed previously to the Planning Commission and available to the public at the City of Hemet Public Library, City of Hemet Planning Division Counter, and the city's website at: www.cityofhemet.org*)
2. Proposed Land Use Map change for a 3.52 acre site at Sanderson Avenue and Westcourt Way.

ATTACHMENT 2

PROJECT NUMBER: General Plan Amendment No. 11-001 – 2030 General Plan Update
PROPOSED ACTION: Change the Draft General Plan land use designation from Low Density Residential (2.1 – 5.0 du/ac) to Medium Density Residential (8.1 – 18.0 du/ac)
LOCATION: Along Essex Avenue and Delapp Drive, west of the intersection of Westcourt Way and Sanderson Avenue, between Devonshire and Menlo Avenues.
ACREAGE: 3.52 acres.
SITE MAP:



AGENDA #6.

Staff Report



TO: City of Hemet Planning Commission

FROM: Deanna Elliano, Community Development Director *DE*

DATE: October 18, 2011

RE: **ENVIRONMENTAL ASSESSMENT (EA) NO. 11-002 (DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE 2030 GENERAL PLAN UPDATE – STATE CLEARINGHOUSE NO. 2010061088)** - A request for Planning Commission review and recommendation to the City Council regarding the Program Draft Environmental Impact Report prepared for the 2030 General Plan Update.

RECOMMENDED ACTION:

That the Planning Commission review and receive public comments on the Draft Program Environmental Impact Report (EIR) and direct staff and the consultants to prepare the Final EIR after the close of the comment period on November 14, 2011.

BACKGROUND

The Draft Program EIR evaluates the physical environmental impacts that would occur as a result of the eventual build-out of the land use plan and implementation of the General Plan. An EIR is a public information document that presents environmental impact analysis, identifies feasible measures to mitigate significant impacts, and presents feasible alternatives that can reduce or avoid significant environmental effects. The Draft EIR was prepared to provide a program level of analysis in compliance with the California Environmental Quality Act of 1970 (CEQA) and the State CEQA Guidelines (California code of Regulations Section 15000 et seq.), as well as relevant case law. A brief description of the Draft EIR is provided in the Executive Summary of the Draft EIR document and is also included as Attachment No. 1 to this staff report.

The consulting firm of AECOM was contracted to prepare the Program EIR as part of the General Plan Update. Mr. John Bridges, a principle of AECOM will be present at the Planning Commission hearing and will provide an overview of the Draft EIR process, content and the results of the analysis.

□ City of Hemet - Community Development Department □
GENERAL PLAN AMENDMENT NO. 11-001 – 2030 GENERAL PLAN UPDATE
Planning Commission Meeting of October 18, 2011

ENVIRONMENTAL IMPACT ANALYSIS:

The topics analyzed in the Program Draft EIR related to the potential impacts resulting from the build-out of the General Plan include a technical analysis of the following subjects:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Resources
- Land Use, Population, and Housing
- Noise
- Public Services and Facilities
- Traffic and Transportation
- Public Utilities and Energy Efficiency

For each topic area, an assessment of potential environmental impacts and mitigation measures is provided. For the majority of the topics, the goals, policies, and programs contained in the DEIR provide adequate mitigation to reduce or eliminate any significant effects. For other impacts, additional mitigation measures are provided and are summarized in Attachment No. 1. Some impacts are not able to be completely mitigated to a level of non-significance. For these impacts, a statement of overriding considerations will need to be adopted which weighs the benefits of the project (the General Plan Update) against the unavoidable impacts. The DEIR determined that there will be significant and unavoidable effects related to certain aspects of agricultural resources, air quality, greenhouse gas emissions, noise, traffic, and utilities. These are further explained in Section 6.4 of the DEIR and will be presented at the Planning Commission hearing.

PUBLIC REVIEW:

Pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City of Hemet circulated a Notice of Preparation (NOP) of the General Plan EIR on June 28, 2010 to government agencies, special service districts, organizations, and individuals who had expressed interest in the project. A public scoping meeting was held on July 14, 2010 to take further comment on the proposed scope and content of the EIR.

A Notice of Completion and Availability of the Draft EIR was sent to the State Clearinghouse, local agencies, and organizations, and advertised in the local newspaper on September 30, 2011. The notice provides for a public comment period of 45 days, and will end on November 14, 2011. After the close of the comment period, all comments received on the DEIR will be responded to in writing and included in the Final EIR. The Final EIR, along with the required findings and

statement of overriding considerations will then be forwarded to the City Council for certification of the EIR, along with the recommended actions on the Draft General Plan 2030. The purpose of this public hearing item at the Planning Commission is to allow another opportunity for public comment on the Draft EIR during the 45 day comment period.

The Draft Environmental Impact Report and the Draft 2030 General Plan are available for public review on the City's website at www.cityofhemet.org under the General Plan Update link. A computer disc of the documents may also be obtained from the City of Hemet Community Development Department. Copies of the documents are also available for review at the following locations during regular business hours:

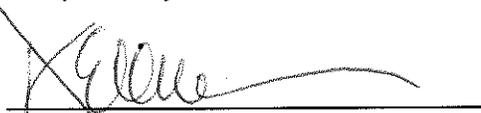
City of Hemet
Community Development Department
Planning Division Counter
445 East Florida Avenue
Hemet, CA 92543

Hemet Public Library
300 East Latham Street
Hemet, CA 92543

PUBLIC COMMENTS RECEIVED:

As of the date of preparation of this staff report the City has received one comment letter from the Native American Heritage Commission, included herein as Attachment No. 2. The letter recommends consultation with local American Indian tribes as part of the DEIR process, which the City has done. Any additional comments received by the end of the comment period will be provided to the Planning Commission and City Council as part of future reports.

Respectfully Submitted,



Deanna Elliano
Community Development Director

ATTACHMENTS:

1. Executive Summary for the Draft Program Environmental Impact Report (EIR) for the General Plan 2030 Update
2. Public Comments on the Draft EIR
3. Draft Program Environmental Impact Report for the General Plan 2030 Update (distributed previously to the Planning Commission and available on the City's website at www.cityofhemet.org)

Attachment No. 1

Executive Summary
for the Draft Program EIR
for the
General Plan 2030 Update

2 EXECUTIVE SUMMARY

2.1 INTRODUCTION

This environmental impact report (EIR) evaluates the impacts of the *City of Hemet 2030 General Plan (Draft General Plan)*.

The Draft General Plan includes an update to the current General Plan, last comprehensively updated in 1992, as well as additional chapters (also called “Elements”) addressing issues not previously covered by the current General Plan. This EIR has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 21000–21178.1), the State CEQA Guidelines (14 California Code of Regulations, Title 14, Sections 1500–15387), and relevant court decisions.

As stated in Section 15123(a) of the State CEQA Guidelines, “[a]n EIR shall contain a brief summary of the proposed action and its consequences. The language of the summary should be as clear and simple as reasonably practical.” This executive summary of the EIR includes:

1. a summary description of the proposed project (i.e., the Draft General Plan);
2. a synopsis of environmental impacts and recommended mitigation measures (see Table 2-1 at the end of this chapter);
3. identification of the alternatives evaluated; and
4. a discussion of the areas of controversy associated with the Draft General Plan.

2.2 TYPE OF EIR

The Draft General Plan EIR is a program EIR, as described under the CEQA and the State CEQA Guidelines (California Code of Regulations (CCR), Title 14, Sections 15000 et seq. [14 CCR 15000 et seq.]).

According to the State CEQA Guidelines (Section 15168[a]), a state or local agency should prepare a program EIR, rather than a project EIR, when the lead agency proposes the following:

- ▶ a series of related actions that are linked geographically;
- ▶ logical parts of a chain of contemplated events, rules, regulations, or plans that govern the conduct of a continuing program; or
- ▶ individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects that can be mitigated in similar ways.

A program EIR “may be prepared on a series of actions that can be characterized as one large project and are related...in connection with the issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program” (State CEQA Guidelines Section 15168[a][3]). In this case, the program EIR will address the Draft General Plan, which is the proposed “project,” as defined by CEQA. This program EIR considers a series of actions related to implementation of the Draft General Plan.

As a program EIR, this document focuses on the overall effect of the Draft General Plan. The analyses in this EIR do not examine the effects of site-specific projects that may occur pursuant to this program in the future. The nature of general plans is such that many proposed policies are intended to be general, with details to be worked

out during implementation. As a result, many of the impacts and mitigation measures in this EIR can be described only in general or qualitative terms. This EIR does, however, quantify impacts related to transportation, drainage, air quality, noise, and other topics, making reasonable assumptions as to the amount, type, and character of anticipated land use change.

2.3 PROJECT OBJECTIVES

An EIR must provide a statement of project objectives (CEQA Guidelines Section 15124). This statement of objectives is used to guide the environmental impact analysis and to evaluate alternatives to the Draft General Plan. The overarching purpose of the updated plan is to provide policy guidelines for future development and conservation in the planning area, and to adapt to issues that have emerged since the creation of the existing General Plan in 1992.

The project objectives are based primarily on the vision and guiding principles of the Draft General Plan. This vision was developed through public outreach and decision maker interaction, focusing on key themes that emerged during development of the General Plan. The objectives of the project for the purpose of CEQA are:

- ▶ Objective 1: Update the General Plan to accommodate population and employment through 2030 in a manner reflecting changing demographic shifts.
- ▶ Objective 2: Plan for a larger area which can accommodate new economic development and job-creating industries focused in walkable, mixed-use areas, as well as offering increased housing opportunities to meet diverse economic needs.
- ▶ Objective 3: Amend policies and the Land Use Map to reflect actual land use patterns, including preservation of existing single-family neighborhoods outside the downtown core and mixed-use areas.
- ▶ Objective 4: Provide expanded recreational opportunities, especially around Diamond Valley Lake.
- ▶ Objective 5: Provide for a balanced land use mix within the city and planning area that supports industrial and professional jobs.
- ▶ Objective 6: Accommodate growth that ensures long-term economic viability and promotes a high quality of life for residents.
- ▶ Objective 7: Reflect “state-of-the-art” planning practices that provide for reuse of existing areas, encourage infill development, enhance pedestrian activities, and conserve valuable water, air, and energy resources.
- ▶ Objective 8: Develop strategic measures to facilitate renovation of older areas of the City, including enhancement of established neighborhoods;
- ▶ Objective 9: Integrate new growth into the overall city fabric that complements, rather than competes with, existing land uses;
- ▶ Objective 10: Provide a multi-modal circulation system which effectively moves people throughout Hemet with minimal disruption to existing businesses and neighborhoods;

2.4 PROJECT CHARACTERISTICS

The General Plan is the City’s overarching policy and planning document. The General Plan indicates Hemet’s long-range objectives for physical development and conservation within the City. The General Plan provides decision makers, City staff, property owners, interested property developers and builders, and the public-at-large

with the City's policy direction for managing land use change. The General Plan is comprehensive in scope, addressing land use, transportation, housing, conservation of resources, economic development, public facilities and infrastructure, public safety, and open space, among many other subjects.

2.4.1 TOPICS DISCUSSED IN THE DRAFT GENERAL PLAN

California planning law requires cities and counties to prepare and adopt a "comprehensive, long-range general plan" to guide development (Government Code Section 65300). In order to successfully guide long-range development, the General Plan requires a complex set of analyses, comprehensive public outreach and input, and public policy for a vast range of topic areas. The General Plan has several basic functions, including (1) establishing and documenting the community's vision for the future; (2) decision making guide; and (3) meet state legal requirements.

State law specifies the content of general plans. Current law requires seven mandated elements:

- ▶ land use,
- ▶ circulation,
- ▶ housing,
- ▶ conservation,
- ▶ open space,
- ▶ noise, and
- ▶ safety.

The Draft General Plan is organized into ten elements: Land Use; Community Design; Circulation; Community Services and Infrastructure; Public Safety; Open Space and Conservation; Recreation and Trails; Historic Resources; Housing; and Arts and Culture. The ten elements address required general plan topics as specified by State law (Government Code Section 65302). However, the City has chosen to group topics differently than provided by state law, which is permitted by the California Government Code. Each element includes sections presenting goals, policies, and implementation programs. Goals are statements of the desired future, policies are a decision making guide for the City, and implementation programs are action programs that the City will undertake during the General Plan time horizon (present through 2030).

2.4.2 DEVELOPMENT CAPACITY ASSUMPTIONS

Implementation of the Draft General Plan would result in increased population, housing units, and commercial and industrial floor area within the planning area. Existing land use conditions represent on-the-ground uses, with some enhancements for vacant parcels based on interpretation of recent aerial photographs and site visits. This EIR uses the existing land use conditions in 2006 as a baseline from which to determine environmental impacts of the Draft General Plan and alternatives. The City finds that 2006 conditions are representative of conditions at the time of release of the Notice of Preparation (NOP) for this EIR.

Table 3-1 in Chapter 3, "Project Description" summarizes the development capacity assumptions analyzed in this EIR. The Draft General Plan would provide for 163,748 people, 68,354 housing units, and 59.652 million non-residential square feet in 2030. This represents an increase of approximately 68,364 people, 21,152 housing units, and 47.871 million non-residential square feet over 2006 baseline conditions.

2.5 ALTERNATIVES

Section 15126.6(a) of the State CEQA Guidelines requires EIRs to describe "... a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." An EIR need not consider every conceivable alternative to a project. Rather it must consider a

reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives which are infeasible.

Chapter 5 of this EIR, "Alternatives to the Proposed Project," provides a comparative analysis between the Draft General Plan and three alternatives. One of these alternatives, as required under CEQA, is a no project alternative (buildout of the 1992 General Plan). Alternatives analyzed include:

- ▶ **Alternative 1. No Project/Existing General Plan.** This alternative assumes that the Draft General Plan would not be implemented and that future development in the planning area would proceed as indicated in the existing 1992 General Plan.
- ▶ **Alternative 2. Reduced Mixed-Use Intensity.** This alternative would reduce the intensity of development in currently undeveloped portions of the planning area, including West Hemet. This alternative would also include construction of additional approach lanes at the intersections of Sanderson Avenue with Florida and Devonshire Avenues beyond the configuration in the Draft General Plan Circulation Element. An additional approach lane in each of the four approach directions would be added at each intersection.
- ▶ **Alternative 3. Reduced Intensity.** This alternative would reduce the intensity of development in currently undeveloped portions of the planning area, including West Hemet.

2.5.1 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

In addition to the discussion and comparison of impacts of the alternatives to the Draft General Plan, CEQA requires that an "environmentally superior" alternative be selected and that the reasons for such selection be disclosed. In general, the environmentally superior alternative is the alternative that would generate the fewest or least severe adverse impacts. If the environmentally superior alternative is the no project alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives (State CEQA Guidelines Section 15126.6[e]).

For the purposes of this EIR, Alternative 2 is considered environmentally superior. This alternative would result in reductions to impacts in the greatest number of topic areas compared to the Draft General Plan, and would avoid significant and unavoidable traffic and transportation impacts related to level of service at two intersections (Sanderson Avenue at Devonshire and Florida Avenues).

2.5.2 ALTERNATIVES AND PROJECT OBJECTIVES

Although each alternative could fulfill most project objectives, no alternative fulfills all of the project objectives.

