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# PLANNING COMMISSION

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## MEETING MINUTES

**DATE:** June 19, 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 Vince Overmyer, and Commissioners Michael Perciful, Nasser Moghadam, and Greg Vasquez

**ABSENT:** None

**Invocation and Flag Salute:** Commissioner Perciful

### 2. APPROVAL OF MINUTES:

#### A. Minutes of the May 1, 2012 Meeting

It was **MOVED** by Vice Chairman Overmyer and **SECONDED** by Commissioner Moghadam to **APPROVE** the minutes of May 1, 2012, as presented.

The MOTION was carried by the following vote:

**AYES:** Chairman Gifford, Vice Chairman Overmyer, and Commissioners Perciful, Moghadam and Vasquez

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

#### B. Minutes of the May 15, 2012 Meeting

It was **MOVED** by Vice Chairman Overmyer and **SECONDED** by Commissioner Perciful to **APPROVE** the minutes of May 15, 2012, with revision on page 2, line 25, changing the word "District" to "Designation."

The MOTION was carried by the following vote:

**AYES:** Chairman Gifford, Vice Chairman Overmyer, and Commissioners Perciful, Moghadam and Vasquez

**NOES:** None

1 **ABSTAIN:** None

2 **ABSENT:** None

3  
4 **3. INTRODUCTION OF ASSISTANT CITY ATTORNEY STEPHEN MCEWEN**

5  
6 Community Development Director Deanna (CDD) Elliano introduced Assistant City  
7 Attorney Stephen McEwen, who is replacing Assistant City Attorney Tom Jex as the  
8 attorney representing the Planning Commission and attending the meetings.  
9

10 The Commission welcomed Assistant City Attorney McEwen.

11  
12 **4. PUBLIC COMMENTS:**

13  
14 There were no members of the public who wished to address the Commission  
15 regarding items not on the agenda.  
16

17  
18 **PUBLIC HEARINGS**

19  
20 **5. CONDITIONAL USE PERMIT NO. 12-003: FITNESS 19**

21  
22 **APPLICANT:** 1950 West Florida LLC  
23 **AGENT:** Mitchell Gardner – The G2 Company  
24 **LOCATION:** 1986 West Florida Avenue  
25 **PLANNER:** Carole L. Kendrick – (951) 765-2375  
26

27 **DESCRIPTION:** A request for Planning Commission review and approval of a  
28 minor Conditional Use Permit for the operation of a 7,600 square-foot fitness  
29 center located in the existing Boardwalk commercial shopping center on the north  
30 side of Florida Avenue, east of Gilmore Street and west of Lyon Avenue, with  
31 consideration of an environmental exemption pursuant to CEQA Guidelines  
32 Section 15301.  
33

34 Assistant Planner Kendrick gave a detailed explanation and graphic illustration of the  
35 proposed project.  
36

37 Chairman Gifford asked if the parking allotment was adequate.  
38

39 Both Assistant Planner Kendrick and CDD Elliano responded that they felt there was  
40 adequate parking for staff and occupants of the club. It was noted that Condition No.  
41 16 from the Airport Land Use Plan requires no more than one parking space per 30  
42 square feet of building area.  
43

44 Both Chairman Gifford and Vice Chairman Overmyer reported no contact with the  
45 applicant.  
46

47 Vice Chairman Overmyer inquired regarding parking adequacy if the health club were  
48 to hold dances or events when other visitors would be present.  
49

50 Commissioner Vasquez suggested that Condition No. 16 allowed for 250 occupants,  
which he felt was high. He asked if an occupancy limit had been established.

1 Mr. Gardner responded that per the Building Code the maximum occupancy was 152,  
2 which allows for one person per 50 square feet.

3  
4 Chairman Gifford commented that he did not think that the code requirements related  
5 to parking for this type of use were telling the whole story, so the City needed to be  
6 clear about the parking situation.

7  
8 CDD Elliano agreed that parking could be one of the things to examine as staff goes  
9 through the zoning code updates. She also noted that the northerly parking field,  
10 which is adjacent to this site, is usually vacant.

11  
12 Chairman Gifford opened the public hearing and invited the applicant to come forward.

