

# PLANNING COMMISSION

## AGENDA

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

February 21, 2012  
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 and David Rogers

**Invocation and Flag Salute:** Commissioner Overmyer

### 2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of January 17, 2012

### 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

□ CITY OF HEMET PLANNING COMMISSION MEETING □  
FEBRUARY 21, 2012

**4. CONDITIONAL USE PERMIT NO. 09-005 (Lazaro's Plaza)**

APPLICANT: Javier Delgado  
AGENT: Martha Schact  
LOCATION: North side of Florida Avenue, 660 feet east of Columbia Street  
PLANNER: Carole Kendrick, Assistant Planner

DESCRIPTION: A request for Planning Commission review and approval of a Conditional Use Permit application for the construction and operation of a 20,999 square-foot retail shopping center, located on the north side of Florida Avenue, east of Columbia Street and west of Cornell Street, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15332.

**Recommended Action:**

1. **Adopt** Planning Commission Resolution Bill No. 12-001, **approving** Conditional Use Permit No. 09-005, entitled:

*"A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 09-005 FOR THE CONSTRUCTION AND OPERATION OF A 20,999 SQUARE FOOT RETAIL SHOPPING CENTER, LOCATED ON THE NORTH SIDE OF FLORIDA AVENUE, APPROXIMATELY 660 FEET EAST OF COLUMBIA STREET AND 233 FEET WEST OF CORNELL STREET (APN 438-240-039)."*

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**WORK STUDY ITEMS**

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**5. ZONE CHANGE NO. 11-001 AND CONDITIONAL USE PERMIT NO. 11-003 (AT&T at Prince of Peace)**

APPLICANT: AT&T Mobility  
AGENT: Marc Myers - Derra Design  
LOCATION: 701 North Sanderson Avenue  
PLANNER: Carole Kendrick, Assistant Planner

DESCRIPTION: A work study session with discussion and possible direction to staff regarding a Zone Change application to amend the zoning designation from R-1-7.2 (Single-Family Residential) to S-1 (Church) zone and a Conditional Use Permit for the construction and operation of a major ground mounted telecommunication facility and associated equipment consisting of a 60' pole camouflaged as a monopine.

## DISCUSSION AND ACTION ITEMS

6. **Request for Planning Commission appointment to Hemet ROCS Citizen Advisory Committee** – *Community Development Director Elliano*

## DEPARTMENT REPORTS

7. **CITY ATTORNEY REPORTS:** *Verbal reports from Assistant City Attorney Tom Jex on items of interest to the Planning Commission.*
- A. Understanding AB 32's Impacts on Local Government: A Local Official's Guide
  - B. Understanding California's Sustainable Communities and Climate Protection Act of 2008 (SB 375): A Local Official's Guide
8. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**
- A. Report on SCAG's 2012-2035 Draft Regional Transportation Plan & Sustainable Communities Strategy
  - B. Draft Regional Housing Needs allocation for Hemet
  - C. Status report on local foreclosures and housing market activity
  - D. Verbal Update on Regional and Local Planning Projects
  - E. Report on City Council actions from the January 24, and February 14, 2012 meetings
9. **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
10. **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. Report on Industrial Development Opportunities
  - C. Status of Shopping Cart Retrieval Plans and Compliance
  - D. Proposed Fence Ordinance – Part II
11. **ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for **March 6, 2012 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).

# AGENDA #2.A.

## PLANNING COMMISSION

### MEETING MINUTES

DATE: January 17, 2012

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 and David Rogers

**ABSENT:** None

**Invocation and Flag Salute:** Vice Chairman Duber

#### 2. APPROVAL OF MINUTES FOR NOVEMBER 15, 2011 AND DECEMBER 6, 2011

##### A. Minutes of November 15, 2011

It was **MOVED** by Commissioner Overmyer and **SECONDED** by Commissioner Rogers to **APPROVE** the minutes of November 15, 2011, modifying page 3, line 39 to read: "...amend or address this **once** the Highway 79 alignment and design is adopted."

The MOTION was carried by the following vote:

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

##### B. Minutes of December 6, 2011

It was **MOVED** by Commissioner Rogers and **SECONDED** by Commissioner Overmyer to **APPROVE** the minutes of December 6, 2011, as presented.

The MOTION was carried by the following vote:

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

**NOES:** None

□ CITY OF HEMET PLANNING COMMISSION MEETING □

MINUTES OF JANUARY 17, 2012

Page 1 of 9

1 **ABSTAIN:** None

2 **ABSENT:** None

3  
4 **3. PUBLIC COMMENTS:** None

5  
6  
7  
8 **PUBLIC HEARINGS**

9  
10 **4. COMPREHENSIVE 2030 GENERAL PLAN UPDATE (GENERAL PLAN**  
11 **AMENDMENT NO. 11-002) AND FINAL ENVIRONMENTAL IMPACT REPORT**  
12 **(ENVIRONMENTAL ASSESSMENT NO. 11-002) FOR THE GENERAL PLAN**  
13 **UPDATE (SCH #2010061088)**  
14

15 **APPLICANT:** City of Hemet

16 **LOCATION:** City-wide

17 **PLANNER:** Deanna Elliano, CDD

18 **DESCRIPTION:** Planning Commission review and recommendation to the City  
19 Council regarding additional changes to the Draft General Plan document and Draft  
20 Land Use Plan as a result of the comments received from public agencies during  
21 the comment period; and Certification of the Final EIR, adoption of the Mitigation  
22 Monitoring and Reporting Program, and adoption of the Findings and Statement of  
23 Overriding Considerations for the City of Hemet 2030 General Plan.  
24

25 Chairman Gifford and the Commission discussed the format for Commission  
26 comments, and the consensus was to take comments after each issue's presentation.  
27

28 CDD Elliano gave a PowerPoint presentation concerning the General Plan Land Use  
29 changes (General Plan Amendment No. 11-002).  
30

31 There was discussion among the Commissioners regarding Hemet West's preference  
32 to obtain the LDR designation of the property along Florida Avenue, with some  
33 Commissioners expressing a desire to see it maintain a commercial designation,  
34 allowing a commercial gateway into the city, or changing it to a park designation,  
35 keeping it as a green parkway entrance to the city.  
36

37 CDD Elliano stated that Florida Avenue would be widened in that stretch, so some of  
38 the acreage would be dedicated for the widening; also, in the Community Design  
39 Element, landscape setbacks of 25 feet are required.  
40

41 Jim Morrissey, 41738 Fulton Avenue, Hemet, gave some history of the mobile home  
42 park, mentioning that the owners felt the property would be more useable as an  
43 extension of Hemet West for residential because although the property has large  
44 acreage, the depth of the parcel is not that deep. Putting commercial in as a strip  
45 feature would demand loading in the rear, adjacent to the residents.  
46

47 Robin Lowe, 5825 Nectar Avenue, Hemet, representing the property owner, reported  
48 that the property was owned by four equal partners as an LLC. In the past, the owners  
49 had come forward with a quasi plan for residential, feeling the parcel was too narrow  
50 for a strip mall. They also were aware of the scenic setback requirements and were in

1 agreement with that. They felt that during the General Plan Update, it would be a good  
2 time to go ahead and change it to residential. And perhaps when the economy turns  
3 around in 2015, they may want to make it commercial. But currently, especially with  
4 the upgrading of manufactured housing, they felt that maintaining a well-established  
5 senior community would be best.

6  
7 Chairman Gifford commented that the rationale he was hearing was that because of  
8 the setback requirements, the widening of the road, and the narrow nature of the  
9 property, the best scenario would be to change its use to residential.

10  
11 It was **MOVED** by Commissioner Overmyer and **SECONDED** by Vice Chairman  
12 Deuber to recommend **ADOPTION** of the proposed change from CC to LDR on the  
13 Hemet West property.

14  
15 The MOTION was carried by the following vote:

16  
17 **AYES:** Chairman Gifford, Vice Chairman Deuber, and Commissioners Overmyer,  
18 and Rogers

19 **NOES:** None

20 **ABSTAIN:** None

21 **ABSENT:** None

22  
23 CDD Elliano continued her PowerPoint presentation regarding regulatory agency  
24 comments regarding water quality and the recommended changes to the Draft General  
25 Plan text..

26  
27 Chairman Gifford explained his understanding that these are really just clarifications for  
28 policies already in effect by other regulatory agencies, such as the Regional Water  
29 Quality Control Board.

30  
31 CDD Elliano concurred, noting that these items will provide resource documents for the  
32 public, developers, and others. She explained that the requirements were not limited  
33 to private development, but applied to public development as well, as a guideline for  
34 better water quality and conservation. She noted that the changes were shown on  
35 Attachment 2A of the staff report.

36  
37 It was **MOVED** by Commissioner Rogers and **SECONDED** by Commissioner Overmyer  
38 to recommend **ADOPTION** of the recommendations in staff report Attachment 2A  
39 regarding the Regional Water Quality Control Board.

40  
41 The MOTION was carried by the following vote:

42  
43 **AYES:** Chairman Gifford, Vice Chairman Deuber, and Commissioners Overmyer,  
44 and Rogers

45 **NOES:** None

46 **ABSTAIN:** None

47 **ABSENT:** None

48  
49 CDD Elliano continued her PowerPoint presentation regarding the Airport Land Use  
50 Consistency, explaining the various land use limitations specifically in Area 2 of the

1 Airport Land Use Plan. She presented a series of modifications to the Land Use map  
2 and the text of the Draft General Plan, to be consistent with the Airport Land Use  
3 Commission's recommendations.  
4

5 It was **MOVED** by Commissioner Overmyer and **SECONDED** by Vice Chairman  
6 Deuber to recommend **ADOPTION** of the clarifications and modifications as set forth in  
7 staff report Attachments 2A and 2B.  
8

9 The MOTION was carried by the following vote:

- 10  
11 **AYES:** Chairman Gifford, Vice Chairman Deuber, and Commissioners Overmyer,  
12 and Rogers  
13 **NOES:** None  
14 **ABSTAIN:** None  
15 **ABSENT:** None  
16

17 CDD Elliano concluded her PowerPoint presentation regarding Planning Commission  
18 Resolution Bill No. 11-019 concerning the certification of the Final Environmental  
19 Impact Report for the 2030 General Plan.  
20

21 Chairman Gifford had questions concerning the air quality impacts of short-term  
22 construction projects. He asked if the concerns centered on uses that were long term  
23 and continually exceed standards of pollutants.  
24

25 CDD Elliano explained that the concerns were regarding not only short-term  
26 construction, but also the long term. Because of the magnitude of the General Plan,  
27 the agencies are looking at it from a cumulative basis, and because the total south  
28 coast air basin is in non-attainment, the report is saying that we've mitigated it to a  
29 point, but not to a point of insignificance, which is the test for environmental  
30 significance.  
31

32 Commissioner Overmyer asked if that meant the proposed business parks and  
33 industries could be limited because of hazardous chemicals or toxins.  
34

35 CDD Elliano responded that the AQMD regulates different types of emissions. Short-  
36 term construction requires dust control and muffler emission regulation, but there is  
37 also what is called stationary source emissions, which would be a plume of some  
38 chemicals from an industrial or manufacturing facility. Those are regulated very strictly  
39 by the AQMD. Next are the mobile source emissions, which are the pollutants  
40 generated by the motor vehicles operating within the basin and the region. She  
41 explained that it was a cumulative issue, which is mitigated to the extent possible, and  
42 AQMD recognizes that there is a component that is going to be unattainable. By  
43 completing Findings and a Statement of Overriding Considerations, Hemet has  
44 performed a good faith effort to comply with those regulations. Hemet is still required  
45 to do ongoing compliance, but in terms of looking at the big picture for growth, Hemet  
46 is able to move forward. The agency suggested additional mitigation measures, but  
47 did not raise an issue of Hemet being noncompliant. She further explained that the  
48 General Plan promotes increased industry in the region, thus eliminating some of the  
49 vehicle emissions because of shorter commutes; it also encourages walking, cycling,  
50 Metrolink stations, and bus transit to further reduce emissions.

1  
2 Chairman Gifford asked if most of the General Plan documents being adopted currently  
3 have significant unavoidable impacts with air quality.  
4

5 CDD Elliano responded affirmatively, and Vice Chairman Deuber noted that the report  
6 appears to adequately cover all fronts.  
7

8 Chairman Gifford felt that the water supply assessment was overkill and contained  
9 speculation. He also suggested that under Mitigation Measure 4.3-1C, (page G5 of the  
10 Mitigation Monitoring Plan), which is the two-stroke engine regulations, a reference to  
11 the AQMD circular would assist in explaining the regulation.  
12

13 The public hearing was opened, and C.W. Cecchi, 2433 Tulip Court, Hemet  
14 approached the lectern and asked about the grade separations that would be required  
15 if the Metrolink was going to be set up in the present location, since it crosses two state  
16 highways. He suggested moving the location to the south of Florida Avenue.  
17

18 It was **MOVED** by Vice Chairman Deuber and **SECONDED** by Commissioner  
19 Overmyer to **ADOPT** Resolution Bill No. 11-019 with a recommendation to the City  
20 Council to certify the Final Environmental Impact Report for the Hemet 2030 General  
21 Plan.  
22

23 The MOTION was carried by the following vote:  
24

25 **AYES:** Chairman Gifford, Vice Chairman Deuber, and Commissioners Overmyer,  
26 and Rogers

27 **NOES:** None

28 **ABSTAIN:** None

29 **ABSENT:** None  
30

31 *(Adopted Planning Commission Resolution No. 12-001.)*  
32

33 (Short recess taken.)  
34

35  
36 **5. ZONING ORDINANCE AMENDMENT 12-001 establishing Sex Offender**  
37 **Residency Restrictions in the City of Hemet**

38 **APPLICANT:** City of Hemet

39 **LOCATION:** City-wide

40 **PLANNER:** Deanna Elliano, Community Development Director

41 **DESCRIPTION:** A city-initiated ordinance of the City of Hemet amending Chapter  
42 90 (Zoning) of the Hemet Municipal Code to add a new Article X entitled "Special  
43 Housing Classifications" and adopting Division 3 which establishes Sex Offender  
44 Residency Restrictions. This ordinance is a component of the Hemet ROCS  
45 (Restoring Our Communities Strategy) Program for the City of Hemet.  
46

47  
48 CDD Elliano gave an explanatory presentation regarding the ordinance, noting that,  
49 following the implementation of this statute, any newly-released sex offender could not  
50 live with another sex offender released pre-statute.

1 Commissioner Rogers inquired regarding the library prohibition, considering that the  
2 sex offender is also a taxpayer.

3  
4 CDD Elliano stated that they could still go to the library, but could not live within 2,000  
5 feet of it. She also explained that there was a companion ordinance that had been  
6 reviewed by the City Council within the last month that was a sex offender locational  
7 restriction, which is why it's going through the zoning code. It was locational in terms of  
8 restricting sex offenders from parks or places where children might congregate.

9  
10 Commissioner Overmyer commented that, because of low property values, Hemet is at  
11 risk for such instances.

12  
13 Commissioner Rogers commented that property owners are not always aware of the  
14 crimes of their tenants. Therefore, he appreciated the wording of "knowingly" in the  
15 ordinance.

16  
17 CDD Elliano stated that the mayor was requesting that at the end of each of these  
18 ordinances, a mention be made of Hemet ROCS so that the public, the Commission,  
19 and the Council could identify that this is one of the components of that program.

20  
21 To Vice Chairman Deuber's question concerning the Salvation Army and children's  
22 programs, CDD Elliano stated that their programs tended to be more family-based than  
23 child-based.

24  
25 Vice Chairman Deuber also asked if the ordinance could be amended to include new  
26 facilities as they are established, to which CDD Elliano responded affirmatively.

27  
28 Chairman Gifford opened the public hearing.

29  
30 Stefany Nelson, 555 East Fruitvale, Apartment 613, Hemet, inquired about the  
31 restriction applying to apartment complexes where there are playgrounds for children  
32 and where managers allow sex offenders as tenants.

33  
34 CDD Elliano replied that the ordinance specifies parks, both publicly and privately  
35 owned, so an HOA park could qualify. An assessment might have to be made to  
36 ascertain its availability to children. If it were a park within a senior-oriented  
37 community, the ordinance would probably not apply.

38  
39 Ms. Nelson also asked about the legality of an apartment manager prohibiting a sex  
40 offender from living there.

41  
42 CDD Elliano responded that the law allows the sort of prohibition as outlined in the  
43 ordinance for sex offenders released after the date of the ordinance adoption. Once  
44 managers are informed as to what their responsibilities are, pursuant to this ordinance,  
45 if they still continue to violate the ordinance, they could be held responsible.

46  
47 Commissioner Rogers wanted to know how many apartment complexes included  
48 parks.

1 CDD Elliano responded that, if the City begins to discover during the implementation  
2 and enforcement mode that the ordinance is overly restrictive, they may have to take  
3 another look at those concentric circles, but that, as it is written, and based on the  
4 information to date, the 2,000 foot distance requirement imposed by the ordinance  
5 allows for sufficient residency locations.  
6

7 It was **MOVED** by Commissioner Overmyer and **SECONDED** by Commissioner Rogers  
8 to **ADOPT** Resolution Bill No. 12-001 recommending approval to the City Council of  
9 Zoning Ordinance Amendment No. 12-001.

10  
11 The MOTION was carried by the following vote:

12  
13 **AYES:** Chairman Gifford, Vice Chairman Deuber, and Commissioners Overmyer,  
14 and Rogers

15 **NOES:** None

16 **ABSTAIN:** None

17 **ABSENT:** None  
18

19 *(Adopted Planning Commission Resolution No. 12-002.)*  
20  
21

## 22 DEPARTMENT REPORTS

### 23 24 25 **6. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**

#### 26 27 **A. Report on City Council actions from the December 13, 2011 and January 10, 28 2012 meetings**

29  
30 CDD Elliano reported the following items on the January 10, 2012 meeting: 1) a  
31 presentation by Environmental Services Manager Linda Nixon, of the City's  
32 Engineering Division, regarding municipal storm drain permits; 2) a presentation of the  
33 winners of the Hemet/San Jacinto Green Coalition shopping cart awareness poster  
34 contest; 3) the election of Wayne Disher, Hemet Library Director, as the President of  
35 the California Library Association; 4) the retirement of Hemet Building Official Colin  
36 McNie, and appointment of Tim Steenson as the part-time Interim Building Official; 5) a  
37 report on the RDA situation and Hemet's choice to be the successor agency and have  
38 control of its own affairs rather than cede it to the county or another local district.  
39

40 At the December 13th meeting, the new Mayor, Robert Youssef and the new Mayor  
41 Pro Tem, Jim Foreman, were initiated. Also, CDD Elliano had given a presentation on  
42 the General Plan, and the item was continued to the January 24th meeting.  
43

#### 44 **B. Report on WRCOG Planning Directors' Meeting**

45  
46 CDD Elliano reported that WRCOG had received a \$400,000 grant to work on a  
47 climate action plan. Hemet has a Greenhouse Gas Inventory that was done at the time  
48 of the General Plan, but staff is hoping to utilize what WRCOG is developing on a  
49 regional basis to assist in development of the local Climate Action Plan, which will  
50 lessen the amount of local funding needed for the project.

1 Also, the 2012 to 2035 Regional Transportation Plan and Sustainable Communities  
2 Strategy is now out for public review, which includes the counties of Los Angeles,  
3 Orange, Ventura, Riverside and San Bernardino. Hemet provided input in terms of  
4 growth projections for the City of Hemet and the city limits.  
5

6 Another important matter was the State's allocation and SCAG's allocation for the  
7 Regional Housing Needs Assessment (RHNA), where the city is given an allotment of  
8 units to support extremely low, very low, low to moderate, and moderate and above  
9 moderate income housing categories. Going into the process, it looked like Hemet was  
10 going to be allocated 12,000 units, which was then reduced to 6,000 units. Hemet  
11 continued to protest with SCAG, as did San Jacinto. At the end of last year, the draft  
12 RHNA numbers were circulated, and the draft number for Hemet was 604 units, across  
13 all categories — a huge reduction. Other cities and needs may influence the numbers,  
14 but it's heading in the right direction.  
15

16 Vice Chairman Deuber asked if the 604 was inclusionary.  
17

18 CDD Elliano responded that, yes, it could be inclusionary and could be spread  
19 throughout, although the City's Housing Element must indicate available vacant sites.  
20

21 Vice Chair Deuber commented that Hemet has enough vacant housing units to  
22 accommodate the numbers.  
23

24  
25 **7. CITY ATTORNEY REPORT: None**  
26  
27

28 **8. PLANNING COMMISSIONER REPORTS:**  
29

30  
31 **A.** Chairman Gifford commended staff on the General Plan and the work that  
32 had been put into it. He also applauded Vice Chairman Deuber and her coalition for  
33 working with the downtown Hemet Theater and hopefully making it a nice  
34 establishment.  
35

36 **B.** Vice Chairman Deuber reported on the situation with the Valley Queens,  
37 noting that in 2008 a nonprofit organization had purchased the Valley Queens  
38 organization, collected the money from the public, and ran out of town. She indicated  
39 that a fundraiser was held in the theater on January 6th to show everyone who was in  
40 attendance how the pageant selection process happens, and introduced the current  
41 Miss San Jacinto, Miss Hemet, and Miss Teen Hemet. She also recited other  
42 community-wide efforts that had been going on recently with the Farmers Market and  
43 the Downtown Hometown Christmas.  
44

45 **C.** Commissioner Overmyer commended the staff and Chairman Gifford for the  
46 phenomenal work done on the EIR for the General Plan. He then reported, as liaison  
47 to the Traffic and Parking Commission, that there was going to be a traffic signal  
48 installed at Thornton and Sanderson Avenues, and that a request for a stop sign at  
49 San Marcos and Elk Streets had been denied. There was also discussion of recent  
50 accidents at Warren Road.

1 D. Commissioner Rogers joined with the others in applauding the Planning  
2 Division and CDD Elliano on their work with the General Plan.  
3  
4

5 **9. FUTURE AGENDA ITEMS:**  
6

- 7 A. Report on "Human Signs" and other temporary signage in the City  
8 B. Status report on foreclosure activity and housing market  
9 C. Report on Industrial Development Opportunities  
10 D. Status of Shopping Cart Retrieval Plans and Compliance  
11 E. Report on methods to reduce panhandling at commercial establishments  
12

13 CDD Elliano reported other items to be considered, including a work study for a cell  
14 tower proposed at the Prince of Peace Church at Sanderson and Devonshire Avenues;  
15 Lazaro's Plaza, a commercial establishment proposed on East Florida Avenue; and an  
16 extension of time for a condominium project that was approved but not yet built at  
17 Cawston and Stetson Avenues.  
18

19  
20 **10. ADJOURNMENT:** It was unanimously agreed to adjourn the meeting at 8:25 p.m.  
21 to the regular meeting of the City of Hemet Planning Commission scheduled for  
22 **February 7, 2012 at 6:00 p.m.** to be held at the City of Hemet Council Chambers  
23 located at 450 E. Latham Avenue, Hemet, California 92543  
24  
25  
26  
27  
28  
29

30 \_\_\_\_\_  
31 John Gifford, Chairman  
32 Hemet Planning Commission

33 ATTEST:  
34  
35  
36  
37

38 \_\_\_\_\_  
39 Nancie Shaw, Records Secretary  
40 Hemet Planning Commission  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50

# AGENDA #4



## *Staff Report*

TO: City of Hemet Planning Commission

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

DATE: February 21, 2012

RE: **CONDITIONAL USE PERMIT NO. 09-005 (Lazaro's Plaza)** – A request for Planning Commission review and approval of a Conditional Use Permit for the construction and operation of a 20,999 square foot retail shopping center, located on the north side of Florida Avenue, east of Columbia Street and west of Cornell Street, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15332.

### **PROJECT APPLICANT INFORMATION**

Applicant: Javier Delgado  
Agent: Martha Schacht  
Project Location: North side of Florida Avenue, 660 feet east of Columbia Street  
APN: 438-240-039

### **STAFF RECOMMENDATION**

The Planning Department recommends that the Planning Commission:

1. Adopt the attached Planning Commission Resolution Bill No. 12-001 (Attachment No. 1), entitled:

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 09-005 FOR THE CONSTRUCTION AND OPERATION OF A 20,999 SQUARE FOOT RETAIL SHOPPING CENTER, LOCATED ON THE NORTH SIDE OF FLORIDA AVENUE, APPROXIMATELY 660 FEET EAST OF COLUMBIA STREET AND 233 FEET WEST OF CORNELL STREET (APN 438-240-039).”**

**BACKGROUND**

On July 17, 2006, the Applicant submitted Conditional Use Permit (CUP) No. 06-010. The project had been incomplete for an extended period of time and was withdrawn by Staff on April 14, 2009 due to inactivity. On October 13, 2009, the Applicant submitted CUP No. 09-005 to resurrect the previously withdrawn project. Since that time, the Applicant has been working with Staff and CalTrans to modify the project to meet the City's codes and standards.

**PROJECT SETTING**

The site consists of a 2.20 acre vacant lot that includes existing curb, gutter and sidewalks. The project site is located on the north side of Florida Avenue, east of Columbia Street and west of Cornell Street. The project is surrounded by commercial uses to the east, west and south across Florida Avenue and single family residential to the north.

The project setting can be viewed in the following materials attached to this Project Analysis:

- Photographs of Site (Attachment No. 2)
- Adjacent Zoning Map (Attachment No. 3)
- Neighborhood Context Worksheet (Attachment No. 4)
- Aerial Photos and Surrounding Area Map (Attachment No. 5)

	LAND USE	ZONING	ADOPTED 2030 GENERAL PLAN
<b>PROJECT SITE</b>	Vacant	C-2 (General Commercial)	CC (Community Commercial)
<b>NORTH</b>	Single-Family Residential	R-1-C (Single Family Residential)	LDR (Low Density Residential 2.1-5.0 Dwelling Units per Acre)
<b>SOUTH</b>	Vacant Land and Hemet Mobility Center	County of Riverside	CC (Community Commercial)
<b>EAST</b>	Partially Constructed Commercial Project	C-2 (General Commercial)	CC (Community Commercial)
<b>WEST</b>	Vagabond Inn	C-2 (General Commercial)	CC (Community Commercial)

## PROJECT DESCRIPTION

The Applicant is requesting approval of **CONDITIONAL USE PERMIT NO. 09-005** for the construction and operation of a shopping center with one (1) building totaling 20,999 square feet, and appurtenant site improvements, parking areas, landscape areas, and public right-of-way improvements. A retail shopping center with three (3) or more tenants in the C-2 (General Commercial) zone is required to obtain a Conditional Use Permit per Hemet Municipal Code Section, 90-892.C.40.a.

The building as proposed includes twelve tenant suites that range in size from 1,013 to 2,681 square feet. The applicant is requesting hours of operation from 8 am to 9 pm, Monday through Friday, and 8 am to 12 am, Saturday through Sunday. Staff is recommending that the extended hours on Saturday and Sunday be limited to 8 am to 10 pm due to the proximity of existing homes to the north and the uncertainty of future uses. The Hemet Municipal Code allows retail uses in a commercial zone to operate between the hours of 7:00 am to 9:00 pm. Hours of operation that fall outside of the permitted time require approval of an Administrative Use Permit. The extended hours are being considered as part of the Conditional Use Permit application.

## PROJECT ANALYSIS

*Architecture* - The architectural style of the building consists of a blend of modern and Mediterranean detailing. The roofline of the building includes terra cotta tile on a gabled hip roof (see Sheet No. 9 of the Development Plan). The street level portions of the building façades are interspaced with stucco treatments, wood trellises, and classical one-story columns (see Sheet No. 10 of the Development Plan). The architectural style, massing and site development are consistent with the City-wide Commercial Design Guidelines and development standards for the C-2 zone.

*Materials and Colors* – The Applicant is proposing stucco, cultured stone, wood trellises, and tile roofing materials. The exterior façade colors include tans, beiges and dark reds that are consistent with the intent of the Hemet Municipal Code to provide subtle, neutral and/or earth tone colors.

*Landscaping and Lighting* – Hemet Municipal Code, Section 90-895(g)(4) requires that when a site adjoins a single-family zone, that the adjoining property line shall be landscaping with live plant material including trees. The property to the north of the project site is zoned for single-family residential and contains an established residential neighborhood. The Applicant has provided 24" box trees, 30' on center, along the adjoining property line to buffer the proposed use from the northerly residents. The project is proposing to landscape 12.91% of the project site that exceeds the minimum required by the Hemet Municipal Code (see Sheet No. 3 of the Development Plan).