2.6 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Chapter 4 of this EIR evaluates the potential environmental impacts that would result from implementation of the Draft General Plan; identifies Draft General Plan policies and programs that would reduce, avoid, or mitigate potential environmental impacts; and sets forth mitigation measures where needed to avoid or reduce environmental impacts.

Chapter 6 evaluates potential cumulative impacts of the Draft General Plan. Table 2-1 (at the end of this chapter) lists each of environmental impact, then presents the level of significance of each impact before mitigation, mitigation measures for significant and potentially significant impacts, and the level of significance of each impact after mitigation. It also lists the significant cumulative effects to which the Draft General Plan would contribute. A discussion of significant and unavoidable impacts is provided in Chapter 6 of this EIR.

2.7 AREAS OF CONTROVERSY AND SUBSEQUENT ACTIONS REQUIRED

Section 15123 of the State CEQA Guidelines requires that a summary of an EIR identify areas of controversy known to the lead agency, including issues raised by agencies and the public. Comment letters were received during the public comment period for the NOP. Appendix A of this EIR includes the notice of preparation and written comments received.

In general, areas of potential controversy known to the City include compliance with the Western Riverside Multi-Species Habitat Conservation Plan, analysis of airport land use compatibility with the Hemet-Ryan Airport, and air quality analysis methods. These issues were considered in the preparation of this EIR and, where appropriate, are addressed in the environmental impact analyses presented in Chapter 4.

The only discretionary action anticipated to be taken by the City is adoption of the Draft General Plan. However, subsequent projects under the Program EIR may include, but are not limited to, the following:

- ▶ Rezoning of properties for consistency with the General Plan Land Use Diagram;
- ▶ Amendments to the Zoning Ordinance to achieve consistency with General Plan (e.g., adoption of new zoning districts for mixed-use development);
- ▶ Adoption and implementation of a Climate Action Plan to implement General Plan goals and policies related to greenhouse gas emissions, and approval of subsequent projects found to be consistent with the Climate Action Plan and General Plan, pursuant to CEQA Guidelines Section 15183.5;
- ▶ Annexation of lands within the SOI and planning area and SOI Amendments;
- ▶ Approval of Specific Plans (would require additional CEQA review);
- ▶ Approval of development plans, including tentative maps, variances, conditional use permits, and other land use permits (would require additional CEQA review);
- ▶ Approval of development agreements (would require additional CEQA review);
- ▶ Approval of facility and service master plans and financing plans;
- ▶ Approval and funding of public improvements projects;
- ▶ Approval of resource management plans;
- ▶ Issuance of municipal bonds;
- ▶ Issuance of permits and other approvals necessary for implementation of the General Plan;
- ▶ Acquisition of property by purchase; and
- ▶ Issuance of permits and other approvals necessary for public and private development projects.

Various other federal, state, regional, and local plans and other laws will affect land use and development consistent with the Draft General Plan. In some cases, compliance with these plans and/or laws will provide additional reduction of the impacts of future land uses and development. In other cases, these plans and/or laws may preempt City jurisdiction, resulting in environmental impacts that may not occur in their absence. This EIR identifies applicable laws, plans, regulations, and policies of other agencies that would have bearing on the implementation of the General Plan, where related to environmental issues.

2.8 AVAILABILITY OF THE DRAFT EIR FOR REVIEW AND COMMENT

Copies of the Draft General Plan and this Draft EIR are available through the City of Hemet Planning Department, and are also available to be reviewed at the Hemet Public Library at 300 East Latham Avenue. The City will circulate the document widely to public agencies, other public and private organizations, property owners, developers, and other interested individuals. Information on the General Plan and EIR is also available on the City's web site (<<http://www.cityofhemet.org>>).

Comments on the Draft EIR may be submitted in writing or via email to the Planning Department:

City of Hemet
Attn: Deanna Elliano, Director of Community Development
455 E. Florida Ave.
Hemet, CA 92543

E-mail to: <delliano@cityofhemet.org>

To keep the document succinct and useful as a decision-making tool, the State CEQA Guidelines charge that an EIR focus on a project's significant environmental impacts and not address every imaginable less-than-significant effect. Comments should be focused on the adequacy and completeness of the Draft EIR, or should address questions about the environmental consequences of project implementation. In this case, "adequacy" is defined as the thoroughness of the EIR in addressing significant environmental effects, identifying mitigation measures for those impacts, and supplying enough information for public officials to make decisions about the merits of the project.

After the close of the public review period, a Final EIR will be prepared, containing comments received by the City during the public review period and responses to those comments. This document will be made available to public agencies and the general public so those parties can review the Final EIR before the City certifies it as complete.

**Table 2-1
Summary of Project Impacts and Mitigation Measures**

Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.1 Aesthetics			
<p>4.1-1: Adverse Impacts on a Scenic Vista. Implementation of the Draft General Plan would result in new urban development that would permanently alter and block some views of scenic vistas within the planning area, including views of the San Gabriel Mountains, San Jacinto Mountains, and San Bernardino National Forest and Mountains, as well as views of hillsides and other topographic features. As a result of implementing General Plan policies and programs that reduce the loss of views, this impact would be less than significant.</p>	LTS	No mitigation is required.	LTS
<p>4.1-2: Degrade Existing Visual Character. Implementation of the Draft General Plan would result in new urban development that would substantially alter the current visual character present within and surrounding the planning area. As a result of implementing General Plan policies and programs, this impact would be less than significant.</p>	LTS	No mitigation is required.	LTS
4.2 Agricultural Resources			
<p>4.2-1: Loss of Farmland. Implementation of the Draft General Plan would result in the conversion of farmland to nonagricultural uses. Development of land uses consistent with the Land Use Plan could convert approximately 2,166 acres of Farmland in the planning area to urban uses. Future development within the planning area could indirectly result in the conversion of adjacent agricultural properties. This impact would be significant.</p>	S	No mitigation is available beyond the policies and programs of the Draft General Plan.	SU

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Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>4.2-2: Conflict with Existing Agricultural Zoning or Williamson Act Contracts. The City includes 1,837 acres of land zoned for agricultural use. There are 2,189 acres of land under Williamson Act contracts in the planning area. Implementation of the Draft General Plan would result in the designation of 1,778 acres of agricultural land for other uses, and the designation of 564 acres of Williamson Act contract land to non agricultural uses. With implementation of policies and programs of the Draft General Plan, this impact would be less than significant.</p>	LTS	No mitigation is required.	LTS
<p>4.3 Air Quality</p>			
<p>4.3-1: Compliance with SCAQMD Air Quality Management Plan. Implementation of the Draft General Plan would include the construction and operation of new commercial, industrial, and residential uses, resulting in new criteria air pollutant emissions in excess of established SCAQMD thresholds, impeding implementation of the AQMP. As a result, this impact is considered significant.</p>	S	<p>Mitigation Measure 4.3-1a: Fugitive Dust Emissions. The City shall implement the following measures to reduce the amount of fugitive dust that is re-entrained into the atmosphere from parking lots and construction sites.</p> <ul style="list-style-type: none"> ▶ Require the following measures to be taken during the construction of all projects to reduce the amount of dust and other sources of PM10, in accordance with SCAQMD Rule 403: <ul style="list-style-type: none"> ▶ Dust suppression at construction sites using vegetation, surfactants, and other chemical stabilizers ▶ Wheel washers for construction equipment ▶ Watering down of all construction areas ▶ Limit speeds at construction sites to 15 miles per hour ▶ Cover aggregate or similar material during transportation of material ▶ Adopt incentives, regulations, and/or procedures to reduce paved road dust emissions through targeted street sweeping of roads subject to high traffic levels and silt loadings. 	SU

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Table 2-1 Summary of Project Impacts and Mitigation Measures		
Impacts	Significance Before Mitigation	Significance After Mitigation
		<p>Mitigation Measure 4.3-1b: Reduce Exhaust Emissions from Construction Equipment.</p> <p>The City shall require each project applicant, as a condition of project approval, to implement the following measures to reduce exhaust emissions from construction equipment:</p> <ul style="list-style-type: none"> ▶ Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment. ▶ Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set). ▶ To the extent feasible, alternative fuels and emission controls shall be used to further reduce exhaust emissions. ▶ On-site equipment shall not be left idling when not in use. ▶ The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited. ▶ Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors. ▶ Before construction contracts are issued, the project applicants shall perform a review of new technology, in consultation with SCAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NO_x and PM₁₀ control equipment will be available. <p>Mitigation Measure 4.3-1c: Two-Stroke Engines.</p> <p>The City shall distribute public information regarding the polluting impacts of two-stroke engines and the common types of</p>

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Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>machinery with two-stroke engines.</p> <p>Mitigation Measure 4.3-1d: Implement the Air Quality Management Plan.</p> <p>The City shall work with SCAQMD and SCAG to implement the AQMP and meet all federal and state air quality standards for pollutants. The City shall participate in any future amendments and updates to the AQMP. The City shall also implement, review, and interpret the proposed General Plan and future discretionary projects in a manner consistent with the AQMP to meet standards and reduce overall emissions from mobile and stationary sources.</p> <p>Mitigation Measure 4.3-1e: Reduce Exposure of Sensitive Receptors.</p> <p>The City shall implement the following measures to minimize exposure of sensitive receptors and sites to health risks related to air pollution:</p> <ul style="list-style-type: none"> ▶ Encourage the applicants for sensitive land uses to incorporate design features (e.g., pollution prevention, pollution reduction, barriers, landscaping, ventilation systems, or other measures) in the planning process to minimize the potential impacts of air pollution on sensitive receptors. ▶ Activities involving idling trucks shall be oriented as far away from and downwind of existing or proposed sensitive receptors as feasible. <p>Strategies shall be incorporated to reduce the idling time of diesel engines through alternative technologies such as IdleAire, electrification of truck parking, and alternative energy sources for TRUs to allow diesel engines to be completely turned off.</p>	

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Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.3-2: Violation of an Air Quality Standard – Short Term. Implementation of the Draft General Plan would include the construction of new commercial, industrial, and residential uses, resulting in short-term construction air emissions in excess of SCAQMD thresholds. This impact would be significant.	S	Implement Mitigation Measures 4.3-1a and 4.3-1b above.	SU
4.3-3: Violation of an Air Quality Standard – Long Term. Implementation of the Draft General Plan would provide for new commercial, industrial, and residential uses and mobile sources, resulting in long-term air emissions in excess of SCAQMD thresholds. This impact would be significant.	S	Implement Mitigation Measures 4.3-1c, 4.3-1d, and 4.3-1e above.	SU
4.3-4: Impacts on Sensitive Receptors. Implementation of the Draft General Plan would potentially expose sensitive receptors to criteria air pollutants, toxic air contaminants, and carbon monoxide. This impact would be significant.	S	Implement Mitigation Measures 4.3-1-a, 4.3-1b, 4.3-1c, 4.3-1d, and 4.3-1e above. Mitigation Measure 4.3-4a: Local Significance Thresholds and Dispersion Modeling For new discretionary projects of 5 acres or less, The City shall require air quality analysis to use SCAQMD's Local Significance Threshold (LST) methodology to evaluate air quality impacts. For discretionary projects that are larger than 5 acres, the City shall require dispersion modeling to identify localized air quality impacts; potential for impacts on nearby sensitive receptors, and binding mitigation to avoid or reduce potentially significant impacts. Mitigation Measure 4.3-4b: Avoid siting new sensitive receptors within 500 feet of the SR-79 Expressway. The City shall require disclosure of health risks for all other new sensitive uses proposed within 500 feet of the SR-79 Expressway. To the extent feasible, the City shall prohibit the placement of new schools, parks, day care centers, adult day care facilities, community centers, and libraries within 500 feet of the SR-79 Expressway.	SU

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**Table 2-1
Summary of Project Impacts and Mitigation Measures**

Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>4.3-4: Exposure to Odors. Implementation of the Draft General Plan would potentially expose sensitive receptors to odors. However, because odors would either result from agricultural activities where disclosure of potential odors is required, or would be temporary and disperse rapidly with distance from the source, odors would not result in frequent exposure of sensitive receptors to objectionable odors. Therefore, this impact would be less than significant.</p>	LTS	No mitigation is required.	LTS
<p>4.4 Biological Resources</p>			
<p>4.4-1: Impacts to Special-Status Plant Species. Adoption and implementation of the Draft General Plan could result in the loss or degradation of existing populations or suitable habitat of special-status plant and wildlife species. However, implementation of Draft General Plan policies and programs would require identification, preservation, and avoidance of these resources, which would result in a less-than-significant impact.</p>	LTS	No mitigation is required.	LTS
<p>4.4-2: Impacts to Riparian Habitat or Sensitive Natural Communities. Adoption and implementation of the Draft General Plan could result in the loss or degradation of riparian habitat or other sensitive natural communities considered sensitive habitats under the California Environmental Quality Act (CEQA). However, implementation of Draft General Plan policies and programs would require the preservation of sensitive communities such as vernal pools and wetlands, which would result in a less-than-significant impact.</p>	LTS	No mitigation is required.	LTS

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Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.4-3: Impacts to Federally-Protected Wetlands. Adoption and implementation of the Draft General Plan could result in the loss or degradation of federally-protected wetlands or vernal pools. However, implementation of Draft General Plan policies and programs would require the preservation of sensitive communities such as vernal pools and wetlands, which would result in a less-than-significant impact.	LTS	No mitigation is required.	LTS
4.4-4: Impacts to Movement of Wildlife. Adoption and implementation of the Draft General Plan could impede wildlife movement within the planning area. However, compliance with the MSHCP and implementation of Draft General Plan policies and programs would require the establishment of wildlife movement corridors and open space connections. The impact on wildlife movement would be less than significant.	LTS	No mitigation is required.	LTS
4.4-5: Conflicts with Local Policies or Ordinances. Implementation of the Draft General Plan would require the City to coordinate with Riverside County and other agencies to implement applicable plans for the protection of biological resources. In addition, implementation of the Draft General Plan would require that the City adopt a Tree Replacement Ordinance to protect important trees within the city. There would be a less-than-significant impact.	LTS	No mitigation is required.	LTS
4.4-6: Conflicts with West Riverside County Multi-species Habitat Conservation Plan (MSHCP) or Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP). Both the MSHCP and SKR HCP identify conservation areas within the planning area. Implementation of the Draft General Plan could result in development pressure on or around these conservation areas, but compliance with Draft General Plan policies and programs would reduce impacts. This impact would be less than significant.	LTS	No mitigation is required.	LTS

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**Table 2-1
Summary of Project Impacts and Mitigation Measures**

Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.5 Cultural Resources			
<p>4.5-1: Destruction of or Damage to Historical Resources. Numerous significant or potentially significant cultural resources have been identified in the planning area. These include historic structures recognized at the State and local level. However, Draft General Plan programs would ensure that potential historic features are assessed for their significance in advance of future development. Impacts to these resources that could affect potential historic significance could then be mitigated. Implementation of these programs would reduce this impact to a less-than-significant level.</p>	LTS	No mitigation is required.	LTS
<p>4.5-2: Destruction of or Damage to Archaeological Resources. Development associated with proposed land uses could affect buried archaeological resources. However, Draft General Plan policies and programs would ensure that the discovery of archaeological resources is considered during future development. Implementation of these policies and programs would reduce impacts to a less-than-significant level.</p>	LTS	No mitigation is required.	LTS
<p>4.5-3: Discovery of human remains. Hemet and the surrounding area are known to have been heavily used by Native American groups; in addition, the project area was settled by Spanish immigrants in the late-18th century. While some burial grounds (generally from the historic era) are known, it is possible that ground disturbing activities in the planning area could encounter prehistoric or historic human remains. This impact is considered less than significant.</p>	LTS	No mitigation is required.	LTS

