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# PLANNING COMMISSION

## MEETING MINUTES

**DATE:** October 18, 2011

**CALLED TO ORDER:** 6:00 P.M.

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

### 1. CALL TO ORDER:

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

**ABSENT:** None

**Invocation and Flag Salute:** Commissioner Overmyer

### 2. APPROVAL OF MINUTES

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

It was **MOVED** by Vice Chair Deuber and **SECONDED** by Commissioner Overmyer to **APPROVE** the September 20, 2011 Minutes as presented.

**AYES:** Chairman Gifford, Vice Chairman Deuber and Commissioner Overmyer

**NOES:** None

**ABSTAIN:** Commissioners David Rogers; Chauncey Thompson (only for those items presented before he arrived.)

**ABSENT:** None

### 3. PUBLIC COMMENTS (None)

## PUBLIC HEARINGS

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

**APPLICANT:** Simon Chu

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

**PLANNER:** Ronald Running – City Planner

**DESCRIPTION:** A request for Planning Commission review and recommendation to the City Council regarding proposed facade improvements to the existing building located on the northwest corner of North Harvard Street and East Florida Avenue in the D-1 Zone, pursuant to Hemet Municipal Code sections 90-938 and

1 90-47 for projects in the Downtown, with consideration of an environmental  
2 exemption pursuant to CEQA Guidelines Section 15301.  
3

4 Planner Ron Running gave a presentation, accompanied by graphics, of the item and  
5 entertained questions from the Commission.  
6

7 Chairman Gifford asked what design possibility the staff was suggesting the  
8 Commission recommend to the City Council and whether the planters should be  
9 moveable or permanent.  
10

11 Planner Running responded that staff was recommending Scheme D with the banding  
12 and noted that moveable planters tended to be easier to maintain.  
13

14 Chairman Gifford suggested wrought-iron borders for the planters to maintain the turn-  
15 of-the-century motif for the Downtown district.  
16

17 Vice Chairman Deuber inquired about the height of the awning and signage.  
18

19 Planner Running responded that he didn't see a problem with some varying parapet  
20 heights and signage differences, such as black, burgundy or rust awnings.  
21

22 Commissioner Overmyer wanted further explanation on "rusticated" stucco and warned  
23 that EPS cornices must have enough foam coating material to discourage birds from  
24 pecking holes in them. He also asked about signage that would be lighted lettering.  
25

26 Planner Running explained that lettering on the signage would be either internally  
27 illuminated, individual channeled lettered signs, or pin set where the letters are set out  
28 from the building about an inch and then back-lit to maintain the retro look.  
29

30 Mr. Chu began to offer some explanations, but Chairman Gifford asked that he wait  
31 until the public hearing was opened.  
32

33 Commissioner Rogers inquired regarding the placement of the plaque that staff was  
34 recommending.  
35

36 Planner Running advised that it would be at the entrance on the Harvard Street side of  
37 the building. He also commented that there could be a variety in the types of signage.  
38

39 Vice Chairman Deuber stressed the need for classy signage in this area and  
40 commented favorably on the script writing on some of the signs. She noted that she  
41 did not want to see a "1950's diner-style" signage appear. She also commented on the  
42 lighting with indirect illumination from sconces and lighting in the trees.  
43

44 CDD Elliano stated that the signage should be in line with the classic traditional  
45 architecture, so staff is looking for a facade and signage that is very clean and  
46 sophisticated.  
47

48 Planner Running explained to Vice Chairman Deuber that the sconces were to be  
49 placed on the upper portion of the pilaster.  
50

1 Chairman Gifford opened the public hearing and invited Simon Chu to approach the  
2 lectern.

3  
4 Simon Chu, 111 North Harvard Street, approached the lectern as the project applicant  
5 and explained that he had developed an interest in working in the downtown area ten  
6 years ago, but became frustrated with the Building Department, so he went to Compton  
7 for four or five years, completed the project he was working on there, and is now back  
8 in Hemet. He expressed his appreciation for City Planner Running, and all of the help  
9 he had received.

10  
11 Vice Chairman Deuber asked about signage and color scheme.

12  
13 CDD Elliano advised that there was no sign program as yet, but that Mr. Chu needed  
14 to develop one.