The project is proposing standard parking lot lighting on 25' poles that are located throughout the parking lot area and directed to minimize impacts to surrounding properties. Nighttime illumination meets the requirements to safely navigate the site.

*Parking and Circulation (pedestrian circulation and ADA access)* – Hemet Municipal Code, Section 90-1423.B.1 requires that shopping centers provide a minimum of one (1) onsite parking space for each 250 square feet of gross floor area. The project proposes a total of 20,999 square feet of floor area and 91 parking stalls, which is seven (7) stalls more than the required 84 (see Sheet No. 4 of the Development Plan).

ADA access is provided to the shopping center and the trash enclosure with clearly demarcated paths. In addition, pedestrian access is provided from the public right-of-way through existing sidewalks and proposed walkways adjacent to the structure.

Secondary emergency access is provided to the site from the easterly drive and allows emergency vehicle access to the rear side of the structure. The secondary drive will be gated to prevent non-emergency vehicle access. Emergency entry will be gained through a Knox Box or Knox Key system.

*Property Constraints* – The property is constrained by the San Jacinto Fault that bisects the property from the northwesterly corner through the southern center of the property (see Sheet Nos. 1, 2 and/or 5 of the Development Plan). The fault easement is 100 feet wide and prohibits the construction of any structure for human occupancy to be placed across the trace of this active fault. The project as proposed does not propose any structures, with the exception of a trash enclosure, within the fault easement. The remainder of the easement will be covered with parking and landscaping that will serve the project.

*CalTrans Authority* – Due to having project frontage on State Highway 74, the Applicant was required to obtain approval from CalTrans for any work within the right-of-way. The Applicant indicated that they had been working with CalTrans for an extended period of time and attained the necessary approvals for their right-of-way work. As part of the CalTrans approval, the Applicant was required to provide a center median on State Highway 74. The City was not informed of the proposed median nor was it provided an opportunity to comment regarding the design or location. The median was installed in December of 2011, prior to the approval of the proposed project (see Attachment No. 2 – Site Photos).

## **STAFF CONCERNS**

The Applicant provided staff with a modified roof design following the advertisement of this public hearing. The previous roof design included an equipment well with a parapet wall to screen the roof mounted equipment. The revised design eliminated the equipment well and parapet features. The current plans do not specify how the roof mounted equipment will be screened, but

staff has conditioned the project to clearly demonstrate how all roof equipment will be screened, to the satisfaction of the Community Development Director (Condition No. 12).

The revised roof plans have been transmitted to Development Review Committee members upon receipt of the latest plans. At the time of the preparation of this staff report, only one department has been able to provide comments. Staff will provide the Commission with a verbal update on any additional comments that are received prior to the public hearing.

In addition, staff has identified concerns with three (3) of the tenant spaces. Tenant spaces 107, 108 and 110 are arranged in such a manner that they may be difficult to lease due to the small frontage, larger interior space and unusual angles in the lay out. The Applicant did not modify the floor plan based on staff's prior Development Review Committee comments.

Furthermore, staff does have concerns with the uncertainty of proposed tenants and/or tenant types. The tenants types should be neighborhood retail uses that benefit the established residential to the north and enhance the existing commercial uses on Florida Avenue.

## **POLICIES, REQUIREMENTS AND GUIDELINES REVIEW**

The proposed project's Development Plans (Attachment No. 1 - Exhibit 1A) were reviewed by the Design Review Committee (DRC) for consistency with the City's applicable policies, requirements and guidelines. Subsequently, the DRC has recommended 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.

### **General Plan Consistency**

The proposed project is in conformance with the updated General Plan for the City of Hemet. The land use designation for the project site is CC (Community Commercial). The proposed development is consistent with the General Plan Community Design policy regarding Driveway Access Points in that the project is proposing a single access point to the shopping center that will eliminate conflicts between adjacent uses. In addition, the Applicant is providing restricted secondary access for emergency vehicle access. Furthermore, designing the project to provide buffer areas between the commercial uses and the residential neighborhood to the north side of the project site meets the requirements of Land Use Goal LU-3.5 of the General Plan.

The proposed project is consistent with the East Florida Corridor District and Land Use Goal LU-1.9 by promoting smaller scale commercial and office uses that are capable of serving the east Hemet Area.

The Community Services and Infrastructure Element discusses the maintenance of storm water and requires that sufficient levels of storm water drainage are maintained in order to protect the community from flood hazards and to minimize discharge of materials into the storm drains (CSI - 4.1). The project proposes the installation of a 6x23 dry well system and catch basin per the project specific Water Quality Management Plan (WQMP).

The project proposes vertical construction outside of the existing fault easement that is consistent with Public Safety Goal PS-1.2 that requires development outside of geologically hazardous zones.

Zoning Consistency

The project is subject to, and consistent with the Development Standards for the C-2 zone. This zone allows commercial shopping centers, subject to approval of a Conditional Use Permit and meeting the development standards of the individual zone. The project proposes a 20,999 square-foot retail shopping center. The proposed structure complies with the minimum setbacks from property lines, is below the maximum allowable height, and has a smaller lot coverage than allowed in the C-2 zone.

DEVELOPMENT STANDARDS	C-2 REQUIRED	PROVIDED
Front Setback	10 Feet (7 Feet for each 12 Feet of Building Height)	11 Feet (Based on height of building at setback)
Interior Side Setback	0 Feet	141 Feet /30 Feet
Rear Setback	0 Feet (not adjacent to alley or street) 10 Feet adjacent to residential zone	31 Feet
Building Height	35 Feet Maximum	33 Feet, 11 Inches

In conclusion, the proposed project complies with City requirements, and Zoning Code requirements for commercial developments relating to setbacks, building height, landscaping, and underground utilities.

The proposed project also complies with Zoning Code requirements relating to Conditional Use Permits. Findings can be made as follows:

1. *That the proposed location, use and operation of the conditional use is in accord with the objectives of Chapter 90 of the Hemet Municipal Code, the purposes of the zone in which the site is located, is consistent with the General Plan and complies with other relevant city regulations, policies and guidelines.*

The project is subject to, and consistent with the Development Standards for the C-2 zone. This zone allows retail shopping centers subject to approval of a Conditional Use Permit and meeting the development standards of the individual zones. The project proposes a new 20,999 square foot retail shopping center. The proposed structure complies with the minimum setbacks from property lines, is below the maximum allowable height, and has a smaller lot coverage than allowed in the C-2 zone.

The proposed project is in conformance with the General Plan for the City of Hemet. The land use designation for the project site is CC (Community Commercial). The proposed development is consistent with the General Plan Community Design policy regarding Driveway Access Points in that the project proposes a single access point to the shopping center that eliminates conflicts between adjacent uses. In addition, the Applicant is providing restricted secondary access for emergency vehicle access. Furthermore, designing the project to provide buffer areas between the commercial uses and the residential neighborhood to the north side of the project site meets the requirements of Land Use Goal LU-3.5 of the General Plan.

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The project proposes vertical construction outside of the existing fault easement that is consistent with Public Safety Goal PS-1.2 that encourages development outside of geologically hazardous zones.

2. *That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, nor materially injurious to properties or improvements in the vicinity.*

The location of the proposed project complies with development standards that are provided to assure that the project and other properties and improvements in the vicinity are compatible, and that the proposed project is not detrimental to the general public health, safety or welfare. Additionally, the design of the project includes buffers between it and adjacent properties in the form of landscaped areas and separation from adjoining residential areas.

3. *That the proposed conditional use will comply with each of the applicable provisions of Chapter 90 of the Hemet Municipal Code and with other relevant city regulations, policies, and guidelines.*

The proposed use of the project site as a retail shopping center complies with the intent and purpose of the C-2 zone as an area in which retail shopping centers and related activities can be located subject to conditions that ensure compatibility with surrounding uses. The applicant has proposed a project that conforms to development standards provided by the zoning code.

#### Commercial Design Guidelines Consistency

The project is substantially consistent with the City's Commercial Design Guidelines adopted by City Council Resolution No. 3744. The City's commercial design guidelines require landscaped berms to visually screen the parking areas along the West Florida Avenue frontage. The existing parking lot configuration does not provide sufficient area to construct an effective berm. The applicant is proposing to add street trees and shrubbery to adequately screen the parking area.

The applicant has not provided a proposed sign program for the facility at this time. Consequently, a determination of consistency with the design guidelines cannot be made for signage. The project is conditioned that a signage program be developed and reviewed by staff at a subsequent time to determine appropriate consistency. (See Condition No. 30).

The contemporary architecture of the facility meets the intention of the commercial design guidelines in that the project entrances are enhanced with the proposed arched entryways. The variety of materials and forms of the proposed facility also meet the requirements of the guidelines in providing architecture that is not monotonous with a generous play of light and shadow on the building façade.

### 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. The proposed project does not meet the criteria listed within those exemptions. Therefore, pursuant to Hemet Municipal Code Section 58-70.3(e), this project is subject to the payment of TUMF fees.

### Multi-Species Habitat Conservation Plan (MSHCP)

The project can be found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area or endemic study area, and general mitigation is provided through payment of the MSHCP Mitigation Fee.

### Airport Land Use Compatibility

The project is located on the north side of Florida Avenue, east of Columbia Street and west of Cornell Street. The site is not within the Hemet Ryan Airport Influence area, and is outside the area that may be subject to Airport Land Use Commission review. Therefore, the project can be considered compatible with the Airport Land Use Plan.

## **PUBLIC COMMUNICATIONS RECEIVED**

At the time of report preparation, the Planning Department has received one telephone call from a neighboring property owner. Mr. Kevin Sechrest contacted staff on February 15, 2012, and expressed concerns with the potential for smoke shops, liquor stores or uses that could be detrimental to the adjacent properties. Staff advised Mr. Sechrest that no tenants have been proposed at this time and staff notes that the moratorium prohibiting smoke shops is still in effect.

Mr. Sechrest also had questions regarding the wall type and height that will be constructed between the project and the existing residential uses. Additional questions were raised regarding the uncompleted construction located at the northwest corner of Cornell Street and Florida Avenue. Mr. Sechrest indicated that he would be in attendance at the public hearing, in addition to many of his neighbors.

Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

Property owners located within a 1,000 foot radius of the project site were notified of the public hearing on February 9, 2012 with a 10-day hearing notice in addition to a public notice in the Press Enterprise.

## **DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION**

The Staff Development Review Committee (DRC) reviewed the project and provided written conditions that have been incorporated into the proposed conditions of approval. The recommended conditions of approval were reviewed with the applicant as part of the DRC process, and the applicant has voiced agreement with the recommended conditions. Conditional use permit conditions are included as Attachment No. 1 – Exhibit 1B.

## **CEQA REVIEW**

The project is exempt from provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 in that information contained in the project file and documents incorporated herein by reference demonstrates that: Conditional Use Permit No. 09-005 is consistent with the C (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; Conditional Use Permit No. 09-005 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Conditional Use Permit No. 09-005 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 32 (In-Fill Development Projects) Categorical Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project.

## **REPORT SUMMARY**

Conditional Use Permit No. 09-005 proposes the construction and operation of a 20,999 square foot retail shopping center. The project can be found to be exempt from provisions of the California Environmental Quality Act (CEQA) because it is eligible for a Class 32 – In-Fill Development Projects – Categorical Exemption.

Staff believes that the design proposed for the project adequately conforms to and is consistent with the development standards and guidelines provided by the Zoning Ordinance and Commercial Design Guidelines. For these reasons, and as more fully discussed in the Staff Report and accompanying attachments, the Planning Department recommends approval of the project. The Planning Commission's actions are final unless appealed to the City Council within ten working days.

Respectfully submitted,

*Carole L. Kendrick*

Carole L. Kendrick  
Assistant Planner

Reviewed by:

*Emery J. Papp*

Emery J. Papp  
Principal Planner

CK

**ATTACHMENTS**

- 1) Planning Commission Resolution Bill No. 12-001  
Exhibit 1A - Development Plan  
Exhibit 1B - Conditions of Approval
- 2) Photographs of Site
- 3) Adjacent Zoning Map
- 4) Neighborhood Context Worksheet
- 5) Aerial Photos of Site and Surrounding Area
- 6) Applicant's Statement of Operations

**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  
Project Site's Riverside County Integrated Plan Multi-Species Habitat Conservation Plan  
Summary Report  
Contents of City of Hemet Planning Department Project File CUP 09-005 and CUP 06-010

# Attachment No. 1

Resolution Bill No. 12-001

Planning Commission  
Meeting of  
February 21, 2012



CITY OF HEMET  
Hemet, California

PLANNING COMMISSION  
RESOLUTION BILL NO. 12-001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 09-005 FOR THE CONSTRUCTION AND OPERATION OF A 20,999 SQUARE FOOT RETAIL SHOPPING CENTER, LOCATED ON THE NORTH SIDE OF FLORIDA AVENUE, APPROXIMATELY 660 FEET EAST OF COLUMBIA STREET AND 233 FEET WEST OF CORNELL STREET (APN 438-240-039).

**WHEREAS**, an application for Conditional Use Permit No. 09-005, for the construction and operation of a 20,999 square foot retail shopping center on a 95,832 square foot lot has been duly filed by:

Owner/Applicant: Javier Delgado  
Agent: Martha Schacht  
Project Location: North side of Florida Avenue  
Lot Area: 95,832 Square Feet; and,

**WHEREAS**, the Planning Commission has the authority per section 90-1531 *et seq.* of the Hemet Municipal Code to take action on Conditional Use Permit No. 09-005 to construct and operate a 20,999 square foot retail shopping center; and,

**WHEREAS**, on February 9, 2012 the City gave public notice by advertising in the Press Enterprise and by mailing to property owners within 1,000 feet of the site, of the holding of a public hearing at which the project would be considered by the Planning Commission; and,

**WHEREAS**, on February 21, 2012, the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Conditional Use Permit and at which the Planning Commission considered the Conditional Use Permit; and,

---

Planning Commission Resolution Bill No. 12-001  
CONDITIONAL USE PERMIT NO. 09-005 – LAZARO'S PLAZA

1       **WHEREAS**, the Planning Commission has evaluated the project's potential  
2 effects on the environment and has recommended that the project is categorically  
3 exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines  
4 Section 15332 (In-fill Development), and that the exceptions to the categorical  
5 exemptions contained in CEQA Guidelines Section 15300.2 are not applicable to the  
6 project.  
7

8       **NOW, THEREFORE**, the Planning Commission of the City of Hemet does  
9 Resolve, Determine, Find and Order as follows:  
10

11       **SECTION 1: ENVIRONMENTAL FINDINGS**  
12

13       The Planning Commission, in light of the whole record before it, including but not limited  
14 to, the City's Local CEQA Guidelines and Thresholds of Significance, the  
15 recommendation of the Community Development Director as provided in the Staff  
16 Report dated February 21, 2012 and documents incorporated therein by reference, and  
17 any other evidence (within the meaning of Public Resources Code §21080(e) and  
18 §21082.2) within the record or provided at the public hearing of this matter, hereby finds  
19 and determines as follows:  
20

- 21       1.       **CEQA.** The project is exempt from CEQA under CEQA Guidelines Section  
22       15332 in that the staff report submitted by the Planning Division and other  
23 findings made in this Resolution demonstrate that: Conditional Use Permit  
24 No. 09-005 is consistent with the C (Commercial) General Plan  
25 designation and all applicable General Plan policies as well as the  
26 applicable zoning designation; the proposed project site is located within  
27 the boundaries of the City of Hemet; the area within Conditional Use  
28 Permit No. 09-005 comprises approximately 2.20 acres, which is less than  
29 five acres, and has no value as habitat for endangered, rare or threatened  
30 species; there is no substantial evidence in the record that Conditional  
31 Use Permit No. 09-005 will result in significant effects related to traffic,  
32 noise, air quality or water quality in that the proposed design incorporates  
33 and otherwise is subject to air and water quality resource agency design  
34 requirements to avoid any harmful effects; and the site is or can be  
35 adequately served by all required utilities and public services. As such,  
36 the project meets the criteria for application of a Class 32 (In-fill  
37 Development) Categorical Exemption under the CEQA Guidelines.  
38

- 39       (a)       None of the exceptions to the categorical exemptions contained in CEQA  
40 Guidelines Section 15300.2 prevent CEQA Guidelines Section 15332 from  
41 exempting the project for the following reasons:  
42

- 43       (i)       The project is not a Class 3, 4, 5, 6, or 11 project, and therefore is  
44 not subject to the exception pertaining to projects located in  
45 particularly sensitive environments.

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Planning Commission Resolution Bill No. 12-001  
CONDITIONAL USE PERMIT NO. 09-005 – LAZARO'S PLAZA

- 1  
2 (ii) The nature of the project is such that significant cumulative impacts  
3 will not occur from successive projects of this type occurring in the  
4 same location over time. No information has been presented that  
5 this project would have impacts that would contribute to a level of  
6 cumulative impacts that would be considered significant.  
7  
8 (iii) There is no reasonable possibility that unusual circumstances will  
9 cause the project to have a significant effect on the environment.  
10 No information is known or has been presented to indicate that  
11 there are unusual circumstances related to this project that would  
12 cause a significant effect.  
13  
14 (iv) The project will not result in damage to scenic resources within a  
15 designated state scenic highway. The project is not located in  
16 proximity to such a highway.  
17  
18 (v) The project site has not been listed as a hazardous waste and  
19 substance facility or site by the Department of Toxic Substances  
20 Control pursuant to California Government Code Section 659625.  
21  
22 (vi) The project will not cause a substantial adverse change to the  
23 significance of a historical resource. The site is vacant, and is not  
24 listed as a historical resource.  
25

- 26 2. **Multi-Species Habitat Conservation Plan (MSHCP).** The project is found to be  
27 consistent with the MSHCP. The project is located outside of any MSHCP  
28 criteria area and mitigation is provided through payment of the MSHCP Mitigation  
29 Fee.  
30

## 31 **SECTION 2: REQUIRED CONDITIONAL USE PERMIT FINDINGS**

32  
33 Pursuant to Hemet Municipal Code Section 90-1537(c) and in light of the record before  
34 it including the staff report dated February 21, 2012 and all evidence and testimony  
35 heard at the public hearing of this item, the Planning Commission hereby finds as  
36 follows:  
37

- 38 1. That the proposed location, use and operation of the conditional use is in accord  
39 with the objectives of Chapter 90 of the Hemet Municipal Code, the purposes of  
40 the zone in which the site is located, is consistent with the General Plan and  
41 complies with other relevant city regulations, policies and guidelines.  
42

43 The project is subject to, and consistent with the Development Standards for the  
44 C-2 zone. This zone allows retail shopping centers subject to approval of a  
45 Conditional Use Permit and meeting the development standards of the individual

1 zones. The project proposes a new 20,999 square foot retail shopping center.  
2 The proposed structure complies with the minimum setbacks from property lines,  
3 is below the maximum allowable height, and has a smaller lot coverage than  
4 allowed in the C-2 zone.  
5

6 The proposed project is in conformance with the General Plan for the City of  
7 Hemet. The land use designation for the project site is CC (Community  
8 Commercial). The proposed development is consistent with the General Plan  
9 Community Design policy regarding Driveway Access Points in that the project  
10 proposes a single access point to the shopping center that eliminates conflicts  
11 between adjacent uses. In addition, the Applicant is providing restricted  
12 secondary access for emergency vehicle access. Furthermore, designing the  
13 project to provide buffer areas between the commercial uses and the residential  
14 neighborhood to the north side of the project site meets the requirements of Land  
15 Use Goal LU-3.5 of the General Plan.  
16

17 The proposed project is consistent with the East Florida Corridor District and  
18 Land Use Goal LU-1.9 by promoting smaller scale commercial and office uses  
19 that are capable of serving the east Hemet Area.  
20

21 The Community Services and Infrastructure discusses the maintenance of storm  
22 water and requires that sufficient levels of storm water drainage be maintained in  
23 order to protect the community from flood hazards and to minimize discharge of  
24 materials into the storm drains (CSI -4.1). The project proposes the installation  
25 of a 6x23 dry well system and catch basin per the project specific Water Quality  
26 Management Plan (WQMP).  
27

28 The project proposes vertical construction outside of the existing fault easement  
29 that is consistent with Public Safety Goal PS-1.2 that encourages development  
30 outside of geologically hazardous zones.  
31

- 32 2. That the proposed location of the conditional use and the conditions under which  
33 it would be operated or maintained will not be detrimental to the public health,  
34 safety or welfare, nor materially injurious to properties or improvements in the  
35 vicinity.  
36

37 The location of the proposed project complies with development standards that  
38 are provided to assure that the project and other properties and improvements in  
39 the vicinity are compatible, and that the proposed project is not detrimental to the  
40 general public health, safety or welfare. Additionally, the design of the project  
41 includes buffers between it and adjacent properties in the form of landscaped  
42 areas and separation from adjoining residential areas.  
43

1 3. That the proposed conditional use will comply with each of the applicable  
2 provisions of Chapter 90 of the Hemet Municipal Code and with other relevant  
3 city regulations, policies, and guidelines.  
4

5 The proposed use of the project site as a retail shopping center complies with the  
6 intent and purpose of the C-2 zone as an area in which retail shopping centers  
7 and related activities can be located subject to conditions that ensure  
8 compatibility with surrounding uses. The applicant has proposed a project that  
9 conforms to development standards provided by the zoning code.  
10

11 **SECTION 3: PLANNING COMMISSION ACTIONS**  
12

13 The Planning Commission hereby takes the following actions:  
14

- 15 1. **Notice of Exemption.** In accordance with Public Resources Code Section  
16 21152(b) and CEQA Guidelines Section 15062, the Planning Commission hereby  
17 approves a categorical exemption for the project under CEQA Guidelines Section  
18 15332 and directs the Community Development Director to prepare and file with  
19 the Clerk for the County of Riverside a notice of exemption as provided under  
20 Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062.  
21
- 22 2. **Approves Conditional Use Permit.** Conditional Use Permit No. 09-005 is  
23 hereby approved as shown in Exhibit A which is attached hereto and  
24 incorporated herein by reference, and subject to the Conditions of Approval in  
25 Exhibit B which are attached hereto and incorporated herein by reference.  
26

27 **PASSED, APPROVED AND ADOPTED** this 21st day of February 2012, by the  
28 following vote:  
29

30 AYES:  
31 NOES:  
32 ABSTAIN:  
33 ABSENT:  
34  
35

36 \_\_\_\_\_  
37 John Gifford, Chairman  
38 Hemet Planning Commission

39 ATTEST:  
40

41 \_\_\_\_\_  
42 Nancie Shaw, Records Secretary  
43 Hemet Planning Commission

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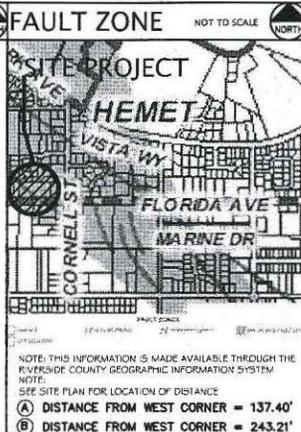
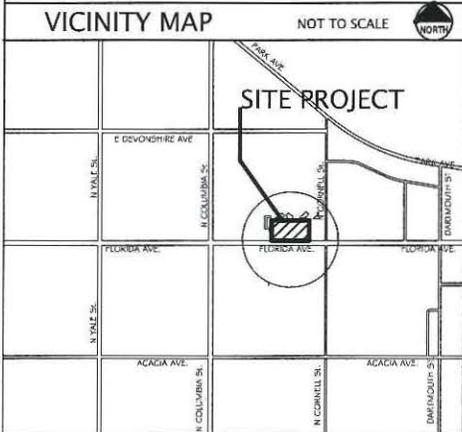
Planning Commission Resolution Bill No. 12-001  
CONDITIONAL USE PERMIT NO. 09-005 – LAZARO'S PLAZA

**Exhibit  
No. 1A  
Development Plan**

**Planning Commission  
Meeting of  
February 21, 2012**

# CONDITIONAL USE PERMIT LAZARO'S PLAZA

JANUARY 2012



DRAWING INDEX			
SHT. NO.	DESCRIPTION	SHT. NO.	DESCRIPTION
1	COVER/PROJECT INFORMATION SHEET "CONDITIONAL USE PERMIT"		
2	SITE PLAN		
3	LANDSCAPE PLAN		
4	PARKING & CIRCULATION & SIGN PROGRAM PLAN		
5	LIGHTING PLAN		
6	STREETSCAPE ELEVATION PLAN		
7	SURROUNDING AREA MAP PLAN		
8	FLOOR BUILDING PLAN		
9	ROOF PLAN		
10	ELEVATION PLAN		
11	SECTION PLAN		
12	COLOR ELEVATION		
13	COLOR ELEVATION		
14	BOARD MATERIAL		
1- CG	CONCEPTUAL GRADING PLAN		

**PROJECT INFORMATION**

**ASSESSORS PARCEL NUMBER:**  
438-240-039-000

**PROJECT ADDRESS / LOCATION:**  
NCOMPLTE

**LEGAL DESC.:**  
PARCEL 1, 2 AND 3 PARCEL MAP NO. 15971 AS SHOWN BY MAP ON FILE IN BOOK 121, PAGE 17 & 18 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PROJECT DESIGN ENVELOPE:**  
EXISTING USE OF SITE: VACANT LAND  
PROPOSED LAND USE: COMMERCIAL SHOPPING CENTER  
TYPE OCCUPANCY: A 3, B, M  
USE DESIGNATION: COMMERCIAL  
CONSTRUCTION: TYPE "M"  
EXTERIOR WALLS: 1, 1, 1, 1 - PR < 10  
OPENINGS: PROTECTED < 10  
NO OPENINGS: < 5' FROM P.L.  
FULLY SPRINKLED: YES  
NUMBER OF STORES: ONE STORES  
MAXIMUM HEIGHT OF BUILDING: 33 FEIGHT

**SITE DATA:**  
NET LOT AREA: 95,532.00 SQ. FT. (2.20 AC.)  
TOTAL COVERAGE AREA: 20,998.64 SQ. FT. (21.91 %)

**BUILDING AREA TABULATION:**  
BUILDING "A": 20,998.64 SQ. FT.  
TOTAL FLOOR AREA: 20,998.64 SQ. FT.

**BUILDING SUMMARY:**  
NET LOT AREA: 95,532 (2.20 AC.) 100 %  
TOTAL FLOOR AREA: 20,998 SQ. FT. (81.31 %)  
CONCRETE (including rampways): 56,160 SQ. FT. 56.60 %  
LANDSCAPE: 12,374 SQ. FT. 12.31 %  
SIDEWALK: 6,295 SQ. FT. 06.55 %

**LOT COVER AREA:**  
96,064 SQ. FT. 100.00 %

**ALLOWABLE AREA:**  
BASE AREA: EACH STRUCTURE = 6,000 S.F.  
UBC TABLE

**PARKING:**  
REQUIRED SPACES @ 1/250: 20,998.64 SQ. FT.  
BUILDING "A"  
REQUIRED SPACES @ 1/250:  
TOTAL SPACES REQUIRED: 84 STALLS

**DESIGN GUIDELINES**  
DISABLED PARKING: 76-100 PARKING SPACE = 1% PARKING MINIMUM

**PARKING PROVIDED:**  
TOTAL SPACES PROVIDED: 81 STALLS  
TOTAL P.C. PARKING INCL: 4 STALLS  
ALL SPACES 9'x20'  
LOADING PARKING PROVIDED: 12x20'  
TOTAL SPACES PROVIDED: 2 STALLS

**CALTRANS STREET IMPROVEMENT PERMIT:**  
35' NEW DRIVEWAY AND MEDIAN WITH 4242' OF A CURB TYPE A3-G. SEE PLANS FOR COMMENTS  
APPROVAL PERMIT # 08-09-6-CD-0858

**GEOLOGICAL HAZARDS:**  
SUBJECT PARCEL IS NOT KNOWN TO BE IN ANY FEMA "FLOOD PLAIN AREA OR SUBJECT TO ANY LIQUIDATION"  
SHOW EXISTING FAULT BASEMENTS EXPLORED IN SITE SEE SITE PLAN FOR MORE INFORMATION

**UTILITY PURVEYORS:**  
WATER = LAKE HEMET DISTRICT MUNICIPAL WATER  
SEWER = LAKE HEMET DISTRICT MUNICIPAL SEWER  
ELECTRIC = SO CAL Edison  
GAS = THE GAS CO.  
TELEPHONE  
CABLE = ADELPHIA

**NOTES:**  
UTILITIES: THE PROJECT IS REQUIRED TO CONNECT TO LAKE HEMET DISTRICT MUNICIPAL SEWER.  
**HYDRANTS AND AND FIRE PROTECTION SYSTEM**  
THE MINIMUM REQUIRED FIRE FLOW FOR THIS PROJECT IS 4250 GPM @ 20psi RESIDUAL PRESSURE FOR A DURATION OF 2 HOURS, PER CFC APPENDIX B. FIRE FLOW AND FLOW DURATION FOR BUILDINGS WITHOUT AUTOMATIC FIRE PROTECTION AND HAVING A AREA IN EXCESS OF 2600 SQUARE FEET SHALL BE LESS THAN SPECIFIED IN TABLE B1 02.1.  
THE LOCATION ON SITE HYDRANT, AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW PROTECTION SHALL BE PROVIDED ON SITE WHEN ANY PORTION OF THE BUILDING OR FACILITY IS IN EXCESS 500 FEET FROM THE APPROVED WATER SUPPLY ON THE PUBLIC STREET. 2010 CFC SECTION 508  
FIRE HYDRANT PURSUANT TO THE CITY OF HEMET STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION ON DISTANCE BETWEEN FIRE HYDRANT SHALL NOT EXCEED 300 FEET WITHOUT APPROVAL FIRE MARSHAL. FIRE HYDRANT SHALL BE LOCATED WITHIN 150 FEET OF FIRE DEPARTMENT CONNECTION (PDC) FOR STANDPIPES AND AUTOMATIC FIRE SPRINKLERS.