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Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.6 Geology, Soils, Mineral and Paleontological Resources			
4.6-1: Fault Rupture. Adoption and implementation of the Draft General Plan would result in future land uses in areas potentially subject to surface rupture during future earthquake events. However, implementation of Draft General Plan policies and programs requires compliance with existing state and local regulations, which would result in a less-than-significant impact.	LTS	No mitigation is required.	LTS
4.6-2: Exposure to Seismic Ground Shaking. Adoption and implementation of the Draft General Plan would result in future land uses in areas prone to strong seismic ground shaking. However, implementation of Draft General Plan policies and programs require compliance with existing state and local regulations and require structural assessments and mitigation to reduce the potential for substantial adverse effects due to exposure to seismic ground shaking. This impact would be less than significant.	LTS	No mitigation is required.	LTS
4.6-3: Soil Liquefaction and Ground Failure. Adoption and implementation of the Draft General Plan would result in future land uses in areas prone to soil liquefaction and ground failure. However, implementation of Draft General Plan policies and programs require compliance with existing state and local regulations, which would reduce the potential for substantial adverse effects due to exposure to soil liquefaction. This impact would be less than significant.	LTS	No mitigation is required.	LTS

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**Table 2-1
Summary of Project Impacts and Mitigation Measures**

Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>4.6-4: Earthquake-induced Landslides. Adoption and implementation of the Draft General Plan would result in future land uses in areas susceptible to earthquake-induced landslides. However, implementation of Draft General Plan policies and programs require compliance with existing state and local regulations, which would reduce the potential for substantial adverse effects due to exposure to earthquake-induced landslides. This impact would be less than significant.</p>	LTS	No mitigation is required.	LTS
<p>4.6-5: Erosion Hazards. Adoption and implementation of the Draft General Plan would result in future land uses in areas susceptible to erosion. However, implementation of the Draft General Plan policies and programs and require compliance with existing state and local regulations, which would reduce the potential for substantial adverse effects due to erosion or soil loss. This impact would be less than significant.</p>	LTS	No mitigation is required.	LTS
<p>4.6-6: Soil Hazards. Adoption and implementation of the Draft General Plan would result in future land uses in areas susceptible to soil hazards, including landsliding, debris flows, expansive soils, and collapsible soils. However, implementation of Draft General Plan policies and programs require compliance with existing state and local regulations which would reduce the potential for substantial adverse effects due to exposure to soil hazards. This impact would be less than significant.</p>	LTS	No mitigation is required.	LTS
<p>4.6-7: Septic Suitability of Soils. Adoption and implementation of the Draft General Plan would generally result in the installation of public sewer collection systems. Where new individual septic systems are proposed, existing regulatory requirements for septic permits could not be met in areas with soil not suitable for septic systems. Therefore, no septic system could be installed in an area with unsuitable soils. This impact would be less than significant.</p>	LTS	No mitigation is required.	LTS
<p>4.6-8: Mineral Resources. Adoption and implementation of the</p>	LTS	No mitigation is required.	LTS

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Summary of Project Impacts and Mitigation Measures**

Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>Draft General Plan could result in land use changes that would affect the availability of mineral resources. However, implementation of Draft General Plan policies and programs require compliance with existing regulations and protection of mineral resources for future use. These regulations, policies, and programs would reduce the potential for substantial adverse effects related to loss of mineral resources. This impact would be less than significant.</p>	LTS		SU
<p>4.6-9: Paleontological Resources. Ground disturbance associated with future land uses consistent with the Draft General Plan could result in the discovery of paleontological resources. However, implementation of Draft General Plan policies and programs would reduce the potential for substantial adverse effects related to loss these resources. This impact would be less than significant.</p>	LTS	No mitigation is required.	LTS
<p>4.7 Greenhouse Gas Emissions</p>			
<p>4.7-1: Generation of Construction-Related Greenhouse Gas Emissions. Future construction of land uses consistent with the Draft General Plan would result in increased generation of GHG emissions. Although Draft General Plan policies require large projects to reduce construction-related emissions, new construction throughout the planning area would contribute considerably to cumulative GHG emissions. Therefore, this impact would be considered significant.</p>	S	<p>Mitigation Measure 4.7-1: Reduce Construction-based GHG Emissions To further reduce construction GHG emissions, projects consistent with the Draft General Plan seeking discretionary approval from the City shall implement all feasible measures for reducing construction GHG emissions recommended by the City and/or SCAQMD at the time individual portions of the site undergo construction. Prior to releasing bid requests to contractors for projects consistent with the Draft General Plan seeking discretionary approval from the City, the project applicant(s) shall obtain the most current list of GHG reduction measures recommended by the City and stipulate that these measures be implemented in the respective request for bid, as well as the subsequent construction contract. By requiring that the list of feasible measures be established prior to the selection of a primary contractor, this measure requires that the ability of a contractor to effectively</p>	SU

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Table 2-1 Summary of Project Impacts and Mitigation Measures		
Impacts	Significance Before Mitigation	Significance After Mitigation
		<p>implement the selected GHG reduction measures be inherent to the selection process.</p> <p>The City's recommended measures for reducing construction GHG emissions at the time of writing this EIR are listed below. This list will be updated as new technologies or methods become available. The project applicant(s) shall, at a minimum, be required to implement the following:</p> <ul style="list-style-type: none"> ▶ Improve fuel efficiency of construction equipment: <ul style="list-style-type: none"> • reduce unnecessary idling (modify work practices, install auxiliary power for driver comfort); • perform equipment maintenance (inspections, detect failures early, corrections); • train equipment operators in proper use of equipment; • use the proper size of equipment for the job; and • use equipment with new technologies (repowered engines, electric drive trains). ▶ Use alternative fuels for electricity generators and welders at construction sites such as propane or solar, or use electrical power. ▶ Use an ARB-approved low-carbon fuel, such as biodiesel or renewable diesel for construction equipment. Emissions of oxides of nitrogen [NOx] from the use of low carbon fuel must be reviewed and increases mitigated. Additional information about low-carbon fuels is available from ARB's Low Carbon Fuel Standard Program (ARB 2010g). ▶ Encourage and provide carpools, shuttle vans, transit passes, and/or secure bicycle parking for construction workers. ▶ Reduce electricity use in the construction office by using compact fluorescent bulbs, powering off computers every day, and replacing heating and cooling units with more efficient ones. ▶ Recycle or salvage nonhazardous construction and

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Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<ul style="list-style-type: none"> ▶ demolition debris (goal of at least 75% by weight). ▶ Use locally sourced or recycled materials for construction materials (goal of at least 20% based on costs for building materials, and based on volume for roadway, parking lot, sidewalk, and curb materials). ▶ Minimize the amount of concrete used for paved surfaces or use a low carbon concrete option. ▶ Produce concrete on-site if determined to be less emissive than transporting ready mix. ▶ Use EPA-certified SmartWay trucks for deliveries and equipment transport. Additional information about the SmartWay Transport Partnership Program is available from ARB's Heavy-Duty Vehicle Greenhouse Gas Measure (ARB 2010h) and EPA (EPA 2010f). ▶ Develop a plan to efficiently use water for adequate dust control. This may include the use of nonpotable water from a local source. <p>The project applicant(s) for any particular discretionary project may submit to the City a report that substantiates why specific measures are considered infeasible for construction of that particular discretionary project and/or at that point in time.</p>	

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**Table 2-1
Summary of Project Impacts and Mitigation Measures**

Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>4.7-2: Increases in Greenhouse Gas Emissions From New Development. Future land uses consistent with the Draft General Plan would allow for up to 21,152 net new dwelling units and up to 47,871 million net new non-residential square feet within the planning area. These uses would result in increased generation of GHGs, which would contribute considerably to cumulative GHG emissions, would exceed plan-level significance thresholds currently being considered by SCAQMD, and may conflict with the ARB Climate Change Scoping Plan. Although adherence to state regulations, Draft General Plan policies and programs and future preparation of a Climate Action Plan (CAP) would reduce both communitywide emissions and net new emissions resulting from the Draft General Plan. However, due to uncertainty regarding the degree of Draft General Plan and future CAP implementation, this impact is considered significant.</p>	<p>S</p>	<p>Mitigation Measure 4.7-2: Early Actions to Reduce Land Use-based GHG Emissions Before granting approvals for development projects that are: 1) subject to a Specific Plan, or 2) considered projects of statewide, regional, or areawide significance (as defined by the CEQA Guidelines) and any corresponding development agreements, the City shall take the steps set forth below: (a) City staff shall: (1) formulate proposed measures necessary for the project that demonstrate the ability to meet any applicable GHG reduction targets adopted by ARB or SCAQMD at the time of application; (2) assess the project's VMT and formulate proposed measures that would reduce the project's VMT; (3) assess the transit needs of the project and identify the project's proposed fair share of the cost of meeting such needs; (5) assess the project's estimated energy consumption, and identify proposed measures to ensure that the project conserves energy and uses energy efficiently; (7) formulate proposed measures to ensure that City services and infrastructure are in place or will be in place prior to the issuance of new entitlements for the project or will be available at the time of development; and (8) formulate proposed measures to ensure that the project is configured to allow the entire development to be internally accessible by alternative modes of transportation. (b) The City Council shall review and consider the studies and recommendations of City staff required by paragraph (a) and conduct at least one public hearing thereon prior to approval of the proposed project (though this hearing may be folded into the hearing on the merits of the project itself).</p>	<p>SU</p>

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**Table 2-1
Summary of Project Impacts and Mitigation Measures**

Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>(c) The City Council shall consider the feasibility of imposing conditions of approval, including mitigation measures pursuant to CEQA, based on the studies and recommendations of City staff prepared pursuant to paragraph (a) for each covered development project.</p> <p>(d) The City Council shall consider including in any development approvals, or development agreements, that the City grants or enters into during the time the City is developing the CAP, a requirement that all such approvals and development agreements shall be subject to ordinances and enactments adopted after the effective date of any approvals of such projects or corresponding development agreements, where such ordinances and enactments are directed by the CAP.</p> <p>(e) The City shall complete the process described in paragraphs (a) through (d) above (hereinafter, "Climate Impact Study Process") prior to the first discretionary approval for a development project.</p>	
<p>4.7-3: Impacts of Anticipated Climate Change Effects on the Planning Area. GHG emissions are expected to result in a variety of effects on the planning area, including reduced hydroelectric energy production, increased energy demand, and decreased water supply.</p>	<p>No significance conclusion offered</p>	<p>No mitigation required</p>	<p>No significance conclusion offered</p>

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Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.8 Hazards and Hazardous Materials			
4.8-1: Routine Transport, Use, or Disposal of Hazardous Materials. Adoption and implementation of the Draft General Plan would result in an increase in the routine transport, use, and/or disposal of hazardous materials, which could result in exposure of such materials to the public through either routine use or accidental release. Compliance with and enforcement of existing regulations, supported by implementation of Draft General Plan policies and programs, would result in a less-than-significant impact.	LTS	No mitigation is required.	LTS
4.8-2: Emission or Handling of Hazardous or Acutely Hazardous Materials, Substances, or Waste within One-Quarter Mile of an Existing or Proposed School. Adoption and implementation of the Draft General Plan could result in development of uses that would emit or handle hazardous waste in proximity to new or existing school. Compliance with existing regulations would result in a less-than-significant impact related to emission or the handling of hazardous materials near schools.	LTS	No mitigation is required.	LTS
4.8-3: Public Health Hazards from Development on a Known Hazardous Materials Site Compiled Pursuant to Government Code Section 65962.5. Several sites within the planning area are identified on the Cortese List as known hazardous materials sites. Adoption and implementation of the Draft General Plan could expose construction workers to hazardous materials from these sites, and hazardous materials could create an environmental or health hazard if left in place. However, compliance with existing regulations supported by implementation of Draft General Plan policies and programs would result in a less-than-significant impact.	LTS	No mitigation is required.	LTS

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Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.8-4: Safety Hazard for People Working or Residing within Two Miles of an Airport. Adoption and implementation of the Draft General Plan would result in an increase in people working or residing within two miles of the Hemet-Ryan Airport, which could result in a safety hazard. Implementation of Draft General Plan policies and programs and existing regulations would result in a less than significant impact.	LTS	No mitigation is required.	LTS
4.8-5: Interference with an Adopted Emergency-Response Plan. Adoption and implementation of the Draft General Plan would create additional traffic and future land uses requiring evacuation in case of an emergency. Implementation of Draft General Plan policies and programs would ensure conformance with countywide emergency-response programs and continued cooperation with emergency-response service providers. This impact would be less than significant.	LTS	No mitigation is required.	LTS
4.8-6: Expose People or Structures to a Significant Risk of Loss, Injury or Death involving Wildland Fires. Adoption and implementation of the Draft General Plan would increase population located in proximity to wildlands and VHFHSZs, which would increase the risk from potential wildland fires. Implementation of Draft General Plan policies and programs would reduce the potential for exposure of people or structures to wildland fires. This impact would be less than significant.	LTS	No mitigation is required.	LTS

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Table 2-1

Summary of Project Impacts and Mitigation Measures

Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>4.9 Hydrology and Water Quality</p> <p>4.9-1: Degrade Water Quality. Adoption and implementation of the Draft General Plan would result in future land uses that would create additional discharges of pollutants to receiving water bodies from nonpoint sources. Such pollutants would result in adverse changes to the water quality of local water bodies. However, with adoption and implementation of Draft General Plan policies and programs and enforcement of current land use, stormwater, grading, and erosion control regulations, this impact would be less than significant.</p>	LTS	No mitigation is required.	LTS
<p>4.9-2: Stormwater Drainage Systems and Patterns. Adoption and implementation of the Draft General Plan would increase the amount of impervious surface within the planning area, thereby increasing the total volume and peak discharge rate of stormwater runoff. This could alter local drainage patterns, increasing watershed flow rates above the natural background level (i.e., peak flow rates). Increased peak flow rates may exceed drainage system capacities, exacerbate erosion in overland flow and drainage swales and creeks, and result in downstream sedimentation. Sedimentation, in turn, could increase the rate of deposition in natural receiving waters and reduce conveyance capacities, resulting in an increased risk of flooding. Erosion of upstream areas and related downstream sedimentation typically leads to adverse changes to water quality and hydrology. However, adoption and implementation of Draft General Plan policies and programs and enforcement of current grading, erosion, and flood control regulations would result in a less-than-significant impact.</p>	LTS	No mitigation is required.	LTS

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Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.9-3: Groundwater Recharge or Depletion of Groundwater Supplies. Adoption and implementation of the Draft General Plan would result in additional impervious surfaces and corresponding loss of groundwater recharge areas. Resulting reductions in groundwater recharge in the groundwater basins underlying the planning area could affect groundwater levels and the yield of hydrologically connected wells. However, with implementation of Draft General Plan policies and programs, this impact would be less than significant.	LTS	No mitigation is required.	LTS
4.9-4: Flood, Dam Inundation, and Seiche Hazards. Adoption and implementation of the Draft General Plan could place residential or commercial structures in areas subject to flood hazards, including floodplains, areas subject to dam inundation, and areas potentially affected by seiche, thereby exposing people and structures to hazards. However, implementation of Draft General Plan policies and programs and enforcement of existing flood control regulations would reduce this impact to a less-than-significant level.	LTS	No mitigation is required.	LTS
4.10 Land Use, Population, and Housing			
4.10-1: Divide an Established Community. Adoption and implementation of the Draft General Plan would result in future land uses, roadways, and infrastructure; however new development and redevelopment within the planning area would not physically divide an established community. This impact would be less than significant.	LTS	No mitigation is required.	LTS

