

PLANNING COMMISSION

AGENDA

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

September 18, 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 Vince Overmyer, and Commissioners Nasser Moghadam, Michael Perciful, and Greg Vasquez

Invocation and Flag Salute: Commissioner Overmyer

2. APPROVAL OF MINUTES:

- A. Minutes of the July 17, 2012 Meeting
- B. Minutes of the August 21, 2012 Meeting

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 MEETING ITEMS

The following agenda item does not require a public hearing, but the Planning Commission may accept public testimony in accordance with the normal public hearing procedure.

4. SITE DEVELOPMENT REVIEW NO. 12-001 (PULTE DEL WEBB HOMES AT SOLERA DIAMOND VALLEY)

APPLICANT: Pulte Group, Inc.
LOCATION: Northeast corner of Mustabg Way and Warren Road
PLANNER: Carole L. Kendrick – (951) 765-2375

DESCRIPTION:

Recommended Action:

1. **Adopt Planning Commission Resolution Bill No. 12-003, entitled:**

"A RESOLUTION OF THE PLANING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 12-001 FOR 161 SINGLE-FAMILY HOMES WITHIN TRACT MAP NOS. 31807-1, 31808 AND 31808-1 LOCATED ON THE NORTHEAST CORNER OF MUSTANG WAY AND WARREN ROAD (APN'S: 460-320-001 THRU 012; 460-322-004 THRU 012; 460-360-001 THRU 013; 460-361-001 THRU 026; 460-362-001 THRU 015; 460-363-002 THRU 008; 460-364-001 THRU 014; 460-370-003 THRU 010; 460-381-001 THRU 004; 460-390-001 THRU 036 AND 040; AND, 460-391-001 THRU 017)."

2. **Direct staff to file a Notice of Exemption with the County Clerk.**

DEPARTMENT REPORTS

5. **CITY ATTORNEY REPORTS:** *Verbal reports from Assistant City Attorney Steven McEwen on items of interest to the Planning Commission.*

6. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**

- A. Verbal Report on City Council actions from the September 11, 2012 meeting
- B. Hemet ROCS Update at September 25, 2012 Council meeting - Hemet Public Library
- C. General Plan Housing Element- 5th Cycle Update & Consistency Zoning

7. **HEMET ROCS CITIZEN ADVISORY COMMITTEE REPORT – Chairman John Gifford**

8. **PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended or other matters of Planning interest*
- A. Chairman Gifford
 - B. Vice Chair Overmyer
 - C. Commissioner Moghadam
 - D. Commissioner Perciful
 - E. Commissioner Vasquez
9. **FUTURE AGENDA ITEMS:** *Items to be scheduled for upcoming Planning Commission Meetings*
- A. North Hemet Specific Plan and Draft EIR
 - B. Alcoholic Beverage Land Use Regulations (Hemet ROCS)
 - C. West Hemet Pre-zoning request
 - D. Report on Industrial Development Opportunities
 - E. Proposed Fence Ordinance – Part II
 - F. Temporary Sign Provisions – Part II
10. **ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **October 2, 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 NO. 2A

PLANNING COMMISSION

MEETING MINUTES

DATE: July 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 Vince Overmyer, and Commissioners Nasser Moghadam and Greg Vasquez

ABSENT: Commissioner Michael Perciful

Invocation and Flag Salute: Commissioner Vasquez

2. APPROVAL OF MINUTES:

A. Minutes of the June 19, 2012 Meeting

It was **MOVED** by Vice Chairman Overmyer and **SECONDED** by Commissioner Moghadam to **APPROVE** the minutes of June 19, 2012 as presented.

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

NOES: None

ABSTAIN: None

ABSENT: Commissioner Perciful

3. PUBLIC COMMENTS:

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

PUBLIC HEARINGS

4. **CONDITIONAL USE PERMIT NO. 12-004: NEW BEGINNINGS FAMILY CHURCH**

APPLICANT: Eli Rodriguez
AGENT: Joe Rodriguez
LOCATION: 1075 North State Street
PLANNER: Carole L. Kendrick - (951-765-2375)

DESCRIPTION: A request for Planning Commission review and approval of a minor Conditional Use Permit for the operation of an 8,430 square-foot church located in an existing commercial/office center on the west side of State Street, north of Fruitvale Avenue and South of Esplanade Avenue, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15301.

A PowerPoint presentation was delivered by Assistant Planner Kendrick, followed by questions from the Commissioners pertaining to traffic, parking, and the number of services exiting onto State Street.

Assistant Planner Kendrick responded that there was adequate parking even if the number of attendees should increase, and noted that that the building was being leased, having been used previously by Riverside County as a Workforce Development site.