**NOTE:** THIS INFORMATION IS MADE AVAILABLE THROUGH THE RIVERSIDE COUNTY GEOGRAPHIC INFORMATION SYSTEM.  
NOTE:  
SEE SITE PLAN FOR LOCATION OF DISTANCE  
(A) DISTANCE FROM WEST CORNER = 137.40'  
(B) DISTANCE FROM WEST CORNER = 243.21'

**GENERAL REQUIREMENTS**

- GENERAL CONTRACTOR SHALL VISIT JOB SITE AND VERIFY ALL GRADES, DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF ALL WORK, INCLUDING THAT OF ALL SUB-TRADES.
- GENERAL CONTRACTOR SHALL NOTIFY DESIGNER IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS.
- ALL WORK PERFORMED SHALL CONFORM WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (LATEST ADOPTED EDITION) OR OTHER APPLICABLE GOVERNING CODES AND BUILDING ORDINANCES.
- ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS ACCUMULATED AS A RESULT OF THEIR OPERATION. ALL SCRAP, DEBRIS AND OTHER EXCESS MATERIALS SHALL BE REMOVED FROM THE BUILDING SITE.
- WRITTEN APPROVAL OF THE OWNER.
- THE OWNER SHALL HAVE THE RIGHT TO MAKE CERTAIN CHANGES IN THE WORK AND THE CONTRACT AMOUNT SHALL BE ADJUSTED ACCORDINGLY. HOWEVER, THE GENERAL CONTRACTOR SHALL NOT PROCEED WITH ANY CHANGES WITHOUT AUTHORIZATION.
- ALL MATERIAL SHALL BE FURNISHED AS SHOWN ON HEREIN UNLESS EQUAL ALTERNATES ARE APPROVED IN WRITING BY THE OWNER.
- UTILITIES SHALL BE UNDERGROUND
- CALTRANS ACCESS ONLY USE EASEMENT FOR CLEARANCE FOR 26

**PROJECT DEVELOPERS**

**PROJECT ADDRESS:** FLORIDA AVE. HEMET

**OWNER:**  
JAVIER DELGADO  
870 N. LYON  
HEMET CA, 92343  
TEL: (951) 482 0881

**DESIGNER & DRAFTING SERVICE:**  
P&S LLC DRAFTING SERVICE  
MURRA SCHWARTZ  
2001 DEL ROSA AVE. SUITE 223-F  
SAN BERNARDINO CA 92404  
TEL: 909 910 7044  
EMAIL: schwartz@psllc.com

**CONSULTANT/ MANAGER:**  
michael j. murphy a.i.a.  
ARCHITECT  
202 N. 24th Ave. Ste 202-F San Bernardino CA 92401 TEL: (909) 509 9997

**CODES TO BE USED:**  
All work comply with the 2010 California Building Code, the 2010 CEC, 2010 CPC, 2010 CMC, and the 2010 CEC

NO.	DATE	BY	DESCRIPTION
1	1/10/12	AM	ISSUED FOR PERMIT
2	1/10/12	AM	ISSUED FOR PERMIT
3	1/10/12	AM	ISSUED FOR PERMIT
4	1/10/12	AM	ISSUED FOR PERMIT
5	1/10/12	AM	ISSUED FOR PERMIT
6	1/10/12	AM	ISSUED FOR PERMIT
7	1/10/12	AM	ISSUED FOR PERMIT
8	1/10/12	AM	ISSUED FOR PERMIT
9	1/10/12	AM	ISSUED FOR PERMIT
10	1/10/12	AM	ISSUED FOR PERMIT
11	1/10/12	AM	ISSUED FOR PERMIT
12	1/10/12	AM	ISSUED FOR PERMIT
13	1/10/12	AM	ISSUED FOR PERMIT
14	1/10/12	AM	ISSUED FOR PERMIT

**michael j. murphy a.i.a.**  
ARCHITECT

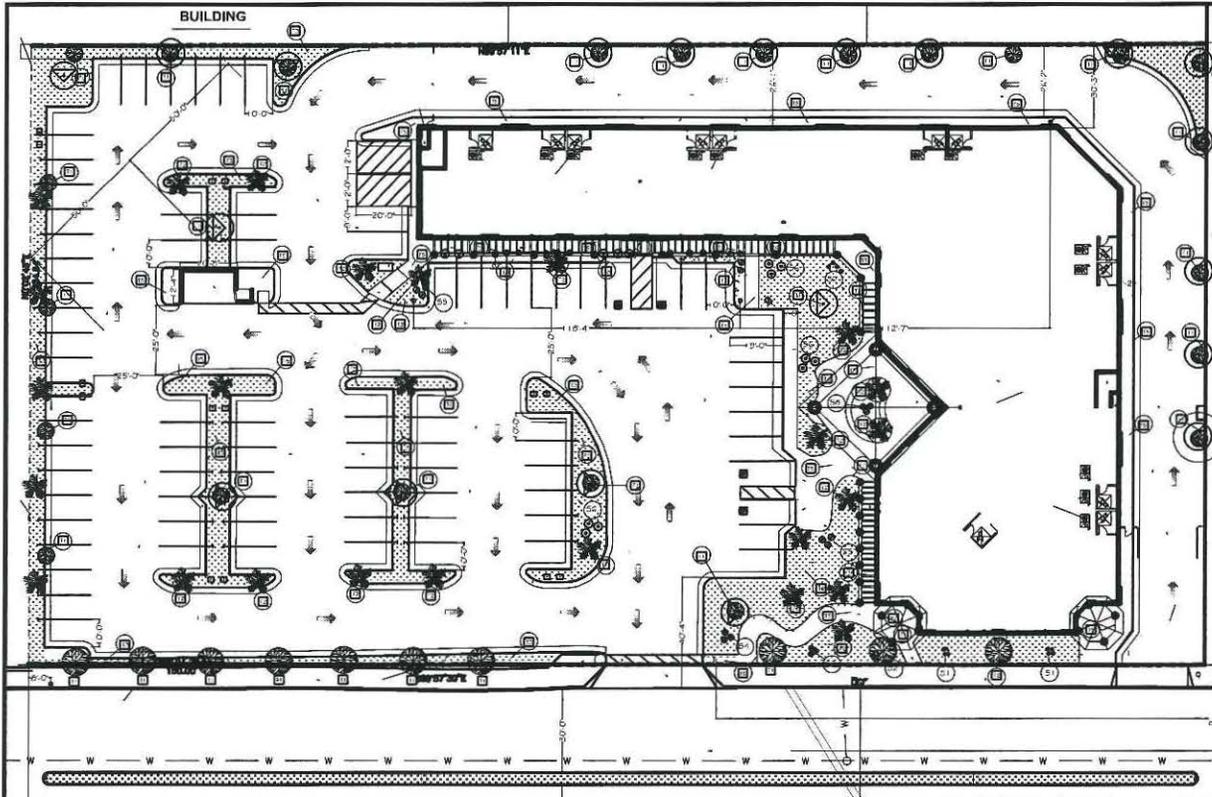
PH.: (909) 556 9727

**LAZARO'S PLAZA**  
FLORIDA AVENUE  
HEMET, CALIFORNIA 92343  
TEL: (951) 925 4147  
JAVIER DELGADO  
438-240-039-7

**COVER SHEET**

JOB NO. DATE  
020-09 01-24-12  
CUP PLAN NO.  
09-005





- 1.1 INSPECTIONS**
- A. INSPECTION SCHEDULE**
1. INSPECTION SHALL BE BY DEPARTMENT REPRESENTATIVE AT THE FOLLOWING:
- Depth of inspection including watering, mulch, lateral irrigation to be installed when inspector and irrigation install assembly.
  - Proctor's test of moisture of topsoil at 1507.5(1).
  - Coverage test and final acceptance.
2. Do not show or cover the above items to be inspected prior to inspection and approval of the Parks Department representative. A 24-hour request shall be given prior to acceptance. Consult the Landscape Section at (951) 304-5512.
- B. LANDSCAPING**
1. Inspection will be performed by Department Representative at the following:
- Upper construction of finish grade, soil preparation and final site out.
  - Where trees and shrubs are installed for planting with root systems of trees to be shown and staked. Pruning of shrubs of plant before.
  - Final completion when planting and all other specified work has been completed.
2. A 24-hour notice shall be given prior to installation. Contact the Landscape Section.

- NOTES**
- ALL CONSTRUCTION MATERIALS TO BE STORED IN DRIVE AREA DURING CONSTRUCTION.
  - AUTOMATIC DRIP SYSTEM TO BE INSTALLED IN ALL PLANTING AREAS.
  - COVERING ALL TREE AND SHRUB HOLES TWO TIMES DAILY SIZE AND REPLACE WITH 1/2" OF TOPSOIL AND ORGANIC MATERIAL.
  - MULCH ALL PERENNIAL BEDS WITH AT LEAST THREE INCHES OF ORGANIC MULCH.
  - REVEGETATE ALL AREAS TO REMAIN NATIVE WITH NATIVE GRASSES.
  - TERRACE IS TO BE TO SOIL.
  - FRASH TO BE ENCLOSED IN THE CONTAINER.
  - APPLY ROCK COVER IS MULCH WHERE WIND DRIVEN HANDLED AROUND BUILDING. DESIGN FOR SHEET DRAINAGE WHERE WATER IS NOT CHANNELLED.
- NOTE:** ALL THE GATED LANDSCAPE AREAS WILL BE DONE WITH ZERO-SCAPE FOR MINIMUM WATER USAGE. AN AUTOMATIC DRIP SYSTEM SHALL BE INSTALLED THROUGH ALL LANDSCAPED AREAS AND SHALL BE DESIGNED AND INSTALLED BY QUALIFIED CONTRACTOR. CONTRACTOR TO SUBMIT PLANS FOR APPROVAL BY THE OWNER AND ARCHITECT PRIOR TO THE AWARDED OF CONTRACT FOR INSTALLATION.

**PLANT MATERIAL LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	DESERT WILLOW	CH CALFA	24" BOX
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	1 1/2" DIAMETER 10' HIG.
	WARM SEASON GRASS (BROWALIA)		
	ENCINITAS PYPARUS	PROUD POPE	CONCRETE BUSH 1 GA. AT 3' O.C.
	CONCRETE PAD		
	4X8 CONCRETE MOW STRIP		

**PLANTING SPECIFICATIONS**

**Site Preparation**

Use only compressed air to blow soil to the finish. Compact soil and backfill down by foot. Compact material including a 300 lb. concrete block. Steer mowers shall also be compacted if used in area.

Rate: 1.75 cu. yd. compact per 1000 sq. ft. Add a granular base material at 2.0 cu. yd. compact per 1000 sq. ft. at the rate of 14.5 cu. yd. per 1000 sq. ft. (1000 sq. ft. Work rate for 2" of soil).

**Planting**

Proper to planting of soil should be in a suitable condition and moist to a depth of 12". Do not use water following planting with a 30 minute water interval.

**Backfill**

For ground planting not required. If soil not suitable to same as used in soil preparation. One foot for.

**Tree Set**

Set of irrigation shall be under final soil of planting. Minimum depth and free of loose residue with a PT range of 6.0 to 7.0.

**Mulch**

Mulch all planting areas with shredded tree or stem material mulch. Do not use raw shavings, wood, twigs, or flammable material.

**Water**

Site shall be prepared to a suitable and suitable condition and moist to a depth of 12".

Site shall be maintained at 11" or less at the rate of \$11.00 per 1000 sq. ft.

**Plant Material**

All plants selected shall have a growth normal to the species and shall be healthy, undamaged, and free from insects, pests, plant diseases, sun scald, frost burn, abrasions, and soil or water related plant damage.

Trees shall have a strong, central leader, stable branching with a lean and plastic stem. Branches shall be well spaced and full. Root ball shall be the uppermost, with a fibrous root system which is thicker root or container pan. Branch and fine of rootstock, spikes a trees, no soil root holes or feet. All root ball may use.

Plant material shall be handled to local climatic conditions and appropriate to reduce soil.

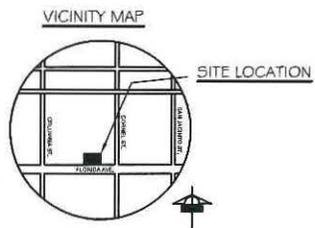
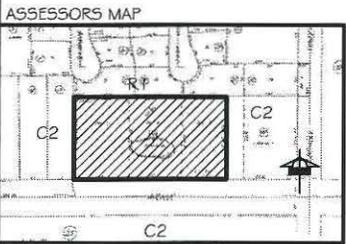
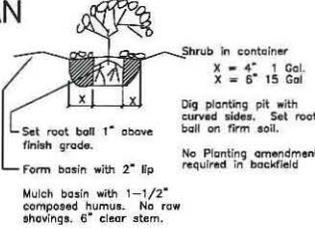
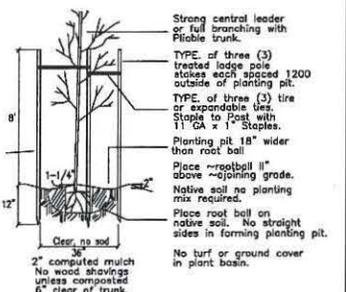
**MAINTENANCE OF LANDSCAPE AND SITE**

Maintain landscape free of weeds and grass invasion in drainage areas.

Use maintenance and parking area shall be maintained free of litter and good repair.

Plant material shall be allowed to grow into a natural shape. Avoid 1 year vines or tall back or thin more than 1/2 of space.

- SHRUBS**
- TRACHELOSTEMA ANTHORHIZOIDES ITAL JASMINE 5 GAL.
  - HEMIBEKALLIS HYBRID DAVIDY RED FLOWERS 5 GAL.
  - POCKHARRIS OFFICINALIS HUNTINGTON CARPET ORANGE ROSEMARY 5 GAL.
  - BRACHYLOPS INDICA INDIAN PRACEDS INDIAN HAWTHORN 5 GAL.
  - PHORVENIA HYBRIDS MADIE QUEEN DWARF NEW ZEALAND FLAY 5 GAL.
  - GUSTAFIA JAPONICA TEANUM WAX LEAF PEVET 5 GAL.
  - SHIBU BROTODIUM JAPONICA JAPANESE BOWWOOD 5 GAL.
  - ROSES TORBIRNAND NIZENGA WHITE ROSES 5 GAL.



**Underground Service Alert**

Call: TOLL FREE 1-800 422-4133

NOT TO SCALE

**OWNER:**  
SERGIO DELGADO  
1820 W. EATON AVE.  
HEMET CA 982545

PH: (951) 825 4147



**ARCHITECT LICENSE:** C-16304

**ARCHITECT:** MICHAEL J. MURPHY

MARK	REVISIONS	BY	APPR. DATE

LOCATED ON TOP OF COVER OF WATER METER ASSUMED ELEVATION 100.00

**APPROVED** \_\_\_\_\_ 2009

**SPONSOR CIVIL ENGINEER** \_\_\_\_\_

**REGISTERED CIVIL ENGINEER NO.** \_\_\_\_\_

**DRAWN BY:** \_\_\_\_\_

**CHECKED BY:** \_\_\_\_\_

**RECOMMENDED BY:** \_\_\_\_\_

**CUP 06-11 A.P.N.: 438-240-039**

**CITY OF HEMET**  
DEVELOPMENT SERVICES—PUBLIC WORKS/ENGINEERING

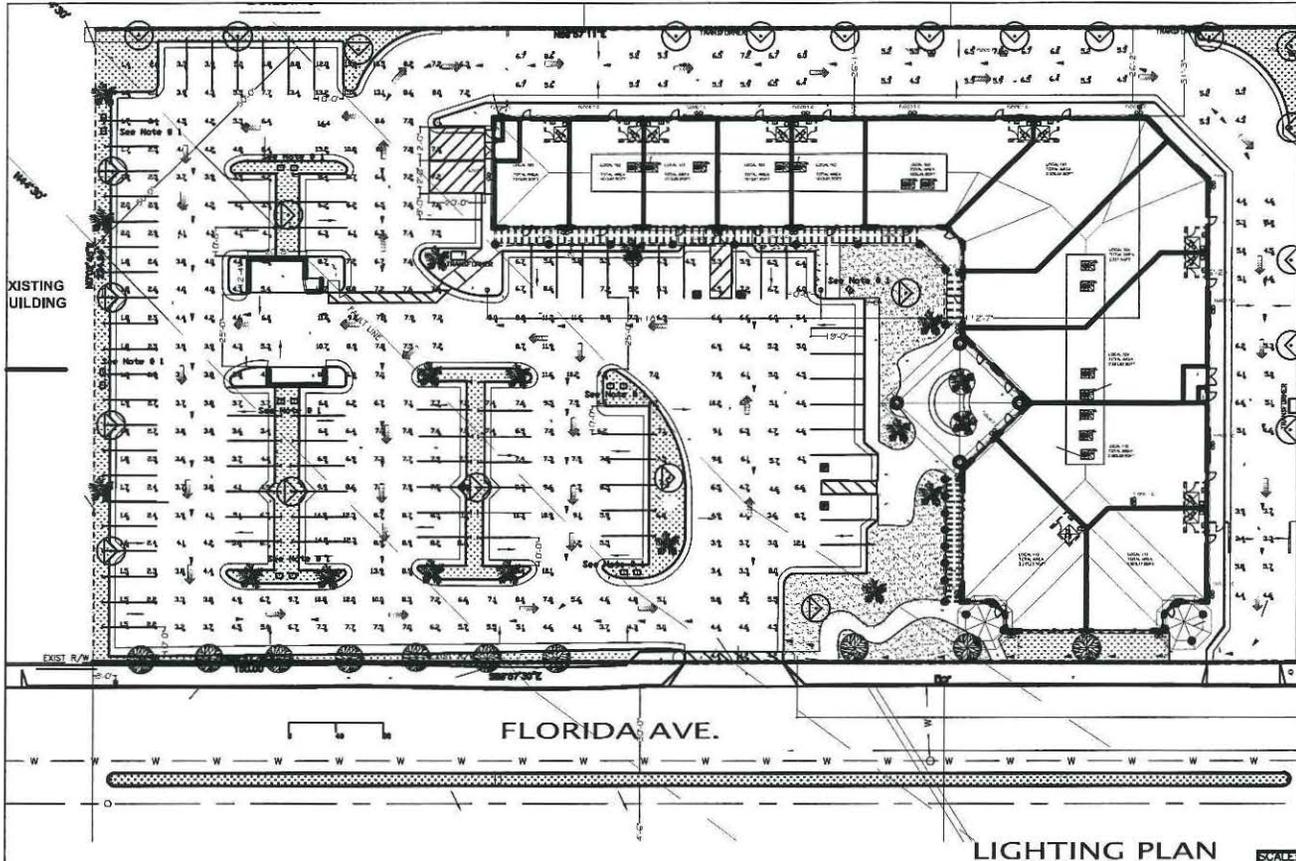
**LANDSCAPE & IRRIGATION PLAN**

**DRAWING NO. 12515**

**SHEET 3 OF 3 SHEETS**

FOR CITY USE ONLY: FILE NO.

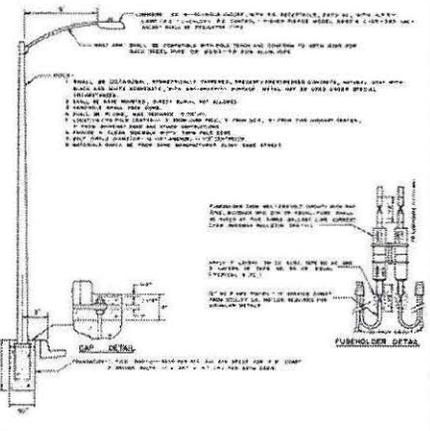




# LIGHT SCHEDULE



EXTERIOR SENSOR LIGHT 1000 W.



NO.	DATE	REVISION

**michael.j. murphy a.i.a.**  
 ARCHITECT  
 PH.: (909) 566 9727



**LAZARO'S PLAZA**  
 FLORIDA AVENUE  
 HUNTER, CA 92543  
 (951) 925-4147  
 OWNER: JAVIER DELGADO  
 438-240-038-7

LIGHTING PLAN

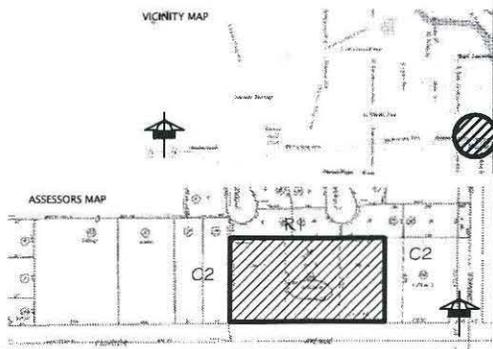
SCALE: 1" = 20'-0"

Symbol	Qty	Label	Filename	Lumens	LLF	Description
□	6	A2	NA	NA	0.750	AccuLite Alari + (2) AP2-400PS-volt-FT-HT
□	0	A3	NA	NA	0.750	AccuLite Alari + (3) AP-400PS-volt-FT-HT
□	1	C	AP2-400PS-VOLT-3H Clear (JA-395R3)ies	40000	0.750	AccuLite Alari + (1) AP2-400PS-volt-3H
NA	1	NA	NA	NA	NA	AccuLite Pole SSA6-25-1E3-Finish-options (Single)
NA	5	NA	NA	NA	NA	AccuLite Pole SSA6-25-2C3-Finish-options (Twin @ 180 deg.)
NA	3	NA	NA	NA	NA	AccuLite Pole SSA6-25-3T3-Finish-options (Triple @ 90 deg.)

Label	CalcType	# Pts	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	685	Fc	5.64	15.6	1.0	5.64	15.60

Kevin Devine  
 Juno Lighting Group  
 Des Plaines, Illinois 60017-5065  
 Voice Numbers 847-813-8453  
 Email Address: kdevine@junoitg.com

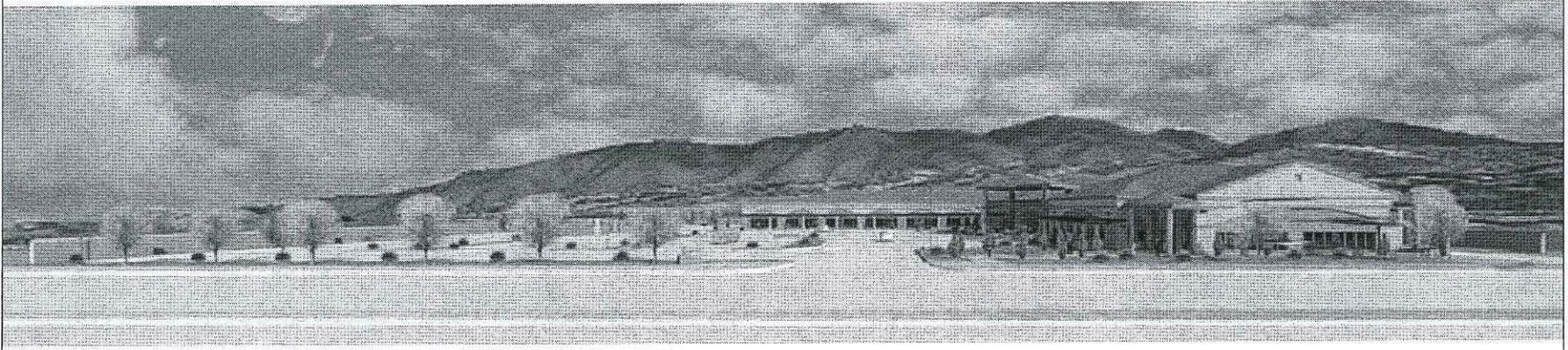
Notes: 1. Note orientation of pole mounting holes for proper fixture placement.  
 2. Fixtures are mounted 27' AFG, 25' foot pole & 2' concrete base.  
 3. Values represent an approximation.  
 The lighting calculations provided in this report approximate the light levels expected within the space defined above and are based on the information provided to Juno Lighting Group. Please verify the data listed to assure the accuracy of the report.