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**Table 2-1
Summary of Project Impacts and Mitigation Measures**

Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>4.10-2: Conflicts with Land Use Plans, Policies, or Regulations. Adoption and implementation of the Draft General Plan would be consistent with local and regional land use plans, policies, and regulations and no conflicts with land use plans, policies, or regulations would occur due to future development pursuant to the Draft General Plan. This impact would be less than significant.</p>	LTS	No mitigation is required.	LTS
<p>4.10-3: Displace Existing People or Housing. Adoption and implementation of the Draft General Plan would result in new land uses, roadways, and infrastructure; however new development and redevelopment within the planning area would not physically divide an established community. This impact would be less than significant.</p>	LTS	No mitigation is required.	LTS
4.11 Noise			
<p>4.11-1: Expose Noise Sensitive Receptors to Construction Noise Levels. Short-term construction source noise levels could exceed City standards at nearby noise-sensitive receptors. In addition, if construction were to occur during noise-sensitive hours, construction noise could also result in annoyance and/or sleep disruption to occupants of existing and proposed noise-sensitive land uses and create a substantial temporary increase in ambient noise levels affecting sensitive receptors. However, implementation of the Hemet Municipal Code and Draft General Plan policies would exempt construction noise during working hours, protect noise sensitive uses, and require evaluation and mitigation of noise conflicts as a condition of future project approvals. This impact would be less than significant.</p>	LTS	No mitigation is required.	LTS

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**Table 2-1
Summary of Project Impacts and Mitigation Measures**

Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>4.11-2: Transportation Noise Levels. Long-term traffic noise levels would exceed standards and create a substantial permanent increase in ambient noise levels at existing and proposed noise-sensitive receptors. Future land uses consistent with the Draft General Plan would create new vehicle trips that would increase existing noise levels substantially (+3 dBA) above ambient noise levels affecting sensitive receptors. This impact would be significant.</p>	S	No mitigation is available beyond the policies and programs of the Draft General Plan.	SU
<p>4.11-3: Expose Noise Sensitive Receptors to Stationary and Area-Source Noise Levels. Future land uses consistent with the Draft General Plan would result in the siting of new noise sources near sensitive receptors, and would likely increase the number of noise-sensitive receptors in the planning area. However, implementation of the Hemet Municipal Code and Draft General Plan policies and programs would require design features in new construction to reduce noise levels. As a result, this impact would be less than significant.</p>	LTS	No mitigation is required.	LTS
<p>4.11-4: Aircraft Noise. Construction of new residential land uses or other sensitive receptors within airport overflight areas and noise contours could result in increased exposure to aircraft noise compared to existing conditions. However, implementation of the Draft General Plan would not expose new or existing noise sensitive land uses to elevated aircraft noise levels. This impact is less than significant.</p>	LTS	No mitigation is required.	LTS

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**Table 2-1
Summary of Project Impacts and Mitigation Measures**

Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>4.11-5: Vibration Levels. Short-term project-generated construction source vibration levels could exceed Caltrans' recommended standard of 0.2 in/sec peak particle velocity (PPV) with respect to the prevention of structural damage for normal buildings and the FTA maximum acceptable vibration standard of 80 vibration decibels (VdB) with respect to human response for residential uses (i.e., annoyance) at vibration-sensitive land uses. Implementation of the Draft General Plan would not expose sensitive receptors to unacceptable levels of vibration related to the BNSF line or light industrial activities. However, short-term construction has the potential to expose sensitive receptors to unacceptable levels of vibration. This impact would be significant.</p>	<p>S</p>	<p>Mitigation Measure 4.11-5: Construction-Induced Vibration. Where necessary to reduce potentially significant impacts, the City shall implement or require implementation of the following construction measures through contract provisions and/or conditions of approval as appropriate:</p> <ul style="list-style-type: none"> ▶ Utilize alternative installation methods where possible (e.g., pile cushioning, jetting, pre-drilling, cast-in-place systems, resonance-free vibratory pile drivers) for pile driving required within a 50-foot radius of historic structures. Specifically, geo-pier style cast-in-place systems or equivalent shall be used where feasible as an alternative to pile driving to reduce the number and amplitude of impacts required for seating the pile. ▶ Record, in the form of a preconstruction survey, the preexisting condition of all buildings within a 50-foot radius and of historic buildings within the immediate vicinity of proposed construction activities. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition. ▶ Conduct vibration monitoring prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels in accordance with Caltrans recommendations during pile driving and impact activities in the vicinity of the historic structures. ▶ Provide protective coverings or temporary shoring of on-site or adjacent historic features as necessary, in consultation with the City Building Department. 	<p>LTS</p>

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Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.12 Public Services and Facilities			
4.12-1: Demand for Additional Fire Protection Facilities. Implementation of the Draft General Plan would result in an increase in population in the planning area and would increase demand for fire protection services, which would result in the need for additional and/or expanded fire protection facilities. However, implementation of Draft General Plan policies and programs would ensure that new fire services facilities are funded and constructed to serve new development. Therefore, this impact would be less than significant.	LTS	No mitigation is required.	LTS
4.12-2: Demand for Additional Police Protection Facilities. Implementation of the Draft General Plan would result in an increase in population in the planning area and would increase demand for police protection services, which would result in the need for additional and/or expanded police protection facilities. However, implementation of Draft General Plan policies and programs would ensure that police facilities and services would be funded and constructed as-needed to serve new development. This impact would be less than significant.	LTS	No mitigation is required.	LTS
4.12-3: Demand for Additional School Facilities. Implementation of the Draft General Plan would result in an increase in population and the number of school-aged children in the planning area, which would result in the need for additional and/or expanded school facilities. However, payment of school impact fees would offset the cost of constructing new schools. This impact would be less than significant.	LTS	No mitigation is required.	LTS

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**Table 2-1
Summary of Project Impacts and Mitigation Measures**

Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>4.12-4: Demand for Additional Park Facilities. Implementation of the Draft General Plan would result in an increase in population in the planning area, which would increase demand for parks and recreation services, resulting in the need for additional and/or expanded parks and recreation facilities. However, Draft General Plan policies and programs would require construction of new facilities, collection of in-lieu fees to fund new parkland construction, and ongoing parkland maintenance to prevent deterioration. Therefore, this impact would be less than significant.</p>	LTS	No mitigation is required.	LTS
<p>4.12-5: Demand for Library Facilities. Implementation of the Draft General Plan would result in an increase in population in the planning area, and would increase demand for library services, potentially resulting in the need for new or expanded library facilities. However, implementation of Draft General Plan policies would offset the need for additional library services that would be triggered by new growth. This impact would be less than significant.</p>	LTS	No mitigation is required.	LTS
4.13 Traffic and Transportation			
<p>4.13-1: Peak Hour Intersection Level of Service. Implementation of the Draft General Plan would result in two intersections operating at unacceptable LOS E or LOS F in 2030. This impact would be significant.</p>	S	No mitigation is available beyond the policies and programs of the Draft General Plan.	SU
<p>4.13-2: Air Traffic Patterns. Implementation of the Draft General Plan would not affect air traffic patterns, and compliance with existing airport land use regulations would result in a less-than-significant impact.</p>	LTS	No mitigation is required.	LTS

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Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.13-3: Design Hazards. Implementation of the Draft General Plan would include construction of new roadways consistent with the City's existing safety standards. This impact would be less than significant.	LTS	No mitigation is required.	LTS
4.13-4: Emergency Access. Future land uses consistent with the Draft General Plan would result in additional congestion at intersections throughout the planning area, which may affect emergency access. However, implementation of Draft General Plan policies and programs would result in a less-than-significant impact.	LTS	No mitigation is required.	LTS
4.13-5: Non-Motorized Transportation and Transit. Implementation of the Draft General Plan would increase the use of alternative transportation modes, including pedestrian, bicycle, transit, and neighborhood electric vehicle (NEV) trips and provide for additional non-motorized transportation and transit facilities. This impact would be less than significant.	LTS	No mitigation is required.	LTS
4.13-6: Rail Hazards. Future land uses consistent with the Draft General Plan would increase the volumes of both vehicular and pedestrian traffic crossing the BNSF rail right-of-way. However, implementation of Draft General Plan policies and programs and compliance with existing regulations would result in a less-than-significant impact.	LTS	No mitigation is required.	LTS
4.14 Public Services and Energy Efficiency			
4.14-1: New or Expanded Wastewater Treatment and Conveyance Facilities. Future land uses consistent with the Draft General Plan would increase demand for wastewater collection, conveyance, and treatment facilities. This impact would be less than significant.	LTS	No mitigation is required.	LTS

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Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>4.14-2: New Water Facilities. Implementation of the Draft General Plan would result in population growth that would increase potable water demand, requiring construction of new water supply and distribution facilities. Construction of these facilities could potentially result in adverse impacts on the physical environment. However, Draft General Plan policies and programs are designed to reduce impacts associated with construction of new water facilities, which would occur within the development footprint envisioned within the Draft General Plan. This impact would be less than significant.</p>	LTS	No mitigation is required.	LTS
<p>4.14-3: Require the Construction of New or Expanded Stormwater Drainage Facilities. The City would need to provide new and expanded stormwater drainage facilities to accommodate future land uses consistent with the Draft General Plan. Construction of such facilities could result in significant adverse environmental affects. However, Draft General Plan policies and programs would minimize the physical environmental impacts that could result from construction of stormwater drainage improvements, which would occur within the development footprint envisioned within the Draft General Plan. This impact would be less than significant.</p>	LTS	No mitigation is required.	LTS
<p>4.14-4: Sufficient Available Water Supply. Additional water supplies would be needed to meet demand that would be created by future land uses consistent with the Draft General Plan. Implementation of Draft General Plan policies would result in water conservation and a requirement for new development to provide proof of adequate water supply. Furthermore, the City is taking action to improve groundwater recharge and supply. Nevertheless, uncertainty surrounds future water supply to the planning area and southern California as a whole. This impact would be significant.</p>	S	No mitigation is available beyond the policies and programs of the Draft General Plan.	SU

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Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.14-5: Increased Demand for Landfill Capacity to Accommodate Solid Waste Disposal Needs and Compliance with Solid Waste Regulations. Implementation of the Draft General Plan would allow for future land uses which would result in an increase in the amount of solid waste sent to landfills. However, compliance with Draft General Plan policies and programs would result in a less than significant impact.	LTS	No mitigation is required.	LTS
4.14-6: Increased Demand for Other Utility Services. Implementation of the Draft General Plan would increase local demand for electricity, natural gas, and telecommunication services. The extension of these utilities to currently unserved portions of the planning area could result in the need for new or expanded facilities. Construction of new or expanded facilities could result in adverse impacts on the physical environment. However, required improvements would occur within existing rights-of-way and already disturbed areas within the development footprint envisioned within the Draft General Plan. This impact would be less than significant.	LTS	No mitigation is required.	LTS
4.14-7: Increase Demand for and Consumption of Energy. Future land uses consistent with the Draft General Plan would increase the demand and consumption of energy. However, Draft General Plan policies and programs would promote efficient use of energy. This impact would be less than significant.	LTS	No mitigation is required.	LTS

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Attachment No. 2

Public Comments
on the Draft EIR

NATIVE AMERICAN HERITAGE COMMISSION

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**RECEIVED**

OCT 11 2011

PLANNING

October 6, 2011

Ms. Deanna Elliano, Community Development Director
City of Hemet Community Development Department
Planning Division
445 East Florida Avenue
Hemet, CA 92543

Re: SCH#2010061088; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the "City of Hemet General Plan Update Project" located in the City of Hemet; Riverside County, California

Dear Ms. Elliano:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources pursuant to California Public Resources Code §21070 and affirmed by the Third Appellate Court in the case of EPIC v. Johnson (1985: 170 Cal App. 3rd 604). The court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources, impacted by proposed projects including archaeological, places of religious significance to Native Americans and burial sites. This project is also subject to California Government Code §§65352.3, 65352.4, 65560 and 65562.5 (SB 18). The NAHC wishes to comment on the proposed project.

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. The NAHC Sacred Lands File (SLF) search resulted as follows: **Native American cultural resources were not identified** within the project area identified. However, the absence of archaeological resources does not preclude their existence.

The NAHC "Sacred Sites," as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96.

Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254 (r).

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you make contact with the list of Native American Contacts on the attached list of Native American contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Special reference is made to the *Tribal Consultation* requirements of the California 2006 Senate Bill 1059: enabling legislation to the federal Energy Policy Act of 2005 (P.L. 109-58), mandates consultation with Native American tribes (both federally recognized and non federally recognized) where electrically transmission lines are proposed. This is codified in the California Public Resources Code, Chapter 4.3 and §25330 to Division 15.

Furthermore, pursuant to CA Public Resources Code § 5097.95, the NAHC requests that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery of cultural resources.

Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq.*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.'

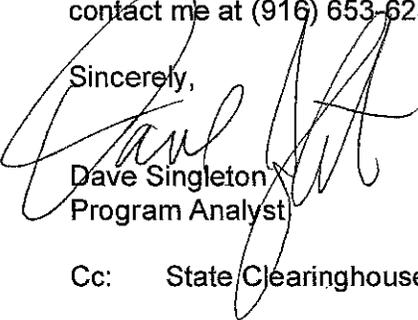
Confidentiality of "historic properties of religious and cultural significance" should also be considered as protected by California Government Code §6254(r) and may also be protected under Section 304 of the NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery'.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,



Dave Singleton
Program Analyst

Cc: State Clearinghouse

Attachment: Native American Contact List

Native American Contacts

Riverside County

October 6, 2011

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(951) 763-4105
(951) 763-4325 Fax

Pala Band of Mission Indians
Tribal Historic Preservation Office/Shasta Gaugher
35008 PalaTemecula Road, PMB Luiseno
Pala , CA 92059 Cupeno
sgaughen@palatribe.com
(760) 891-3515

(760) 742-3189 Fax

Rincon Band of Mission Indians
Tiffany Wolfe, Cultural & Environmental
P.O. Box 68 Luiseno
Valley Center, CA 92082
twolfe@rincontribe.org
(760) 297-2632
(760) 297-2639 Fax

Pauma & Yuima Reservation
Randall Majel, Chairperson
P.O. Box 369 Luiseno
Pauma Valley CA 92061
paumareservation@aol.com
(760) 742-1289
(760) 742-3422 Fax

Soboba Band of Mission Indians
Scott Cozaet, Chairperson; Attn: Carrie Garcia
P.O. Box 487 Luiseno
San Jacinto , CA 92581
carrieg@soboba-nsn.gov
(951) 654-2765
(951) 654-4198 - Fax

Pechanga Band of Mission Indians
Paul Macarro, Cultural Resource Center
P.O. Box 1477 Luiseno
Temecula , CA 92593
(951) 770-8100
pmacarro@pechanga-nsn.
gov
(951) 506-9491 Fax

Santa Rosa Band of Mission Indians
John Marcus, Chairwoman
P.O. Box 391820 Cahuilla
Anza , CA 92539
sestrada@
(951) 659-2700
(951) 659-2228 Fax

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This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2010061088; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the City of Hemet General Plan Update Project; located in the City of Hemet; Riverside County, California.