Commissioner Vasquez asked if there were any zoning requirements that were not being met, to which Planner Kendrick replied that the rear setback does not meet current standards, but since it is an existing building the applicant cannot be asked to reduce the site.

Vice Chairman Overmyer stated that he would ultimately like to see the building used for office space, or something that would provide revenue for the city, noting that the former Hemet Racquetball Club was also now being used as the World Harvest Church.

Chairman Gifford opened the public hearing and invited the applicant to the lectern.

Eli Rodriguez, lead pastor for the New Beginnings Church, presently located in San Jacinto, addressed the Commission and advised that their church was also planning to associate with other ministries, such as House of Miracles in Banning and others that have rehabilitation homes throughout the Inland Empire, or with food banks in Riverside and Temecula.

Chairman Gifford inquired regarding the types of services offered.

1 Mr. Rodriguez explained that counseling would take place at other sites, but they
2 have courses and classes that will be taught at the Hemet site. They will have no
3 overnight facilities or food services, but they have two worship services – one in
4 English and one in Spanish. They do not operate while WIC or the other county
5 buildings are open. They can also advise their parishioners to exit the parking lot to
6 the right, as left turns onto State Street can be dangerous.

7
8 Vice Chairman Overmyer asked if this location would be a permanent home for the
9 church.

10
11 Mr. Rodriguez replied that it was rather an opportunity for them to save resources for
12 the eventual purchase of a permanent site. He noted that they refer people to the
13 Banning site for rehabilitation, and invite them to their church thereafter, if they live in
14 the Hemet community.

15
16 Chairman Gifford asked about the composition of the church, wondering if it
17 consisted exclusively of members of the community, or if they were targeting
18 referrals, recovering alcoholics, and other people in need.

19
20 Mr. Rodriguez responded that the church primarily assisted by providing food box
21 ministry, often referring people to sites that deal with drug and alcohol abuse, but the
22 demographics of the church are just neighbors in the community. They only become
23 associated with the other sites through specific outreach, such as going there to
24 teach.

25
26 Gary Kruger of Home Star Real Estate (601 East Florida Avenue, Hemet),
27 representing the building owner, stated that the church has a three-year lease with a
28 two-year option, and he does not see them needing to move, at least before the
29 three-year lease is up. He also stated that parking was not a problem because they
30 would be utilizing the parking area during off-work hours for most of the other
31 facilities in the complex. There are also several exits available, so the build-up of
32 traffic on State Street should not be an issue.

33
34 Chairman Gifford closed the public hearing and asked for clarification regarding the
35 hours of operation.

36
37 Assistant Planner Kendrick referred the Commission to a letter from the New
38 Beginnings Church stating that services would be held on Sundays from 10 a.m. to 2
39 p.m. and that the church was being staffed by volunteers only. She noted that the
40 project was conditioned to be open between 7 a.m. and 9 p.m., and that Condition
41 No. 13 regulates the number of services they can have.

42
43 Chairman Gifford expressed his concern regarding the rehabilitation programs,
44 noting that there were adequate facilities in existence locally with other ministries.
45 However, he feels that a church at this location is a good use of the facility. He
46 asked for a motion.

47
48 It was **MOVED** by Vice Chairman Overmyer and **SECONDED** by Commissioner
49 Moghadam to **ADOPT** Planning Resolution Bill No. 12-016 as presented.
50

1
2
3 The **MOTION** was carried by the following vote:

4
5 **AYES:** Chairman Gifford, Vice Chairman Overmyer, and Commissioners
6 Moghadam and Vasquez
7 **NOES:** None
8 **ABSTAIN:** None
9 **ABSENT:** Commissioner Perciful

10
11 *(Adopted Planning Commission Resolution No. 12-013.)*

12
13 **5. ZONING ORDINANCE AMENDMENT NO. 12-003: PAROLEE AND**
14 **PROBATIONER HOUSING REGULATIONS**

15
16 **APPLICANT:** City-initiated
17 **LOCATION:** City-wide
18 **PLANNER:** Deanna Elliano - (951) 765-2375

19
20 **DESCRIPTION:** A request for Planning Commission review and
21 recommendation to the City Council regarding a Zoning Ordinance
22 Amendment to modify Chapter 90, Article X, Division 1 of the Hemet
23 Municipal Code, adding regulations on parolee-probationer homes, with
24 related modifications to Sections 90-312, 90-382 and 90-892 of the land use
25 matrices within Chapter 90, adding parolee-probationer homes as a listed
26 commercial use. This ordinance is a component of the Hemet ROCS
27 (Restoring Our Community Strategy) Program for the City of Hemet.