JOB No.	DATE
020-09	01-24-12
CLP	PLAN No.
00-005	5

# LAZARO'S PLAZA

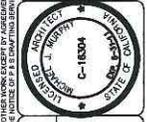
## FOR: JAVIER DELGADO



### STREETSCAPE ELEVATION PLAN

REVISIONS	
NO.	DATE
1	1/24/12
2	1/24/12
3	1/24/12
4	1/24/12
5	1/24/12
6	1/24/12
7	1/24/12
8	1/24/12
9	1/24/12
10	1/24/12

  
 MICHAEL J. MURPHY ARCHITECTS  
 ARCHITECTS  
 1000 N. UNIVERSITY AVENUE  
 SUITE 100  
 ANAHEIM, CA 92816  
 PH: (909) 556 9727



**OWNER/DEVELOPER:**  
**LAZARO'S PLAZA**  
 FLORIDA AVENUE  
 REMET, CA 92543  
 (909) 825 9477  
 JAVIER DELGADO  
 438-240-038-7

**LOCATION:**  
**STREETSCAPE ELEVATION PLAN**

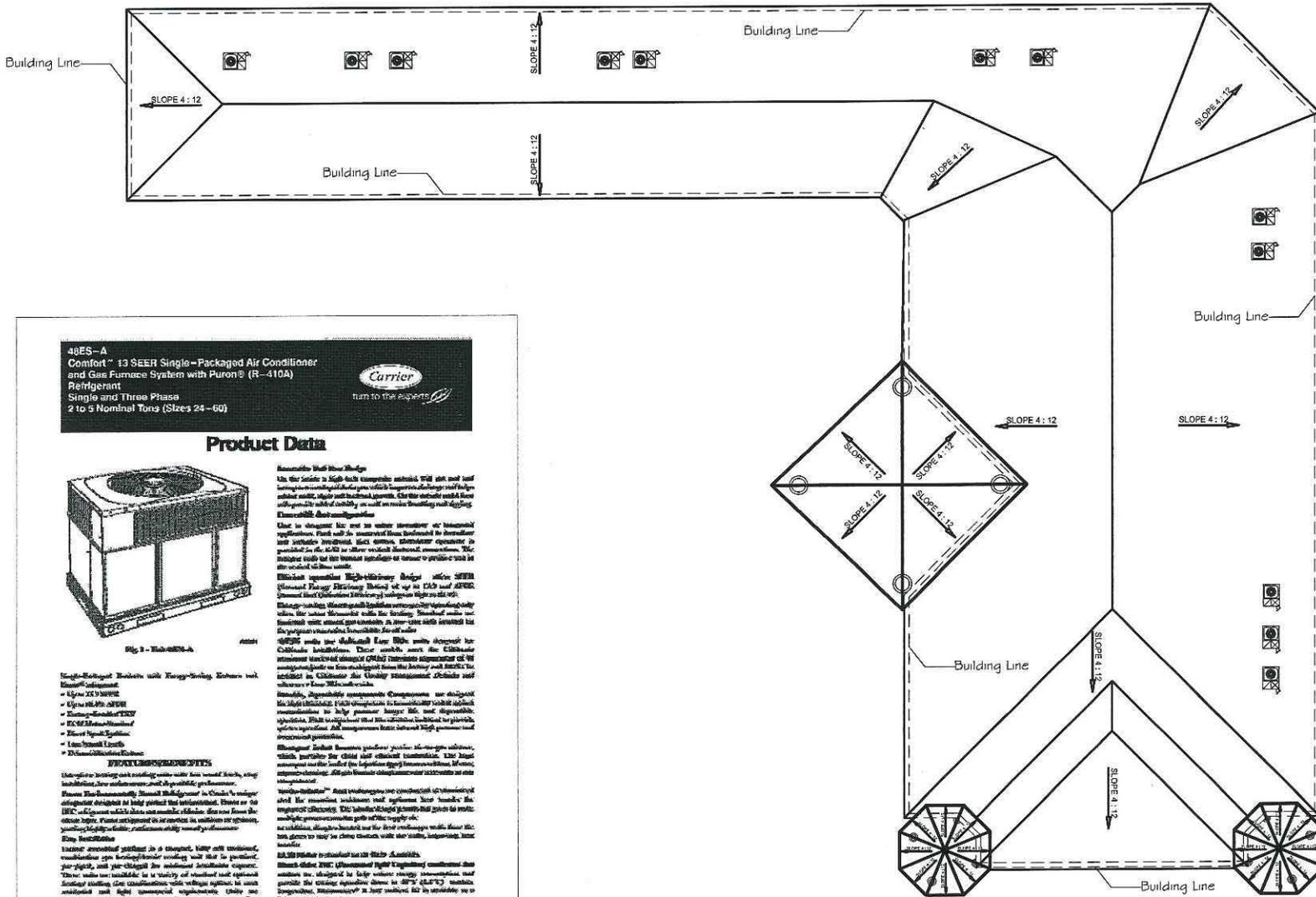
**PLAN NAME:**

<b>JOB No.</b> 020-09	<b>DATE</b> 01-24-12
<b>CLP</b> 00-005	<b>PLAN No.</b> 6

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49ES - A  
Comfort™ 13 SEER Single-Packaged Air Conditioner  
and Gas Furnace System with Puron® (R-410A)  
Refrigerant  
Single and Three Phase  
2 to 5 Nominal Tons (Sizes 24-60)

**Product Data**

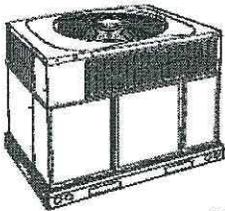


Fig. 1 - 49ES-A

Single-Packaged Models with Energy-Saving Features and Smart™ Technology

- 13 SEER
- 100% AFUE
- Energy-Smart™ Technology
- ECM Blower Motor
- Smart™ Thermostat
- Low Voltage Control
- 24-Hour Operation

**FEATURES/BENEFITS**

High-efficiency Energy-Saving Features with low-voltage control, ECM blower motor, and Smart™ thermostat. Puron™ R-410A refrigerant is better suited for the environment. There are no HCFCs or CFCs in this unit. The unit is designed to be installed in a variety of applications. The unit is designed to be installed in a variety of applications. The unit is designed to be installed in a variety of applications.

Smart™ Technology is a trademark of Carrier. The unit is designed to be installed in a variety of applications. The unit is designed to be installed in a variety of applications. The unit is designed to be installed in a variety of applications.

**Remember that these things:**

1. The unit is high-tech equipment and will not last long if not installed properly. The unit is high-tech equipment and will not last long if not installed properly. The unit is high-tech equipment and will not last long if not installed properly.

2. The unit is high-tech equipment and will not last long if not installed properly. The unit is high-tech equipment and will not last long if not installed properly. The unit is high-tech equipment and will not last long if not installed properly.

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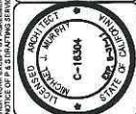
9. The unit is high-tech equipment and will not last long if not installed properly. The unit is high-tech equipment and will not last long if not installed properly. The unit is high-tech equipment and will not last long if not installed properly.

10. The unit is high-tech equipment and will not last long if not installed properly. The unit is high-tech equipment and will not last long if not installed properly. The unit is high-tech equipment and will not last long if not installed properly.

REVISIONS	
NO.	DATE

**michael j. murphy a.i.a.**  
ARCHITECT

PH.: (909) 556 9727

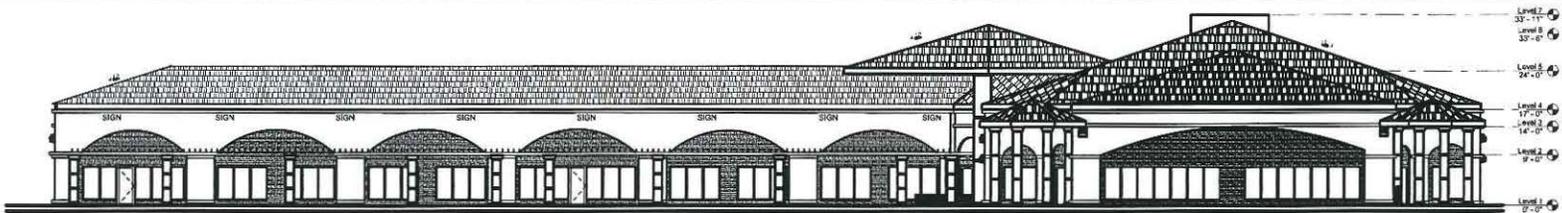


**OWNER/ARCHITECT:** LAZARO'S PLAZA  
FLORIDA AVENUE  
REHET, CA 92543  
(951) 925 9447  
JAVIER DELGADO  
438-240-038-7

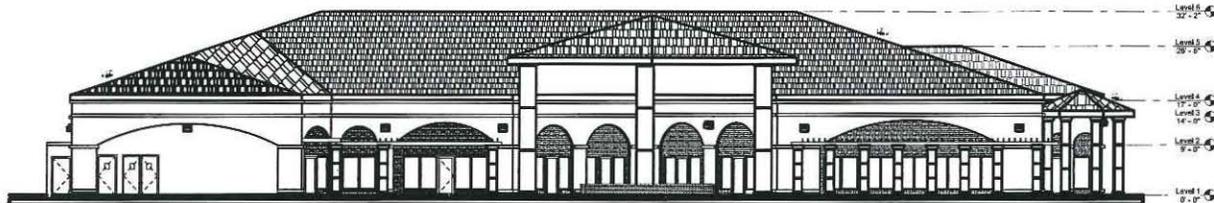
**PLAN NAME:** ROOF PLAN

JOB No.	DATE
020-09	10-24-11
CLP	PLAN No.
08-005	9

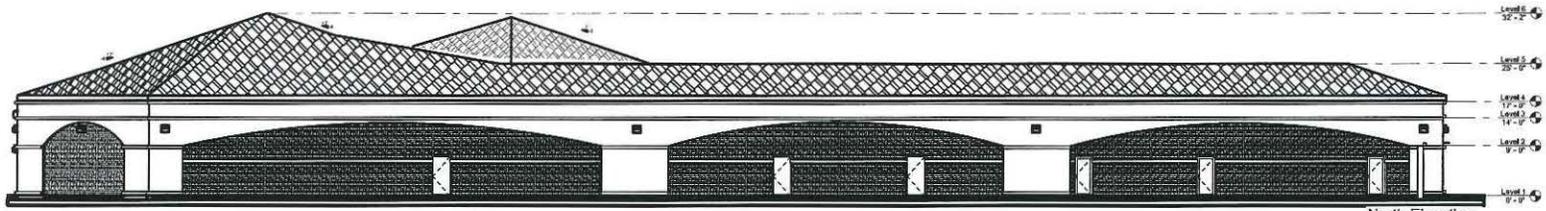
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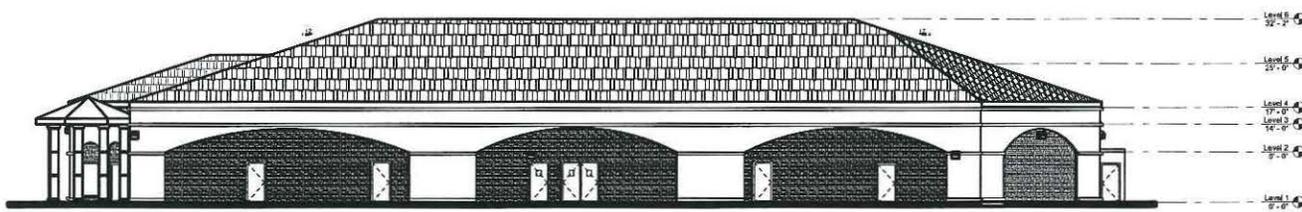
South Elevation



West Elevation



North Elevation



East Elevation

REVISIONS	
NO.	DATE

**michael j. murphy a.i.a.**  
ARCHITECTS

P.H. : (909) 556 9727



**OWNER/DEVELOPER**  
**LAZARO'S PLAZA**

**LOCATION**  
FLORIDA AVENUE  
SUITE 100  
DALLAS, TEXAS 75243

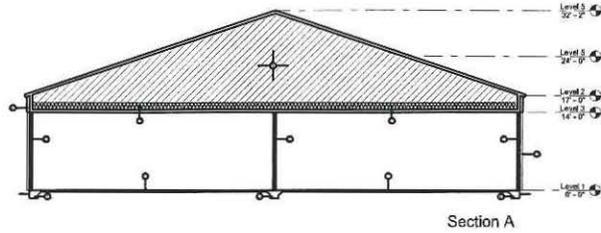
**TEL:** (972) 935-1923  
**OWNER:** JAVIER DELGADO  
**ARCH:** 438-240-039-7

PLAN NAME	
ELEVATIONS PLAN	
JOB No.	DATE
020-09	01-24-12
CUP	PLAN No.
09-005	10

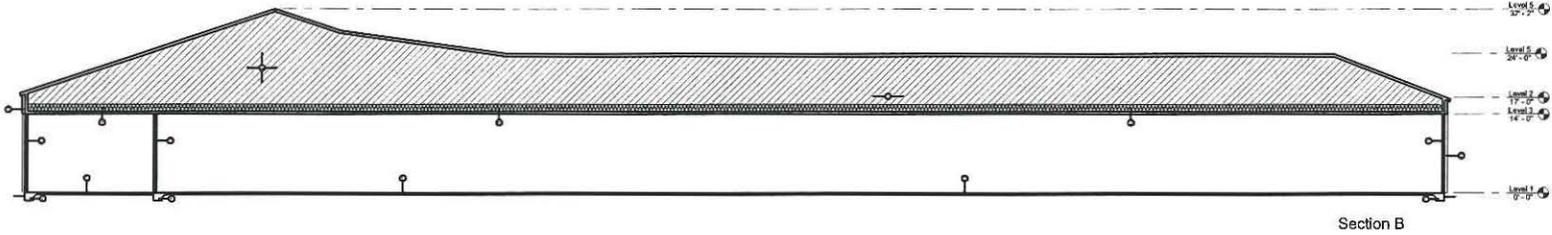
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**SYMBOLS LEGEND:**

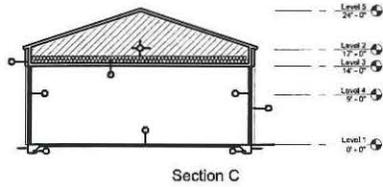
- (A) MANUFACTURED TRUSSES
- (B) R-38 FIBER GLASS INSULATION
- (C) STRUCTURAL INSULATED PANEL (SIP)
- (D) FOAM INSULATION
- (E) 4" CONCRETE SLAB
- (F) EXTERIOR CONCRETE FOOTING PER ENG. CALCS
- (G) INTERIOR CONCRETE FOOTING PER ENG. CALCS
- (H) FINISH



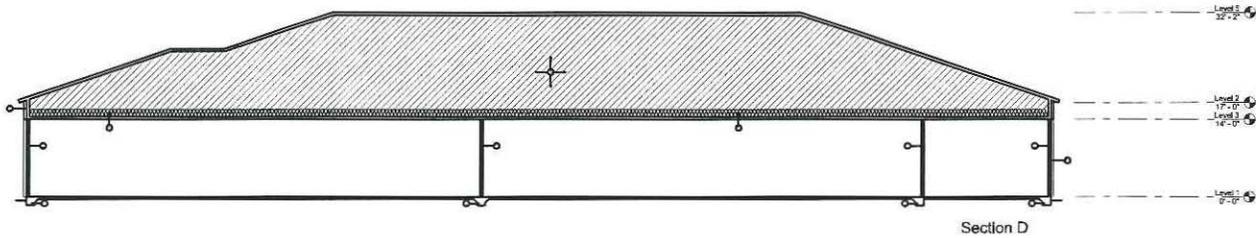
Section A



Section B



Section C



Section D

NO.	DATE	REVISION

**michael j. murphy a.i.a.**  
ARCHITECT

P.H. : (909) 556 9727



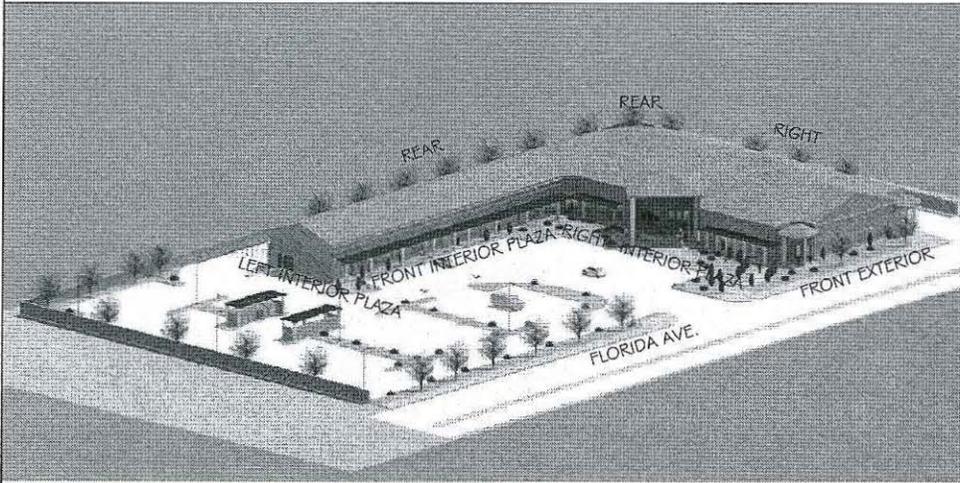
**OWNER/DEVELOPER:** LAZARO'S PLAZA  
FLORIDA AVENUE  
KEYWEST, FLORIDA 34743

**LOCKED:** TEL: OWNER: JAVIER DELGADO  
ARCH: 438-240-039-7

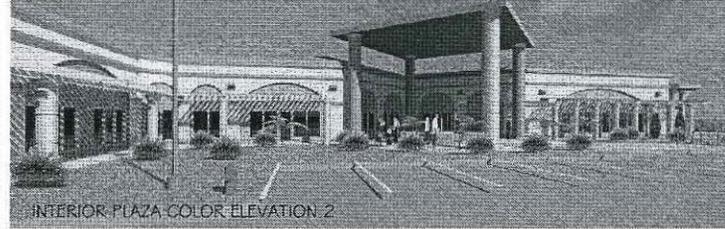
PLAN NAME		SECTIONS PLAN	
JOB NO.	DATE	JOB NO.	DATE
020-09	01-24-12	020-09	01-24-12
CUP	PLAN NO.	CUP	PLAN NO.
09-005		09-005	

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# LAZARO'S PLAZA



INTERIOR PLAZA RIGHT COLOR ELEVATION 1



INTERIOR PLAZA COLOR ELEVATION 2



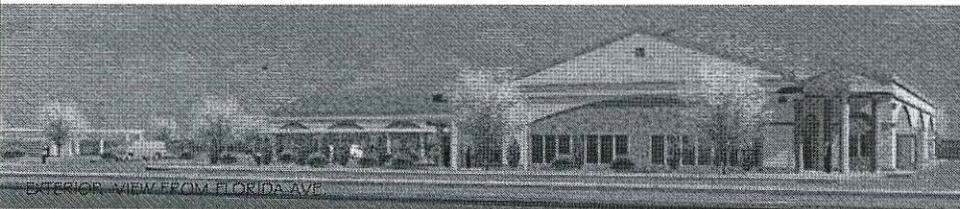
EXTERIOR VIEW FROM FLORIDA AVE.



EXTERIOR VIEW FROM FLORIDA AVE.



HALLWAY VIEW PLAZA



EXTERIOR VIEW FROM FLORIDA AVE.



INTERIOR VIEW PLAZA



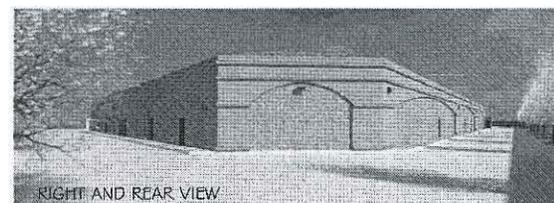
INTERIOR VIEW PLAZA



LEFT AND REAR VIEW



EXTERIOR VIEW FROM FLORIDA AVE.

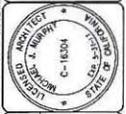


RIGHT AND REAR VIEW

REVISIONS	
NO.	DATE

**michael j. murphy a.i.a.**  
ARCHITECT

2601 N. DEL ROSA AVE. # 222-F  
SAN BERNARDINO, CA. PH.: (909) 566 9727

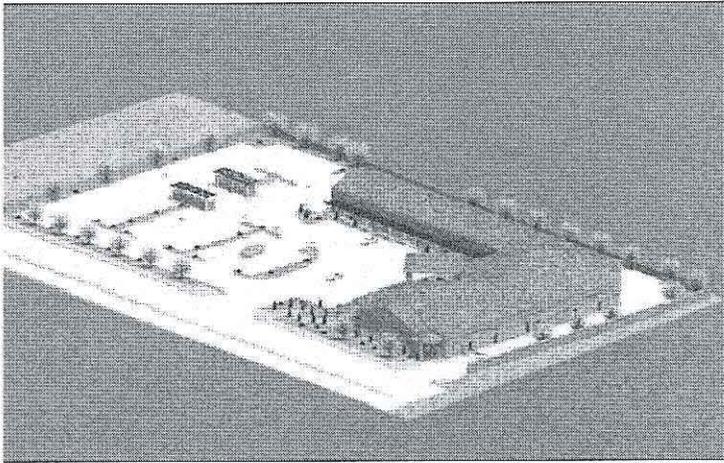
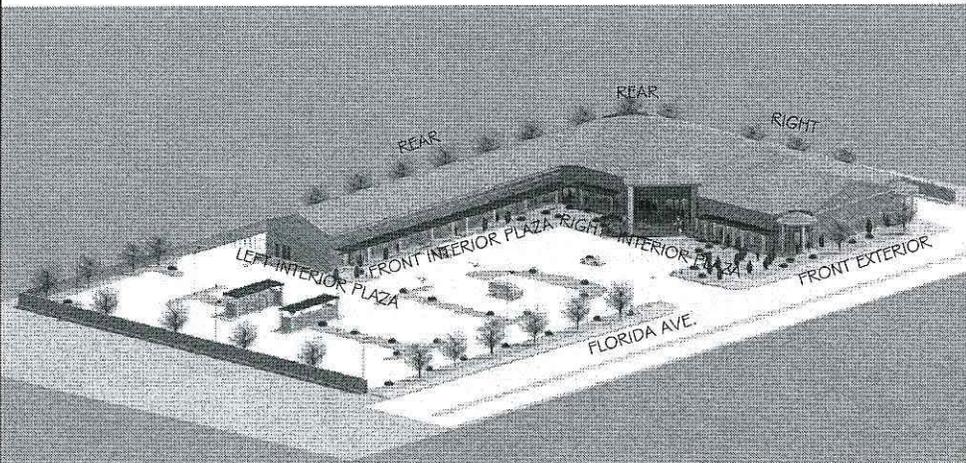


**LAZARO'S PLAZA**  
OWNER/DEVELOPER:  
38 LOT FLORIDA AVENUE  
HEMET, CA. 92343  
(951) 925 4147  
JAVIER DELGADO  
438-340-039-7

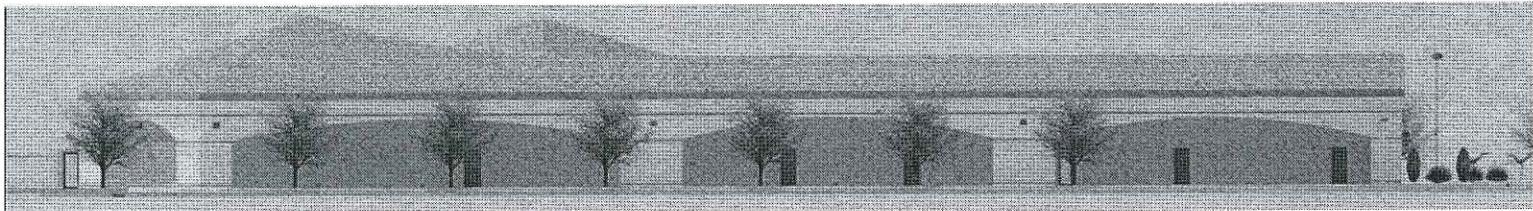
PLAN NAME:  
**COLOR ELEVATIONS**  
JOB No. DATE  
020-09 01-04-11  
PLAN No. **13**

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# LAZARO'S PLAZA



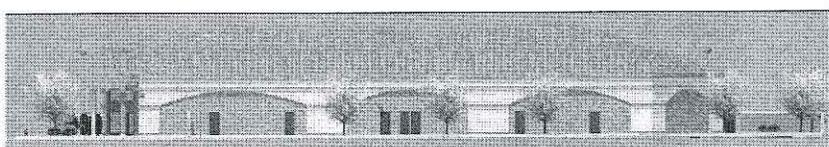
FRONT ELEVATION EXTERIOR VIEW FROM FLORIDA AVE.



REAR ELEVATION



LEFT COLOR ELEVATION

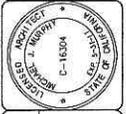


RIGHT COLORELEVATION

REVISIONS	
NO.	DATE

*michael j. murphy a.i.a.*  
ARCHITECT

2601 NO. DEL ROSA AVE. #222-F  
SAN BERNARDINO, CA. PH.: (909) 566 9727



**OWNER/DEVELOPER:**  
**LAZARO'S PLAZA**  
39 LOT FLORIDA AVENUE  
HEMET, CA 92343  
(951) 925 4447  
**OWNER:**  
JAVIER DELGADO  
438-240-039-7

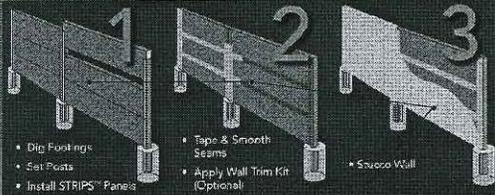
**PLAN NAME:**  
**COLOR ELEVATIONS**

<b>JOB No.</b>	<b>DATE</b>
020-09	01-04-11

**PLAN NO.**  
**13**

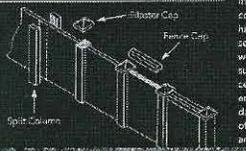
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### INSTALLATION STEPS

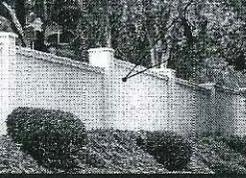


- Dip Footings
- Set Posts
- Install STRIPS™ Panels
- Taps & Smooth Seams
- Apply Wall Trim Kit (Optional)
- Stucco Wall

### WALL TRIM KITS



Not all walls are created equal! Some require ready mix masonry, brick, or stucco, continuous footings and masons. From single homes to large housing tracts and commercial complexes, the STRIPS™ fencing system is a highly advanced, fast and inexpensive way to obtain the security and sound ratings that masonry walls have to offer without the hassle. STRIPS™ fencing system uses posts to support STRIPS™ wall panels eliminating large and costly continuous footings. With a minimum crew setting posts and panels by hand, you can erect hundreds of lined ft. per day. The STRIPS™ fencing system has the additional benefit of being aesthetically pleasing with the option of adding architectural shapes creating an endless array of designs.



to Masonry and Stucco Walls

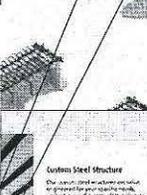
**Introduction**  
The STRIPS™ system is a revolutionary new way to build walls. It is a fast, economical, and secure way to build walls. It is a fast, economical, and secure way to build walls. It is a fast, economical, and secure way to build walls.

**Integrating Insulation**

1. Use 2" thick rigid foam insulation on the exterior side of the wall.
2. Use 2" thick rigid foam insulation on the interior side of the wall.
3. Use 2" thick rigid foam insulation on the exterior side of the wall.

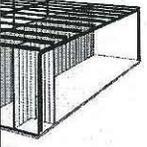
**Quality**

STRIPS™ panels are made of high quality materials. They are designed to last for many years. They are designed to last for many years. They are designed to last for many years.



**Integrating Insulation**

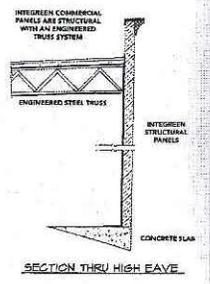
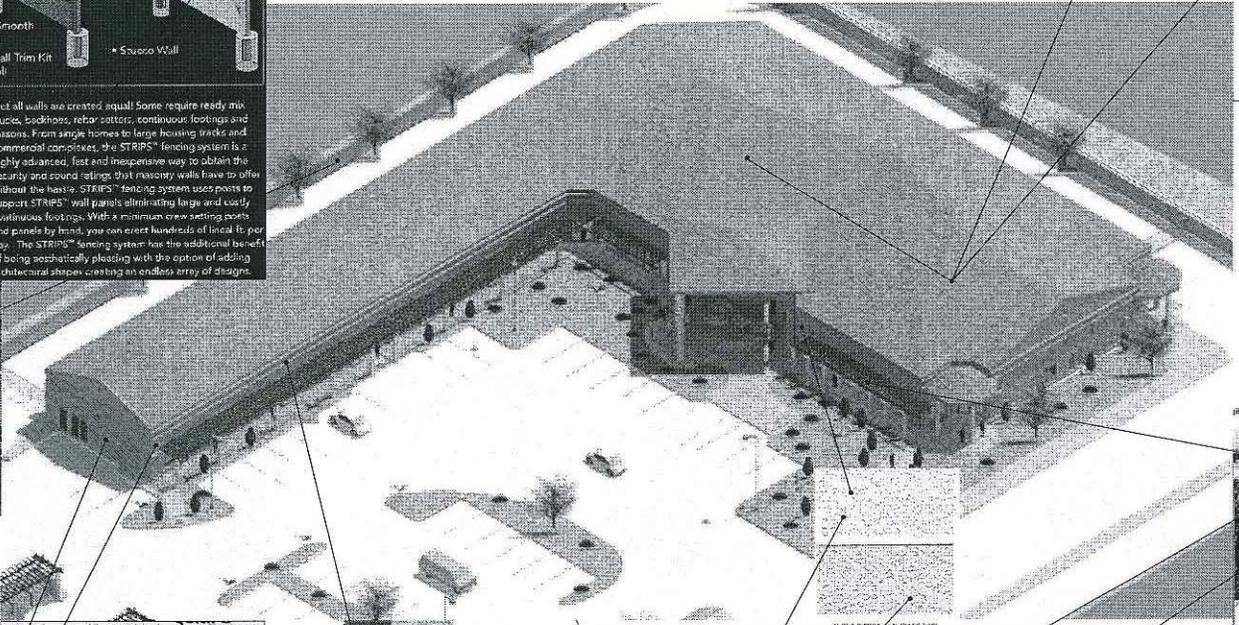
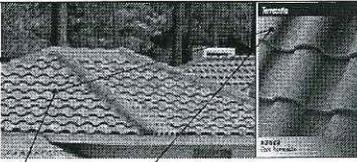
Use 2" thick rigid foam insulation on the exterior side of the wall. Use 2" thick rigid foam insulation on the interior side of the wall. Use 2" thick rigid foam insulation on the exterior side of the wall.



**STRIPS™ Panel System**

- Precast Concrete
- Heavy Duty Steel
- Maximum of 8' x 12'
- 100% Recycled Material
- 100% Recycled Material
- 100% Recycled Material

# BOARD MATERIAL FOR: JAVIER DELGADO



SECTION THRU HIGH EAVE

**Exterior Finishes**

STRIPS™ panels can be finished with a variety of exterior finishes. These finishes can be applied to the exterior side of the wall. These finishes can be applied to the exterior side of the wall.