Native American Contacts

Riverside County

October 6, 2011

Morongo Band of Mission Indians
Michael Contreras, Cultural Heritage Prog.
12700 Pumarra Road Cahuilla
Banning , CA 92220 Serrano
(951) 201-1866 - cell
mcontreras@morongo-nsn.
gov
(951) 922-0105 Fax

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road Cahuilla
Banning , CA 92220 Serrano
(951) 849-8807
(951) 755-5200
(951) 922-8146 Fax

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula , CA 92593
tbrown@pechanga-nsn.gov
(951) 770-6100
(951) 695-1778 Fax

La Jolla Band of Mission Indians
ATTN: Rob Roy, Environmental Director
22000 Highway 76 Luiseno
Pauma Valley CA 92061
rob.roy@lajolla-nsn.gov
(760) 742-3796
(760) 742-1704 Fax

Cahuilla Band of Indians
Luther Salgado, Sr., , Chairperson
PO Box 391760 Cahuilla
Anza , CA 92539
tribalcouncil@cahuilla.net
915-763-5549

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183 Luiseno
Temecula , CA 92593
ahoover@pechanga-nsn.gov
951-770-8100
(951) 694-0446 - FAX

SOBOBA BAND OF LUISENO INDIANS
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 Luiseno
San Jacinto , CA 92581
jontiveros@soboba-nsn.gov
(951) 663-5279
(951) 654-5544, ext 4137

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This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2010061088; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the City of Hemet General Plan Update Project; located in the City of Hemet; Riverside County, California.

AGENDA #7.



Staff Report

TO: City of Hemet Planning Commission

FROM: Deanna Elliano, Community Development Director *DE*
Carole L. Kendrick, Assistant Planner *CK*

DATE: October 18, 2011

RE: **WORKSTUDY FOR CONDITIONAL USE PERMIT NO. 11-004 (JASMINE GARDENS)** – A work study session with discussion and possible direction to staff regarding a conditional use permit for the construction and operation of a 124-unit, three-story senior apartment complex built in two phases, located on Johnston Avenue, east of Gilbert Street and west of State Street.

PROJECT APPLICANT INFORMATION

Applicant: 1027 Wilshire Associates LLC
Agent: Kenneth Bank – Denley Investments
Project Location: South side of Johnston Avenue, east of Gilbert Street and west of State Street
APN: 446-280-005, -016 & -017

PURPOSE OF THE WORKSTUDY

The proposed project was reviewed by staff and the Development Review Committee (DRC) on June 9, 2011 and September 1, 2011. Planning department staff met with the development team again on September 26, 2011 and identified the areas of concern addressed below. At this meeting staff recommended that the project have a Planning Commission workstudy to allow the Commission to provide feedback prior to a formal public hearing. In addition, the applicant would like an opportunity to the present their proposal to the Planning Commission.

City of Hemet - Planning Department
Planning Commission Meeting of October 18, 2011

PROJECT DESCRIPTION

The project site is located along the south side of Johnston Avenue, east of Gilbert Street and west of State Street. The applicant proposes to construct and operate a three (3) story, 124 unit senior citizen affordable housing project that will be developed in two (2) 62 unit phases. Each phase will consist of eight (8) two (2) bedroom units and 54 one (1) bedroom units. Rents will be restricted under a 55-year covenant to remain affordable to seniors whose annual income is below 50% of the median household income for Riverside County, as determined by the Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD). The applicant also proposes to construct a community center building totaling 3,330 square feet, along with an outdoor recreation area, appurtenant site improvements and landscaping on 4.78 acres (208,141 square feet) of the project site. A lot line adjustment has also been submitted for concurrent processing.

The entire site encompasses three parcels on a total of 11.48 acres. The concurrent lot line adjustment will amend the parcel lines to coincide with Phase I and II of the proposed project and leave a third parcel that is not slated for development at this time.

MAJOR ISSUES

Architecture. Staff has expressed some concern that the podium style of architecture adds to project cost, and with no ground floor units, there may be some liveability/accessibility concerns, as well as maneuverability within the parking garage. Staff has also expressed concern regarding the semi-private, common open space patio areas. These, in addition to the exterior corridors and walkways tend give the project an institutional look and ambiance. In addition, all units are on the second or third floors and accessed by an elevator or stairs. For a senior development, staff believes additional elevator access should be provided if the podium style architecture is used.

Multiple Family Design Guidelines. The Multiple Family Design Guidelines state that rooflines should be varied to add interest to, and reduce the massive scale of large buildings. Staff suggested that the applicant lower the roofline and provide breaks in the roof plane. The Denley group would prefer to not lower the roofline, but did acknowledge that the roofline may indeed get lowered thru value engineering and pulling the overhang back somewhat. The project Architect has submitted conceptual drawings for potential changes to the original roof design (See Attachment No. 5)

Neighborhood Fit. The Design Guidelines require staff to evaluate projects based on their fit within the existing built environment. The applicant points out that similar types of materials and colors are proposed for this project that can be found in all of the surrounding developments. However, staff believes that the style of architecture and the proposed massing of the buildings will cause the project to clearly stand out. Staff is seeking direction from the Commission regarding proposed colors, materials, height and massing. Staff is also concerned regarding the stark white color of the structures and believes that more muted colors and a variety of tones should be used.

Setbacks. The project must comply with the setback requirements for the R-3 (Multiple Family) zoning which requires a minimum front yard setback of 25 feet. The current proposal shows a minimum of 25 foot front yard setback. However the three story product is considerable in comparison to the existing single story commercial and residential structures surrounding the project. Staff has requested that the applicant provide an additional setback to reduce the impact of the 41-1/2 foot high structure. The applicant is examining the project and their ability to increase the setback. In discussions with the applicant, it appears that the front setback can be increased to 35 feet without compromising site circulation or proposed amenities.

Parking. The proposed number of parking spaces for residents meets Code requirements, but staff is concerned with the number of parking spaces available for employees, visitors, etc. Each unit has one assigned parking space which leaves 14 spaces uncovered spaces available for employees and guests. Of these, 8 spaces are reserved for disabled persons, leaving 6 parking spaces available for non-residents that are ambulatory. Staff suggests providing additional parking and revising the Site Plan to remove the handicap designation from two parking spaces near the clubhouse/pool area but that they are developed with disabled standards as shown on the plans in the event they are needed for this purpose in the future. In addition, carport spaces not needed by residents can be assigned to employees to make more uncovered spaces available.

SUMMARY

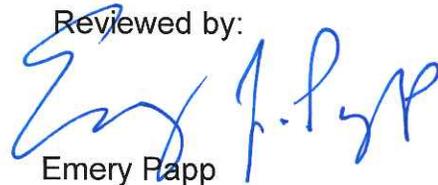
Staff and the Applicant seek direction and feedback from the Planning Commission regarding a proposal to develop a three story, 124 unit senior residential project located on the south side of Johnston Avenue, east of Gilbert Street and west of State Street.

Respectfully submitted,



Carole L. Kendrick
Assistant Planner

Reviewed by:



Emery Rapp
Principal Planner

ATTACHMENTS

1. Zoning Map
2. Aerial Map
3. Development Plan
4. Site Photos
5. Conceptual Changes

CK

Attachment No. 1 Zoning Map

Planning Commission
Work Study of
October 12, 2011

Attachment No. 2 Aerial Map

Planning Commission
Work Study of
October 12, 2011

CONDITIONAL USE PERMIT NO. 11-004 AERIAL MAP



Attachment No. 3 Development Plans

**Planning Commission
Work Study of
October 12, 2011**

DENLEY
 INVESTMENT MANAGEMENT COMPANY
 1700 CALIFORNIA STREET
 SUITE 1000, LOS ANGELES, CA 90071
 WWW.DENLEYMANAGEMENT.COM
 213.463.1100
 FAX: 213.463.1000

Jasmine Gardens
 Senior Housing

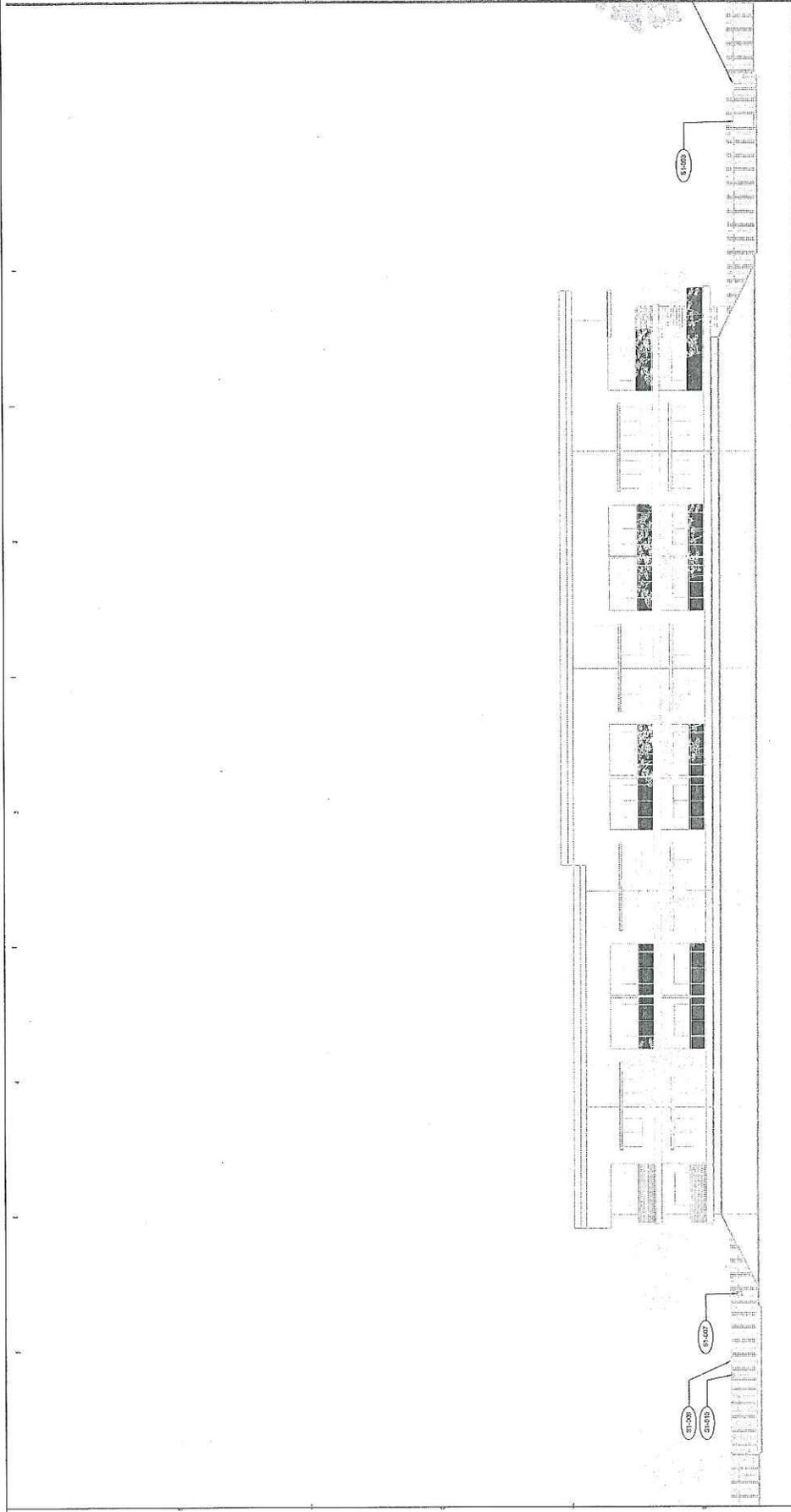
TRUST REEVE
 PROJECT, LOS ANGELES

NOT TO SCALE

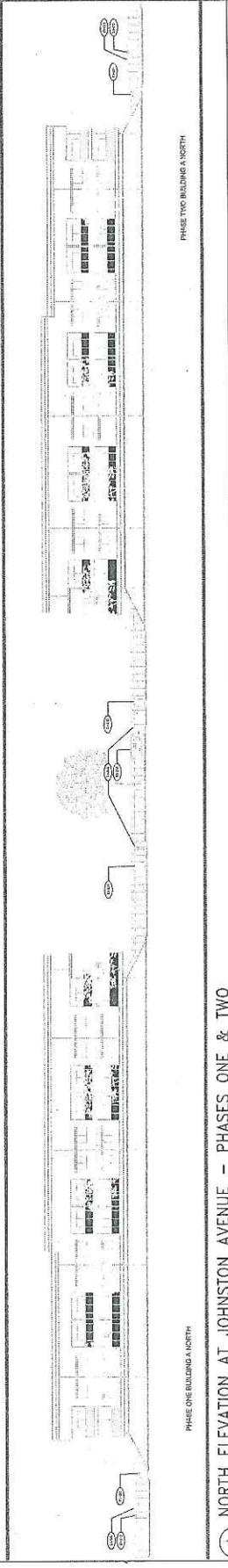
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**STREETSCAPE
 ELEVATIONS**

1/8" = 1'-0"
 SHEET
 G2.02



② PHASE ONE ELEVATION AT JOHNSTON AVENUE
 1/8" = 1'-0"

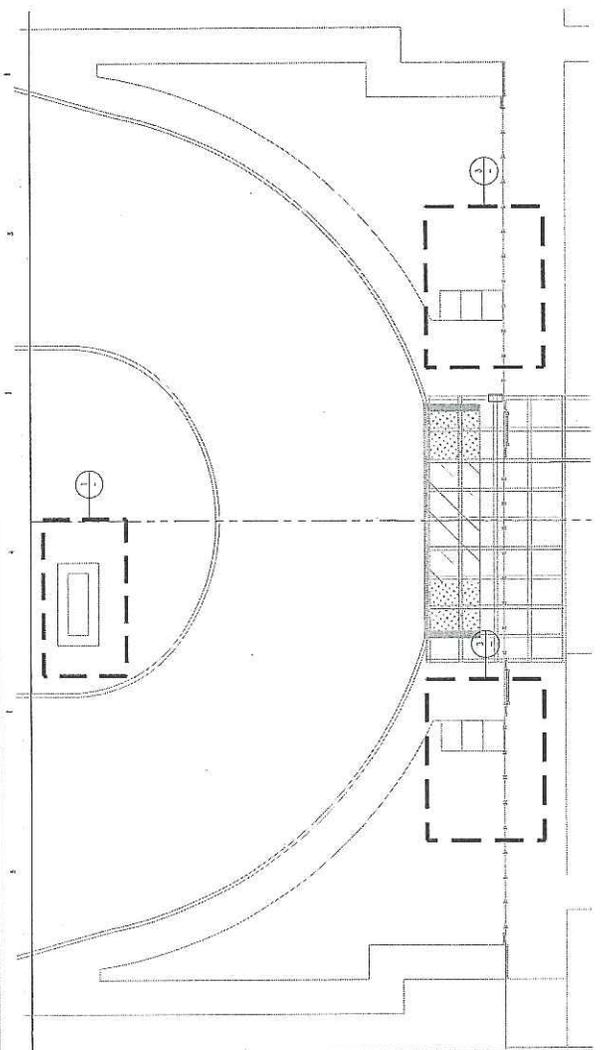
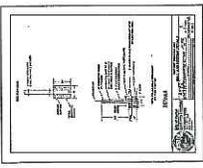
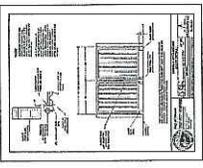