15  
16 Mr. Chu explained that his preference was for light, bright colors, but that he needed to  
17 have some interior and exterior design assistance from staff on the colors. He and  
18 Vice Chairman Deuber discussed other color, lighting and landscape ideas.

19  
20 Commissioner Overmyer asked if Mr. Chu was amenable to the layout of the elevation  
21 in Scheme D.

22  
23 Mr. Chu indicated that Scheme D was fine, noting that his main thrust was to see  
24 consistency throughout the downtown area relating to signage.

25  
26 Sabrina Chapman, the owner of Finders Keepers Antiques on Harvard Street, stated  
27 that she preferred a color other than black because of the necessity to power-wash the  
28 awnings due to bird droppings. She expressed excitement about the work that Mr. Chu  
29 was doing and stated that she hoped to be one of his tenants.

30  
31 Chairman Gifford closed the public hearing, and stated that he was in favor of staff's  
32 recommendation.

33  
34 Vice Chairman Deuber asked about the positioning of the commemorative plaques, to  
35 which CDD Elliano stated they should be tastefully done, in a prominent position at eye  
36 level.

37  
38 It was **MOVED** by Commissioner Overmyer and **SECONDED** by Commissioner  
39 Thompson to **ADOPT** the Planning Commission Resolution Bill No. 11-016 for the  
40 Downtown Project Review No. 11-002.

41  
42 The MOTION was carried by the following vote:

43  
44 **AYES:** Chairman Gifford, Vice Chairman Deuber, and Commissioners Overmyer,  
45 Rogers and Thompson.

46  
47 **NOES:** None

48  
49 **ABSTAIN:** None

50  
**ABSENT:** None

*(Adopted Planning Commission Resolution No. 11-015.)*

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

3 APPLICANT: City of Hemet

4 LOCATION: City-wide

5 PLANNER: Deanna Elliano / Nancy Gutierrez

6 DESCRIPTION: A request for Planning Commission review and recommendation  
7 to the City Council regarding the comprehensive update to the City of Hemet  
8 General Plan which establishes city-wide land uses, policies and programs within  
9 ten general plan elements and replaces the city's existing general plan adopted in  
10 1992. A Program Environmental Impact Report has been prepared for the project  
11 in compliance with the California Environmental Quality Act (SCH No.  
12 2010061088).

13  
14 CDD Elliano outlined the history of the formation of the General Plan 2030, including  
15 the General Plan Advisory Committee (GPAC) that was formed in April of 2009, which  
16 included a period of six months in public meetings, culminating in final  
17 recommendations before the City Council in January of 2010, followed by fiscal  
18 analysis, traffic analysis, work on the elements, and preparation of the Draft EIR by the  
19 consultants. She indicated that the two items the Commission would be considering  
20 were the Draft General Plan document and the Draft EIR.

21  
22 CDD Elliano acknowledged the City Council for their support of the General Plan effort,  
23 the Planning Commission for their extra time and energy in going through all the  
24 elements, and most significantly, the General Plan Advisory Committee for their many  
25 hours of work. She also mentioned community organizations as well as AECOM, the  
26 consultants who provided initial technical data, assisted in the formatting of the  
27 document, and in preparation of the EIR. Finally, appreciation was expressed to the  
28 planning staff, with particular mention of Nancy Gutierrez, Ronald Running, and Carole  
29 Kendrick.

30  
31 A PowerPoint presentation was then given by CDD Elliano, followed by a ten-minute  
32 recess.

33  
34 Chairman Gifford requested questions from the Commission.

35  
36 Commissioner Rogers asked CDD Elliano what metrics staff was using to determine  
37 the effectiveness of the goals they had set out to achieve in the General Plan.

38  
39 CDD Elliano pointed out that there would be an annual review process to measure the  
40 effectiveness and implementation of the goals. She noted that it would also become  
41 apparent in project reviews, consideration of new city projects or plans, and annual  
42 review of the goals to see if modifications or changes were needed.

43  
44 Commissioner Thompson asked if the General Plan was audited by the State.