13  
14 Mitchell Gardner (G2 Company, 490 Alabama Street, Suite 101, Redlands, CA 92373)  
15 addressed the Commission as the representative for the project applicant, and  
16 indicated that they were in agreement with all of the conditions of approval. He  
17 advised that the fitness center's peak hours of operation are from 8:30 to 10:30 a.m.,  
18 and 4:30 to 7:00 p.m. Regarding the parking situation, he noted that there are 58  
19 spaces on half of the first side, in front of their building, and that they also had a  
20 reciprocal parking agreement with Pep Boys. He stated that they would be amenable  
21 to having their employees park behind the building, as would Pep Boys. He agreed  
22 that the one to 500 is low on parking, but in a mixed-use center, they are finding that  
23 it's actually beneficial to everyone that there is reduced parking because of the off-set  
24 hours of a lot of the uses.

25  
26 Chairman Gifford noted that his concern was with what would happen when the  
27 vacancies are filled and the next phase of the buildings is completed. He also inquired  
28 about the number of employees.

29  
30 Mr. Gardner responded that the maximum number of employees they would have was  
31 eight, and noted that there would be no large group activities other than exercise  
32 classes, such as Zumba. The room designated for group activities is 1,500 square  
33 feet, which comfortably allows for a group of 20 or 25. They also have 25 to 30 pieces  
34 of cardio equipment, 50 pieces of free weights, and about 25 pieces of strength training  
35 equipment. The busiest time is Monday, which tapers off as the weekend approaches.

36  
37 Ryan Sheridan (7240 Tiger Eye Place, Rancho Cucamonga, California 91730),  
38 addressed the Commission on behalf of the applicant and reiterated that Monday is  
39 their busiest day, with a day by day decrease in attendance. Their use is very minimal  
40 on the weekends.

41  
42 Commissioner Moghadam inquired about the occupancy and adequate exits for the  
43 number of occupants.

44  
45 Mr. Gardner explained that the building's usable space allows for a maximum  
46 occupancy of 83 people, with different provisions. He noted that the building  
47 department had reviewed their plans, and that questions pertaining to the exits had not  
48 been one of their plan check items.

49  
50 Commissioner Moghadam reiterated that his main concern was traffic congestion upon  
completion of the remaining phases.

1  
2 CDD Elliano explained that even though the code requirement for a gym is one parking  
3 space per 500 square feet of building space plus one space per employee, the actual  
4 physical spaces would be the same as one per 250 as required for a shopping center.  
5

6 Chairman Gifford asked if there were businesses that would require more robust  
7 parking requirements that could go into the now-empty spaces.  
8

9 Assistant Planner Kendrick explained that because shopping centers, under code, are  
10 one parking space per 250 square feet of building area, there usually ends up being a  
11 balance between food establishments and retail.  
12

13 CDD Elliano clarified that there was reciprocal parking on the entire area, as well as a  
14 shared parking agreement with the Pep Boys center.  
15

16 Commissioner Vasquez noted that there were no objections to the plan from  
17 neighbors.  
18

19 Assistant Planner Kendrick verified that staff had not received any comments on this  
20 project from the public.  
21

22 Vice Chairman Overmyer asked if there would be parking added for phase two that  
23 would be adequate, or if phase two would spill over into the parking for phase one.  
24

25 Assistant Planner Kendrick responded that she assumed that some of the parking for  
26 phase two uses had been constructed as part of phase one, because there currently  
27 seems to be excess parking. However, since phase two is proposed as office use,  
28 parking would primarily be for employees with just a small amount of parking spaces in  
29 the rear of the project.  
30

31 Chairman Gifford stated that he felt this was a good project and a good fit for Hemet.  
32 He then entertained a motion.  
33

34 It was **MOVED** by Vice Chairman Overmyer and **SECONDED** by Commissioner  
35 Perciful to **ADOPT** Planning Resolution Bill No. 12-013, as presented.  
36

37 The MOTION was carried by the following vote:  
38

39 **AYES:** Chairman Gifford, Vice Chairman Overmyer, and Commissioners  
40 Perciful, Moghadam and Vasquez  
41 **NOES:** None  
42 **ABSTAIN:** None  
43 **ABSENT:** None  
44

45 *(Adopted Planning Commission Resolution No. 12-012.)*  
46  
47  
48  
49  
50

## WORK STUDY SESSION

### 6. UPDATE ON PLANNING APPLICATIONS AND WORK PROGRAMS

1) CDD Eliano presented a list of acronyms for use by the Commissioners and went through the following list of upcoming projects, which, she explained, will be presented to the Commission as soon as they are ready:

- A. A zone change (ZC) for the Prince of Peace church on Sanderson Avenue.
- B. A ZC for a skilled nursing facility on Devonshire Avenue.
- C. A Site Development Review (SDR) for homes to build out the rest of the Del Sol development on Mustang Way.
- D. A new application for a Conditional Use Permit (CUP) on State Street, representing a change from a portion of the County's Work Force Food Stamp building to a church.
- E. A Specific Plan Amendment (SPA) and SDR, that currently has a Specific Plan (SP) designation for city-owned property at Stetson Crossing.
- F. A CUP for an auto repair facility on Palm Avenue.
- G. A Development Agreement Amendment (DAA) for Tres Cerritos West, asking for an extension of time.

2) Some projects are in the preliminary application process, with staff working on preliminary plans with developers before they submit. They include the following:

- A. A Specific Plan and Environmental Impact Report (EIR) for Ramona Creek on Florida Avenue.
- B. A Specific Plan and EIR for MWD at Diamond Valley Lake.
- C. An existing SP for Pepper Tree on Cawston Avenue.
- D. A SP for McSweeny Farms, second phase.

3) Staff is working on the following city-initiated planning projects:

- A. Hemet ROCS ordinances, particularly zoning ordinances.
- B. Zoning Map Updates to bring conformity with the General Plan Update.
- C. Pre-zoning for areas outside the city.
- D. Housing Element for 2013.
- E. Preliminary work study on fence and sign ordinance updates.
- F. City-wide User Fee Study.
- G. New Fees from the Planning Department.
- H. Customer service evaluation and training.
- I. WRCOG - information toward the regional Climate Action Plan.
- J. Develop a plan for more consistent delivery of services and pre-development or pre-application processes for the building and planning departments, eliminating duplication of fees and plans.
- K. Containment of Shopping Carts.

4) Next Fiscal Year Forecast:

- 1 A. Development revenues down from the past.
- 2 B. More tenant improvements, facade upgrades, parking lot upgrades, and
- 3 residential improvements.
- 4 C. Second wave of foreclosures, particularly in neighborhoods where they
- 5 hadn't been before.
- 6 D. Home values are stabilizing.
- 7
- 8

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## DEPARTMENT REPORTS

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### 7. CITY ATTORNEY REPORTS:

No City Attorney report was presented.

### 8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:

- A. Verbal Report on City Council actions from May 22<sup>nd</sup> and June 12<sup>th</sup>, 2012 meetings

CDD Elliano reported that the City Council had approved the Zone Change for the Esplanade Commerce Center, the General Plan Amendments for land use and Housing Element revisions, and the Zoning Ordinance Amendment for Boarding Houses and Group Homes at the May 22<sup>nd</sup> City Council meeting.

At the June 12<sup>th</sup> meeting, a work study session was held regarding next year's budget. The City is hoping for a stable budget, even though they are dealing with the loss of Redevelopment funds, as well as two grants – one for police and one for fire – that were not renewed. The city has \$12.5 million in reserves, and a number of fiscally conservative policies were put in place to make sure that a minimum of 35 percent of the total budget is maintained for reserves.

There were many other changes, but the bottom line, with all those changes impacting the budget where revenues are fairly stagnant, resulted in an overall deficit in the upcoming fiscal year of \$1.4 million.

CDD Elliano then delineated the cuts in the various departments under her oversight, stating that they will be doing more with less, so some of the ordinance changes may take longer to complete.

- B. Cancellation of the July 3, 2012 Planning Commission Meeting

CDD Elliano recommended cancellation of the July 3<sup>rd</sup> Planning Commission meeting due to the lack of items ready for review.

The Commission concurred.

1 C. Shopping Cart Containment Compliance.

2  
3 CDD Elliano noted that last year the City had adopted a new section of the code called  
4 Shopping Cart Containment Plans which requires all retailers that have more than ten  
5 shopping carts to fill out a Cart Containment Plan outlining how they're managing the  
6 carts on site. The City also requires employee training, identification signs on the carts,  
7 etc. There has been woefully little response from the retailers with plans; therefore, the  
8 City is sending out another letter offering to eliminate the \$100 plan review fee if they  
9 respond with a plan in a two-week time frame. The City's next move would be to issue  
10 administrative citations for the failure to provide a containment plan.