① NORTH ELEVATION AT JOHNSTON AVENUE - PHASES ONE & TWO
 1/8" = 1'-0"

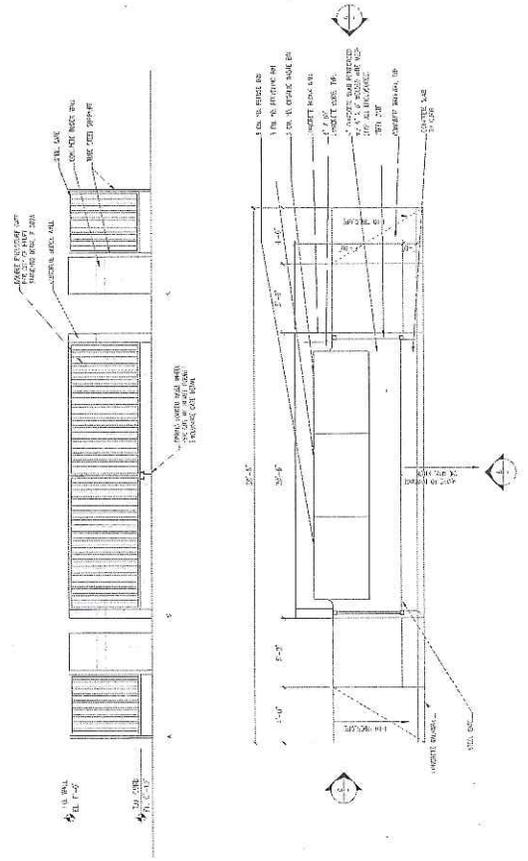
DENLEY
 ARCHITECTURAL FIRM
 1710 S. GARDEN PLACE
 ANAHEIM, CA 92805
 TEL: 714.440.1100
 FAX: 714.440.1101

**Jessamine Gardens
 Senior Housing**

PROJECT NO. 2012-001
 SHEET NO. 2012-001-01

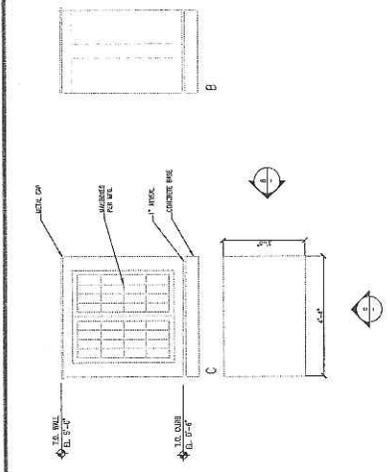


5 SITE PLAN LOCATION OF MAILBOXES AND SIGNAGE MONUMENT
 1/4" = 1'-0"

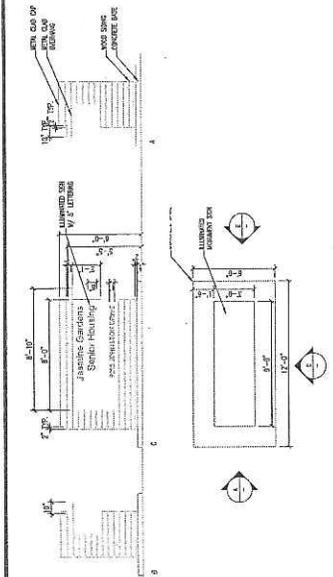


2 DOUBLE REFUSE ENCLOSURE W/ ACCESSIBLE ACCESS (PER CITY OF HEMET STANDARD R-5000A) SIM.
 1/4" = 1'-0"

4 REFUSE ENCLOSURE DETAILS & GATE ELEVATIONS
 1/4" = 1'-0"



3 MAILBOX PLANS & ELEVATIONS
 1/4" = 1'-0"



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**SIGNAGE &
 REFUSE
 ENCLOSURE PLANS
 & ELEVATIONS**

BENLEY
 ARCHITECTS
 1000 15th Street, N.W.
 Atlanta, Georgia 30309
 TEL: 404.525.1111
 FAX: 404.525.1112

Jasmine Gardens
 Senior Housing

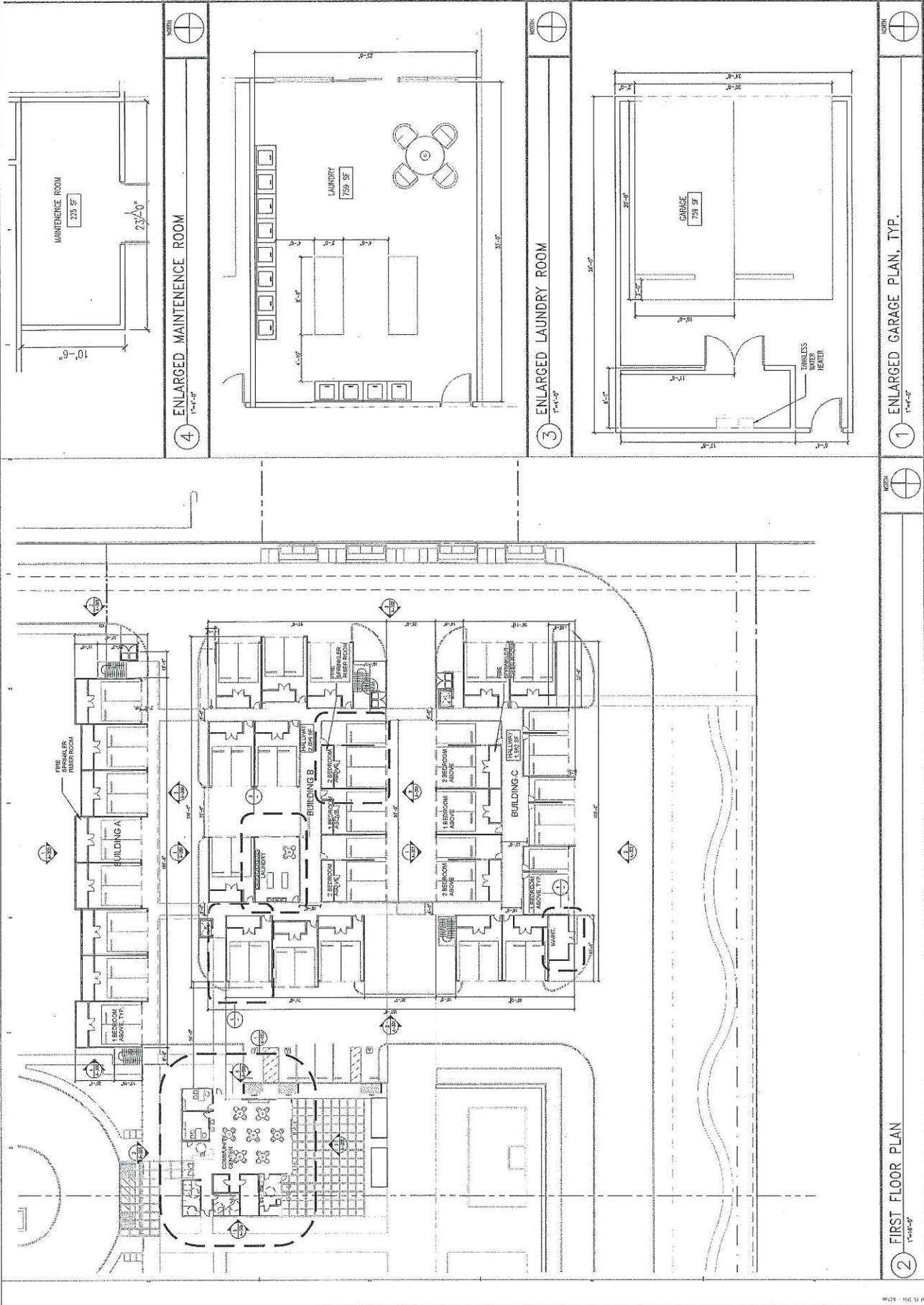
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FIRST FLOOR
 PLAN &
 ENLARGED
 PLANS

SHEET
 A2.01



2 FIRST FLOOR PLAN
 1/4" = 1'-0"

1 ENLARGED GARAGE PLAN, TYP.
 1/4" = 1'-0"

4 ENLARGED MAINTENANCE ROOM
 1/4" = 1'-0"

3 ENLARGED LAUNDRY ROOM
 1/4" = 1'-0"

DENLEY
 ARCHITECTS
 1000 W. 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112

Joseline Gardens
 Senior Housing

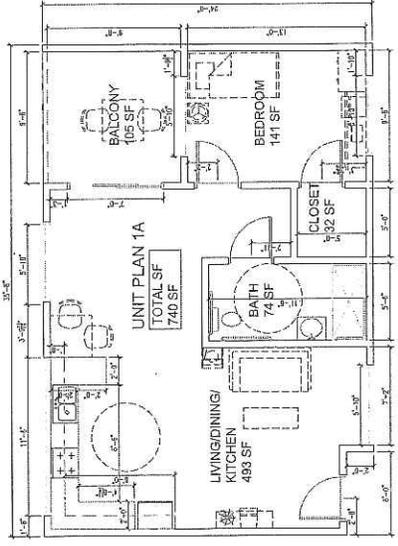
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UNIT PLAN INFORMATION

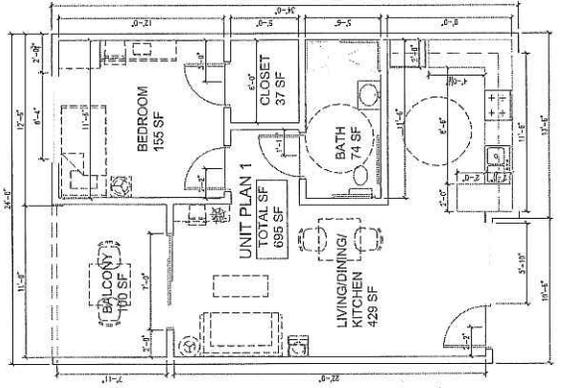
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98	02/11/11	ISSUED FOR PERMITS
99	02/11/11	ISSUED FOR PERMITS
100	02/11/11	ISSUED FOR PERMITS