28
29 The staff report was presented by CDD Elliano, who outlined the need for the
30 Ordinance Amendment as prevention of potential over-concentration of parolee and
31 probationer homes in residential areas, as well as assurance of absolute separation
32 of parolee and probationer housing concentration from child center usages, and
33 establishment of an application review process and standards for these types of
34 homes.

35
36 CDD Elliano further provided several definitions: (1) Probationer and parolee are
37 interchangeable terms, essentially meaning a person convicted of a crime or felony
38 who is currently on parole or probation under the jurisdiction of Riverside County; (2)
39 a parolee/probationer home is a boarding house where two or more unrelated
40 probationers or parolees are living, renting or leasing a room or space either for
41 monetary or non-monetary compensation.

42
43 The present proposal, CDD Elliano advised, is an amendment to the complete
44 revision of the group home and boarding house ordinance, so the baseline is already
45 there. Under Section 90-274, permitted locations are outlined as follows: (1) No
46 such housing is permitted in any single-family or multi-family residential zone; (2)
47 Only by Conditional Use Permit are such homes allowed in office professional or
48 residential professional zones; (3) Such homes are not allowed within 1,000 feet of
49 any other boarding house, group home or licensed care facility or any childcare
50

1 center, school, park or other type of child uses, such as Chuck E Cheese, where
2 children would frequent.

3
4 Conditions that would be applicable to obtaining a CUP include taking into
5 consideration surrounding land uses, compliance with a variety of operational
6 standards (listed in 90-280 of the ordinance), and revocation of the CUP if the
7 application material is found to be submitted in error or has been falsified.
8

9 Chairman Gifford wanted an explanation as to the difference between white-collar
10 crime, as opposed to someone arrested for a crime of moral turpitude. He felt the
11 term "parolee" was being painted with too broad a brush.
12

13 City Attorney Jex agreed that it was a broad brushstroke, but indicated that this was
14 the direction their office had received. If the Commission desired to narrow the
15 definition, they could make a recommendation to City Council to that effect.
16

17 CDD Elliano advised that, in talking with Police Chief David Brown, he had explained
18 that not all crimes actually result in parole or probation, particularly white collar
19 crimes where a person is convicted, serves time, and has paid his or her debt to
20 society. Crimes which result in parole or probation are often those committed by
21 repeat offenders. What this ordinance is trying to prevent is the systematic
22 operation by people, particularly in communities such as Hemet, who buy very low-
23 cost, foreclosed and/or short-sale homes and profit by catering to
24 parolee/probationer housing. The broad brushstroke approach prevents agencies
25 from having to sort through the various criminal histories of different parolees to
26 make determinations such as how many can live here, or who's okay and who's not,
27 which becomes cumbersome and time consuming.
28

29 Vice Chairman Overmyer, who is a landlord, stated that there is nowhere on a rental
30 agreement that questions prior criminal convictions. He says a red flag would be if
31 two or more non-family members were renting a house.
32

33 CDD Elliano suggested that it was becoming even more convoluted because
34 addiction is now considered a disability, which qualifies offenders for sober living
35 group homes and state support. Therefore, getting clear lines of communication
36 between probation departments and police departments is critical, since the
37 offenders are released back into the communities in which they were arrested.
38

39 Both Vice Chairman Overmyer and Commissioner Moghadam stressed the
40 importance of the parole boards and police departments communicating regarding
41 the release of prisoners, the location to which they are being assigned, and with
42 whom they are prohibited from congregating.
43

44 To a question regarding whether the restrictions outlined in this ordinance would
45 make it more difficult for this type of group home to be established within the City of
46 Hemet, CDD Elliano responded that it would, indeed, make it more difficult to set up
47 such homes, and that the Hemet Police Department hopes for notification from the
48 probation departments. Her understanding at this time, however, is that there are no
49 such requirements in place, but the corrections department and police department
50 are working together to establish some.

1 Commissioner Vasquez stated that he was glad there was no differentiation between
2 white collar criminals and those convicted of a crime of moral turpitude, because
3 white collar criminals should be treated equally, as what they have done has
4 affected many people in a variety of heinous ways, and upsets lives just like a crime
5 of violence might. He was also pleased that no grandfathering of locations was
6 allowed.

7
8 Chairman Gifford wanted the term "consideration" substituted for "monetary" and
9 "nonmonetary" and to identify parolees in terms of the moral turpitude question. He
10 then opened the public hearing portion of the item.