**Custom Steel Structure**

STRIPS™ panels can be supported by a custom steel structure. This structure can be designed to meet the specific needs of the project. This structure can be designed to meet the specific needs of the project.

**Easy Installation**

1. STRIPS™ panels are easy to install.
2. STRIPS™ panels are easy to install.
3. STRIPS™ panels are easy to install.



# LAZARO'S PLAZA

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**michael j. murphy a.i.a.**  
ARCHITECT

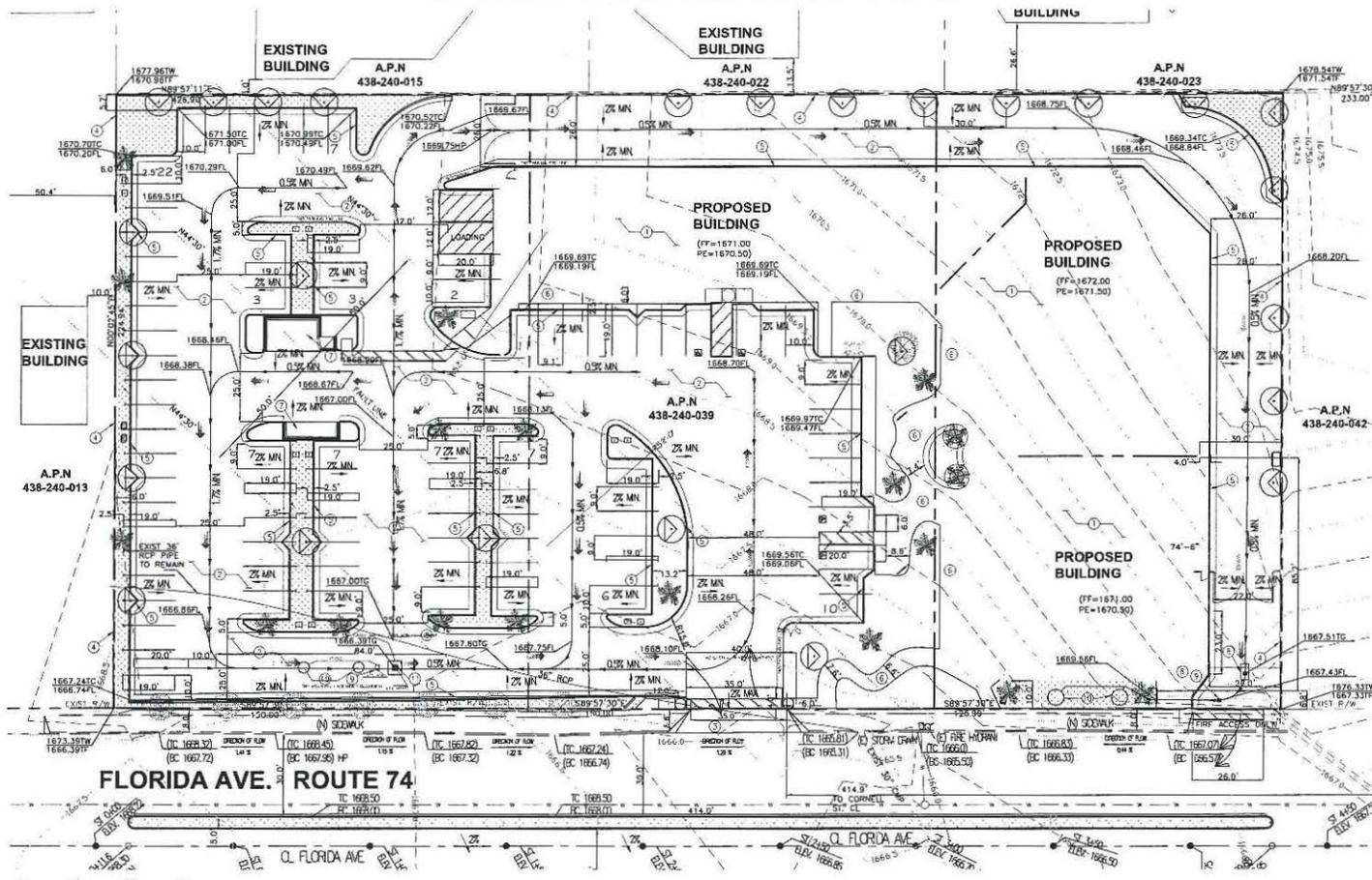
2601 No. DEL ROSA AVE. # 222-F  
SAN BERNARDINO, CA. PH.: (909) 556 9727



**OWNER / DEVELOPER:**  
**LAZARO'S PLAZA**  
39 LOT FLORIDA AVENUE  
HEMET, CA. 92343  
(951) 925 4147  
JAVIER DELGADO  
438-240-039-7

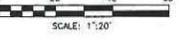
PLAN NAME:	JOB No.	DATE
STREETSCAPE ELEVATION PLAN	020-09	01-04-11
PLAN NO.		14

IN THE CITY OF HEMET, COUNTY OF RIVERSIDE CALIFORNIA  
**CONCEPTUAL GRADING PLAN**



- LEGEND:**
- PROPERTY LINE
  - STREET CENTER LINE
  - - - EXISTING CONTOUR
  - EXISTING POWER POLE
  - EXISTING CURB & GUTTER
  - PROPOSED CURB & GUTTER
  - EXISTING WATER LINE
  - EXISTING SEWER LINE
  - DIRECTION FLOW
  - DIRECTION FLOW UNDERGROUND
  - HYDRANT
  - BLOCK WALL
  - TC TOP OF CURB
  - FS FINISHED SURFACE
  - R/W RIGHT OF WAY
  - PE PAID ELEVATION
  - HP HIGH POINT ELEVATION
  - FL FLOW LINE ELEVATION
  - FF FINISHED FLOOR
  - EG EXISTING GROUND
  - FG FINISHED GROUND
  - TG TOP OF GRATE
  - NG NATURAL GROUND
  - HW HAVERTY ELEVATION
  - EXWST EXISTING
  - TW TOP OF WALL
  - TF TOP OF FOOTING
  - N/S NOT TO SCALE
- EARTHWORK:**
- FILL 1.227.00 CY
  - CUT 1.171.00 CY
  - OVER EXCAVATION 0.000.00 CY
  - 95.00 CY
- AREA DISTURBED**  
95,167.27 SQ FT
- LEGAL DESCRIPTION**  
Lot 1,2,3 Abandoned Division 2,29 ACRES  
NET IN PARTS 1,2 & 3 PM 12/01/74  
1971 CityMap/Twp: HEMET
- SITE ADDRESS:**  
101 E. FLORIDA AVE.  
HEMET, CA. 92358  
A.P.N. 438-240-039
- FAULT ZONE**  
SAN JACINTO FAULT ZONE.
- LAND OWNER(S)/APPLICANT(S)**  
JAVIER DELGADO  
1822 LAYON AVE HEMET, CA. 92345  
TEL

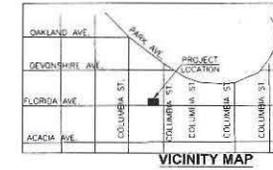
- PRELIMINARY CONSTRUCTION NOTES:**
- 1 PROPOSED BUILDING.
  - 2 PROPOSED 3" AC PAVEMENT PER CITY OF HEMET REQUIREMENTS (OR PER SOILS ENGINEER RECOMMENDATIONS).
  - 3 PROPOSED COMMERCIAL DRIVEWAY APPROACH PER STREET IMPROVEMENTS PLAN.
  - 4 PROPOSED CONCRETE BLOCK WALL 6" H.
  - 5 PROPOSED 6" P.C.C. CURB & GUTTER.
  - 6 PROPOSED 4" THICK P.C.C. SIDEWALK.
  - 7 PROPOSED REFUSE ENCLOSURE.
  - 8 CATH BASIN FIG 1 PER WOMP.
  - 9 DIST BOX.
  - 10 INSTALL 6"x3 DRY WELL SYSTEM, SEE FIGURE NO. 1 IN DRY WELL REPORT.
  - 11 CATH BASIN FIG 2 PER WOMP GRATE 2'x2'



**SOURCE OF TOPOGRAPHY**  
 TOPOGRAPHIC SURVEY WAS PERFORMED ON SEPTEMBER 8 2009 USING THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE FLORIDA AVE AS SHOWN ON RECORD OF PARCEL MAP NO. 1977, RECORDS OF RIVERSIDE COUNTY, BEING N89°57'30"E.

**LIQUEFACTION POTENTIAL:**  
 MODERATE

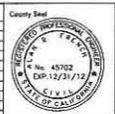
**FEMA FLOOD PLAIN**  
 NOT IN A FLOOD ZONE



WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENGINEERING PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION. THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS TO THE PLANS FOR APPROVAL BY THE COUNTY.

DATE	BY	MARK	REVISIONS	APPR. DATE	COUNTY



COUNTY OF RIVERSIDE  
 TRANSPORTATION DEPARTMENT  
 Approved By: **ALAN D. FRENCH** Date: \_\_\_\_\_  
 Recommended: \_\_\_\_\_ Engineer Seal

PLAN PREPARED BY E.S.J. LLC UNDER SUPERVISION OF  
 PROJECT No. \_\_\_\_\_  
 Drawn By: **JK**  
 Designed By: **SPT**  
 checked By: **MS**  
 Date Of Sign-off: \_\_\_\_\_



SOURCE OF TOPOGRAPHY: ESI DATED 9/8/2009  
 BENCHMARK TBM AS SHOWN ON SAID PARCEL (POWER POLE) ELEV 1634.80

LEGAL DESCRIPTION:  
 PARCEL 1, 2 AND 3 PARCEL MAP NO 1971 AS SHOWN BY MAP ON FILE IN BOOK 21, PAGE 17a, 11a OF PARCEL MAPS, RECORD OF RIVERSIDE COUNTY CALIFORNIA.

**I. P. No.**  
 COUNTY OF RIVERSIDE  
 CONCEPTUAL GRADING PLAN  
 Lot 28 Florida Ave.  
 Hemet, Ca. 92359  
 APN 438-240-039

**SHEET No.**  
**1**  
 of **1**

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

**Planning Commission  
Meeting of  
February 21, 2012**



## CITY OF HEMET

### PROPOSED CONDITIONS OF APPROVAL

**PLANNING COMMISSION DATE:** February 21, 2012

**PROJECT NO.:** Conditional Use Permit No. 09-005  
**APPLICANT:** Javier Delgado  
**AGENT:** Martha Schact  
**LOCATION:** North side of Florida Avenue, approximately 660 feet east of Columbia street and approximately 233 feet west of Cornell Street.  
**DESCRIPTION:** To construct and operate a shopping plaza with one (1) building totaling 20,999 square feet and 12 tenant suites on a 2.2 acre lot.  
**OCCUPANCY:** This project has been reviewed as a **B, A-3, 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 include standard conditions of approval for all projects that were approved by the City Council as. Questions regarding compliance with these conditions should be directed to the Planning Department at (951) 765-2375, or to the specific department and contact phone number provided below.

#### General Requirements

1. Conditional Use Permit No. 09-005 shall become null and void on **February 21, 2014** (two calendar years from the date of approval), unless use in reliance on the approved Conditional Use Permit is established prior to the expiration date. A time extension may be granted by the Planning Commission 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.

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City of Hemet - Conditions of Approval   
Conditional Use Permit No. 09-005 – Lazaro's Plaza

2. Approval of Conditional Use Permit No. 09-005 shall become effective on **March 3, 2012** unless appealed to the City Council by **March 2, 2012** (10 calendar days after action by the Planning Commission). The appeal shall be in writing and shall be accompanied by the required fee.
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.
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 Zoning and Subdivision Ordinances and all other applicable Local regulations in effect at the time of the building permit application and/or time of recordation, including the I.C.B.O. California Building Code, Green Building Code, California Plumbing Code, California Electrical Code, California Mechanical Code, California Fire Code, and City and State Handicapped Accessibility Requirements (California Code of Regulations, Title 24).
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: Development Impact Fees (DIF), Transportation Uniform Mitigation Fees (TUMF), Park Fees, School Fees, Master Plan Storm Drainage Fees, Permit and Plan Checking Fees, Water and Sewer Service Fees, and Capital Facility Fees.
7. Prior to or concurrent with the submittal of building plans for plan check review on this Project, the conditions of approval contained herein shall be photocopied onto the first sheet of the building plans. A copy of the building plans shall be submitted to the Planning Department prior to the issuance of building permits to verify compliance with the conditions of approval and the approved plans.
8. Construction activity shall meet the requirements of Hemet Municipal Code Chapter 30, Article II.
9. Prior to any grading or drainage activity, a grading and/or drainage plan shall be prepared and submitted to the City Engineer and Planning Department for review and approval. No grading or drainage work shall occur without a grading permit and/or the permission of the City Engineer.
10. 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,

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**City of Hemet - Conditions of Approval**   
**Conditional Use Permit No. 09-005 – Lazaro's Plaza**

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.

#### Site Development

11. Prior to the issuance of a Certificate of Occupancy for the project site or activity being commenced thereon, pursuant to Conditional Use Permit No. 09-005, all conditions of approval contained herein shall be completed to the satisfaction of the Planning Department.
12. All electrical and mechanical equipment, including but not limited to air conditioning units, electrical boxes, transformers, backflow preventers, and any roof mounted equipment shall be visually screened from public view. Screening shall be to the satisfaction of the Community Development Director and in compliance with the Hemet Building Code.
13. 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.

#### Landscaping

14. All landscaped areas on the premises shall be consistent with the approved landscape plan for the project and maintained free from weeds, trash, disease, vermin, and debris, during the term of this Project.

#### Environmental

15. During construction, should any archaeological artifacts be discovered, the Planning Department shall be notified immediately, and all work shall cease until

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**City of Hemet - Conditions of Approval**   
**Conditional Use Permit No. 09-005 – Lazaro's Plaza**

a qualified archaeologist has examined the artifacts and the site and submitted findings and recommendations to the Planning Department. Recommencement of construction shall be upon the approval of the Planning Department.

## **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 – General

16. Any uses not specifically permitted as part of, or have been deemed by the Community Development Director to not be in substantial conformance of Conditional Use Permit No. 09-005, shall require submittal and approval of an application for the modification of Conditional Use Permit No. 09-005.

### Planning – Site Development

17. Pursuant to Section 82-172 of the Hemet Municipal Code, all utility lines shall be undergrounded.
18. The locations of exterior light fixtures shall be revised as necessary to avoid conflicting with trees and tree canopies, to the satisfaction of the Community Development Director and the Building Official.
19. The Applicant/Developer shall contact the City's franchise waste hauler to review the number of, the placement of and access to trash enclosures prior to the issuance of building permits.
20. 84 parking spaces are required, four (4) disabled parking spaces are required, and one (1) of the disabled parking spaces is required to be a van accessible parking space. Required spaces may not be used for accessory items such as cart corrals, recycling centers, Goodwill collection boxes, etc. Additional parking, if any, may be used for such purposes.

### Planning – Landscaping

21. Prior to the issuance of building permits for the Project, the applicant shall submit for review and approval by the Planning Department a detailed on-site landscape and irrigation plan consistent with the project site plan. The landscape plans shall include a landscape palette that contains the botanical and common names, and quantity of each specie proposed in the plans. The plans shall also include water use calculations prepared pursuant to the City's drought tolerant landscape

ordinance and a sprinkler head spray pattern analysis to ensure all landscaped areas are adequately watered.

22. Prior to issuance of a Certificate of Occupancy or finalization of the Building Permit, landscaped areas shall have an irrigation system, with automatic timers, installed and operational.
23. As part of the landscaping plan submittal, show all existing on-site mature trees; trees which are located in any area proposed for buildings and/or vehicular access need not be indicated. The applicant shall minimize the removal of mature trees, where possible. A mature tree shall be defined as a tree with a trunk measuring 4-inches in diameter, 4-feet from existing ground level. Mature trees removed shall be replaced by planting replacement trees at a ratio of 1:1 and a size of not less than 24-inch box.
24. Landscaping shall be provided in a mix of 24" box and 15 gallon trees and 5 gallon shrubs. A minimum of 20% of the trees used for screening purposes should consist of 24" box trees at the time of installation. All trees planted adjacent to the northerly single family residential shall be a minimum of 24' box at the time of installation.
25. All graded slopes, equal to or greater than 3-feet in vertical height, and/or on slopes graded to a 2:1 or a greater ratio shall be planted with ground cover at a minimum spacing of 12-inches on-center to prevent erosion. A permanent irrigation system shall be installed for non-native vegetation. Irrigation shall not be required for slopes equal to or less than 3-feet in vertical height.
26. Undeveloped Pads shall be hydroseeded with a drought tolerant mix of seeds and provided with temporary irrigation until the time that they are developed.
27. A minimum of one landscape finger shall be provided to break up the westerly parking row, consistent with the diagram located within Section 90-14.25 of the Hemet Municipal Code. The landscape finger shall be centrally located in the parking row. The location shall be submitted to the Planning Department for review and approval.
28. Potted plants shall be provided around the entire base of each building, except at entrances, exits, and loading and service areas. The number, location, size and species shall be submitted to the Planning Department for review and approval.

#### Signage

29. Signage is not approved as part of this Project. Signage, in accordance with the Zoning Ordinance, shall be approved prior to the installation of any signs for this Project.

30. A uniform Sign Program, submitted as a Site Development Review application, is required prior to the issuance of any individual sign permits. The sign program shall create a coordinated project theme of uniform design elements, such as size, color, lettering style, and placement.
31. Individual signs shall conform to the Sign Program approved as part of the Site Development Review plans, shall comply with the Hemet Municipal Code, and shall not be installed until approved Sign Permits and Building Permits are issued.
32. All illuminated signs shall be installed with a time clock set to turn off all sign illumination, internal and external, between the hours of 11:00 PM and sunrise, except such hours that the premises are open for business beyond such time limit.

#### Planning - Operational

33. There shall be no outdoor display of merchandise.
34. Hours of operation during which businesses are open to the public, shall not begin before 8:00 AM or end after 10:00 pM.
35. All outdoor lighting shall be shielded or designed to direct the lighting downward. All lighting shall be placed and adjusted to ensure that light emanating from fixtures is contained within the boundaries of the site.

### **ENGINEERING CONDITIONS**

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

#### General

36. The applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project.
37. Where survey monuments exist, such monuments shall be protected or shall be referenced and reset, pursuant to Business and Professions Code, Sections 8700 to 8805 (Land Surveyors Act).
38. Prior to any lane closure or detour, the Applicant shall submit a Construction Traffic Management Plan, for review and approval by the City Engineer. The plan shall include, but not limited to, signing, truck routes, and dirt hauling hours.

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**City of Hemet - Conditions of Approval**   
**Conditional Use Permit No. 09-005 – Lazaro's Plaza**

39. Prior to the issuance of the building permits, the applicant/owner shall demonstrate conformance with County Geological Report No. 37, prepared by Gary S. Rasmussen & Associates on April 5, 1975 and incorporated into PM121/17-18 and ECS 2/96.

Streets

40. Prior to the commencement of any improvement work on or along Florida Avenue an encroachment permit must be obtained from Caltrans.
41. Construction of a raised median and any other needed street improvements, on Florida Avenue, shall be completed per Caltrans requirements and/or standard drawings.
42. Install driveway approach in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standards C-208, C-209, and C-210A. In accordance with City of Hemet Resolution No. 1783, driveway widths and locations shall be approved by the City Engineer.
43. Install sidewalk and handicap ramp(s) in accordance with the City of Hemet Standard Specifications for Public Works Construction.
44. Install public street lights in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standards G-808, G-808A, and G-808B. The plans shall be designed by a registered electrical engineer.
45. All existing and proposed aerial utility lines shall be relocated and installed underground, in accordance with Section 82-172 of the City of Hemet Municipal Code.
46. Install street trees (40-feet on-center) in accordance with the City of Hemet Approved Street Tree List. Install automatic irrigations system to trees.
47. Digitized drawing files of all improvement plans, in a City's compatible CAD system, shall be submitted along with original mylar plans.
48. The applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk, and shall repair any damaged curb, gutter and sidewalk along the subject frontage prior to issuance of a Certificate of Occupancy.

## Parking

49. Prior to issuance of a Certificate of Occupancy or the finalization of building permit, install trash enclosure(s) in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standards R-500 series. The location(s) shall be approved by the City of Hemet Refuse Supervisor and/or the City's franchised refuse hauler.
50. The parking lot shall be designed in accordance with the City of Hemet Parking Lot Design Criteria contained in the City of Hemet Standard Specification for Public Works Construction, Standards P-400 and 401, Uniform Building Code Title 24, and in accordance with Chapter 90, Article XL of the Hemet Municipal Code. The plans shall include the location of parking lot lighting, lighting standard specifications and required parking lot landscaping.
51. Prior to issuance of a Certificate of Occupancy, the new parking lot paving shall be fog sealed.

## Drainage

52. The incremental increase in runoff between the developed and undeveloped property for the 100-year/3-hour storm must be retained on site.
53. Detention shall not be required for sites that are less than one acre if the development uses volume based water quality measures.
54. Prior to the issuance of a grading permit, the design of all drainage and other public improvements shall conform to the current edition of the following City of Hemet documents: "Standard Specifications for Public Works Construction", the "Hemet Master Flood Control and Drainage Plan", and the "Storm Drain Development Standards, Storm Drain Criteria and Drainage Design Manual".
55. Prior to issuance of the Building Permit, the Applicant shall pay the Master Storm Drain Plan fee, at the currently adopted rate.
56. The Flood Insurance Rate Map shows this project to be in Zone X; (areas subject to 100-year flooding with average depths less than one foot). All building foundation pads within the development shall be elevated in accordance with City of Hemet Ordinance No. 754.
57. Prior to issuance of a Grading Permit, the Applicant shall submit to the City Engineer for review and approval, hydrology and hydraulic calculations within and immediately adjacent to the project site. Improvements proposed by the Applicant shall be taken into account when analyzing impacts to upstream, adjacent and downstream properties.

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**City of Hemet - Conditions of Approval**   
**Conditional Use Permit No. 09-005 – Lazaro's Plaza**

58. The Applicant's property shall accept and properly dispose all offsite drainage flowing onto or through the site.
59. The type of material of the existing pipe, located on the southwest portion of the property, shall be verified during construction. After evaluating the condition of the existing facility, the City Engineer shall determine if the installed pipe needs to be replaced.
60. Adequate provisions shall be made to intercept and conduct the drainage flows within and from the site in a manner which will not adversely affect adjacent or downstream properties.
61. Construction of the detention basin shall include, but not limited to, the following improvements: perimeter fencing (decorative block and/or wrought iron fence, as determined by the Planning Department), access ramp, outlet structure and discharge pump. The use of an underground detention system is preferred. Such system shall include appropriate filters at the inlet(s), and a discharge pump.
62. Effective February 14, 2011, all construction projects on one acre or more, in the San Jacinto Watershed, shall apply for coverage under the State General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (General Permit) Order No. 2010-0014-DWQ.
63. Prior to issuance of a Grading Permit, the applicant shall submit to the City for review and approval, a project-specific Water Quality Management Plan (WQMP). This plan shall address Site Design BMPs, incorporate the applicable Source Control BMPs, incorporate Treatment Control BMPs, describe the long-term operation and maintenance requirements for BMPs needing long-term maintenance, and describe the mechanism for funding the long-term operation and maintenance of the BMPs.
64. Prior to issuance of a Grading Permit, the applicant shall provide the City Engineer with proof of filing a Notice of Intent with the State Water Resources Control Board in Sacramento, obtain a WDID number from the Board, and have an approved WQMP from the City.
65. Prior to issuance of a Building Permit, the property owner shall record a "Covenant and Agreement" with the County Recorder, or other instrument acceptable to the City, to inform future property owners of the requirement to implement the approved project-specific WQMP.
66. Any required underground storm drain lines and appurtenances, within the public right-of-way, shall be installed in accordance with the City of Hemet Standard Specifications for Public Works Construction.

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City of Hemet - Conditions of Approval   
Conditional Use Permit No. 09-005 – Lazaro's Plaza

67. Drainage easement(s), as required by the City Engineer, shall be shown on the improvement plans or grading plans. Easement(s) shall be recorded by deed.

Water

68. Domestic water service will be provided by LHMWD.

Sewer

69. Domestic sewer service will be provided by LHMWD.

Landscaping

70. Prior to issuance of a Grading Permit, a landscape plan for improvements within the public right-of-way, shall be submitted to Engineering for review and approval. Plans shall be prepared in 24" x 36" format with City's standard title block.
71. Prior to issuance of a Certificate of Occupancy, a Lighting and Landscaping Maintenance District (LLMD) shall be established or joined.
72. Prior to issuance of a Certificate of Occupancy, the applicant shall pay the corresponding fee for the incorporation into a Lighting and Landscaping Maintenance District (LLMD).

**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 – Building Code Requirements

73. Project shall be designed under current applicable California Building Codes.
74. As part of the plans for plan check, a detailed structural analysis, in compliance with Chapter 16 of the California Building Code for the building's intended use, shall be provided.
75. The electrical, plumbing and mechanical systems shall be installed in accordance with applicable adopted codes.
76. All exterior doors shall have a concrete landing five feet by five feet.

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City of Hemet - Conditions of Approval   
Conditional Use Permit No. 09-005 – Lazaro's Plaza

### Handicap Requirements

77. This project is subject to State Handicapped Accessibility Requirements. (California Code of Regulations, Title 24).
78. Handicapped restrooms shall be installed in accordance with California Code of Regulations, Title 24/California Building Code, Section 1115(b).
79. Handicapped parking and signage shall be installed in compliance with applicable state and city codes, if off-street parking is provided.
80. All entrances and exits shall be handicapped accessible per California Code of Regulations, Title 24.
81. A handicapped accessible pedestrian access to the site shall be provided.

### Agency Approvals

82. Site plan has a note that HVAC equipment is roof mounted. Roof plan shows regular roof design with roof pitch of 4:12.
83. Utilities shall be underground.

### **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

84. Prior to the issuance of a building permit written proof shall be provided from the water purveyor that sufficient capacity is available for fire protection. The minimum required fire flow for this project is **4250 GPM @ 20psi** residual pressure for a duration of 2 hours, per 2010 CFC Appendix B. Fire flow and flow duration for buildings without automatic fire protection and having an area in excess of 3,600 square feet shall not be less than specified in Table B105.1.

85. 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

86. The final Conditions of Approval for this project shall be included in any site plan or construction plans submitted for permit issuance. Plans will not be approved without reference to these "conditions".
87. This project is subject to review and approval in accordance with the California Code of Regulations, Title 19 for Fire and Life Safety. This project may be subject to an annual inspection and permit from the Hemet Fire Department for this type of occupancy (use).
88. Storage of combustible materials shall be in accordance with the 2010 California Fire Code. High-Piled Storage shall be in accordance with CFC, Chapter 23.
89. Provision for the storage or handling of hazardous materials, as defined by Federal, State, and Local Law, shall be in accordance with CFC, Chapter 27.
90. Building addresses must be visible from the street and placed at a minimum of 12 inches in height.

#### Hydrants and Fire Protection Systems

91. An approved water supply capable of supplying the required fire flow for fire protection shall be provided on site when any portion of the building or facility is in excess of 400 feet from an approved water supply on a public street. 2010 CFC Section 507. The location of on-site hydrants and mains shall be approved by the Fire Marshall prior to permit issuance.
92. Prior to combustible construction commencing, install and/or upgrade, as required by the 2010 CFC, street (off-site) fire hydrants pursuant to the City of Hemet Standard Specifications for Public Works Construction. Distance between fire hydrants shall not exceed 300 feet without approval from the Fire Marshal. Fire hydrants shall be located within 150 feet of Fire Department Connections (FDC) for Standpipes and Automatic fire sprinklers.
93. Prior to combustible construction install, as required by the City of Hemet Fire Marshal, on-site fire hydrants pursuant to the City of Hemet Standard Specifications for Public Works Construction. Travel distance along the fire access route shall not exceed 300 ft. between hydrants without approval from the Fire Marshal. CFC Section 507.