SECOND
 FLOOR PLAN
 & UNIT PLANS

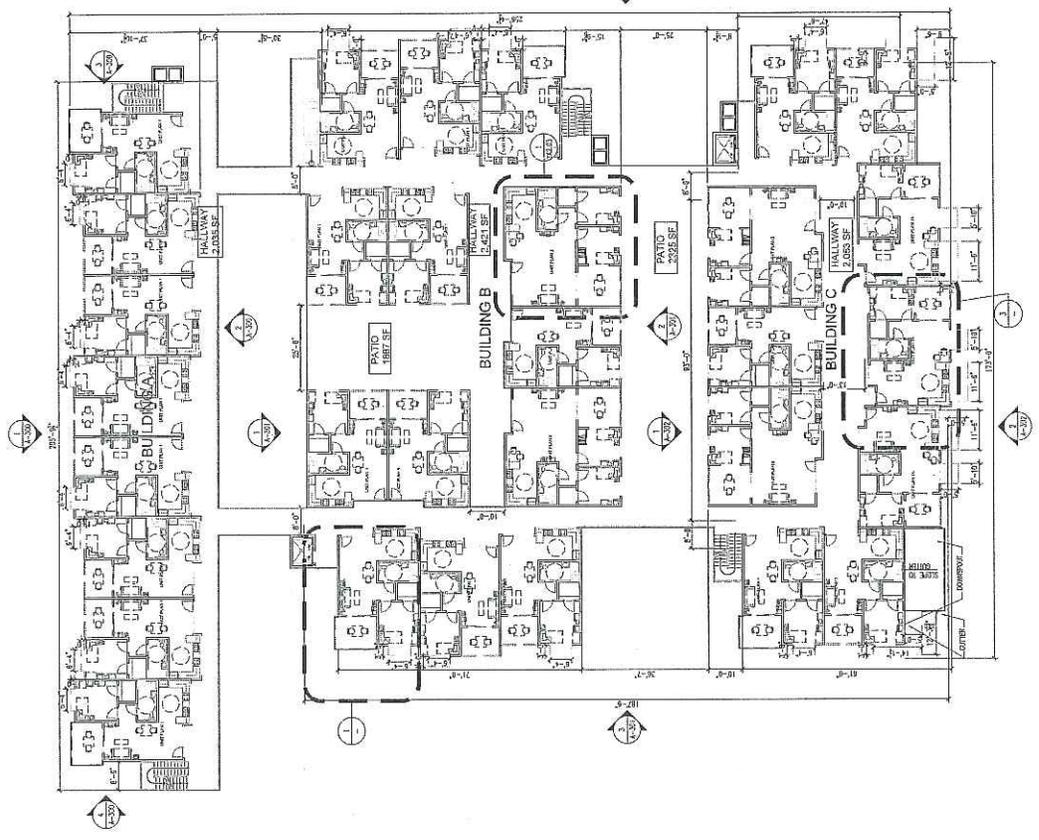
SHEET
 A2.02



3 ONE BEDROOM UNIT PLAN ALT. 1A
 11'-4 1/2" x 11'-4 1/2"



1 ONE BEDROOM UNIT PLAN 1
 11'-4 1/2" x 11'-4 1/2"



2 SECOND FLOOR PLAN
 11'-11 1/2" x 11'-11 1/2"

DENLEY
 ARCHITECTURAL ARCHITECTS
 1000 W. 10TH AVENUE
 DENVER, CO 80202
 PHONE: 303.733.2200

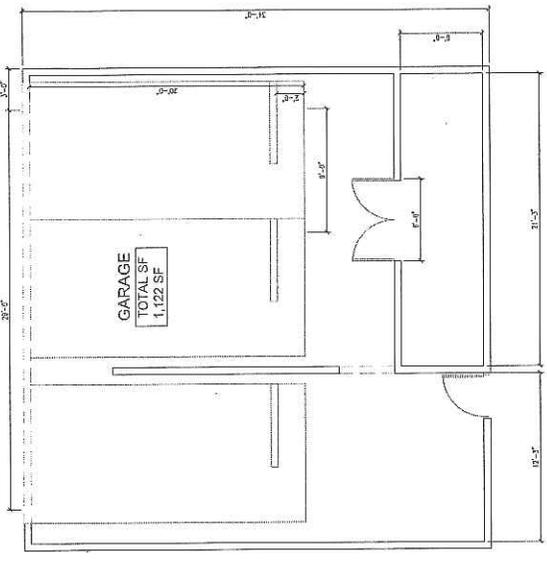
**Jasmine Gardens
 Senior Housing**

PROJECT NO. 022
 SHEET NO. 2213

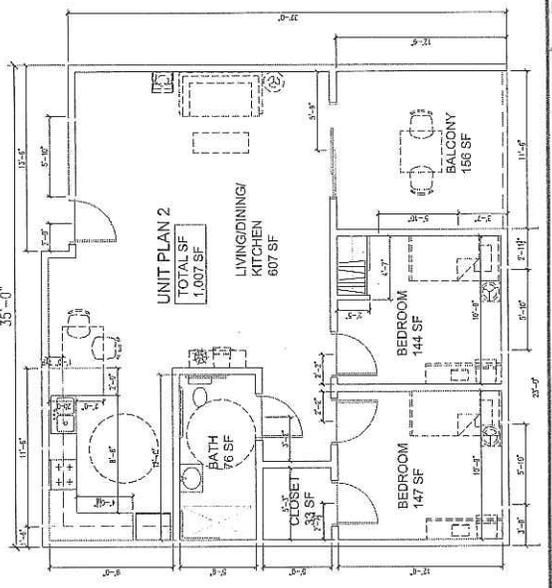
FOR THE ARCHITECT

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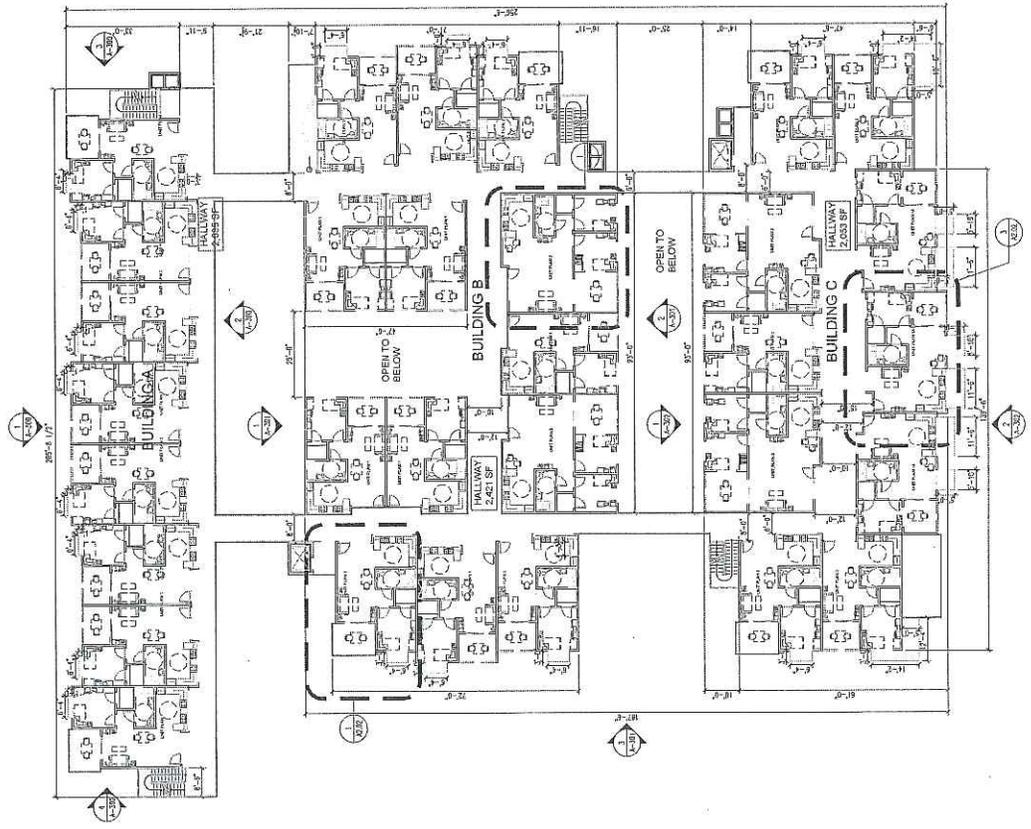
THIRD
 FLOOR PLAN
 & UNIT PLAN
 SHEET
 A2.03



3 THREE CAR GARAGE PLAN
 1'-4"=1'



1 TWO BEDROOM UNIT PLAN
 1/4"=1'



2 THIRD FLOOR PLAN
 1/4"=1'

DENLEY
 ARCHITECTS & ENGINEERS
 1100 W. 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 PHONE: 303.733.1100
 FAX: 303.733.1101

**Jasmine Gardens
 Senior Housing**

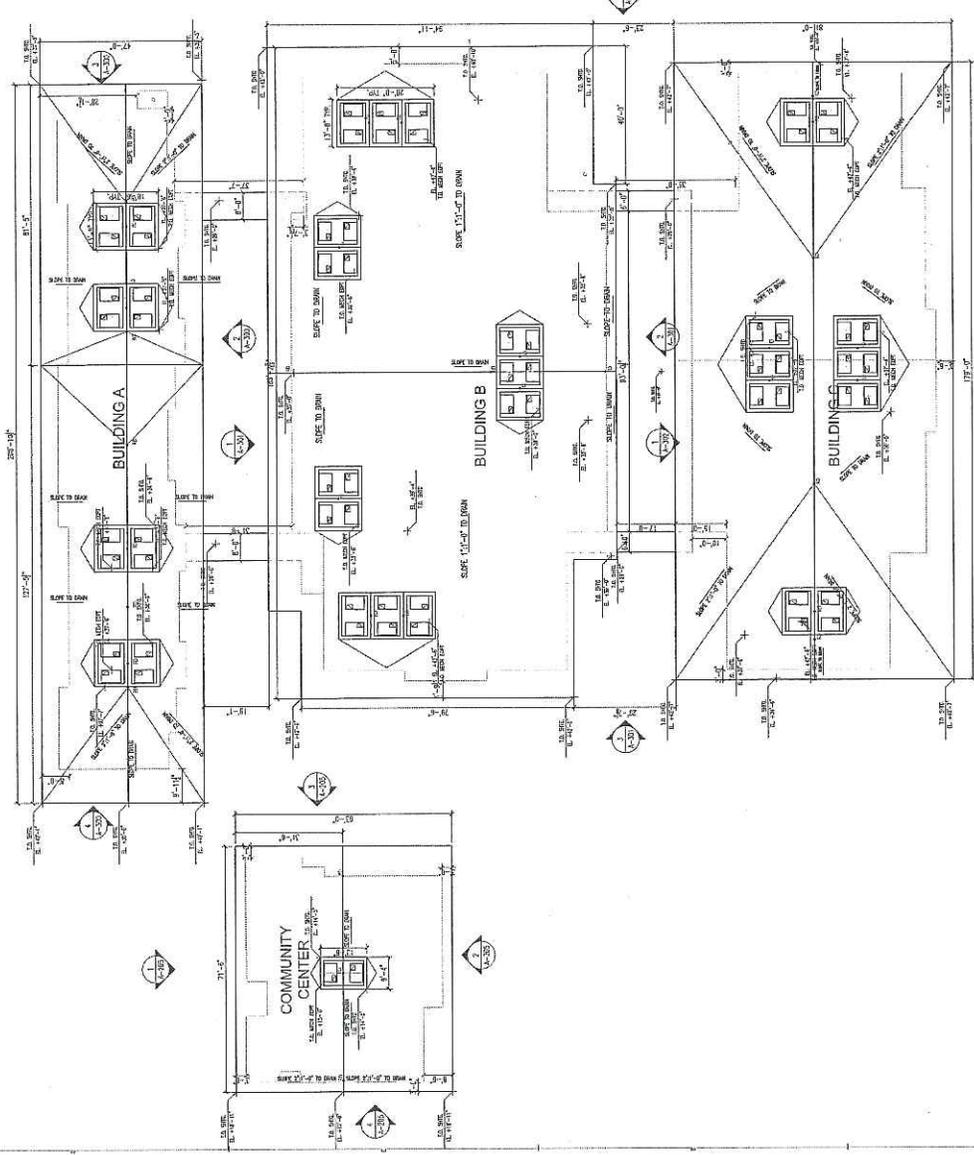
PROJECT #332
 10001 E. 14TH

INTERIOR ELEVATIONS

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03/00/00	ISSUED FOR PERMITS
02/00/00	ISSUED FOR PERMITS
01/00/00	ISSUED FOR PERMITS

ROOF PLANS

A2.04



1 ROOF PLAN
 1"=16'-0"

DENLEY
 PROJECT ARCHITECTS/ENGINEERS
 1000 W. 10TH AVENUE, SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.4600
 FAX: 303.733.4601

**Jasmine Gardens
 Senior Housing**

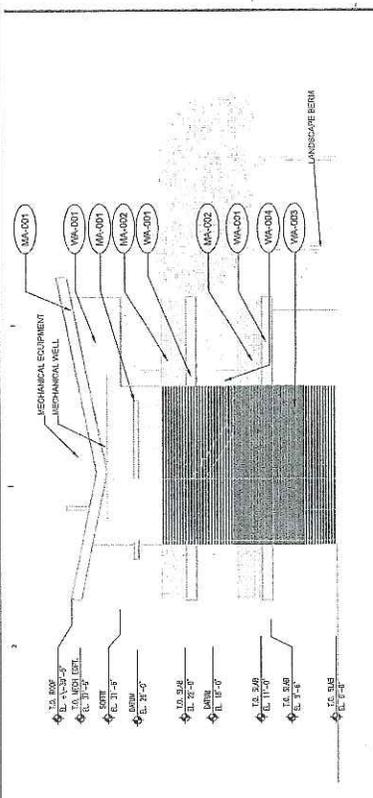
PROJECT #322
 SHEET #A 0300

DATE: 08/14/2014

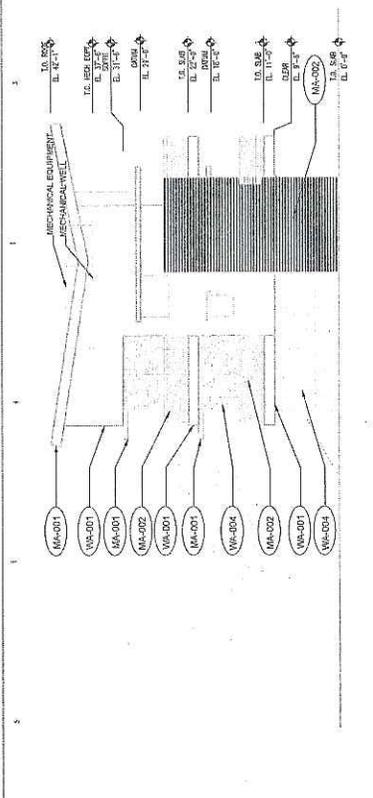
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**BUILDING A
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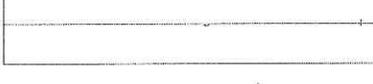
DATE: 08/14/2014
 SHEET: A3.00



4 BUILDING A WEST
 1/8"=1'-0"



3 BUILDING A EAST
 1/8"=1'-0"



2 BUILDING A SOUTH
 1/8"=1'-0"



1 BUILDING A NORTH
 1/8"=1'-0"

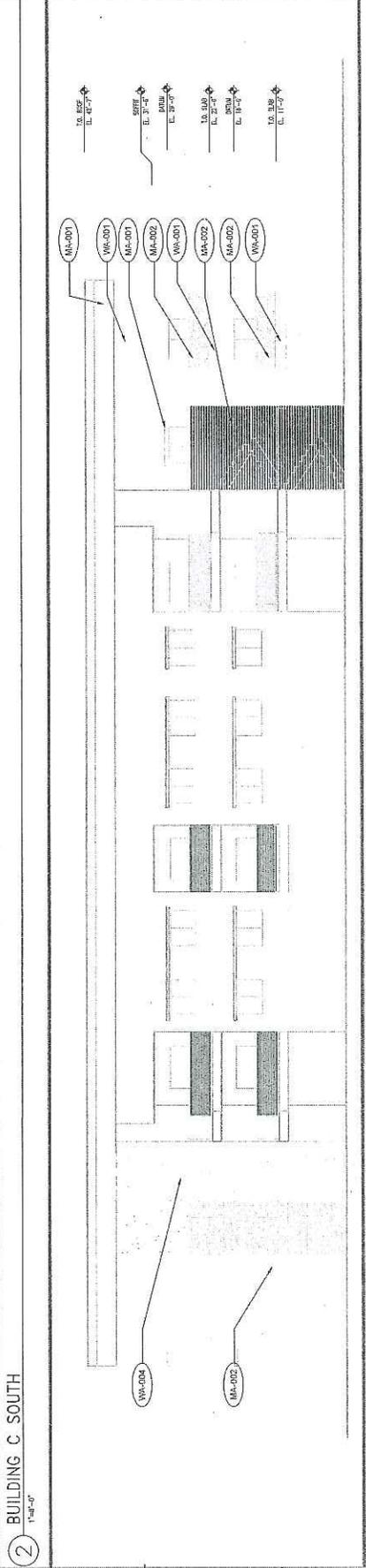
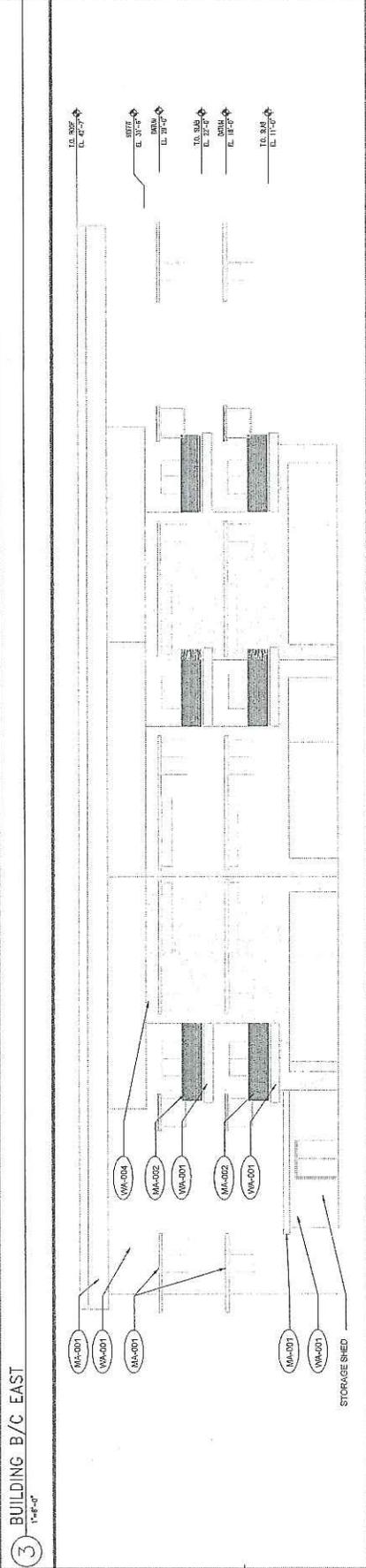
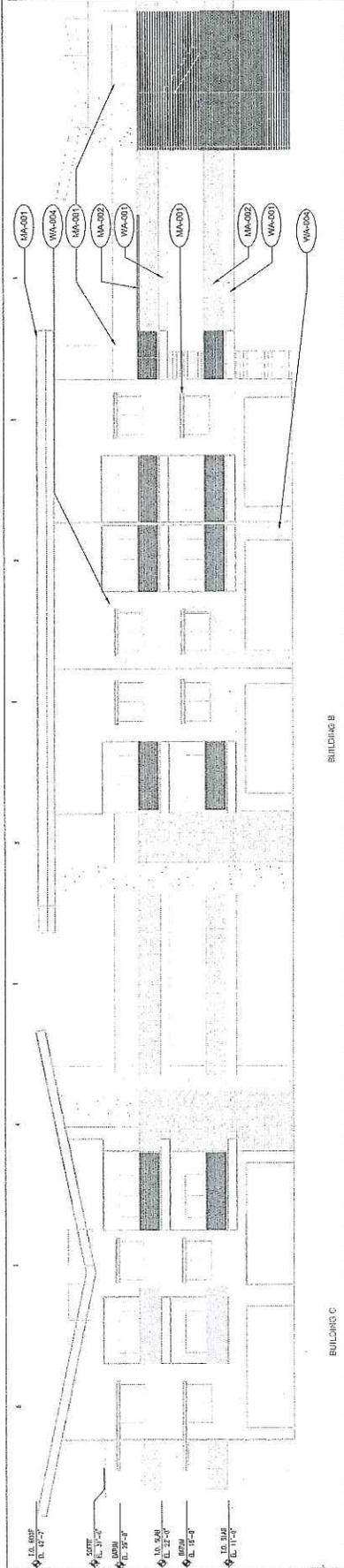
NOTE: REFER TO 00.01 FOR REFINISHES.

