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PLANNING COMMISSION

MEETING MINUTES

DATE: March 20, 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
Commissioner David Rogers

ABSENT: Commissioner Vince Overmyer

Invocation and Flag Salute: Commissioner David Rogers

2. APPROVAL OF MINUTES

It was **MOVED** by Commissioner Rogers and **SECONDED** by Vice Chairman Deuber
to **APPROVE** the minutes of February 21, 2012, as presented.

AYES: Chairman Gifford, Vice Chairman Deuber, and Commissioner Rogers

NOES: None

ABSTAIN: None

ABSENT: Commissioner Overmyer

3. CERTIFICATE OF RECOGNITION FOR COMMISSIONER DAVID ROGERS

Chairman Gifford commended departing Planning Commissioner David Rogers, and
expressed gratitude for his short, but appreciated service to the Planning Commission.
He stated that Commissioner Rogers had shown a tremendous amount of dedication
and commitment during his tenure, and that his opinions were always well thought-out.
He wished Commissioner Rogers well in his future endeavors, and then presented him
with a Certificate of Appreciate that read as follows:

*"Certificate of Appreciation is hereby
presented to David Rogers for your
outstanding commitment to the City as City of
Hemet Planning Commissioner."*

Commissioner Rogers thanked his fellow Commissioners, as well as the Planning
Department staff, Mayor Pro Tem Jim Foreman who had nominated him for the

1 position and was present in the audience, and the citizens of Hemet, for allowing him to
2 serve as a Planning Commissioner.

3
4 **4. PUBLIC COMMENTS:**

5
6 There were no members of the public who wished to address the Commission.
7
8

9
10 **WORK STUDY ITEMS**

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

12
13 APPLICANT: 1027 Wilshire Associates c/o Denley Investments

14 AGENT: Kenneth Bank – Denley Investments

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

17 PLANNER: Carole Kendrick, Assistant Planner
18

19
20 **DESCRIPTION:** A work study session to update the Planning Commission
21 regarding proposed architectural revisions for Jasmine Gardens, a Conditional
22 Use Permit for the construction and operation of a 124-unit, three-story senior
23 apartment complex to be built in two phases, located on Johnston Avenue, east of
24 Gilbert Street and west of State Street.

25
26 Planner Kendrick gave a Power Point presentation concerning the revised architectural
27 plans and asked for questions from the Commission.

28
29 Chairman Gifford expressed his pleasure at the changes made to the architectural
30 plans, noting that the design now sets a tone that matches the flavor of the city, its
31 history and background.

32
33 Vice Chairman Deuber asked about staff's concerns regarding the color of the stucco.

34
35 Principal Planner Papp indicated that CDD Elliano was concerned about the stark
36 white color of the stucco.

37
38 Chairman Gifford felt that with trees and shrubbery, the starkness would be mitigated
39 and requested to see plans for the landscape. He also wondered if there had been
40 outreach to the neighborhood.

41
42 Planner Kendrick said they could ask the applicant to do an outreach to the neighbors.

43
44 Chairman Gifford opened the public hearing and invited the applicant to give his
45 presentation.

46
47 Mr. Greg Christman, with Denley Investments, who had joined the firm recently with
48 previous experience in Santa Barbara, felt that the Spanish feel promoted by the
49 architecture and design was appropriate for Hemet, in light of the City's Spanish
50 history. He indicated that a landscape plan had been submitted and that the view they
were presently seeing was pretty close to the original plan. He outlined the roofing
scheme, with parapet and mansard elements, and Spanish tile. He noted that the stark

1 white was true to the Santa Barbara style, but off white or tan would be fine. The
2 materials used would be "S" tiles by US Tile and the windows with white frames would
3 be made by Milgard. The finish will be Santa Barbara smooth finish, also called "*hump*
4 *and bump*." Some split face block in sandstone color will be used, and paving would
5 be a warm color with a light broom finish. All wood pieces, post columns and rafter
6 tails, will be dark stain.
7

8 Mr. Kenneth Bank, also of Denley Investments, responded to Chairman Gifford's
9 question concerning elevators, indicating there are now four planned elevators for each
10 two-story building of 124 units, or two elevators for 62 units per side. He also
11 commented on the breezeways and patios, noting the recent changes, and mentioned
12 that there were no changes to the common areas.
13

14 Mr. Bank reported that once they had 95% occupancy, they will start looking at
15 extending everything back to the south property line, possibly adding another 80 or so
16 units, bringing the total to a 200-unit complex.
17