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**City of Hemet - Conditions of Approval**   
**Conditional Use Permit No. 09-005 – Lazaro's Plaza**

94. In accordance with the 2010 CFC Section 507, the water system (mains and hydrants) shall be tested and accepted by the Fire Marshal prior to the commencement of combustible construction. Hydrant markers (Blue Dots) shall be installed pursuant to the City of Hemet Standard Specifications for Public Works.
95. In accordance with the 2010 CFC Section 903, as amended and Article II, Chapter 14 of the Hemet Municipal Code, automatic fire sprinklers shall be installed throughout all buildings 5,000 square feet or larger pursuant to NFPA Standards. Systems with 20 heads or more shall be monitored by a UL listed central station alarm system meeting NFPA 72 and City of Hemet requirements.
96. In accordance with the 2010 CFC Section 903, an automatic fire sprinkler system is required throughout all buildings with this occupancy type based on the use(s) proposed. Systems with 20 heads or more shall be monitored by a UL listed central station alarm system meeting NFPA 72 and City of Hemet requirements.
97. In accordance with the CFC Section 904 and CCR Title 19, alternative automatic fire extinguishing systems shall be installed and maintained pursuant to NFPA standards. Prior to installation (or modification) of a fire protection system, complete plans shall be submitted to the City of Hemet Fire Marshal for review and approval.
98. Portable fire extinguishers shall be installed and maintained in accordance with 2010 CFC section 906 and Chapter 3, Title 19 CCR. The type and spacing shall be approved by the City of Hemet Fire Marshal prior to installation.
99. Commercial cooking equipment that produces grease laden vapors shall be provided with a Type I hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system complying with U.L. 300 pursuant to 2010 CFC Section 904.11.
100. An approved manual, automatic or (manual and automatic) fire alarm/monitoring system shall be installed and tested prior to final inspection in accordance with the 2010 CFC Section 907 and pursuant to NFPA standards. Automatic fire sprinkler systems with 20 heads or more shall be monitored by a UL listed central station meeting the standards of NFPA 72 and City of Hemet requirements.
101. All check valves, post indicator valves, fire department controls, and connections shall be located as required and approved by the Fire Marshal of the City of Hemet. If multiple buildings, each building shall have separate (approved) control valves. A separate permit will be required for all underground piping for fire protection systems.

102. A fire riser room is required for each building.

Fire Department Access

103. Prior to delivery of combustible materials on site, provide and maintain a surfaced all weather access roadway 20-feet wide with a 13-foot 6-inch vertical clearance designed to support the imposed loads of fire apparatus in accordance with the 2010 CFC Section 503.1 (dirt or native soil does not meet the minimum standard). Minimum turning radius for fire apparatus is 52 feet (outside) and 32 feet (inside). Fire access is required to within 150 ft of all portions of every building unless otherwise approved by the Fire Marshal.
104. In accordance with the 2010 CFC Section 503.2.5, approved turnarounds are required on any access road in excess of 150 feet in length, per City of Hemet Fire Department Standards.
105. Fire Department access roads shall have an unobstructed minimum width of 26 feet where fire hydrants are located along the access roadway or as otherwise determined by the Fire Marshal in accordance with 2010 CFC Section 503.2.2.
106. Provide secondary access/egress per 2010 CFC Section 503.1.2 as required by the Fire Department. No portion of any public or private street used for fire access shall exceed 12% grade without approval from the Fire Marshal. All cul-de-sacs shall conform to City Standards for length, width and turnaround radius.
107. Prior to the issuance of a Certificate of Occupancy, "No Parking - Fire Lane" signs, red curbing, street signs and other required markings shall be provided to the specifications of the City of Hemet Fire Marshal in accordance with the 2010 CFC Section 503.3 and California Vehicle Code Section 22500.1.
108. Prior to final inspection, addresses shall be provided on all new and existing buildings in accordance with the 2010 CFC Section 505.
109. In accordance with the 2010 CFC Section 503, security gates if installed, shall be installed with approved automatic devices and/or key switches to allow Fire and Police Department access and egress pursuant to the City of Hemet Municipal Code and Fire Department Standards.
110. In accordance with the 2010 CFC Section 505 and Chapter 14, Article II, Section 10.301 of the Hemet Municipal Code, illuminated project directories shall be installed at all entrances pursuant to the City of Hemet Fire Department Standards.

111. Install Knox key boxes and/or Knox locks for Fire and/or Police Department access in accordance with 2010 CFC Section 506 and the Hemet Municipal Code.
112. Modify driveway and on-site circulation in order to provide additional access for fire apparatus pursuant to 2010 CFC Section 503 (contact the Fire Marshal for specifics). Minimum turning radius for fire apparatus is 52 feet (outside) and 32 feet (inside). Fire access turn-around areas must be clear from obstructions including outside storage, trash enclosures and parked vehicles.
113. A fence enclosure, if installed, shall lead to a safe dispersal area 50-feet from buildings or shall have gates which comply with 2010 CFC Section 1008 which lead to a public way.

#### Miscellaneous

114. Interior finish, decorative materials and furnishings shall be in accordance in 2010 CFC Chapter 8. Classification and acceptance criteria of interior finishes shall comply with NFPA standards. Interior wall and ceiling finish shall not have a flame spread index greater than that specified in CFC Table 803.3.
115. An annual permit and a "Hazardous Materials Management Plan" (HMMP) will be required pursuant to 2010 CFC Section 2701. This facility shall be subject to the standards of NFPA 704 or some other means of identifying hazardous materials for emergency responders as approved by the Fire Marshal.
116. Prior to the issuance of a Certificate of Occupancy, an electronic version of the final tract map or site plan shall be submitted for fire suppression use. The scale shall be such that the site plan shall be clearly legible, showing all streets, the building footprints and addresses, fire hydrant locations, Knox box locations (if applicable), and access driveways. The format shall be compatible with the latest version of "AutoCAD" or equivalent.
117. No change in use or occupancy shall be made to any existing building or structure unless the means of egress system is made to comply with the requirements for the new use or occupancy in accordance with 2010 CFC Chapter 10.
118. Fire safety during construction and demolition shall comply with 2010 CFC Chapter 14.
119. Access during construction: Access for fire fighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical

clearance of not less than 13'-6". Fire department access roads shall have an all weather driving surface and support a minimum weight of 73,000 lbs. Access shall be provided to within 150 feet of combustible construction pursuant to 2010 CFC Chapter 14.

120. Trash containers with an individual capacity of 1.5 cubic yards or greater shall not be stored in buildings or within 5 feet of combustible walls, openings, eaves, etc. unless protected by an approved means (automatic fire sprinkler system and/or an approved 4-hour fire separation).
121. An approved manual, automatic or (manual and automatic) fire alarm system is required for this occupancy in accordance with the 2010 CFC Section 907 and pursuant to NFPA standards. The fire alarm system plans shall be submitted and approved prior to installation.

### **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.

The Police Department has no conditions.

**END**

**Attachment  
No. 2  
Photographs of Site**

**Planning Commission  
Meeting of  
February 21, 2012**

# Conditional Use Permit No. 09-005 Site Photographs



Looking northwest from Florida Avenue at the southeast portion of the site



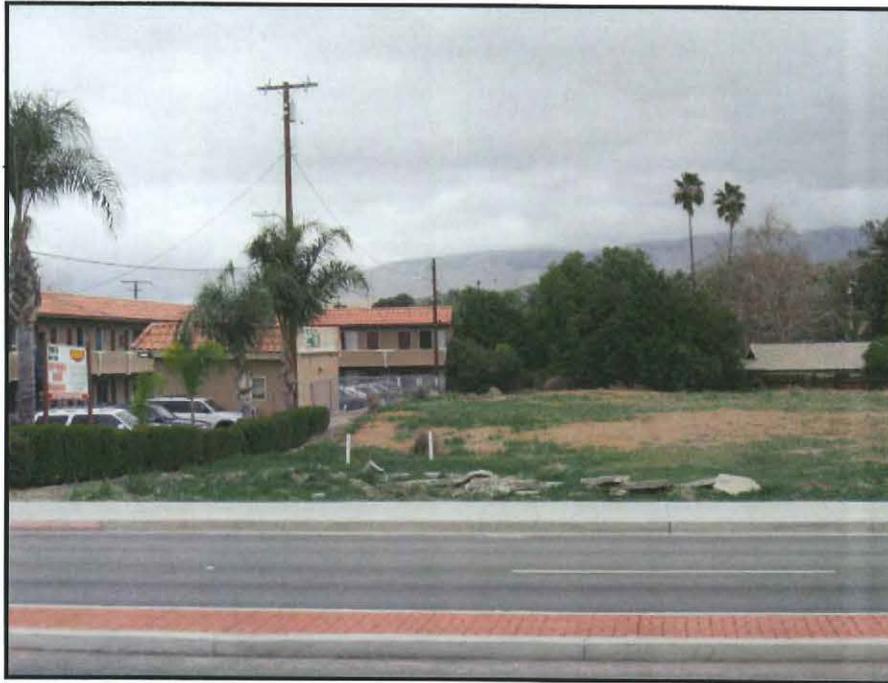
Looking northwest from Florida Avenue, with new CalTrans median



Looking north from Florida Avenue



Looking northwest from Florida Avenue at the southwesterly portion of the site



Looking north from Florida Avenue at the westerly project boundary



Looking northeast at the CalTrans median and the southeast portion of the site

**Attachment  
No. 3  
Adjacent Zoning**

**Planning Commission  
Meeting of  
February 21, 2012**



# Attachment

## No. 4

### Neighborhood Context Worksheet

Planning Commission  
Meeting of  
February 21, 2012

# City of Hemet Planning Department Neighborhood Context Review Worksheet

## Project Information

Project Name: Lazaro's Plaza

Case #: Conditional Use Permit No. 09-005

Location: North side of Florida Avenue, west of Columbia and east of Cornell

## Lot Characteristics

Average Building Height: N/A                      Average Setback: N/A

Lot: 2.20 Acres      Lot Width: 426 Feet      Lot Depth: 225 Feet

## Neighborhood Characteristics

Age of Homes: 50+years                      Style of Homes: N/A

Neighborhood Type (e.g. rural, urban, suburban): Suburban

Sidewalk Type (e.g. monolithic or parkway): Monolithic

Street width: 50 Feet to Centerline                      Curb Type: Standard

Mature trees on site: No

Street trees: Yes

Other (describe distinguishing characteristics such as condition of neighborhood):

The project site is currently vacant with existing sidewalks. A motel is located to west of the site, existing single-family residential to the north and commercial construction to the east. The property to the south of the project is located in the County of Riverside and includes vacant land and a car wash.

## Other Info:

Distance to nearest park: 1.06 miles (R.C. Park)

Distance to nearest school: 0.83 miles (Dartmouth Middle School)

## Staff Info:

Planner: C. Kendrick

Date of Neighborhood Visit: Various 2011

**Attachment  
No. 5  
Aerial Photo of Site**

**Planning Commission  
Meeting of  
February 21, 2012**

# CONDITIONAL USE PERMIT NO. 09-005 AERIAL MAP



# Attachment No. 6

Applicant's Statement of  
Operations

Planning Commission  
Meeting of  
February 21, 2012



# City of Hemet

**CUP  
Statement  
of  
Operations**

445 E. FLORIDA AVENUE, HEMET, CA 92543 (951) 765-2375

## STATEMENT OF OPERATIONS

In order to process your application for a conditional use permit a statement of operations for your proposed use is necessary. The approval of your conditional use is specific to the information provided in your application, therefore, it is very important for your application to be complete with an accurate statement of operations. If you have plans for growth or a change in your operations in the future, this must be included in your response or an amendment to your conditional use will be required in the future.

Your response must give a detailed description of the proposed use and shall include at a minimum the following (use additional sheets as necessary).

Description of proposed use/activities: LAZARD'S PLAZA HAVE 7 BUILDINGS  
RETAIL, BUILDING A, B, C, F & G: GENERAL COMMERCIAL BUILDINGS  
BUSINESSES, CAN BE MISCELLANEOUS, OFFICES, OF MEDICAL  
OFFICES, BUILDINGS D & E RESTAURANTS, ALL  
TOGETHER HAVE OPEN HALLWAYS, AND PLAZAS TO RECREATION.  
FOR THE CUSTOMERS CAN ENJOY TO BE WALKING  
ON HALLWAYS WITH LATTICE PATIOS, WHERE THEY WILL  
HAVE PLANTS ALL AROUND THEM TO BE PROTECTING  
FROM THE WEATHER THE DESIGN OF PROJECT IS  
SPANISH HACIENDA STYLE, FROM THE PRINCIPAL AVENUE  
CAN COMING WALKING TO THE ENDS OF PLAZA, & ALL TOGETHER  
CAN SHOW AN INTEGRATION WITH THE VIEW OF THE MOUNTAIN.

Hours and days of operation: MONDAY - FRIDAY 8:00 - 4:00 PM  
SATURDAY & SUNDAY 8:00 - 12:00 P.M.

Number of employees: NO MORE OF 5 EACH BUILDING

Type of equipment or processes used: ANY SPECIAL.

Description of hazardous materials (existing and new): WE PROPOSE A GREEN  
MATERIALS, INSULATED PANELS ON WALLS & ROOF &  
WOOD RECYCLE. FOR LATTICE PATIOS & PLAZAS,

Explain how and when deliveries will be made to each proposed business: AT 8:00 AM TO 9:00 A.M.

Will any business on site have a liquor license, if so which one(s): YES, DFE

Explain how lighting on the site will be designed to minimize its impact on any surrounding residences and how other elements of the project have been designed to ensure compatibility with the surrounding uses: THE SITE

If a drive-through is part of the project, describe where it is located, the reason for its location and how it will be screened: NO

Explain how the proposed location is in accord with the purpose of the zone in which it is located:

THE ZONE IS C2 GENERAL COMMERCIAL THE SAME AS IS.

Explain how the location of the use and its operation will not be detrimental to the public health, safety and welfare, or materially injurious to properties or improvements in the vicinity:

LIKE A COMMERCIAL PLAZA DON'T AFFECT THE PUBLIC HEALTH AND SAFETY WELFARE

I, the undersigned, hereby certify that all of the foregoing information is accurate and correct to the best of my knowledge.

  
\_\_\_\_\_  
(Signature of Applicant/Property Owner)

# AGENDA #5



## *Staff Report*

TO: City of Hemet Planning Commission

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

DATE: February 21, 2012

RE: **WORKSTUDY FOR ZONE CHANGE NO. 11-001 AND CONDITIONAL USE PERMIT NO. 11-003 (AT&T @ PRINCE OF PEACE)** – A work study session with discussion and possible direction to staff regarding a Zone Change application to amend the zoning designation from R-1-7.2 (Single Family Residential) to S-1 (Church) zone and a Conditional Use Permit for the construction and operation of a major ground mounted telecommunication facility and associated equipment consisting of a 60' pole camouflaged as a monopine, located at 701 North Sanderson Avenue.

### **PROJECT APPLICANT INFORMATION**

Applicant: AT&T Mobility  
Agent: Marc Myers – Derra Design, Inc.  
Project Location: 701 North Sanderson Avenue  
APN: 444-100-022

### **PURPOSE OF THE WORKSTUDY**

The proposed project was reviewed by staff and the Development Review Committee (DRC) on May 12, 2011 and December 1, 2011. Planning department staff recommended that the project have a Planning Commission workstudy to allow the Commission to provide feedback prior to a formal public hearing, due to a number of issues with the proposal.

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City of Hemet - Planning Department   
Planning Commission Meeting of February 21, 2012

## **PROJECT DESCRIPTION**

The project site is a partially developed church campus (the Prince of Peace Church) with four (4) existing structures (fellowship hall, sanctuary, administration and child development center) located on Sanderson Avenue, north of Menlo Avenue. A collocated wireless facility that houses three (3) existing wireless service carriers already exists on the site. The Applicant is proposing a new wireless facility on an 825 square foot leased area of the property that is currently vacant.

The church does have plans to develop the entire property in the future and has indicated that the proposed tower location will not conflict with future development plans.

The Applicant is requesting a Zone Change from the current zoning designation of R-1-7.2 (Single Family Residential) to S-1 (Church) and a Conditional Use Permit for a major wireless telecommunication facility. A major facility is described as:

*A wireless telecommunication facility that is either (1) ground mounted or (2) roof mounted, unless the roof mounted facility is screened on all four sides by solid material that is architecturally compatible with the building on which it is located or otherwise meets the criteria of a camouflage facility under this article, is compatible with the surrounding land uses, and does not exceed the maximum height of the zone in which it is located."*

Residential zones do not currently allow major wireless facilities which prompted the Applicant to request the Zone Change and Conditional Use Permit to accommodate a major wireless facility.

The existing R-1-7.2 (Single Family Residential) zoning designation only allows minor facilities, which include roof mounted, wall mounted, or utility mounted facilities. An alternative for this site would be to construct a roof mounted facility on an existing structure. Wall mounted or utility mounted facilities are not suitable alternatives for this site due to the insufficient height that could be achieved from a wall mounted facility and the absence of above ground utilities on site. The Applicant has informed staff that the property owner is not interested in pursuing a roof mounted facility, hence the proposal for a ground mounted cell tower.

The proposed project includes a request to construct, operate and maintain a 60' unmanned wireless communication tower disguised as a monopine. The proposed tower will consist of 12 - 8' panel antennas, 12 tower mounted amplifiers (TMAs) and 12 remote radio units (RRUs). In addition to the tower, the project includes an 11'5" x 20' prefabricated equipment shelter and two (2) GPS antennas enclosed within a six (6) foot high block wall enclosure. The shelter is designed to include a pitched roof with a textured and painted exterior, consistent with the existing church buildings. The proposed shelter will house radio equipment stored on racks and batteries for back up power.

## **MAJOR ISSUES**

Proliferation of Cell Sites on Property. The site currently accommodates a wireless telecommunication tower disguised as a monopine. The tower is occupied by three (3) wireless carriers and has a total height of 72 feet, 5 inches. The Applicant is proposing a new wireless telecommunication tower that is approximately 602 feet from the existing tower. The Applicant did consider collocating on the existing tower, however, a fourth carrier would require significantly increasing the height. Furthermore, the existing site is adjacent to existing single family residences and would increase the existing non-conformity. The wireless telecommunications code currently states that all major facilities should not be located within 200 feet of any property containing a residential use. In addition, Staff has concerns with adding a new tower and fourth carrier on the site which will create a proliferation of wireless facilities on the property.

The proposed location for the new wireless telecommunication tower was selected due to the requirement to maintain a 500 foot separation between facilities and future expansion to the church site. Staff advised the applicant that a minor facility is an option that would preclude the requirement for a 500 foot separation and not necessitate a Zone Change application. A minor facility consists of a wall mounted, utility mounted or roof mounted facility. The Applicant advised staff that the property owner (the church) would not support a minor facility on the site.

Staff also has concerns with the proposed wireless facility location and the proximity to an existing residence to the north. The facility is approximately 550 feet from the residence to the north but is currently proposed at 12 feet from the residential property line. Staff has indicated that the minimum setback is 20 feet but continues to have concerns with the setting as it relates to residential zoning.

Alternative Sites. Staff requested that the Applicant provide an alternative site analysis to demonstrate that the proposed location is superior to surrounding sites. The alternative site analysis was provided to staff on November 9, 2011 in conjunction with the Zone Change application submittal. The analysis identified three locations within the search ring and three outside of the search ring. The Applicant indicated that the alternative sites are either constrained by the proximity of residential uses, limited by height restrictions or unable to provide the space required for a wireless telecommunications facility. Staff is not in agreement with the Applicant's statement regarding the height restrictions, as the Hemet Municipal Code allows height exceptions for wireless masts. A revised alternative site analysis has been requested to indicate the minimum height requirement at each alternative location to provide the same level of coverage as the proposed site.

Airport Land Use Commission (ALUC). The Applicant has been advised by Staff that the project is within Area 3 of the Hemet-Ryan Airport Comprehensive Land Use Plan and Airport Land Use Commission (ALUC) approval is required because of the Zone Change and the proposed height of the facility. Staff is unable to prepare the application for public hearing until the ALUC has approved the applications and provided staff with conditions of approval. Based on the most recent information from the Applicant, an application has not yet been submitted to the ALUC at this time.

---

**□ City of Hemet - Planning Department □  
Planning Commission Meeting of February 21, 2012**

## SUMMARY

Staff and the Applicant seek direction and feedback from the Planning Commission regarding a proposal to amend the zoning from R-1-7.2 (Single Family Residential) to S-1 (Church) and to construct and operate a major ground mounted telecommunication facility and associated equipment consisting of a 60' pole camouflaged as a monopine, located at 701 North Sanderson Avenue. In particular, staff seeks to gauge the level of Planning Commission support for:

- A Zone Change application on the proposed site to accommodate an additional wireless facility
- An additional (fourth) major wireless facility on the proposed site
- A facility at an alternative location
- Proximity to Residentially zoned property (to the north)

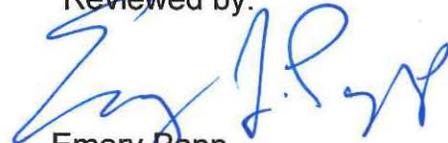
Staff has encouraged the Applicant to consider a minor facility or alternative location. The information provided by the Applicant has not convinced Staff that an alternative location is not feasible at this time. However, if the Commission believes that the existing site and proposal has merit, then staff will continue to work with the applicant on developing appropriate conditions of approval, subsequent to the ALUC review and approval.

Respectfully submitted,



Carole L. Kendrick  
Assistant Planner

Reviewed by:



Emery Papp  
Principal Planner

CK/ns

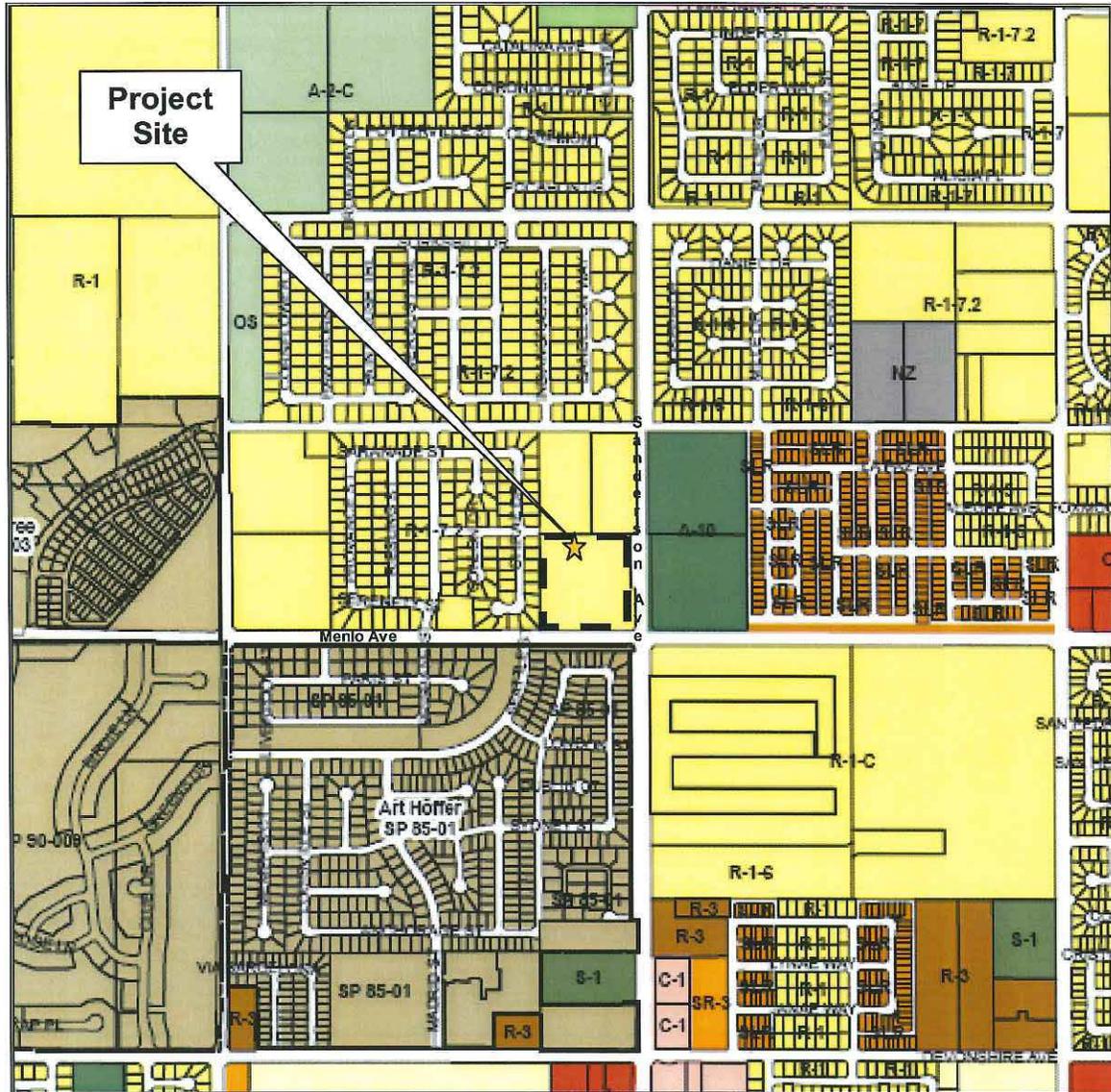
## ATTACHMENTS

1. Zoning Map
2. Aerial Map
3. Development Plan
4. Site Photos
5. Alternative Site Analysis
6. Photo Simulations
7. Radio Frequency Coverage Maps