DATE: 08/14/2014
 SHEET: A3.00

SEE PLAN OVERLAYS

REV	DATE	DESCRIPTION
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02	02.23.10	REVISED PER COMMENTS
03	02.23.10	REVISED PER COMMENTS
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**BUILDINGS B/C
ELEVATIONS**



NOTED: REFER TO CO. 01 FOR REVISIONS

PENLEY
 ARCHITECTURAL CENTER
 1001 N. 202ND AVE.
 SUITE 100
 FARGO, ND 58103
 (701) 785-4422
 FAX: (701) 785-4422

Jasmine Gardens
 Senior Housing

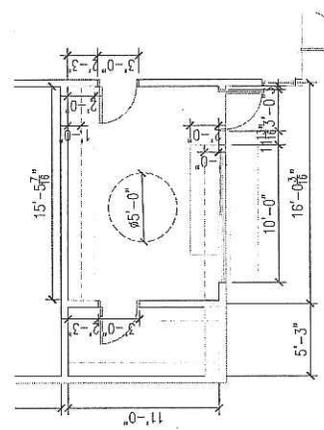
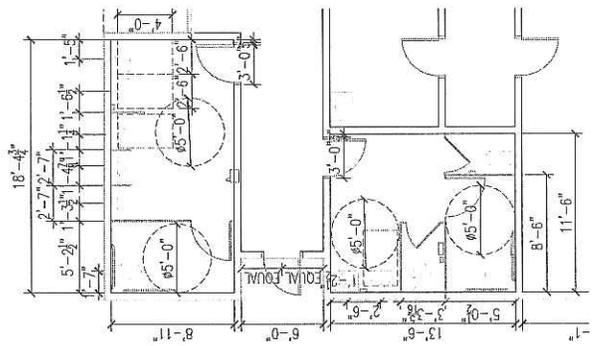
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 HOUST, TX 75261

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KITCHEN &
 TOILET ROOM
 ENLARGED PLANS
 & ELEVATIONS

SHEET
 A5.00



1 COMMUNITY CENTER TOILET ROOM PLANS
 1/8"=1'-0"

2 COMMUNITY CENTER ENLARGED KITCHEN PLANS
 1/8"=1'-0"

DENLEY
 INVESTMENT MANAGEMENT COMPANY
 17011 CLAYTON PLACE
 SUITE 200
 VAN NUYS, CA 91411
 TEL: 818.708.1000
 FAX: 818.708.1000

**Jasmine Gardens
 Senior Housing**

TRACT 4232
 BLOCK 1
 MAP 10

POTTING HILL LANDSCAPE DESIGN
 3048 DAK CANYON DRIVE
 LOS ANGELES, CA 90069
 310.488.6534

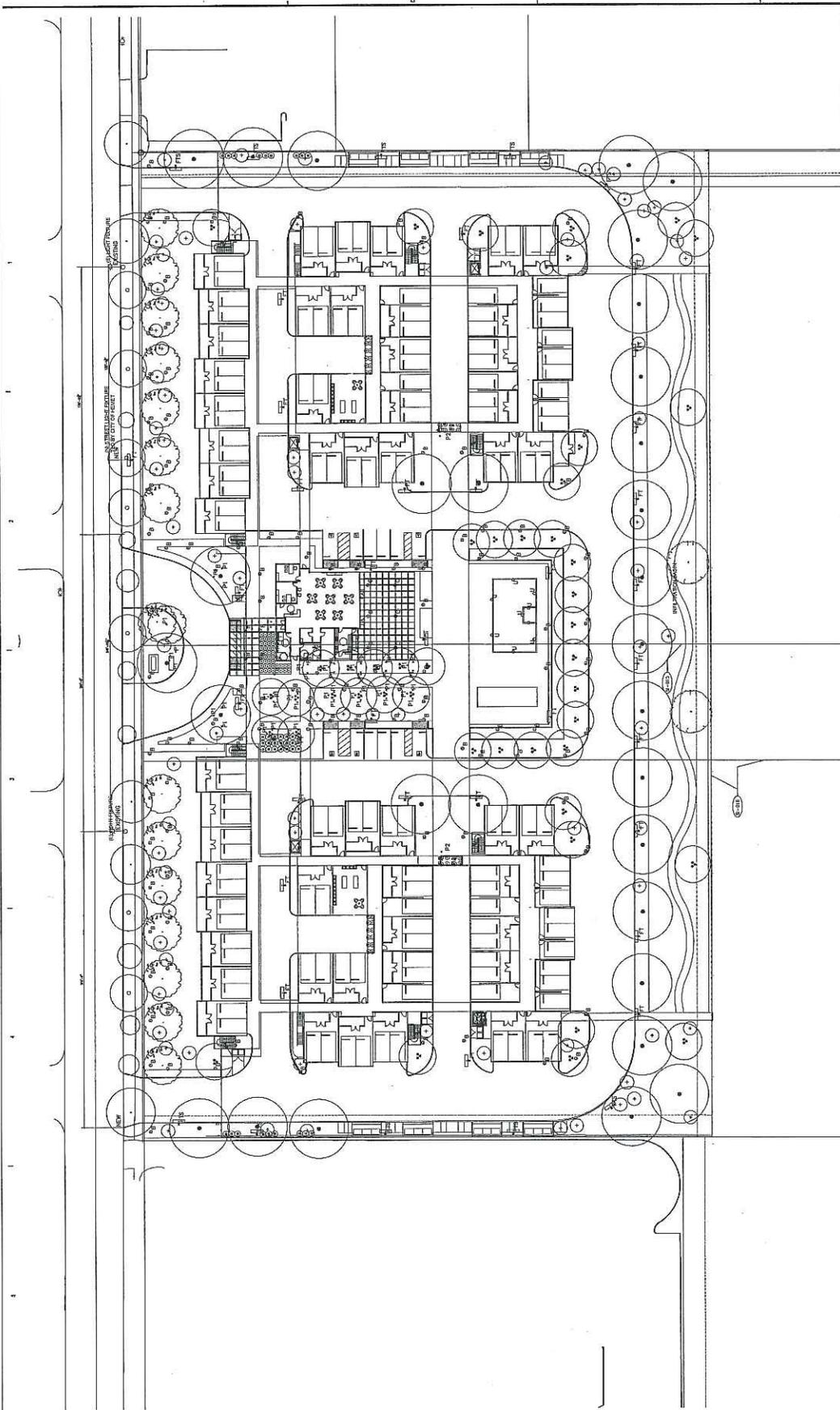
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**LANDSCAPE
 LIGHTING PLAN**

SHEET

L2.03



LIGHTING LEGEND

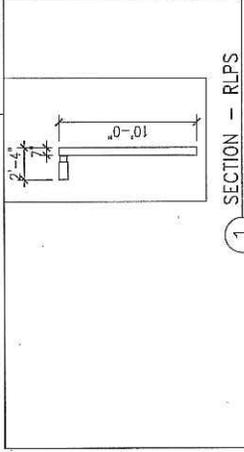
SYMBOL	NAME	MANUFACTURER	BEAM SPREAD	MTG HEIGHT	MODEL	MODEL NUMBER
▽ 11	RECESSED LIGHT FIXTURE	EPHRAIM	2-D	20 INCHES	RECESSED	RECESSED AS PER SPEC
● 12	RIGHT LIGHT FIXTURE	CUSTOM FIXTURE	2-D	20 INCHES	CUSTOM FIXTURE	
○ 13	ROUND PATH LIGHT	SECLA LIGHTING USA	REFERS TO LIGHTING PLAN 2.03	2 FT	REFLECTED BOUND	REFLECTED BOUND
○ 14	UNDERWATER POOL LIGHT	PEREMA	REFERS TO LIGHTING PLAN 2.03		REFLECTED BOUND	REFLECTED BOUND
□ 15	STREET FLOOD LIGHT	US ARCHITECTURAL LIGHTING	REFERS TO LIGHTING PLAN 2.03	20 FT	STREET	STREET
○ 16	UNDERGROUND LIGHT	US ARCHITECTURAL LIGHTING	REFERS TO LIGHTING PLAN 2.03	20 INCHES	UNDERGROUND	UNDERGROUND

LIGHTING NOTES

- CONTRACTOR TO VERIFY PLACEMENT OF ALL TRANSFORMERS, LIGHT FIXTURES AND SWITCHING WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO CROSS-REFERENCE THIS SHEET WITH PLANTING PLAN TO COORDINATE ALL FIXTURE LOCATIONS.

KEYNOTES:

- 1. ALL LIGHTING FIXTURES TO BE INSTALLED AT THE LOCATION SHOWN UNLESS OTHERWISE NOTED.
- 2. ALL LIGHTING FIXTURES TO BE INSTALLED AT THE LOCATION SHOWN UNLESS OTHERWISE NOTED.
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- 20. ALL LIGHTING FIXTURES TO BE INSTALLED AT THE LOCATION SHOWN UNLESS OTHERWISE NOTED.



Attachment No. 4 Site Photos

Planning Commission
Work Study of
October 12, 2011

Conditional Use Permit No. 11-004 Site Photographs



Site looking west from Johnston Avenue



Site looking east from Johnston



Commercial building located east of the project site



Rehabilitation Center located west of the project site

Attachment No. 5 Conceptual Changes

Planning Commission
Work Study of
October 12, 2011

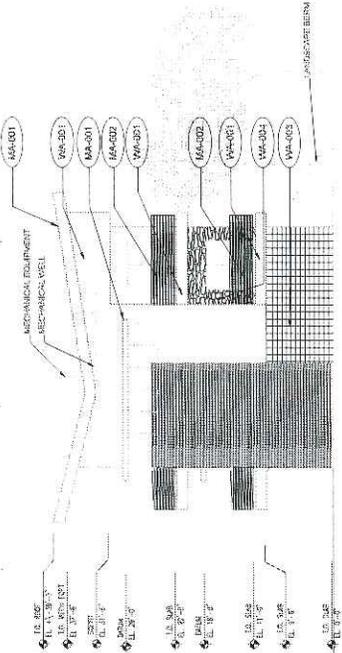
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99	04.15.14	JL	JK
100	04.15.14	JL	JK

BUILDING A ELEVATIONS

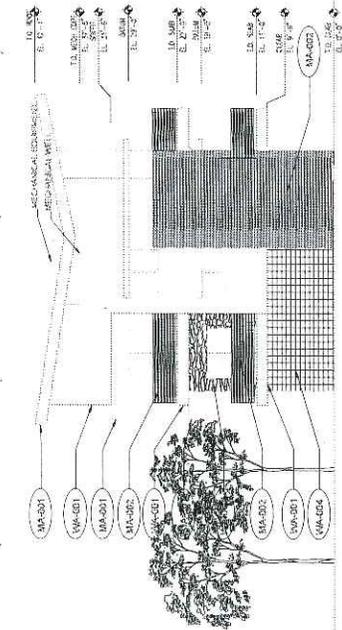
Sheet

A3.00

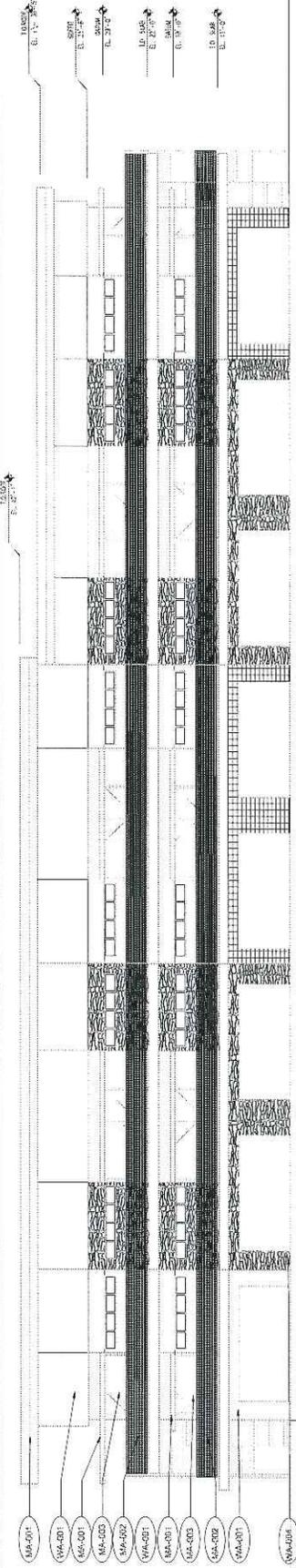
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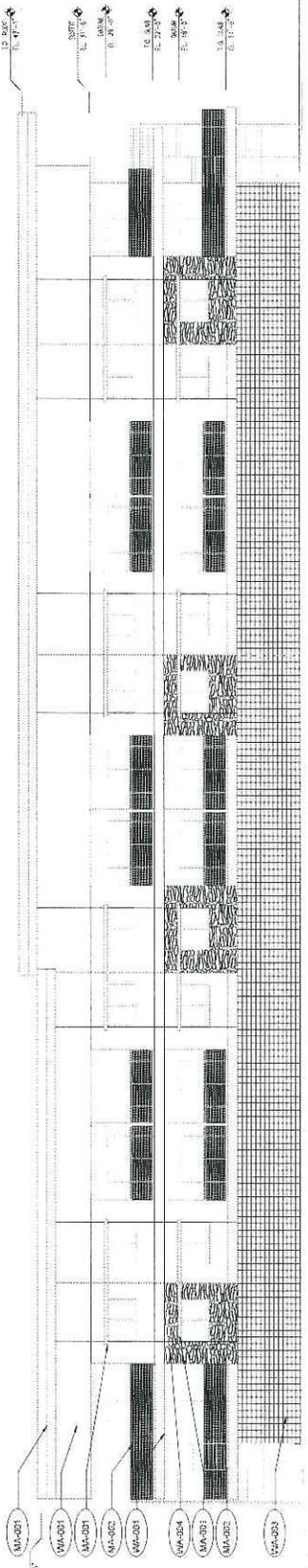
4 BUILDING A WEST
1" = 8'-0"



3 BUILDING A EAST
1" = 8'-0"



2 BUILDING A SOUTH
1" = 8'-0"



1 BUILDING A NORTH
1" = 8'-0"

NOTE: REFER TO GD FOR REFINISHES