11
12 City Councilman Larry Smith requested that his comments be viewed in his role as a
13 private citizen, not as a Councilman. He stated that the city of Hemet had received
14 many more parolees than had ever been anticipated and the program has just
15 begun. The problem is that there is no local representation on the commission, with
16 its members appointed at the county level only. He feels we need to send a signal
17 to Sacramento - this ordinance being a strong signal - that you can't continue to
18 dump parolees into our city because we're going to monitor them and know where
19 they are to the best of our ability.

20
21 Discussion ensued regarding how the parolees and probationers that were released
22 into the City of Hemet would be monitored.

23
24 Chairman Gifford asked for a motion.

25
26 It was MOVED by Commissioner Moghadam and SECONDED by Vice Chairman
27 Overmyer to adopt Planning Commission Resolution Bill No. 12-017, recommending
28 approval to the City Council of Zoning Ordinance Amendment No. 12-003.

29
30 The MOTION was carried by the following vote:

31
32 AYES: Chairman Gifford, Vice Chairman Overmyer, and Commissioners
33 Moghadam and Vasquez
34 NOES: None
35 ABSTAIN: None
36 ABSENT: Commissioner Perciful
37

38 *(Adopted Planning Commission Resolution No. 12-014.)*
39
40
41

42 WORK STUDY SESSION

43
44 6. **NORTH HEMET SPECIFIC PLAN (SP 11-001)** – Proposed commercial and
45 residential specific plan for a 28.6 acre site located on the northwest corner of
46 North State Street and Oakland Avenue. (APPLICANT: Riverside County
47 Economic Development Agency)
48

49 The project was presented via Power Point by Ron Running, planning consultant for
50 the City.

1
2 Commissioner Moghadam commented on the State Street configuration and
3 problems with pedestrians, bicycles, parking and traffic. He wondered if State Street
4 would be widened.

5
6 Mr. Running stated that if parking were to be accommodated, the street would need
7 widening; however, if parking is not allowed, then there is enough right-of-way.
8

9 Chairman Gifford indicated that he was most interested in the mobile home park on
10 State Street and whether there were presently any negotiations taking place to
11 acquire it by eminent domain or purchase the property with one property owner.
12

13 Mr. Running commented that the City and County in the past couple of years had
14 been negotiating for the City to acquire the property. Unfortunately, the State took
15 away redevelopment funds so the City is no longer in a position to proceed with the
16 acquisition, therefore bringing things to a standstill.
17

18 Chairman Gifford stated that as far as the plan goes, it's appears to be a good plan,
19 but without the mobile home piece, it's going to be a waste of time. The downtown
20 area has been a focus and we're looking at other facilities coming in, possibly the
21 County court system. He asked how much of this specific plan was dependent on
22 those kinds of things actually happening, and if the plan would continue to be viable
23 if they did not occur.
24

25 Mr. Running suggested that the Specific Plan's proximity to downtown, along with its
26 location between the County center and the government center, and with the bus
27 linkage, would ensure that it was a good place to develop, especially with the library
28 and public amenities close by.
29

30 Chairman Gifford stated that his interest in the area was to develop the downtown in
31 such a way that it has a personality that emits its own attraction. He questioned
32 whether there was anything coming up in the future that could be viewed as an
33 anchor that would keep the City's center of gravity around downtown and not shifted
34 completely to the west in terms of the whole plan. He wondered if there were other
35 things that the City was considering besides the Metrolink and the court system that
36 may be an anchor for this particular area to keep people here and bring others here,
37 such as a hospital, doctors' offices, a shopping mall or district.
38

39 Mr. Running advised that initially the County had been rather timid in the
40 development of this plan and only 20,000 square feet of commercial was
41 recommended. That was then bumped to 140,000 square feet. He indicated that he
42 felt if the environment and locational aspects were spruced up, it would be a good
43 linkup to county administration and city government.
44

45 Chairman Gifford said he would love to see a courthouse come in and become an
46 anchor, with supporting structures to follow. He felt that off-street parking would look
47 better and function more safely and efficiently.
48

49 Mr. Running commented that there was a great deal of interest among young
50 entrepreneurs that want to do entertainment-type uses in the downtown area, as

1 they like the vibe and the look. He suggested that if parking were eliminated on
2 State Street the viability of commercial facilities would decrease, and that parking
3 should be either behind or underneath the development.

4
5 Vice Chairman Overmyer asked how this could become a reality unless a developer
6 comes in, is given the specific plan, and then signs off on it.

7
8 CDD Elliano advised that staff had recommended that the city work with the county
9 to do a reversion of acreage to create large parcels. Otherwise, if you go to the
10 original parcel map, there are still small properties which conceivably could be
11 purchased and built on individually as long as they stay a single property. That may
12 be one of the implementation tools that could be utilized to make sure it's developed
13 appropriately as large-scale projects.