# **Attachment No. 1 Zoning Map**

**Planning Commission  
Work Study of  
February 21, 2012**

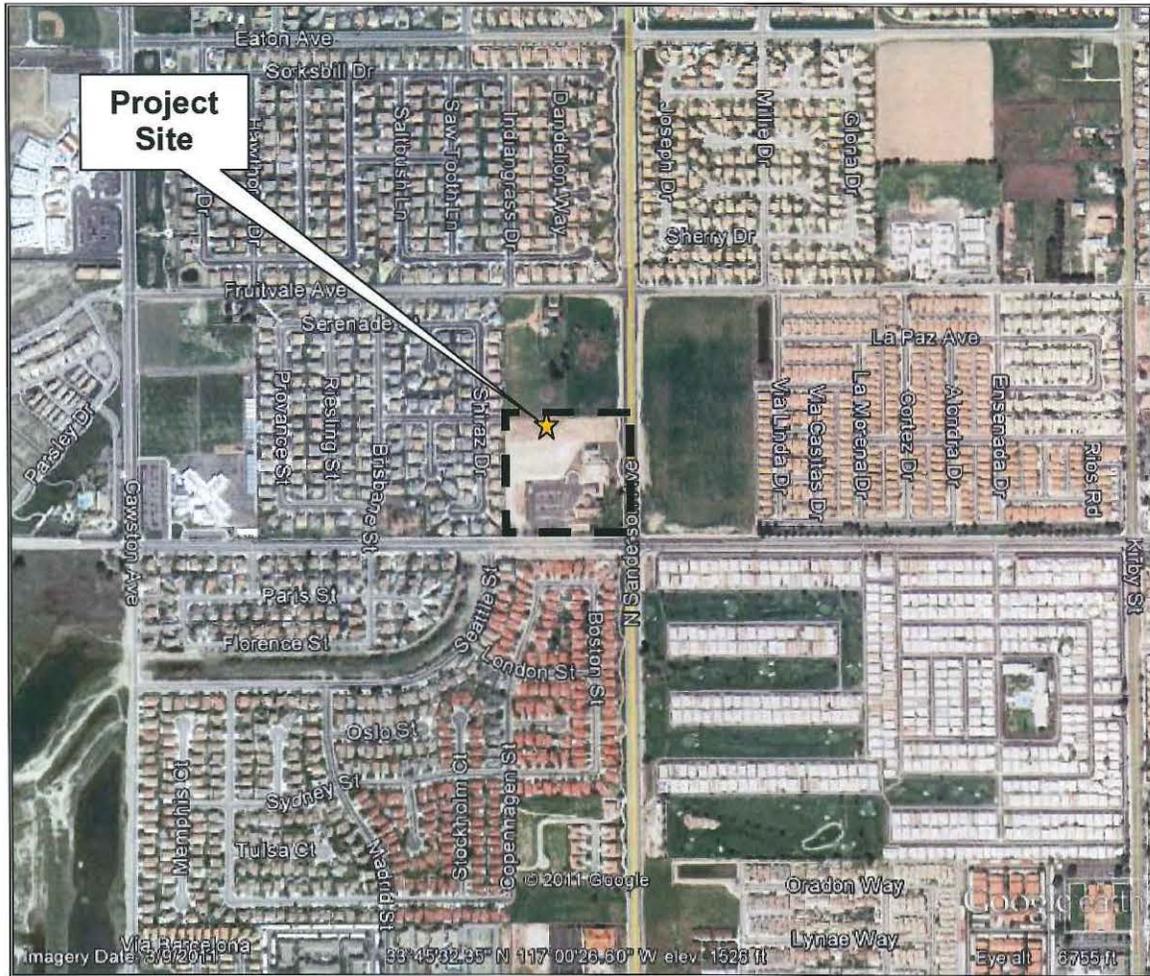
# ZONE CHANGE NO. 11-001 CONDITIONAL USE PERMIT NO. 11-003 ZONING MAP



# Attachment No. 2 Aerial Map

Planning Commission  
Work Study of  
February 21, 2012

**ZONE CHANGE NO. 11-001**  
**CONDITIONAL USE PERMIT NO. 11-003**  
**AERIAL MAP**



# Attachment No. 3 Development Plans

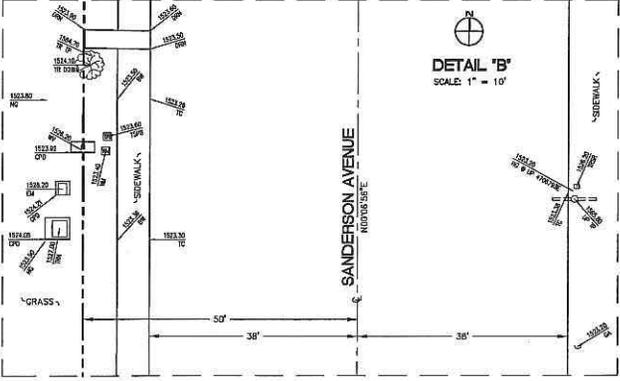
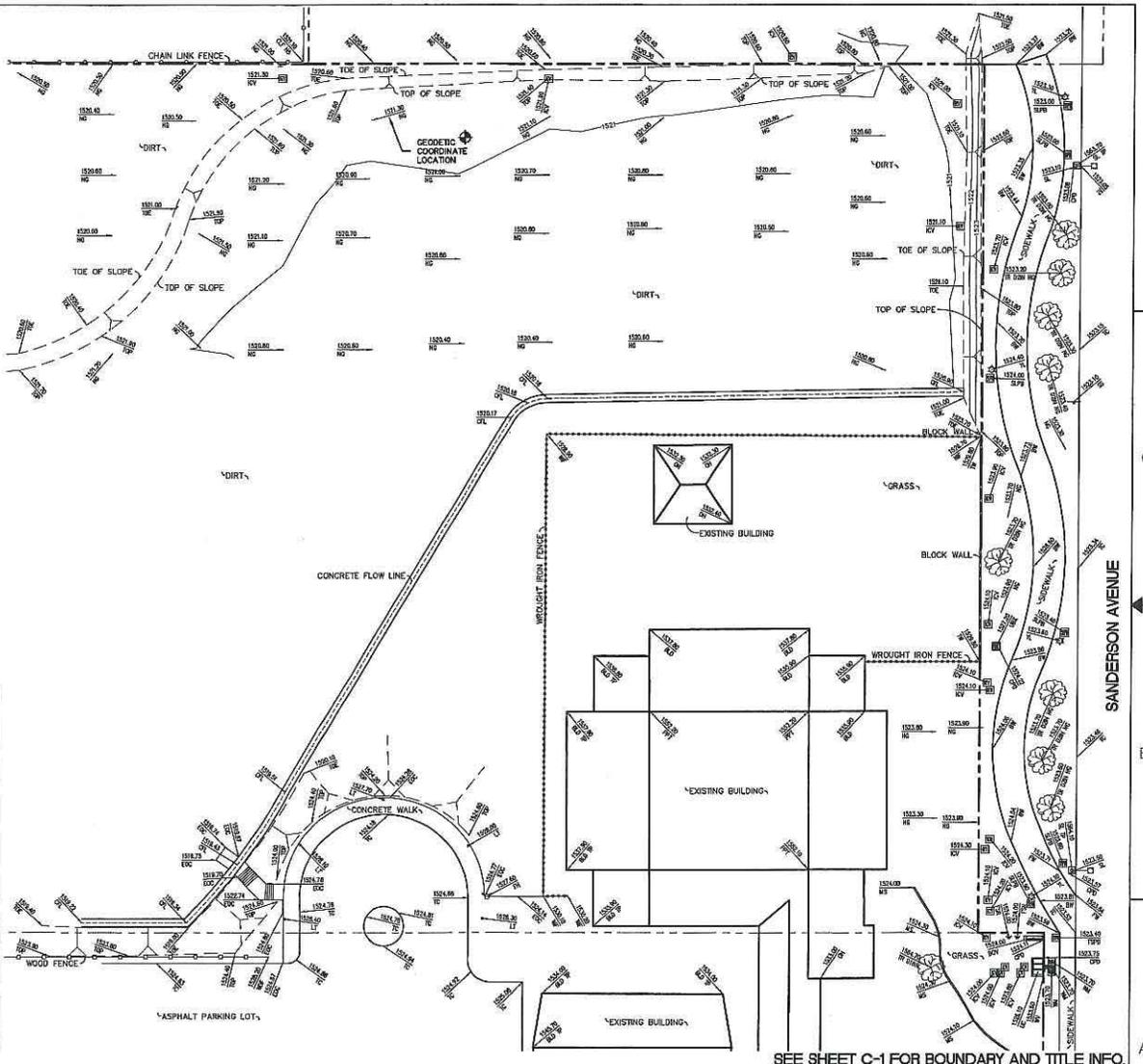
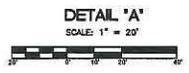
Planning Commission  
Work Study of  
February 21, 2012





**LEGEND:**

- |                              |                            |
|------------------------------|----------------------------|
| APX APEX                     | TW TOP OF WALL             |
| BLD BUILDING                 | UBX UTILITY BOX            |
| BOV BLOW OFF VALVE           | UC UTILITY CAGE            |
| BW BACK OF WALK              | UP UTILITY POLE            |
| CFL CONCRETE FLOW LINE       | VLT VAULT                  |
| CLF CHAIN LINK FENCE         | WCF WOOD FENCE             |
| CPD CONCRETE PAD             | WIF WROUGHT IRON FENCE     |
| D DIAMETER                   | WM WATER METER             |
| DRN DRAIN                    | WV WATER VALVE             |
| EM ELECTRICAL METER          | YL YARD LIGHT              |
| EOC EDGE OF CONCRETE         |                            |
| FD FOUND                     | █ BLOCK WALL               |
| FM FIRE HYDRANT              | ○ CHAIN LINK FENCE         |
| FSR FIRE SERVICE             | ⊕ CENTERLINE               |
| FW FRONT OF WALK             | ⊖ FIRE HYDRANT             |
| GA GUY ANCHOR                | ⊖ FIRE SERVICE             |
| H HEIGHT                     | ⊖ FOUND MONUMENT           |
| HSE HOUSE                    | ⊖ IRRIGATION CONTROL VALVE |
| ICV IRRIGATION CONTROL VALVE | ⊖ STREET LIGHT PULL BOX    |
| IN INCHES                    | ⊖ STREET SIGN              |
| IP IRON PIPE                 | ⊖ TRAFFIC SIGNAL FULL BOX  |
| LI LIGHT                     | ⊖ UTILITY POLE             |
| LS HOW STOP                  | ⊖ WATER METER              |
| MFN MONOPHASE                | ⊖ WATER VALVE              |
| MS                           | ⊖ WOOD FENCE               |
| NG NATURAL GROUND            | ⊖ WROUGHT IRON FENCE       |
| OK OVERHANG                  | ⊖ YARD LIGHT               |
| PK PK NAIL                   |                            |
| PPT PARAPET                  |                            |
| SL STREET LIGHT              |                            |
| SLPB STREET LIGHT PULL BOX   |                            |
| SS STREET SIGN               |                            |
| TC TOP OF CURB               |                            |
| TOE TOE OF SLOPE             |                            |
| TOP TOP OF SLOPE             |                            |
| TP TOP                       |                            |
| TR TREE                      |                            |
| TRM TRANSFORMER              |                            |
| TRPM PALM TREE               |                            |
| TRSR TELCO RISER             |                            |
| TSFB TRAFFIC SIGNAL PULL BOX |                            |



SEE SHEET C-1 FOR BOUNDARY AND TITLE INFO.

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 Ph. 714-730-0606 Fax 714-730-0842

**BERT HARRIS**  
 AND ASSOCIATES, INC.  
 LAND SURVEYING & MAPPING  
 3189 AIRWAY AVENUE, SUITE 103  
 COSTA MESA, CALIFORNIA 92626  
 714-957-1557 OFFICE  
 714-957-1568 FAX  
 JN. 803123

PRINCE OF PEACE  
 RS0330B  
 701 NORTH SANDERSON AVENUE  
 HEMET, CA 92545



3					
2					
1					
0	04/21/11	ISSUED FOR ZONING	RF	CHW	BH
A	04/21/11	ISSUED FOR REVIEW	BY	CHK	APP'D
NO.	DATE	REVISIONS			
SCALE: AS SHOWN		DRAWN BY:	RF		

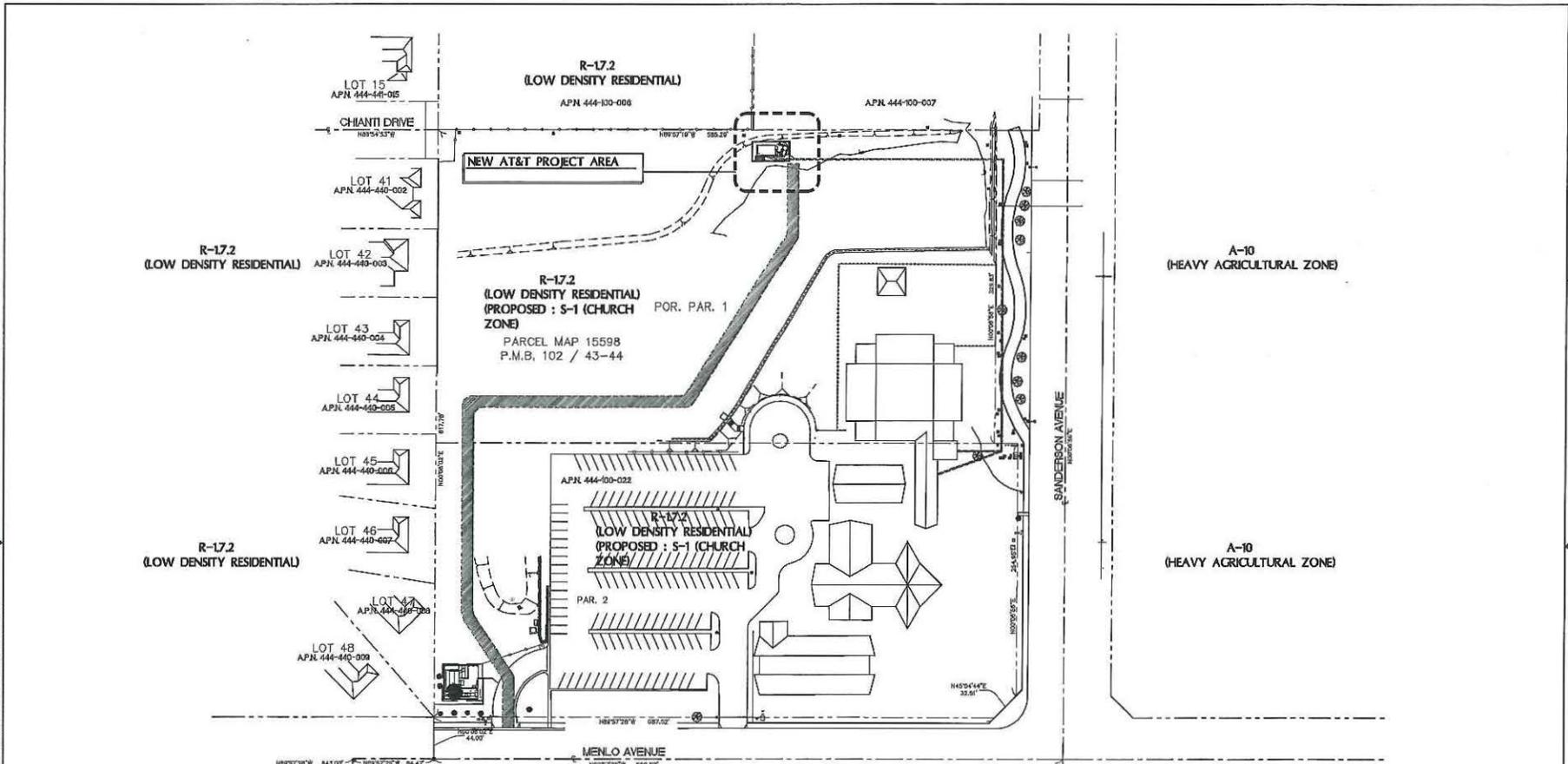


TOPOGRAPHIC SURVEY

PROJECT NUMBER	DRAWING NUMBER	SHEET	KEY
RS0330B		C-2	A

22 x 34 1/2 SIZE

9.2015 THE ABOVE INFORMATION WAS PREPARED FOR THE CITY OF HEMET, CALIFORNIA. THE CITY OF HEMET, CALIFORNIA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF HEMET, CALIFORNIA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF HEMET, CALIFORNIA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.



**CURRENT ZONING CLASSIFICATION: R-17.2 (LOW DENSITY RESIDENTIAL)**  
**PROPOSED ZONING CLASSIFICATION: S-1 (CHURCH ZONE)**

**SITE PLAN**  
 TRUE NORTH  
 SCALE 1"=50'-0"  
 GRAPHIC SCALE: 0 25 50 100

**derra**  
 250 El Camino Real, Suite 216  
 Tustin, CA. 92780  
 Ph. 714-730-0606 Fax 714-730-0642

**PRINCE OF PEACE RS0330B**  
**701 N SANDERSON AVE.**  
**HEMET, CA 92545**

**at&t MOBILITY**  
 1200 PARK PLACE DRIVE, 3RD FLR  
 CERRITOS, CA 90703

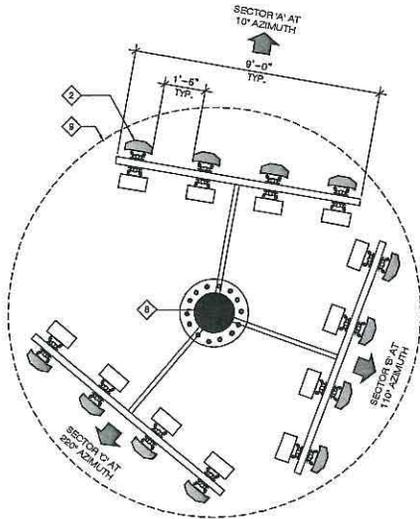
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1	12/31/11	ZONING REVIEW	HFA	WGA	WGA
SCALE:	AS SHOWN	DESIGNED BY:	WGA	DRAWN BY:	WGA

**ZONING CHANGE EXHIBIT**

PROJECT NUMBER	PROJECT NUMBER	REV
25471-610	RS0330B-LE1	0



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 JOB NO. 1140N



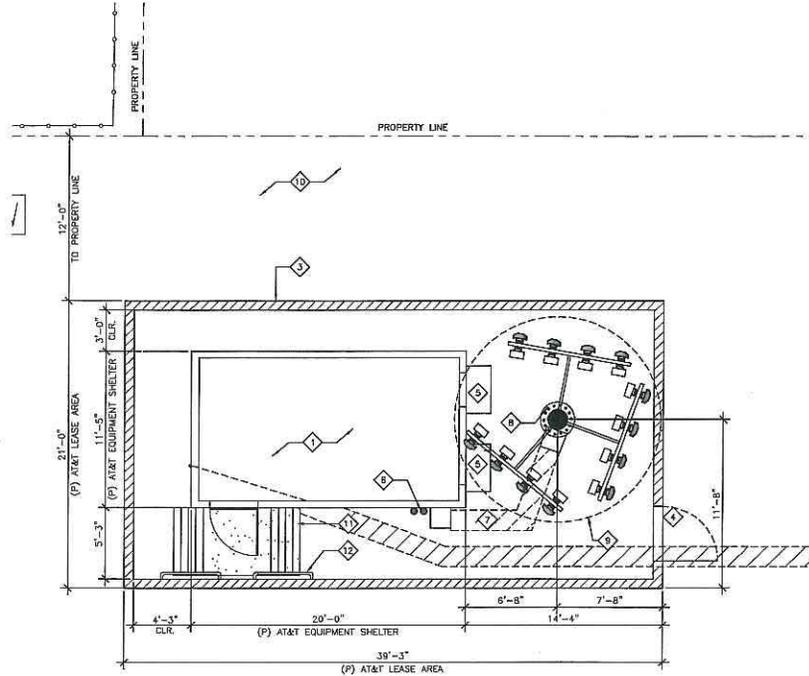
ANTENNA PLAN

SCALE: 1/2"=1'-0"



2

ENLARGED SITE PLAN



KEY NOTES

- ① (P) AT&T 11'-5" X 20'-0" PREFABRICATED EQUIPMENT SHELTER (CELLXION # SCGW37) ON 18" H. CONCRETE PAD. PAINT / TEXTURE TO MATCH STUCCO FINISH ON (E) TELECOMMUNICATIONS FACILITY
- ② (P) AT&T 8' PANEL ANTENNAS MOUNTED TO MONOPINE, (4) ANTENNAS PER SECTOR, (12) ANTENNAS TOTAL, (12) TRMs AND (12) RRUs.
- ③ (P) AT&T 6'-0" H. CUU ENCLOSURE. PAINT / TEXTURE TO MATCH STUCCO FINISH ON (E) TELECOMMUNICATIONS FACILITY
- ④ (P) AT&T 4' METAL GATE
- ⑤ A/C UNIT
- ⑥ (P) AT&T (2) GPS ANTENNAS
- ⑦ (P) AT&T UNDERGROUND COAX RUN
- ⑧ (P) AT&T 60'-0" HIGH MONOPINE
- ⑨ OUTLINE OF (P) MONOPINE BRANCHES
- ⑩ (E) RAW LAND
- ⑪ (P) STEPS TO ELEVATED STOOP
- ⑫ (P) HANDRAIL

SCALE: 1/4"=1'-0"



1

ENLARGED SITE/  
ANTENNA PLAN

**derra**

250 El Camino Real, Suite 216  
Tustin, CA. 92780  
Ph. 714-736-0606 Fax 714-730-0642

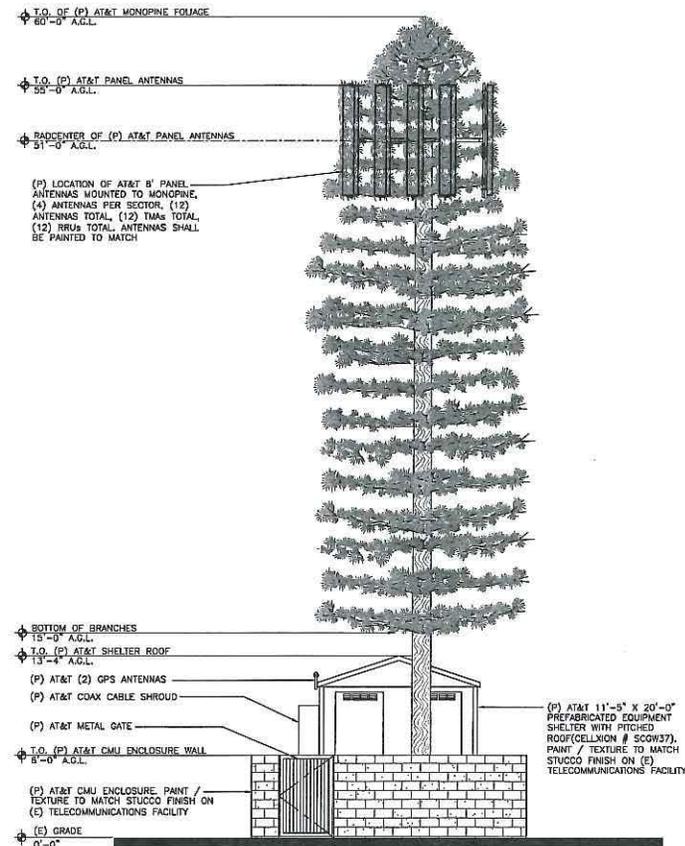
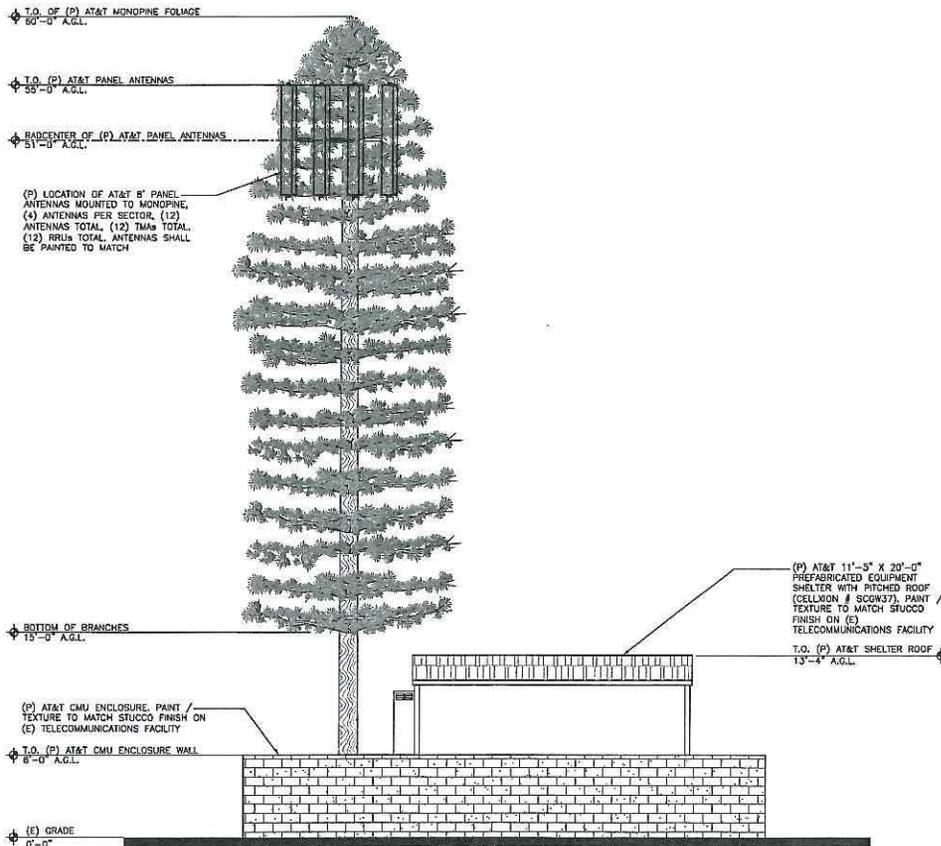
PRINCE OF PEACE  
RS0330B  
701 N SANDERSON AVE.  
HEMET, CA 92545



**at&t** MOBILITY  
12908 PARK PLAZA DRIVE, 3RD FLR  
CERRITOS CA 90703

NO.	DATE	REVISIONS	BY	CHK	APP'D
B	12/21/11	ISSUED FOR ZONING	HFA	WGA	WGA
A	3/31/11	ZONING REVIEW	HFA	WGA	WGA
SCALE: AS SHOWN		DESIGNED BY: WGA	DRAWN BY: WGA		

PROJECT NUMBER	DRAWING NUMBER	NO.
25471-610	RS0330B-202	0



**NORTH ELEVATION**

**EAST ELEVATION**

SCALE: 1/4"=1'-0" 0 2 4 8 2

SCALE: 1/4"=1'-0" 0 2 4 8 1

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**derra**

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 Tustin, CA, 92780  
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PRINCE OF PEACE  
 RS0330B  
 701 N SANDERSON AVE.  
 HEMET, CA 92345



NO.	DATE	REVISIONS	BY	CHK	APP'D
D	04/21/11	ISSUED FOR ZONING	HFA	WGA	WGA
A	3/31/11	ZONING REVIEW	HFA	WGA	WGA
SCALE: AS SHOWN DESIGNED BY: WGA DRAWN BY: WGA					

ELEVATIONS		
PROJECT NUMBER	DRAWING NUMBER	REV
25471-610	RS0330B-Z3	0

6

5

4

3

2

22 x 34 0 SHEET

# Attachment No. 4 Site Photos

Planning Commission  
Work Study of  
February 21, 2012

Zone Change No. 11-001  
Conditional Use Permit No. 11-003  
Site Photographs



Looking north from Seattle Street



Looking northwest from the corner of Menlo and Sanderson  
Avenues



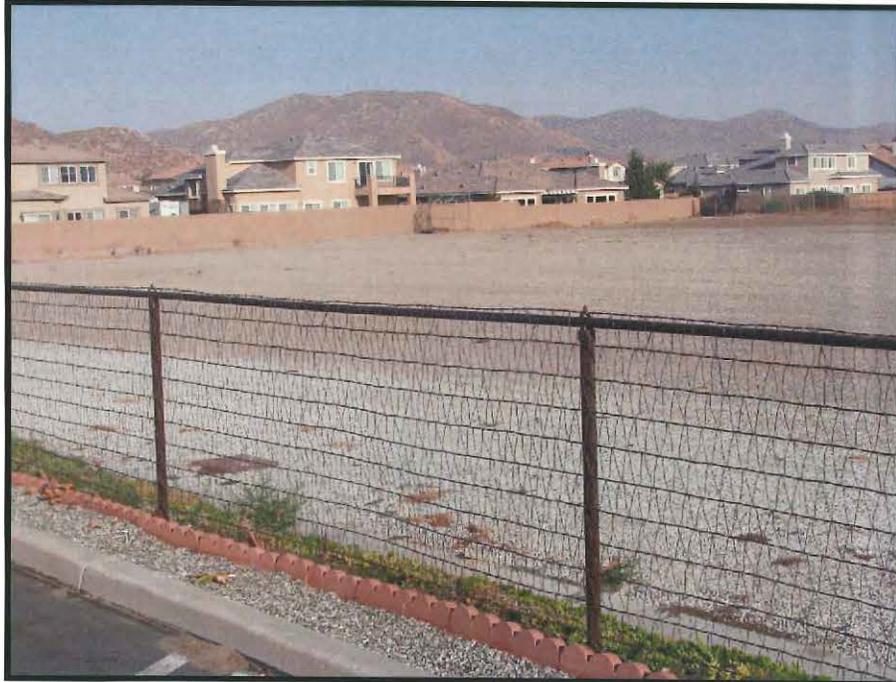
Looking northwest from Menlo Avenue



Looking north from Menlo Avenue



Looking north from the existing church parking lot



Looking northwest from the existing church parking lot

**Attachment  
No. 5  
Alternative Site  
Analysis**

**Planning Commission  
Work Study of  
February 21, 2012**

AT&T Mobility (RS0330B)  
Prince of Peace Lutheran Church  
701 N. Sanderson Ave  
Hemet, CA 92545

**Alternative Locations:**

Derra Design, Inc. and AT&T Mobility have looked at a wide range of alternative locations for a wireless communication facility in this area of Hemet. The following summarizes the potentially feasible sites evaluated in and around the "search ring area" and why they were rejected in favor of the proposed facility location.

The significant gap in coverage for AT&T Mobility is along Sanderson Avenue between Menlo Avenue and Esplanade Avenue including the surrounding residential area. This area in need of service coverage consists primarily of residential uses so finding a suitable location which complies with City zoning and wireless communication ordinance requirements was difficult alone. Once locations which comply with zoning requirements and can still meet the coverage objectives are met then the location must also have space for the facility and associated radio equipment and the property owner must be willing to negotiate a lease agreement for the site location to be viable.

The first choice for AT&T was to co-locate on the existing stealth monopine structure on site. However because of technological constraints the pole would need to be increased in height approximately 10-15 ft. Staff was of the opinion that a separate stand alone (stealth- camouflaged) facility (on the same property) which meets the residential setback requirements was a better choice. Upon further detailed evaluation of the proposal staff determined that a new free standing facility is not permitted under the current zoning (R-1) designation. Under the current zoning designation only a "minor facility" is permitted with a CUP. Also to opportunity to collocate on the existing facility is not longer possible due to the current zoning designation. The existing church facility buildings are unable to accommodate a wall or roof mounted installation that is architecturally compatible, complies with minor facility requirements and still meets the coverage objectives.