45  
46 CDD Elliano responded that the only element the State requires reporting on is the  
47 Housing element. She noted that the General Plan is consistent with SB-375 and AB-  
48 32, and explained that as new legislation is adopted by the State, staff will need to be  
49 responsive and amendments could be made during those four periods of time per year.  
50

1 Commissioner Rogers asked for amplification on the differences between the older  
2 General Plan and the new one.

3  
4 CDD Elliano pointed out the following areas: Preserving and promoting job-based land  
5 uses; Highway 79 transportation corridor and Metrolink; introduction of the mixed-use  
6 concept, integrating transportation, land use and walkability; and a more appropriate  
7 designation of residential densities.

8  
9 Commissioners Rogers and Thompson applauded staff for the work they had done.

10  
11 Vice Chairman Deuber asked what was in place to ensure that the General Plan was  
12 adhered to.

13  
14 CDD Elliano responded that it is really a practice that all City government staff needs to  
15 make a priority because the General Plan is like the City's constitution or top policy  
16 document, and other actions should flow and be consistent with it.

17  
18 City Attorney Jex explained that every project that comes before the Commission,  
19 whether a tract map, conditional use permit, specific plan, or other type of project, has  
20 to be consistent with the General Plan. That is one of the findings which must be made  
21 by the Commission on every project.

22  
23 Chairman Gifford indicated that the Commission has a mandate to adhere to the  
24 General Plan, as it is a template for the future. He added that he would like to change  
25 the perception of Hemet as a cul-de-sac community — a place to go to, stay a little  
26 while, and then leave. Hemet actually has some of the best amenities and assets of  
27 any city in the County of Riverside, such as the ongoing reconstruction of downtown  
28 Hemet, Diamond Valley Lake with the science center and school of excellence there,  
29 an outstanding medical community, and the Ramona Bowl, all of which should make  
30 Hemet a destination community. He also mentioned that the city of Hemet is made up  
31 of a number of districts, including east side, west side, downtown, hillside, and  
32 agriculture, so the challenge was in melding some very different types of communities  
33 into one city.

34  
35 CDD Elliano noted that there are 11 districts within the city, and connecting the major  
36 ones, such as downtown, Diamond Valley Lake, West Hemet and the Florida Avenue  
37 corridor, is a goal with multi-modal connections, such as bike and pedestrian trails.  
38 Also, there is a community design element which includes signage that would address  
39 those districts.

40  
41 Commissioner Overmyer commented that he joined the Commission in the spring  
42 exactly for this type of forward-looking goal setting, and he looks forward to  
43 implementing the ideas outlined.

44  
45 Chairman Gifford opened the public hearing and invited the audience to participate in  
46 the discussion.

47  
48 Cash Hovivian, 35051 Tres Cerritos, applauded the work done, but noted that he was  
49 not in support of the off-ramp at Tres Cerritos or the realignment of Highway 79  
50 because they would generate thousands of cars per day, which is not compatible with  
the equestrian-type lifestyle in that area. He stated that he would support an off-ramp

1 at Devonshire Avenue, with exits and access by way of Warren Road. He also  
2 discouraged multi-family dwellings until Hemet has the industry and workforce to  
3 support such residences, because at this stage, they turn into crime areas or slum-type  
4 neighborhoods.

5  
6 CDD Elliano responded to Mr. Hovivian's comments concerning Highway 79 by stating  
7 that the final alignment and the on- and off-ramps were going to be under the purview  
8 of RCTC and Caltrans, who have not as yet released their EIR. Once the final decision  
9 is made through the public hearings with RCTC, then if the off-ramp at Tres Cerritos is  
10 removed from theirs, it will be removed from the General Plan.

11  
12 Chairman Gifford noted that the state requires the multi-family potential, but the good  
13 news is the projects still have to come to the Commission before any of those plans get  
14 approved.

15  
16 Vice Chairman Deuber wished to go on record to say that an off-ramp at Tres Cerritos  
17 makes zero sense and conflicts with the land uses of the ranches and Reinhart Canyon  
18 specifically. She also suggested the need to position the commercial, industrial, and  
19 business park elements first before addressing the residential, such as condo  
20 complexes or medium- to high-density housing.