14
15 Commissioner Vasquez asked what percentage was designated for low-income
16 housing.

17
18 Mr. Running replied that this hadn't been determined. He suggested that perhaps
19 the county had some requirements, but that he did not know the exact percentage.
20 At this time it is not part of the specific plan, but staff can find out the information and
21 provide you with what their thoughts are as far as marketing the properties and
22 putting restrictions on future development.

23
24 Commissioner Vasquez asked if there was a timeline for the conclusion of this
25 specific plan.

26
27 Mr. Running indicated that it should be back before the Commission in two months
28 or so.

29
30 John Aguilar, Deputy Director of Housing and Economic Development for Riverside
31 County commended Mr. Running and County staff on an amazing job of putting this
32 draft together. He also indicated that as county and city staffs move forward without
33 the redevelopment funds, they would be collaborating on the phasing of proposed
34 developments. As far as affordability issues, legislation was passed following the
35 dissolution of the redevelopment agencies which contain a lot of requirements with
36 respect to the properties held by those redevelopment agencies. The County has no
37 specific recommendation with respect to how it is going to look. There are currently
38 two or three bills pending in the State Senate and Assembly that would create a
39 permanent source of funding.

40
41 No members of the public spoke regarding the proposed plan.
42

43 DEPARTMENT REPORTS

44 7. CITY ATTORNEY REPORTS:

45
46 City Attorney Jex reported on the suspension by the State of a portion of the Brown
47 Act, explaining that there is a State requirement mandating that if the State imposes
48 requirements on local agencies, the State has to reimburse local agencies for the
49
50

1 cost of complying with those requirements; however, if the state decides that it can't
2 reimburse those costs, it has to suspend the related requirements, so the
3 reimbursement and the requirement go hand in hand.

4
5 In the new State budget, the Governor has indicated in various sections that the
6 State will not be reimbursing local agencies for certain mandates. One of those
7 mandates includes the section of the Brown Act requiring the posting of meeting
8 agendas. Whether or not this is a reversible item it is, however, a part of good
9 government to post these agendas, and the public is now accustomed to it.

10
11 Therefore, City Attorney Jex postulated that even though portions of the Brown Act
12 have been suspended, the City of Hemet will still create an agenda and post the
13 agenda within 72 hours before the meeting takes place.

14 15 **8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**

16 17 **A. Verbal Report on City Council actions from the June 26 and July 10, 2012** 18 **meetings.**

19
20 CDD Elliano advised the Commission that at their June 26th meeting, the City
21 Council had discussed the Stetson Crossing Specific Plan, which is located on the
22 corner of Stetson and Sanderson Avenues. She explained that the property is
23 owned by the City and is proposed to be developed under an agreement between
24 the City and a developer as a commercial project, or possibly for entertainment use.
25 There is an open channel that runs along the property. To increase viability of the
26 site, there is a need to cover the channel in order to provide access from both
27 Sanderson and Stetson Avenues, so that it is a full commercial corner. The
28 Council's discussion included components of moving this project forward and
29 establishing a cooperative agreement with Riverside County to purchase the
30 easement, and ultimately gain the ability to cover that channel.

31
32 At their July 10th meeting, the City Council discussed and approved a one-year
33 extension of an urgency ordinance requiring a CUP for any retail store that is 30,000
34 square feet or greater in size, that wishes to convert from an existing retail to non-
35 retail use. This ordinance will be coming back to the Commission at a later date with
36 formal recommendations.

37
38 There was also a surprise announcement at the end of the meeting that Council
39 Member Franchville had tendered his resignation due to family considerations.
40 Council, therefore, is looking to appoint someone on a temporary, short-term basis
41 until the election in November.

42 43 **B. Cancellation of the August 7, 2012 Commission Meeting**

44
45 CDD Elliano noted that the August 7th Planning Commission meeting was
46 recommended to be canceled due to a lack of agenda items.