18 When asked if there were additional staff concerns, Principal Planner Papp stated that
19 there were not at this time. Staff feels that the applicant has done an admirable job of
20 trying to resolve the issues of concern. Down the line there may be minor tweaks
21 which can be handled at the staff level.
22

23 Vice Chairman Deuber asked if it will be an apartment complex where the units will be
24 rented and inquired about the maintenance plan.
25

26 Mr. Bank stated that with a property this large, there will be an on-site maintenance
27 staff, including one or two people continuously, as well as an on-site manager and
28 assistant manager. The plan is to have professional, third-party management that is
29 experienced in managing affordable, low-income housing or tax-rated properties. After
30 more buildings are added, it may be more cost-effective to take that role on
31 themselves.
32

33 A discussion followed between Vice Chairman Deuber and Mr. Christman regarding
34 pavers, concrete and various color patterns, with Mr. Christman indicating that most of
35 the walkways and drive aisles would be warm white.
36

37 Chairman Gifford expressed his thought that the applicants were going in a good
38 direction, and that the remaining details could be worked out with staff prior to the CUP
39 coming to the Commission.
40

41 Mr. Bank said there were milestones they would like to meet, the first being CUP
42 approval, if possible, at the May 1st Planning Commission meeting, so that a tax
43 application due on July 11th could be met.
44

45 Chairman Gifford stated that the Planning Commission was on board to commend this
46 to staff to work out the details to come back with the CUP.
47

48 Principal Planner Papp indicated the timeline was possible if the consulting firm that is
49 preparing the initial study can have it prepared in time for a 30-day public review
50 period.

PUBLIC HEARINGS

6. EXTENSION OF TIME NO. 11-003 FOR SITE DEVELOPMENT REVIEW NO. 06-017 (Los Olivos)

APPLICANT: Eric Day and Arthur Crigler
LOCATION: East side of Cawston Avenue, approximately 700 feet south of Stetson Avenue (APN 460-242-037)
PLANNER: Soledad Carrisoza, Planning Technician

DESCRIPTION: A request for the Planning Commission to consider a two-year Extension of Time for Site Development Review Permit No. 06-017. This is the second and final request for an extension of time to construct and operate a 40-unit residential condominium project with associated site improvements on a 2.5 acre site located on the east side of Cawston Avenue approximately 700 feet south of Stetson Avenue.

Planning Technician Soledad Carrisoza presented the project, utilizing a powerpoint presentation.

Chairman Gifford asked the applicant what a realistic time frame might be for actually constructing and developing the project.

Eric Day, of Placentia, California, explained that he is very familiar with Hemet, having family here for over 30 years, and wanted to purchase property here, which he did in 2006, finding a builder to advance the project. When the economy crumbled, they had already gotten a tentative tract map, the SDR approved, and they were ready to build the condo units; however, their builder, to whom they had loaned money, filed for bankruptcy. He feels this will be a great project, and if the Extension of Time is approved he hopes to find a builder within the next two years. He feels that the units should be of condo design, but could be rented as apartments and later transitioned to condos, depending on the state of the economy.

Vice Chair Deuber commented that the Planning Commission has become cautious about three-story elevations and questioned the location of the three-story units.

Planning Technician Carrisoza advised that the three floors include just the entryway on the lower floor to make room for the garage. Also, there is plenty of visitor parking and tandem parking of an interesting design.

Vice Chair Deuber also asked City Attorney Jex if the extension of time would mean they could make changes in the plan later.

City Attorney Jex responded that the applicant has existing approvals of the tentative map and design permit so they could not redesign the project, just approve the extension of time. However, there are often changes in city fees or new building code provisions that have to be added. He said possible negotiations could provide some changes, but a full redesign of the project isn't in front of the Commission.

1 To Vice Chairman Deuber's comments regarding obstruction of view for surrounding
2 neighbors, Chairman Gifford responded that the project had been before the Planning
3 Commission twice and the City Council once, so neighbors had plenty of time to voice
4 their objections. He felt the Commission couldn't second-guess the three prior
5 decisions.

6
7 Mr. Day gave a short history of the process through prior Planning Commissions and
8 City Councils.

9
10 Vice Chairman Deuber requested that he be open to the changing market and consider
11 rethinking how many three-story elevations are necessary and/or maybe just centering
12 them. She also felt the necessity to climb multiple sets of stairs would limit the
13 occupancy to just young, healthy, athletic clients and would restrict senior housing.