21  
22 CDD Elliano said that would be favorable; however, there are market forces and  
23 private property interests that can't be ignored. What would dictate timing would be the  
24 provision of infrastructure because there needs to be infrastructure and services to  
25 support new development.

26  
27 Don Digby, 25080 California Avenue, applauded the Commission, the GPAC, CDD  
28 Elliano, and staff on the hard work they have done. He added that he hoped the  
29 General Plan would be followed because Hemet will then prosper.

30  
31 Jerry Jaeckels, 35154 Tres Cerritos, was also opposed to the Tres Cerritos off-ramp  
32 and suggested it be taken off the plan rather than waiting for the RCTC and Caltrans.  
33 He approved Temecula's handling of the freeway and wished Hemet to follow suit.

34  
35 Chairman Gifford noted the concern about the Tres Cerritos off-ramp and suggested  
36 several other avenues of comment should audience members wish to continue the  
37 discussion.

38  
39 Vice Chairman Deuber also suggested that comments should include the history of the  
40 multi-million dollar horse ranches in that area, as well as buffalo.

41  
42 Gene Hikel, chair of the Four Seasons Awareness Committee, applauded the GPAC,  
43 staff, and particularly CDD Elliano for her leadership. He noted that a lot of people had  
44 contributed to the plan and worked hard to ensure that it was a benefit to all citizens of  
45 Hemet. He noted, however, that the off-ramp at Tres Cerritos, which has no access  
46 into Hemet, should be relocated to Devonshire Avenue. He also favors limiting  
47 multifamily dwellings until Hemet has the job base to support them.

48  
49 Robert Righetti, a member of the GPAC and representative of the Diamond Valley Arts  
50 Council, 3550 East Florida Avenue, Suite B, commended CDD Elliano and her staff on  
their work. He noted that Hemet was raising the bar with the addition of Chapter 10 for

1 the arts. He stated that Hemet should be thought of as a radius point, as a hub, with  
2 surrounding cities as visitation sites to be enjoyed as people stay in Hemet. He also  
3 suggested making San Jacinto and Hemet into the Center for International Mountain  
4 Bike Racing because of the natural elements making this area distinctive. He  
5 mentioned that in an appendix to the plan, he was working on a manual on how to  
6 implement the chapter on the arts. He also mentioned that he was on the project  
7 development team for the Highway 79 project and had been working since 1993 on the  
8 routes going through the valley. He stated that engineering and environmental issues  
9 are driving such things as elevated highways because of watershed issues, etc.,  
10 especially because Hemet is pretty flat, and that these engineering decisions are not  
11 made on a whim.

12  
13 Chairman Gifford thanked Mr. Righetti for his input on the HUB of the Valley concept.

14  
15 Further discussion ensued among staff and the Commission concerning the date for  
16 the next public hearing, with the following motion resulting:  
17

18 It was **MOVED** by Vice Chairman Deuber and **SECONDED** by Commissioner  
19 Overmyer to **CONTINUE** the Public Hearing for General Plan Amendment (GPA) No.  
20 11-002, to November 15, 2011.  
21

22 **AYES:** Chairman Gifford, Vice Chairman Deuber, and Commissioners Overmyer,  
23 Rogers and Thompson.

24 **NOES:** None

25 **ABSTAIN:** None

26 **ABSENT:** None  
27

28 **6. ENVIRONMENTAL ASSESSMENT NO. 11-002 (2030 General Plan Draft Program**  
29 **Environmental Impact Report)**

30 **APPLICANT:** City of Hemet

31 **LOCATION:** City-wide

32 **PLANNER:** Deanna Elliano / Nancy Gutierrez

33 **DESCRIPTION:** A request for Planning Commission review and recommendation  
34 to the City Council regarding the Program Draft Environmental Impact Report  
35 prepared for the 2030 General Plan Update.  
36

37  
38 A PowerPoint presentation was given by John Bridges, representative of the City's  
39 General Plan consultant AECOM.

40  
41 Chairman Gifford complimented Mr. Bridges on the work done, but suggested that  
42 approximate numbers be used for census and housing figures rather than exact  
43 numbers. He also wanted to see something about water supply assessments and how  
44 the Eastern Municipal and Hemet Water districts would issue those.