47
48 The Commission concurred.
49
50

1
2 **C. Tentative City Council/Planning Commission workshop regarding the**
3 **proposed Ramona Creek Specific Plan project – August 14, 2012.**
4

5 CDD Elliano advised the Commission regarding the proposed joint work study
6 session with the City Council and the Planning Commission to review the proposed
7 Ramona Creek Specific Plan project.
8

9 All Commissioners present indicated that they would be in attendance.
10

11 **9. HEMET ROCS CITIZEN ADVISORY COMMITTEE REPORT**
12

13 Chairman Gifford reported that items discussed at the June Hemet ROCS meeting
14 had included panhandling, what businesses could do about it, the
15 parolee/probationer housing regulations, and, of course, shopping carts. He asked
16 CDD Elliano to report on the shopping cart retention progress.
17

18 CDD Elliano advised the Commission that the Code Enforcement Division with the
19 help of the Public Works Department was taking a more aggressive role as opposed
20 to waiting for the retailers and shopping cart retrieval companies to make things
21 happen. In May, the city collected 350 shopping carts. As the stores were
22 contacted, it was discovered that there had been a practice in place where the cart
23 retrieval companies, instead of proactively patrolling the areas along the stores,
24 would just drive over to the city yard, pick up the carts and get paid for retrieving and
25 returning them to their respective stores. Essentially, the city was subsidizing the
26 cart retrieval companies by doing their work for them. Therefore, it was determined
27 that we would notify the retailer directly of anything picked up by the city.
28

29 Many of the retailers were aghast that this practice had been going on. The city was
30 regularly picking up approximately 80 carts a week, then around 20, and then back
31 up a little bit. Stater Bros management is looking at putting in a wheel lock system
32 on their carts. The City is finally seeing some progress.
33

34 Chairman Gifford then reported on graffiti, advising that the Valley Wide Recreation
35 and Parks District has one full-time person dedicated to the eradication of graffiti.
36 He noted that it would likely take more than one person to deal with the valley's
37 graffiti problem, and suggested that the citizens of the City must take a greater role
38 in reporting vandalism and graffiti. The graffiti hotline number for Valley Wide is 951-
39 765-2309.
40

41 The next Hemet ROCS meeting is July 26, 2012.
42

43 Commissioner Vasquez asked if there had been any discussion with the Chief of
44 Police about the graffiti calls and whether any of the reported incidents had resulted
45 in prosecution of the offenders.
46

47 Chairman Gifford responded that it was his understanding that the Police
48 Department was taking the matter very seriously and that they were fully committed
49 to stamping the problem out quickly and forcibly.
50

1 CDD Elliano also stated that if gang affiliation was apparent in the graffiti, the
2 location was noted and the matter was turned over to the police department, who
3 had been successful in prosecuting offenders.
4

5 **10. PLANNING COMMISSIONER REPORTS:**

- 6
7 A. Chairman Gifford – Nothing further to report
8 B. Vice Chair Overmyer – Stated that sign twirlers needed to be discussed
9 on a future agenda.
10 C. Commissioner Moghadam – Shared that he had finally gotten paid for a
11 traffic study that he had submitted to another Southern California county in
12 August of 2003
13 D. Commissioner Vasquez – Nothing to report
14

15 **11. FUTURE AGENDA ITEMS:**

- 16
17 A. Report on Industrial Development Opportunities
18 B. Proposed Fence Ordinance - Part II
19 C. Temporary Sign Provisions - Part II
20 D. Zoning regulations regarding tobacco stores and smoke shops
21

- 22 **12. ADJOURNMENT:** The Commission unanimously agreed to adjourn the
23 meeting at 8:38 p.m. to the joint meeting of the city of Hemet Planning
24 Commission and City Council tentatively scheduled for **August 14, 2012 at**
25 **3:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E.
26 Latham Avenue, Hemet, California 92543.
27
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31

32 _____
33 John Gifford, Chairman
34 Hemet Planning Commission

35
36 ATTEST:

37
38
39
40 _____
41 Nancie Shaw, Records Secretary
42 Hemet Planning Commission
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AGENDA NO. 2B

PLANNING COMMISSION

MEETING MINUTES

DATE: August 21, 2012

CALLED TO ORDER: 4:58 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 Nassar Moghadam, Michael Perciful, and Greg Vasquez

Invocation and Flag Salute: Chairman Gifford

2. APPROVAL OF MINUTES: (None)

3. INTRODUCTION OF NEW CITY OF HEMET BUILDING OFFICIAL AND CODE COMPLIANCE MANAGER

A. Jeff Thomas, Building Official

Jeff Thomas, a resident of Hemet, comes to us from the cities of Wildomar and Eastvale, where he was plans examiner and deputy building official. His goals will focus on mobile home parks and completion of their state mandated inspection, staff training, and close interaction with all city departments.

B. Todd Morris, Code Compliance Manager

Todd Morris comes to Hemet from the City of Eastvale, with prior experience in Alhambra, and has a building inspection background. In conjunction with Mr. Thomas, he hopes to help revitalize the community through the ROCS program and other city initiatives.

4. PUBLIC COMMENTS

There were no members of the public who wished to address the Commission regarding any items not on the agenda.