Since this determination by staff, the applicant has evaluated a number of locations which may also offer viable alternatives to the proposed facility location. This investigation would also include collocation opportunities, should they exist in the area. As stated above due to the residential nature of the area, viable site locations are very few. Attached is a map depicting the potential alternative site locations investigated within the search area. Below is information regarding the reasoning behind why they were rejected in favor of the current facility location.

Potential alternative site locations:

**Fruitvale Elementary School/ Fruitvale Avenue:**

The subject property is developed and occupied with an elementary school and the site is zoned NZ (No Zone) The City Code is not clear as to the appropriate process to permit, install and operate a wireless facility in the NZ zoning designation. Further, while elementary schools often offer excellent location opportunities to cover residential areas, the school districts typically decline these types of offers due to the extent of concerned student parents.

*City of Hemet - Planning*

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NOV 09 2011

PROJECT NO.(S)

2011-001

**Agricultural fields/ N. Sanderson Avenue:**

The subject property is vacant with no development. The property is currently being used to farm agricultural products. The A-10 zone would support a freestanding facility however because the entire site is vacant there is little or no screening or landscape cover for the facility to blend. Also in order to provide the minimum residential setback required by code, the facility would be located towards the center portion of the site rendering future development severely limited.

**RV Storage/Ramona Tire/USA Smog / W Menlo Avenue:**

This is an existing commercial use (automotive center) that is zoned C-2 which would support a new freestanding wireless facility. However there is a 35 ft height limit, there is limited space available on site for the facility, and the property is outside the search ring so coverage from this location will not meet the objectives for this area in need.

**Berean Fellowship Baptist Church/ N. Sanderson Avenue:**

The subject property is developed and occupied by the Berean Fellowship Baptist Church and is located in the S-1 (Church) Zone. This location, while just inside the search ring is too far south to provide the coverage necessary cover the required service area (to the north). Locating closer to the center of the search ring (or farther north) in this case ensures greater opportunity to meet the service coverage needs. In order to meet the coverage objectives, the facility would require significantly more height (than is proposed) than the height limits allow, and more importantly still may not cover the entire service area in need thus resulting in the likelihood of an additional future facility to cover what the subject facility is proposed/designed to cover. It should also be noted, a facility on this property may have difficulty finding a location which meets the residential setback requirement and does not interfere with ongoing church activities.

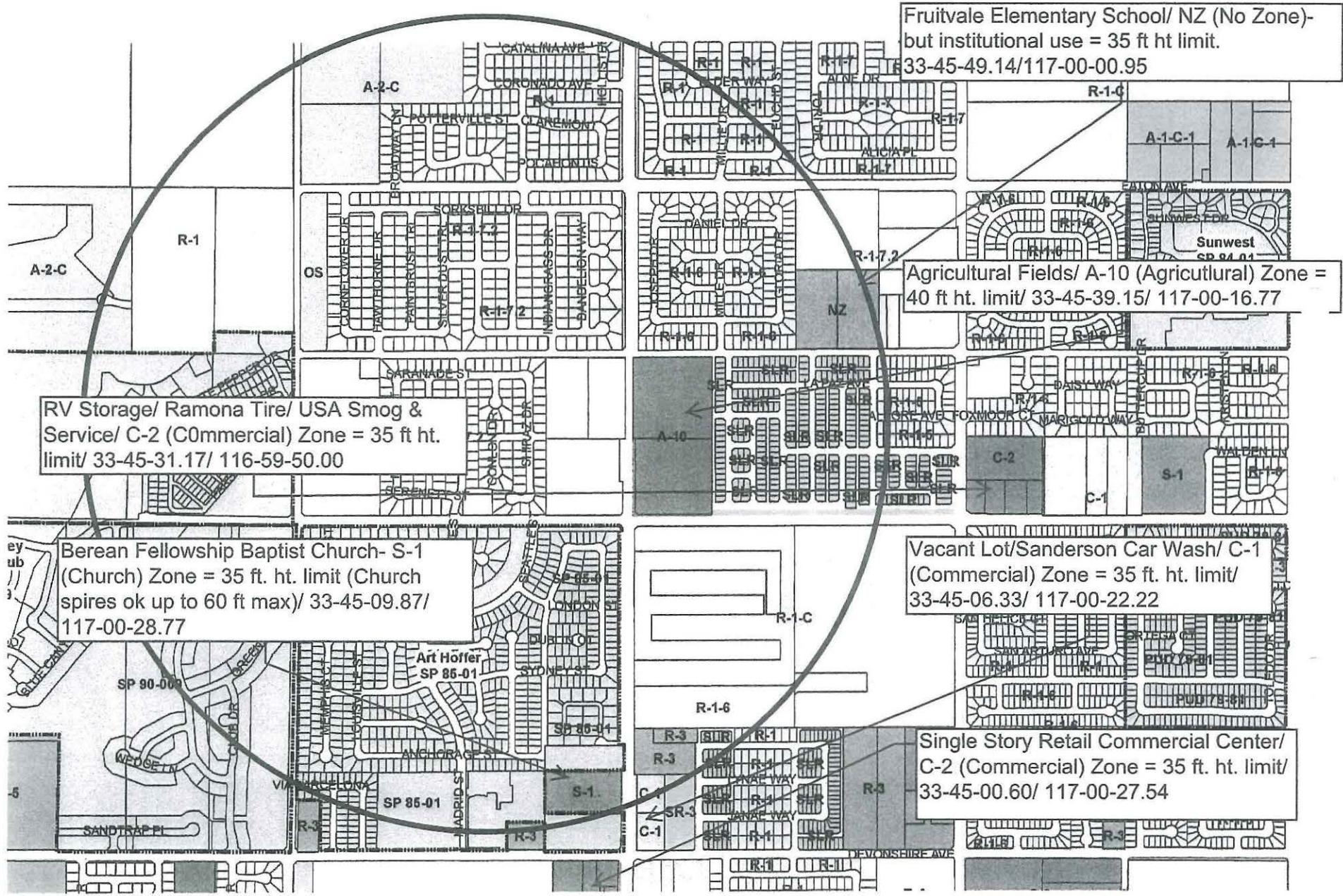
**Sanderson Car Wash/ N. Sanderson Avenue:**

The subject property is developed and occupied by the Sanderson Car Wash and is zoned C-1. However there is little if any excess space available to construct a wireless communication facility. The property is too far south (out of the search ring) to meet the required service coverage objectives. Further, the property is immediately adjacent to residentially zoned property and uses and would be difficult if not impossible to locate a facility that complies with the required residential setback requirements and still meet the service coverage objectives.

**Single Story Retail Commercial Center:**

The subject property is developed and occupied by a multi tenant retail commercial shopping center and is located in the C-2 (Commercial) Zone. The existing buildings and structures are all primarily single story with a limited 35 ft height limit so a roof mounted facility at that height in this location will not meet the coverage objectives for this search ring. Locating closer to the center of the search ring (or farther north) in this case ensures greater opportunity to meet the service coverage needs. In order to meet the coverage objectives from this location, the facility would require significantly more height (than is proposed) than the height limit allows, and more importantly still may not cover the entire service area in need thus resulting in the increased likelihood of the need for an additional future facility to cover what the subject facility is designed to cover.

Based upon this analysis of alternative locations, the proposed wireless telecommunications site installation as proposed on the subject property is the only viable location able to be secured (through leasing and zoning) that provides the coverage necessary to serve this area of the City.



Fruitvale Elementary School/ NZ (No Zone)-  
but institutional use = 35 ft ht limit.  
33-45-49.14/117-00-00.95

Agricultural Fields/ A-10 (Agricultural) Zone =  
40 ft ht. limit/ 33-45-39.15/ 117-00-16.77

RV Storage/ Ramona Tire/ USA Smog &  
Service/ C-2 (C0mmercial) Zone = 35 ft ht.  
limit/ 33-45-31.17/ 116-59-50.00

Berean Fellowship Baptist Church- S-1  
(Church) Zone = 35 ft. ht. limit (Church  
spires ok up to 60 ft max)/ 33-45-09.87/  
117-00-28.77

Vacant Lot/Sanderson Car Wash/ C-1  
(Commercial) Zone = 35 ft. ht. limit/  
33-45-06.33/ 117-00-22.22

Single Story Retail Commercial Center/  
C-2 (Commercial) Zone = 35 ft. ht. limit/  
33-45-00.60/ 117-00-27.54

Art Höffer  
SP 85-01

SP 85-01

Sunwest  
SP 94.04

PUD 78-81

PUD 78-81

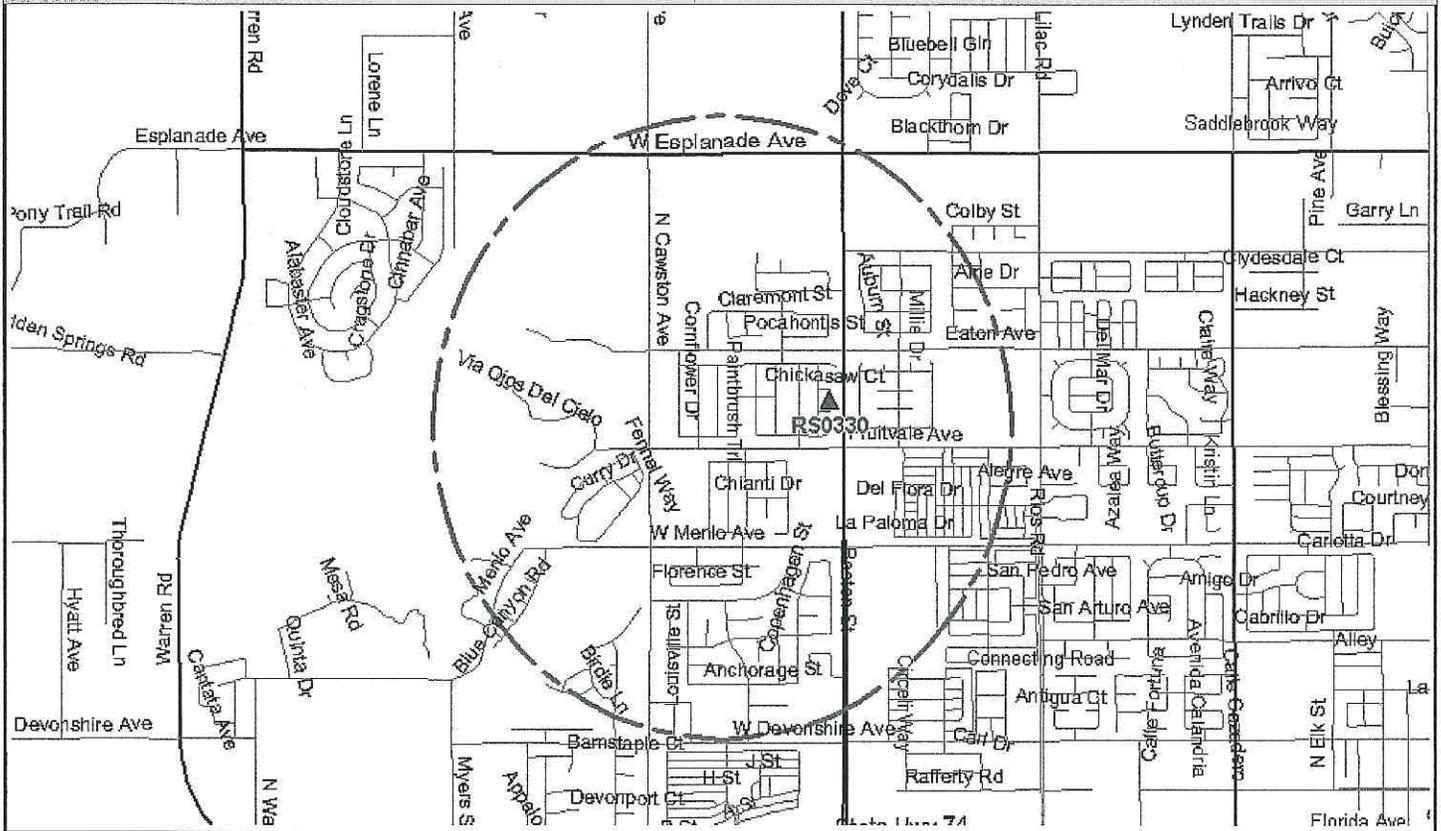


### Site Search Area Information

ATT - Los Angeles

UMTS ID: **CLU4901**

GSM ID: **RS0330**



#### Design Information

<b>Latitude (NAD 83):</b>	33.7637	<b>Longitude (NAD 83):</b>	-117.0073	<b>Search Area Requirements</b>	
<b>Ground Elevation:</b>	1524	<b>Radiation Center:</b>	50 Ft	<b>Min Height (AMSL):</b>	1574
<b>ERP (Watt):</b>	200W	<b>Correction Factor:</b>		<b>Max Height (AMSL):</b>	1584
<b>Antenna Config.:</b>	Sector	<b>Antenna Orientation:</b>	100-220-340	<b>Structure Type:</b>	TBD
<b>Site Type:</b>	Capacity	<b>BTS Type:</b>	Indoor		

**Coverage Objectives:** Site to provide coverage along Sanderson Avenue between Menlo Avenue and Esplanade Avenue including to the surrounding residential area in the city of Hemet, CA 92545. Offloading CLU4711A/X

#### Site Objective and Neighbors

Street or Suburb:	Coverage Level:	Site Objectives:	Likely Neighbors:

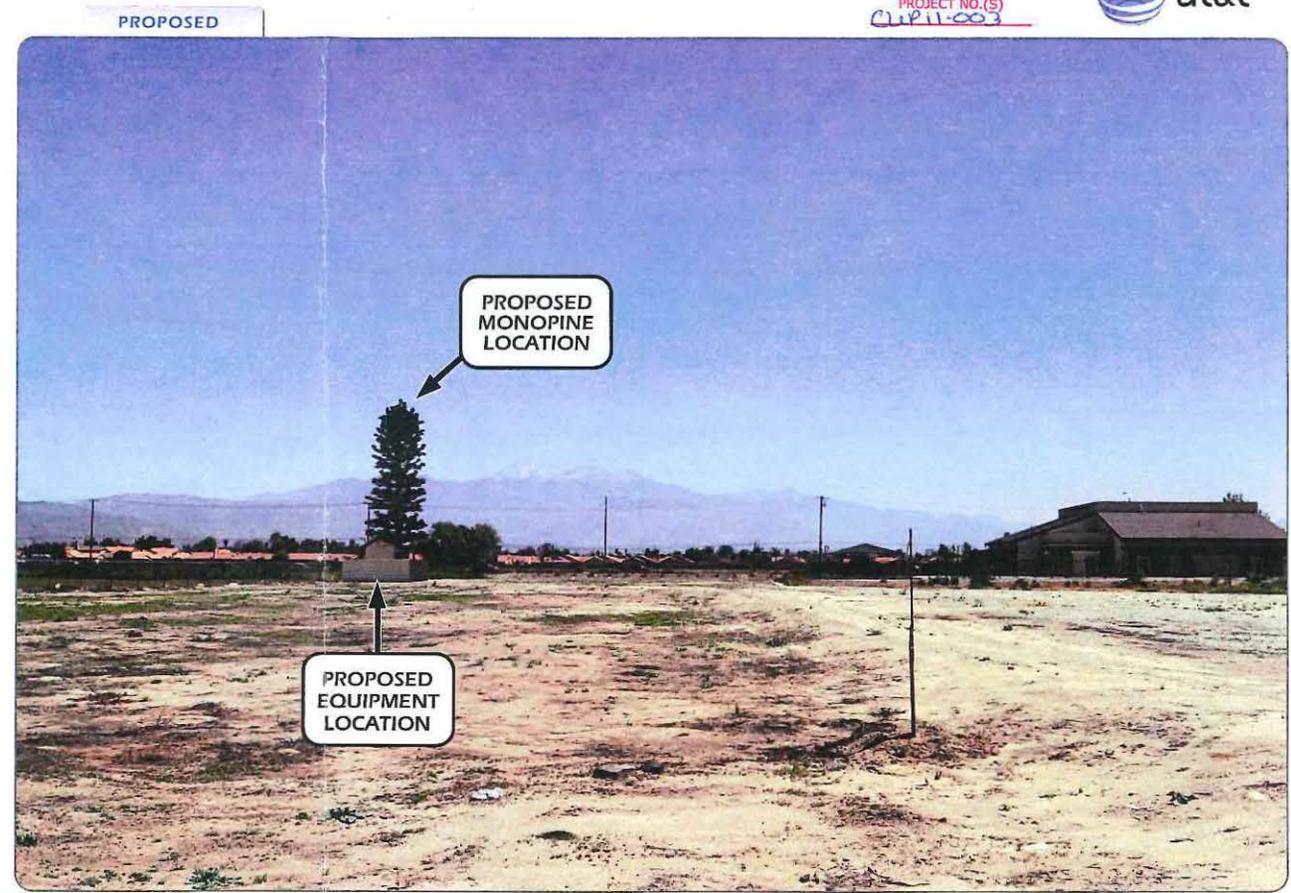
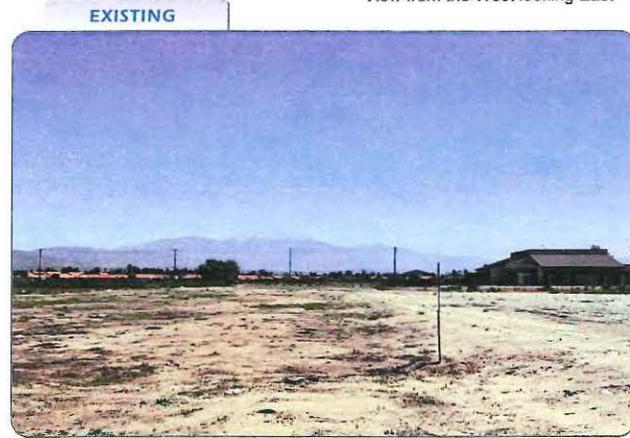
<b>Market:</b>	<b>County:</b>	<b>City:</b>	<b>Zip Code:</b>	<b>Version:</b>	<b>Release Date:</b>
Los Angeles	Riverside	Hemet	92545		
<b>Lease Type:</b>	<b>Master Lease Site ID:</b>	<b>RF Engineer :</b>	<b>Zone:</b>	<b>ATT RF Manager:</b>	
		Henry Emina	4E	Desiree Wilson	

**Attachment  
No. 6  
Photo Simulations**

**Planning Commission  
Work Study of  
February 21, 2012**



View from the West looking East



Completed April 26, 2011

**RS0330B**  
**Prince of Peace**  
701 N. Sanderson Ave.  
Hemet, CA 92545

**VIEW 1**

**APPLICANT**  
at&t Mobility  
12900 Park Plaza Drive  
Cerritos, CA 90703

**CONTACT**  
Bemis Development & Derra Design  
Marc Myers  
250 El Camino Real Suite 216  
Tustin, CA 92780  
p 949.637.0821



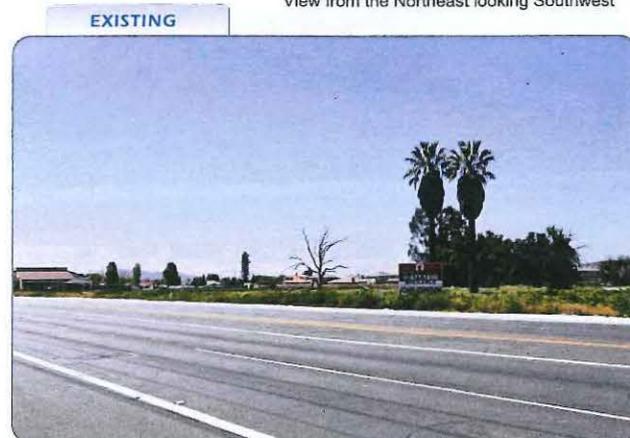
**BLUE WATER DESIGN**  
bluewater-design.net  
michelle@bluewater-design.net  
p 714.473.2942  
f 949.271.2560

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

Microsoft® Virtual Earth™



View from the Northeast looking Southwest



Completed April 26, 2011

**RS0330B**  
**Prince of Peace**  
 701 N. Sanderson Ave.  
 Hemet, CA 92545

**VIEW 2**

**APPLICANT**  
 at&t Mobility  
 12900 Park Plaza Drive  
 Cerritos, CA 90703

**CONTACT**  
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Photo simulation accuracy is based on Information provided to Blue Water Design by the applicant.

**Attachment  
No. 7  
Radio Frequency  
Coverage Maps**

**Planning Commission  
Work Study of  
February 21, 2012**

# **NSB: RS0330/CLU4901**

**Market Name: Los Angeles**

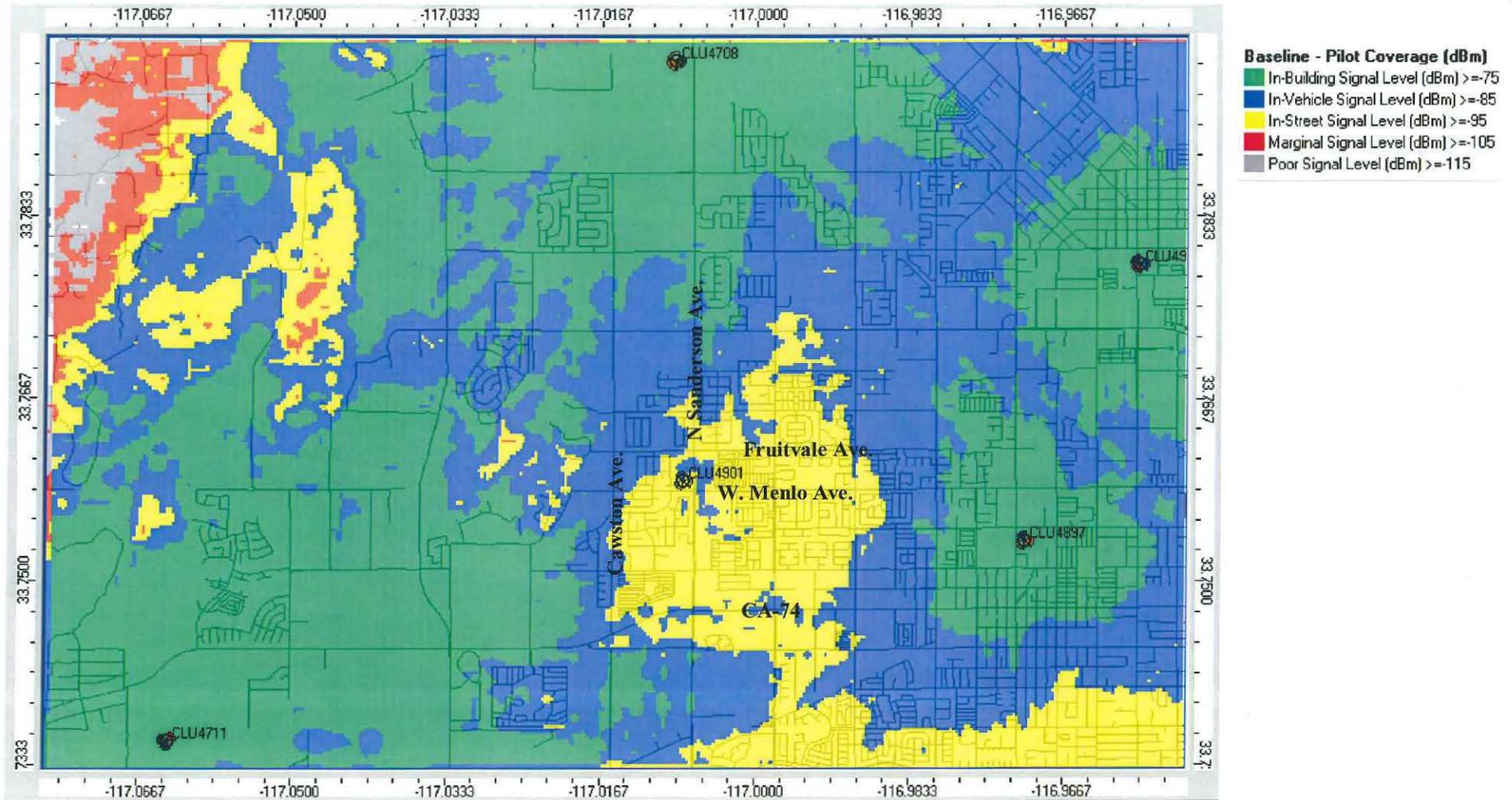
**Focus Area Name: RS0330/CLU4901**

**Frequency Band: Dual Band**



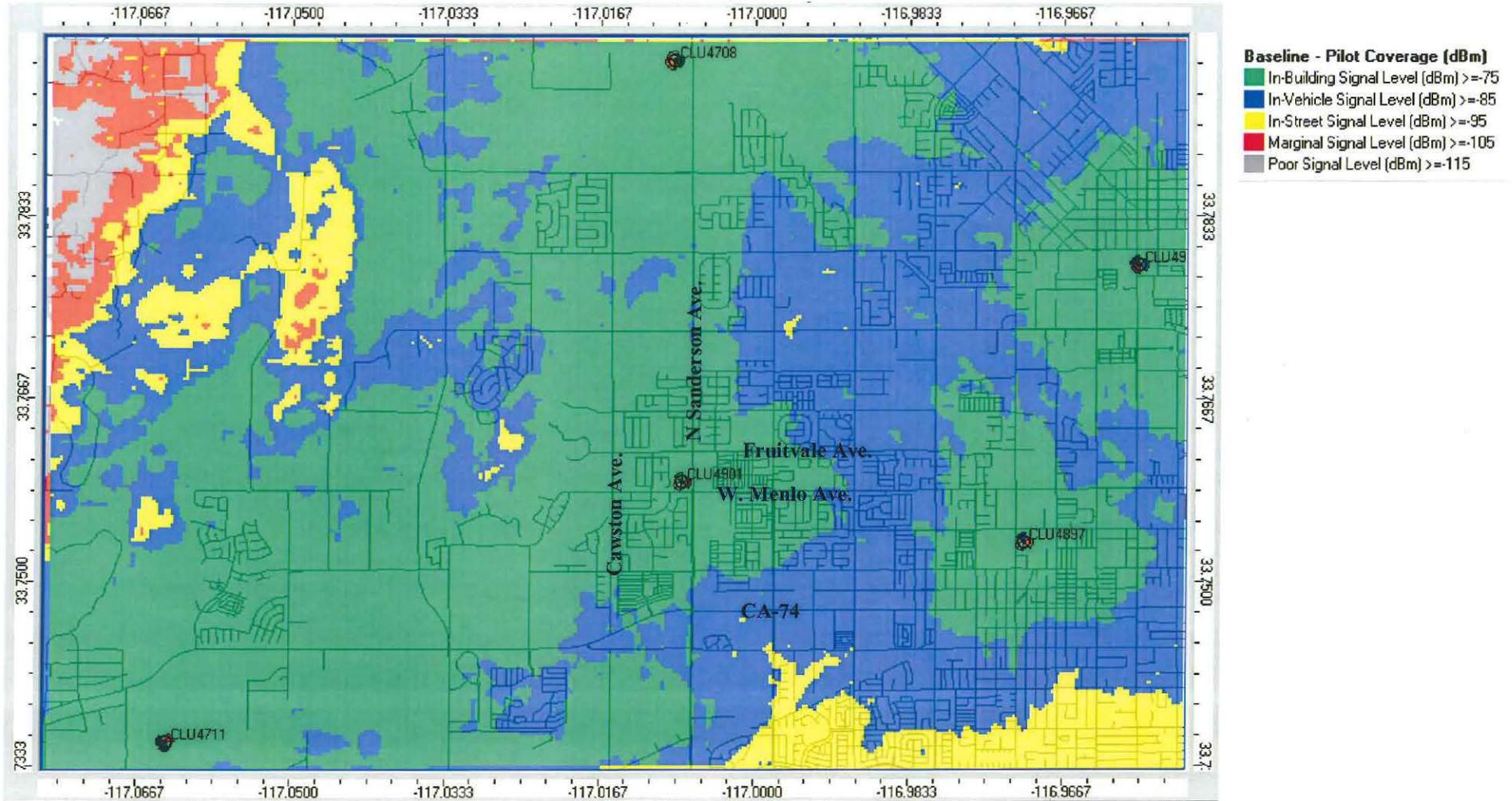
## Baseline Coverage (Prior to NSB RS0330/CLU4901)

### Pilot Coverage – RSCP (dBm)



## Coverage With NSB RS0330/CLU4901

### Pilot Coverage – RSCP (dBm)



## Coverage With NSB RS0330/CLU4901 only

### Pilot Coverage – RSCP (dBm)