45  
46 Commissioner Rogers asked how other cities have dealt with significant unavoidable  
47 conditions or impacts.

48  
49 Mr. Bridges stated that there were a number of methodologies that were typical for  
50 preparing these reports, so they apply those methodologies that they feel are most  
defensible and provide the client (Hemet) the most defensible environmental  
document, should there be a challenge. He further stated that the significant impacts

1 associated with Hemet's General Plan are consistent with, or even less than, many  
2 other jurisdictions.

3  
4 Chairman Gifford opened the public hearing on the EIR. There being no members of  
5 the public who wished to speak, Chairman Gifford closed the public hearing and asked  
6 for comments from the Commission.

7  
8 Both Commissioners Rogers and Thompson said they needed more time to review it.

9  
10 CDD Elliano said staff would come back on the 15th of November and give them an  
11 update on the comments received, as the EIR comment period ends on November  
12 14<sup>th</sup>. She noted that the Commission did not need to continue the public hearing, as  
13 there was no legislative requirement to have a public hearing, nor does the  
14 Commission need to give recommendations, only direct staff and consultants to  
15 prepare responses to comments in the final EIR.

## 16 17 **WORK STUDY ITEMS**

### 18 19 **7. CONDITIONAL USE PERMIT NO. 11-004 (Jasmine Gardens)**

20 **APPLICANT:** 1027 Wilshire Associates c/o Denley Investments

21 **AGENT:** Kenneth Bank

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

24 **PLANNER:** Carole Kendrick

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

29  
30  
31 A PowerPoint presentation was given by Planner Kendrick regarding the proposed  
32 conditional use permit.

33  
34 In response to Vice Chair Deuber's question concerning fire department issues,  
35 Planner Kendrick explained that there was a need for two access points for fire  
36 equipment, and that the second access in Phase 1 would be a punch-out in one  
37 driveway, which will be closed when Phase 2 is constructed with its own access way.

38  
39 Vice Chair Deuber also expressed concern regarding the seismic hazards of this site,  
40 noting fault lines only a few blocks away. With the possibility of elevators being shut  
41 down during quakes, she mentioned the danger to disabled seniors living on the third  
42 floor with no access to elevators.

43  
44 Commissioner Thompson commented regarding the podium style not being  
45 appropriate for this community. He felt a lower roof line would fit better. He also  
46 wanted to know why there wasn't build-out on the full property, and expressed concern  
47 that the 14 guest and employee parking spaces would not be sufficient.

48  
49 Planner Kendrick responded that the applicant was proposing a multi-phased plan.  
50 She noted that the applicant felt that the covered parking would not be fully utilized, so  
some of those spaces could be designated for guests.

1 Commissioner Rogers also expressed concerns about the parking, the FAR, and the  
2 color scheme.

3  
4 CDD Elliano explained that because the project was residential, it would be defined by  
5 dwelling units per acre, and that it was consistent with the General Plan.

6  
7 Commissioner Overmyer suggested that podium-style projects for 55 and older were  
8 appropriate because they tend to hide parking and conserve on space. He felt most  
9 55+ seniors could navigate stairs, but if there were many disabled persons, perhaps  
10 more elevators would be appropriate. He also felt the location was appropriate  
11 because it was within a half mile of stores and people without cars could walk there.

12  
13 Commissioner Thompson inquired about the number of elevators in the Oasis Sahara  
14 building, to which Planner Kendrick responded that there were two in each building.

15  
16 Commissioner Rogers inquired regarding staff's position as to the roof line style.

17  
18 Planner Kendrick noted that the applicant was proposing a butterfly roof, which is a  
19 very modern style in an older area, so staff was concerned about how it would fit in  
20 with the neighborhood.

21  
22 Vice Chairman Deuber asked if a 3,300 square-foot community center would be big  
23 enough for close to 300 tenants in eight two-bedroom units and 54 one-bedroom units.

24  
25 Chairman Gifford invited the applicant's representative to speak to the issues.