REVIEW AND ACTION ITEMS

5. SITE DEVELOPMENT REVIEWS FOR HEMET AUTO MALL (SP-87-28):

APPLICANT: J&G Gosch LLC and VAM Investments
AGENT: Brent Behringer — Horizon Solar Power
LOCATION: 150 and 350 Carriage Circle Drive, Hemet Auto Mall
PLANNER: Carole Kendrick, Assistant Planner

A. **SITE DEVELOPMENT REVIEW NO. 12-004 (INLAND CHEVROLET)** – A request for Planning Commission review and approval of a site development review application for the installation of photovoltaic systems on existing roof tops and new carport structures located within the Hemet Auto Mall Specific Plan (SP 878-29 at 350 Carriage Circle Inland Chevrolet).

B. **SITE DEVELOPMENT REVIEW NO. 12-005 (GOSCH FORD)** – A request for Planning Commission review and approval of a site development review application for the installation of photovoltaic systems on existing roof tops and new carport structures located within the Hemet Auto Mall Specific Plan (SP 87-28).

The staff report was presented by Assistant Planner Carole Kendrick, who gave a visual presentation concerning the project. She indicated that the six carport structures would come through the building plan check process, and referred to the revised Conditions of Approval that had been distributed prior to the start of the meeting.

Commissioner Vasquez questioned how the solar film screens would be used, and whether the electricity would be stored on the premises, or be used to generate electricity for lighting. He was also concerned about the glare interfering with any kind of aircraft, and questioned Condition No. 19 concerning the reporting of glare incidents.

Mr. Papp commented that the airport managers were provided a conceptual site plan and drawings of the project. The response that he had received from them was that this was not a project that would require review of the Airport Land Use Commission. Based on the type of glass that would be used, they felt that it would not create a problem for the airport.

Commissioner Vasquez also questioned the applicant's reluctance to coat the material of the carports that the screens were going to be mounted on.

Mr. Troy Matthews with Horizon Solar Power was asked by Chairman Gifford to comment on the reflectivity of the panels, how they configure, and how they take into account the aircraft, including landing and takeoff. He also requested an explanation as to how and what they would be used for. He cited concerns, including battery, storage, and electricity.

Mr. Matthews responded that the system, in total, would offset about 80 percent of the current electric usage for each facility. The system is going to be producing all this power which will be back-fed into the Edison grid in the form of credits that are going

1 to be issued. The cabling will run down the poles and everything will be run
2 underground.

3
4 Mr. Papp indicated that, in regard to the specific plan colors and materials for any
5 structures, they should match the existing buildings for each dealership. The
6 architectural review committee had recommended that they go with the galvanized
7 material.

8
9 Commissioner Moghadam inquired regarding the angling of the solar panels, to which
10 Mr. Matthews responded that the panels on the roof would be angled at 15 degrees,
11 with the carport structures at 10 degrees. They are primarily angled to the south, with
12 some angled to the west.

13
14 Commissioner Moghadam commented that after 30 years of studying environmental
15 design, it was refreshing to finally be using technology that was then not affordable.

16
17 When asked by Chairman Gifford if the applicant had any objection to the changes in
18 the conditions, Mr. Matthews indicated that they had no objections.

19
20 Chairman Gifford asked for a motion.

21
22 It was **MOVED** by Vice Chairman Overmyer and **SECONDED** by Commissioner
23 Perciful to **ADOPT** Resolution Bill No. 12-019 approving SDR 12-004 subject to the
24 revised conditions of approval.

25
26 The MOTION was carried by the following vote:

27
28 **AYES:** Chairman Gifford, Vice Chairman Overmyer, and Commissioners
29 Moghadam, Perciful, and Vasquez

30 **NOES:** None

31 **ABSTAIN:** None

32 **ABSENT:** None

33
34 ***(Adopted Planning Commission Resolution No. 12-015)***

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36 It was **MOVED** by Vice Chairman Overmyer and **SECONDED** by Commissioner
37 Perciful to **ADOPT** Resolution Bill No. 12-020 approving SDR 12-005 subject to the
38 revised condition approval.