11  
12 Currently, aggressive weekly sweeps are being conducted by the City's public works  
13 crews. The carts that they pick up are taken to the city yard, inventoried, and the  
14 retailers are then notified and given three days to pick up their carts. If they fail to do  
15 so, the city can charge \$50 for each occurrence, which means each notification. If they  
16 fail to comply within 30 days, the carts are then disposed of. To date, the grand total for  
17 one month is 354 carts picked up.

18  
19 Commissioner Perciful suggested that, since taking the cart from the premises is a  
20 crime, the police should start ticketing people who are walking down the street with a  
21 cart, as the offender is clearly not the retailer, but the cart possessor. If a citation is  
22 issued, there is a warrant, so it's a tool for law enforcement.

23  
24 City Attorney McEwen noted that there are a rash of tickets issued in Alhambra for  
25 shopping cart theft and their office is beginning to handle them. He offered to report on  
26 Alhambra's experience at a future meeting.

27  
28 **9. HEMET ROCS CITIZEN ADVISORY COMMITTEE REPORT**

29  
30 Chairman Gifford reported on the May 24, 2012 meeting of the Hemet ROCS Citizens  
31 Advisory Committee (CAC). One of the items discussed was the abandoned shopping  
32 cart issue and the need for the police department to set a precedent that will put people  
33 on notice that this is a misdemeanor violation and something the community will not  
34 allow.

35  
36 Also presented at the meeting was a report by the Hemet Community Action Network  
37 for Drug-Free Communities, outlining what they are doing to promote a better standard  
38 of living for children in homes where there is neglect and/or drug abuse. In tandem to  
39 that, the Hemet Unified School District discussed health and substance abuse  
40 education. There was also a lengthy discussion and presentation regarding the Crime-  
41 Free Multi-Family Housing Program, which is really a hyper-community watch program  
42 educating residents and landowners on how to interact with the police department to  
43 identify constant nuisances or other illegal activities.

44  
45 He also noted that the Hemet ROCS program has recommendations and procedures for  
46 which community awareness is imperative, so it is necessary to put people on notice to  
47 be responsible citizens, and to also let the responsible citizens know that we are doing  
48 something to resolve the undesirable activities in the City.

49  
50 Commissioner Vasquez asked if the Hemet ROCS program was going to recommend to  
the City Council the need for more police.

1  
2 Chairman Gifford said he would guarantee that would be in the recommendations going  
3 forward.  
4

5 **10. PLANNING COMMISSIONER REPORTS:**  
6

- 7 A. Chairman Gifford (None other than already given)  
8 B. Vice Chairman Overmyer reported, as liaison for the Traffic Commission, that  
9 the City has received a grant for five flashing traffic signals. The next meeting  
10 will discuss where they can best be utilized.  
11 C. Commissioner Moghadam commended the planning staff for the work they do  
12 to assist the commissioners in understanding the projects on which they must  
13 vote.  
14 D. Commissioner Perciful noted that although prices for housing in the valley are  
15 stabilizing, the cause of the stabilization is that there is a lack of supply, with  
16 available housing being sold within a month and a half. He explained that there  
17 are two causes for that: 1) there are not as many realtors as there were five  
18 years ago, so not as many actively seeking listings; and 2) banks are holding  
19 onto their inventory in an attempt to artificially inflate prices, resulting in a  
20 supply problem.  
21 E. Commissioner Vasquez (Nothing to report).  
22

23 **11. FUTURE AGENDA ITEMS:**  
24

- 25 A. North Hemet Specific Plan Work Study  
26 B. Report on Industrial Development Opportunities  
27 C. Proposed Fence Ordinance - Part II  
28 D. Temporary Sign Provisions - Part II  
29

30 **12. ADJOURNMENT:** It was unanimously agreed to adjourn the meeting at 7:39 p.m.  
31 to the regular meeting of the City of Hemet Planning Commission scheduled for  
32 **July 17, 2012 at 6:00 p.m.** to be held at the City of Hemet Council Chambers  
33 located at 450 E. Latham Avenue, Hemet, California 92543.  
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40 John Gifford, Chairman  
41 Hemet Planning Commission  
42

43 ATTEST:  
44

45   
46  
47 Nancie Shaw, Records Secretary  
48 Hemet Planning Commission  
49  
50