14
15 Chairman Gifford opened the public hearing, and receiving no applications to speak,
16 closed the public hearing and asked for a motion.

17
18 It was MOVED by Vice Chairman Deuber and SECONDED by Commissioner Rogers
19 adopt *Planning Commission Resolution Bill No. 12-004*, **approving** Extension of Time
20 No. 11-003 for Site Development Review No. 06-017, as presented.

21
22 The MOTION was carried by the following vote:

23
24 **AYES:** Chairman Gifford, Vice Chairman Deuber, and Commissioner Rogers
25 **NOES:** None
26 **ABSTAIN:** None
27 **ABSENT:** Commissioner Overmyer

28
29 *(Adopted Planning Commission Resolution No. 12-004.)*
30
31

DISCUSSION ITEMS

7. GREENHOUSE GAS EMISSIONS & PROPOSED CLIMATE ACTION PLAN

A. Analyzing Greenhouse Gas Emissions under CEQA

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39 Assistant City Attorney Tom Jex gave a verbal presentation and handed out a
40 document from the Institute for Local Government entitled "Evaluating Greenhouse
41 Gas Emissions as part of California's Environmental Review Process." He described
42 the document as one which zeros in on how agencies need to analyze greenhouse
43 gases as part of CEQA and part of reviewing each individual project, which is more in
44 tune with what the Commission does when projects come to it.

45
46 CEQA has now been amended to require an analysis of greenhouse gases for all
47 projects, necessitating that mitigation measures be imposed. Significant impacts
48 require that an Environmental Impact Report must be prepared. CEQA requires that
49 three steps must be taken: A) Calculate or estimate greenhouse gas emissions both
50 during construction and when construction is completed; B) Determine whether that
amount is significant; and C) Mitigation measures must be established to reduce the
emissions, and proof must be available that the mitigation measures work.

1 The mitigation can be part of a Climate Action Plan which is prepared by a city or
2 community. If the CAP is in place, the hard work has been done and the project can
3 comply with that. If there is no Climate Action Plan, then the mitigation must be fulfilled
4 on a project-by-project basis, either by project design or by incorporating very high
5 standards for energy use or water efficiency.
6

7 City Attorney Jex also mentioned that the document has some sections that helpfully
8 describe what CEQA is. He encouraged the Commission members to spend time
9 acquainting themselves with the document.
10

11 Commissioner Rogers inquired regarding what was the biggest contributor to
12 greenhouse gases, to which City Attorney Jex answered "cars." In order to reduce
13 greenhouse gas emissions, the vehicle miles travelled must be reduced, or projects
14 must be closely located to transit centers. Hemet does not yet have a Climate Action
15 Plan, but the establishment of one is in the action items to be done over the next few
16 years.
17

18 Vice Chairman Deuber inquired about offsite mitigation measures.
19

20 Chairman Gifford explained that projects can "buy into" a bank or other projects where
21 they can do more, such as a bank of areas that are not developed, or projects that are
22 LEEDS certified, which lowers the effect.
23

24 City Attorney Jex added that Hemet has a science center and there has been talk of
25 doing things with solar energy, which builds credits for a lot of things, including
26 greenhouse gas emissions, so that's something Hemet can use to bank into.
27

28 B. WRCOG Regional Climate Action Plan Project 29

30 Principal Planner Emery Papp explained that Hemet can either prepare its own Climate
31 Action Plan, or the City can work with WRCOG on a Regional Action Plan, which is the
32 direction staff feels is most beneficial.
33

34 WRCOG received a \$410,000 grant to begin the process, the purpose of which is to
35 reduce emissions regionally by coordinating local planning efforts. Some of the
36 benefits of joining WRCOG will be cost savings, study preparation, and information
37 sharing, as well as generalized lower emissions over the course of many years,
38 tangible cost savings related to energy savings and cost sharing, and compliance with
39 state law.
40

41 Other economic benefits would be increased eligibility of state and federal grant
42 funding, employment growth, public health benefits, and access to information
43 prepared for all the cities included in the study. Hemet would also be getting
44 greenhouse gas inventory from other jurisdictions. Hemet already has a jump start
45 because the General Plan consultant prepared a greenhouse gas inventory, which is
46 the first stage of this process, and which can be shared with WRCOG, thereby gearing
47 the funding for Hemet to the other two phases, which would be the greenhouse gas
48 initial start-up and the greenhouse gas initial strategy.
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DEPARTMENT REPORTS