26  
27 David Bolour, 1710 North McCadden Place, Los Angeles, 90028, handed out some  
28 drawings and reviewed the PowerPoint. He pointed out that they have increased the  
29 elevators per building to two. He went on to state that this project was offering below  
30 market-rate rents, and they have rent control and income restrictions for a period of 55  
31 years. Their goal is to develop this under-utilized and vacant property within the city of  
32 Hemet, fulfilling the city's objective for the General Plan.

33  
34 Mr. Bolour stated further that Jasmine Gardens will feature 124 units of senior housing  
35 built in two phases of 62 units per phase. Each phase will be built as three two-story  
36 type 5 buildings over tucked-under parking, which includes secure storage areas for  
37 bicycles and other storage. He went on to describe the area and amenities, such as  
38 the community center, pool, pergola with barbecue area, gardens, monitoring via  
39 CCTV, coded entries, fencing, butterfly roofing to maximize solar heating for water,  
40 shading, and cooling of the structures. He noted, in response to comments, that the  
41 roofline has been adjusted so that it is not one straight line. There will be two  
42 elevators in each phase. He clarified that this was a senior living community, not  
43 assisted living, so they are expecting citizens to be in good health. There are also  
44 going to be solar units on the roof to heat water in particular.

45  
46 Chairman Gifford suggested they work with staff to soften some of the harshness of the  
47 building lines so that it would be a better fit into the neighborhood.

48  
49 Commissioner Rogers asked if there were options regarding the colors. He also  
50 commended them on going for the green initiatives and LEEDS.

1 Mr. Bolour indicated they could work with colors and try to find a good balance for all.

2  
3 Commissioner Overmyer asked what LEED accreditation they were going to get for the  
4 project, to which Mr. Bolour responded that it would be LEED certification.

5  
6 Mr. Kenneth Bank, project manager, explained that in order to be competitive for tax  
7 credits from the state of California, they have to adopt enterprise's green communities  
8 criteria, which mirrors LEED.

9  
10 Chairman Gifford asked for an explanation of "affordability."

11  
12 Mr. Bank advised that the rent matrix for the project was going to be from 50 percent to  
13 30 percent of area median income. That works out to a one-bedroom unit renting for  
14 \$350 for income-qualified tenants, and then up to about \$625.

15  
16 Chairman Gifford noted that the Commission had been wrestling with high density  
17 projects because they do not wish to overload the valley with a lot of density and low  
18 income housing. However, he felt senior housing was an exception. His biggest  
19 concern is the design and fit into the existing community.

20  
21 Mr. Bank stated that the average parking ratio in senior projects is about three-quarter  
22 per unit, and down to half in some municipalities. This project is parked at one to one,  
23 which is why they feel there will be leftover spaces.

24  
25 Vice Chairman Deuber asked if the butterfly roof design was to accommodate the solar  
26 panels and for the LEED certification.

27  
28 Ann Cash explained that it was designed at that angle to support a solar roof panel that  
29 is also a stationary panel.

30  
31 There was further discussion with Vice Chairman Deuber about stairway pitch,  
32 numbers of trees, exterior and interior design, types of solar roofing, rental prices,  
33 maintenance issues, solar panels on the ground, etc.

34  
35 Mr. Bolour stated that what they are looking at now is a two-phase development on  
36 roughly five and a half acres. There is an additional Phase 3 that they are currently  
37 undecided on how to proceed with.

38  
39 Mr. Banks noted that the city's design guidelines call for 1,500 square feet for a senior  
40 center, and that they were proposing 3,300. He noted that they would also make it  
41 available for clubs or nonprofit organizations to hold functions.

42  
43 Chairman Gifford stated that the Commission did not want to major on minors or to  
44 miss the point, but that the major concern seems to be the design and conformity with  
45 the rest of the community in terms of outward architectural design and neighborhood  
46 fit.

47  
48 Commissioner Overmyer stated that he didn't see anything wrong with it, but that it  
49 needs more time to address the issues.  
50

1 Vice Chairman Deuber indicated that the city had been trying to steer away from the  
2 urbanized modern retrofit look. She felt that what they were trying to do was  
3 commendable, to give seniors an upscale, safe home within walking distance of  
4 amenities.

5  
6 Chairman Gifford proposed that the item go back to staff for further consideration and  
7 work. He suggested that the applicant strive for an architectural style that was less  
8 "Jetsons" and more "Waltons" in order to better mesh with the surrounding residential  
9 areas.