8. CITY ATTORNEY REPORTS: (None)

9. COMMUNITY DEVELOPMENT DIRECTOR REPORTS: (Presented by Principal Planner Emery Papp)

A. Report on City Council actions from the February 28, 2012 and March 13, 2012 meetings

Principal Planner Papp reported that the City Council had approved the sex offender residency restriction ordinance. The Specific Plan Amendment for the Tres Cerritos East Project, after about two hours of public comment and Council discussion, was adopted. The Community Development Block Grants were discussed, with City Council approving most of the allocations, but excluding the allocation for fair housing and for code enforcement, since they are part of the Hemet ROCS program, and for engineering the public works sidewalks and corner ramp improvements. The Hemet City Ground Water Basin Management Plan was also adopted.

At a special meeting of the City Council on March 6th, the Council discussed the appointment of Joe Morris as Hemet's fire chief, which was approved at the March 13th meeting, culminating in his oath of office and his acceptance speech.

The Council identified 17 members of the Hemet ROCS Citizens Advisory Committee, and also recognized visitors from Hemet's Sister City, Kushimoto, Japan, as well as West Valley High School's Navy Junior ROTC program. Also approved, after opposition by Four Seasons Community members, was the emergency access easement for Reinhardt Canyon to Four Seasons. Allocations for the Community Development Block Grant were finalized, and nominations for Planning Commission members were discussed.

B. Housing Element Update

HCD has given the City preliminary approval for the draft housing element, with a couple of very minor changes requested. The City is in agreement with the changes, which include the provision of more information regarding homeless facilities and where they would be allowed, and an exact definition of an overlay zone as discussed in the General Plan.

Hemet did not meet the RENA requirements in the current housing development, which is from 2006 to 2014. There was not enough vacant land available to build the number of affordable units needed to meet the RENA for that cycle. Therefore four parcels in the city will be rezoned from high density to very high density residential. Staff is hoping to move forward sometime in April with the zoning change for those four parcels.

C. Cancellation of April 3, 2012 Planning Commission meeting

Due to a lack of items, the April 3, 2012 Planning Commission meeting is cancelled.

1 **10. PLANNING COMMISSIONER REPORTS:**

- 2
- 3 **A.** Chairman Gifford (None)
- 4 **B.** Vice Chairman Deuber expressed her appreciation of Commissioner Rogers'
- 5 time on the Commission and wished him well on his future endeavors.
- 6 **C.** Commissioner Overmyer (Absent)
- 7 **D.** Commissioner Rogers thanked staff and his fellow commissioners for their
- 8 cooperation during his tenure.
- 9

10 **11. FUTURE AGENDA ITEMS:**

- 11
- 12 **A.** Report on "Human Signs" and other temporary signage
- 13

14 Principal Planner Papp indicated that staff was considering revamping the City's entire
15 sign ordinance and would bring it back in chapters because it is so comprehensive.

- 16
- 17 **B.** Report on Industrial Development Opportunities
- 18

19 Staff will be providing a report on industrial development opportunities, because they
20 have been experiencing more developers and property owners coming in with
21 concepts for projects and doing due diligence on their properties.

- 22
- 23 **C.** Status of Shopping Cart Retrieval Plans and Compliance
- 24

25 Principal Planner Papp reported that staff will be coming back to the Commission with
26 a list of new retailers that have ten or more shopping carts. Staff is revamping the
27 application for the shopping cart retrieval plan and will be sending them out to retailers
28 in the near future, letting them know that once they receive the letter, they will have 30
29 days in which to return the application.

- 30
- 31 **D.** Proposed Fence Ordinance - Part II
- 32

33 Principal Planner Papp stated that this item would be discussed at the next Planning
34 Commission meeting.

35 **12. ADJOURNMENT:** It was unanimously agreed to adjourn the meeting at 7:57 p.m.
36 to the regular meeting of the City of Hemet Planning Commission scheduled for
37 **April 17, 2012 at 6:00 p.m.** to be held at the City of Hemet Council Chambers
38 located at 450 E. Latham Avenue, Hemet, California 92543.
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 John Gifford, Chairman
 Hemet Planning Commission
approved without ratification

45
46
47 **ATTEST:**



 Nancie Shaw, Records Secretary
 Hemet Planning Commission