## 10 DEPARTMENT REPORTS

### 11 8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS

#### 12 A. Report on City Council actions from the September 27th and October 11th 13 meetings.

14  
15 CDD Elliano reported that there were no reportable actions on the September 27th  
16 meeting and only two items on the October 11th meeting. One was a park commission  
17 item regarding maintaining the trails in Simpson Park and having it available for the use  
18 of community groups and the general public. An attractive kiosk signage program in  
19 the park would be an identifier of trail opportunities. A community group was  
20 responsible for the design, and was also willing to install it.

21  
22 The other item was regarding CR&R being the franchisee for the city solid waste  
23 services. The issue is not poor service by the city, but the expenditures that would be  
24 necessary to comply with state regulations in terms of air quality, fueling, and recycling.  
25 There would need to be a 37 percent increase in trash rates to bring the city services  
26 up to speed. The contract with the trash company would effectuate no rate increase  
27 the first year, a maximum of 5 percent increase the second year, and thereafter, it  
28 would only be raised according to the CPI. They would also offer all current city trash  
29 employees employment under their current salaries, with benefits.

#### 30 B. Planning Commission Meeting Schedule

31  
32 CDD Elliano reported that the General Plan would be continued to the 15th of  
33 November. There would be no meeting held on November 1<sup>st</sup>.

#### 34 C. Medi-City Project Status Report

35  
36 CDD Elliano noted that the CUP for Medi-City was due to expire on October 20<sup>th</sup>, but  
37 that contact had been made, and the intention of the applicant was to file an extension  
38 of time to keep the project alive. At that time they can get an idea of where the project  
39 is going.

### 40 9. CITY ATTORNEY REPORTS: (None)

1 **10. PLANNING COMMISSIONER REPORTS:**

- 2  
3 **A. Chairman Gifford (None)**  
4 **B. Vice Chairman Deuber**  
5

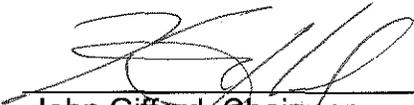
6 Vice Chairman Deuber reported that she had attended the San Jacinto visionary  
7 meeting on Saturday morning that was coordinated by the City's Economic  
8 Development department. It was a four-hour session chaired by Steve Harding,  
9 examining the assets of the valley and how to market them effectively. The meeting  
10 was attended by about 30 people. Also discussed was the lack of hospitality facilities  
11 in the valley. A joint council meeting will be held on November 15th. After discussion  
12 among Commissioners, Vice Chairman Deuber offered to go to the meeting for the  
13 purpose of reporting back to the Planning Commission if the Hemet Planning  
14 Commission had a quorum for their meeting on November 15<sup>th</sup>. She also noted that a  
15 number of realtors had attended the Saturday meeting and were planning to meet  
16 again on Thursday regarding the 8,000 vacant properties from Beaumont to Temecula,  
17 brainstorming as realtors on potentially buying some of these homes and turning them  
18 into B&Bs. They had a chat with Rose Salgado about pursuing Native American  
19 financing for the project.  
20

- 21 **C. Commissioner Overmyer (None)**  
22 **D. Commissioner Rogers (None)**  
23 **E. Commissioner Thompson (None)**  
24

25 **11. FUTURE AGENDA ITEMS: *Items to be scheduled for upcoming Planning***  
26 ***Commission Meetings***  
27

- 28  
29 **A. Report on "Human Signs" and other temporary signage in the City**  
30 **B. Zoning Ordinance Amendment for Special Housing Classifications**  
31 **C. Status report on Hemet ROCS**  
32 **D. Status report on foreclosure activity & housing market**  
33 **E. Report on Industrial Development Opportunities**  
34

35 **12. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning  
36 Commission scheduled for **November 15, 2011 at 6 p.m.** to be held at the City of  
37 Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California  
38 92543.  
39

40  
41  
42   
43 John Gifford, Chairman  
44 Hemet Planning Commission

45 ATTEST:

46  
47   
48 Nancie Shaw, Records Secretary  
49 Hemet Planning Commission  
50