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40 The MOTION was carried by the following vote:

41
42 **AYES:** Chairman Gifford, Vice Chairman Overmyer, and Commissioners
43 Moghadam, Perciful, and Vasquez

44 **NOES:** None

45 **ABSTAIN:** None

46 **ABSENT:** None

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48 ***(Adopted Planning Commission Resolution No. 12-016)***

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DEPARTMENT REPORTS

1 **6. CITY ATTORNEY REPORTS:** *Verbal reports from Assistant City Attorney*
2 *Steven McEwen on items of interest to the Planning Commission.*
3

4 Assistant City Attorney McEwen had no report to provide at this time.
5
6

7 **7. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**
8

9 **A. Verbal Report on City Council actions from the August 14th and August**
10 **16th, 2012 meetings.**
11

12 CDD Elliano reported that at the August 14th joint meeting of the City Council and
13 Planning Commission, a Work Study had been held regarding the Ramona Creek
14 Specific Plan, which was the initial introduction for a project that would be coming back
15 from time to time as more detail becomes available. There were also work studies held
16 on neighborhood livability and the receivership program.
17

18 CDD Elliano explained that receivership is a last step in remediation when other tools
19 for improving a derelict property are not working. The city then goes to court and asks
20 for an appointment of a receiver to bring the property back into compliance. Going to
21 court is a drastic remedy because it results in a judicial foreclosure sale, so courts
22 expect it to be used sparingly. It is a great remedy for properties that have been
23 abandoned or that are under an ownership that simply will not respond to efforts by
24 the city to get compliance. There are procedures that the city must go through to get
25 notice to the property owner before going to court. Once that is done, the judge is
26 asked to appoint a receiver who is usually someone that the city has lined up in
27 advance, and who is willing and qualified to act as a receiver. The court appoints that
28 person as the receiver, who can then take over the property and deal with the
29 tenants as necessary, and rehabilitate the property, with everything approved by the
30 court. Once that process is completed and the property goes through a sale, the
31 receiver gets a priority lien on the property so that when the sale goes forward, they
32 are able to collect their costs as well as the city's fees.
33

34 Commissioner Perciful asked how a receivership differs from eminent domain.
35

36 It was explained that eminent domain is an acquisition action and does not guarantee
37 that the property is going to come up to standards; it just means the ownership has
38 been passed on to the public. It is dangerous because with eminent domain, you have
39 to be able to prove that there is a public purpose for the use of the land.
40

41 Vice Chairman Overmyer asked if an appointed receiver typically tended to be a real
42 estate company or an individual.
43

44 It was clarified that people in real estate can serve as receivers, but that it is typically
45 attorneys who specialize in serving as receivers.
46

47 Commissioner Moghadam asked if receivership could include commercial, residential,
48 and industrial land, or any land that is not kept up and poses a health and safety
49 concern.
50

It was explained that it could potentially be used for any type of property and that this
is one of the tools that the city can use, along with other avenues such as citations and

1 court injunctions, to bring properties into compliance. Code enforcement officers,
2 working with the city attorney, are also involved in the process.

3
4 Another action item during the afternoon session of the council meeting was identified
5 by CDD Elliano, who reported that there had been a vacancy on the City Council due
6 to the resignation of Council Member Franchville. Two gentlemen – Robert Epps and
7 Marvin Nottingham – had thrown their hats into the ring to be interim Councilmen until
8 the next election. Ultimately, Robert Epps was chosen.

9
10 There were also work study sessions on the Valley Public Safety concern with
11 continuation of that topic at a later date. Staff took copious notes and will be coming
12 back to the Council and the Hemet ROCS Citizens Advisory Committee with
13 responses to the community concerns. It is very helpful to be hearing what some of
14 the priorities are in the community. We recognize the problems, but there is a different
15 emphasis when it goes out to the general public.

16
17 A public hearing was held on the Parolee Probationer Housing Ordinance, which was
18 approved unanimously, and there was also approval by the City Council for three
19 additional police officers for a three year period. Two of them will be assigned
20 specifically to the Hemet ROCS Taskforce.

21
22 There was also a grant proposal for \$40,000 to assist in alcoholic beverage control
23 enforcement, which will be handled by the police department.

24
25 Finally, City Manager Brian Nakamura has accepted a position with the City of Chico,
26 so there was a series of special meetings, one on the 16th and another on the 20th of
27 August, and the City Council has appointed Assistant City Manager Mark Orme as the
28 Interim City Manager.

29
30 **B. Cancellation of the September 4, 2012 Commission meeting.**

31
32 Staff is recommending a cancellation of the September 4th meeting, with the next
33 Planning Commission meeting to be held on September 18, 2012.

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36 **8. HEMET ROCS CITIZEN ADVISORY COMMITTEE REPORT**

37
38 Chairman Gifford reported that most of the issues considered at the last Hemet ROCS
39 meeting had already been referenced earlier in tonight's proceedings. However, a
40 large portion of the discussion at the last ROCS meeting had to do with public
41 outreach – the concern in the committee being how the message would be relayed to
42 the citizens of the community. There was a suggestion by some that a Facebook, or
43 other social media page be created, which was a suggestion that had already been
44 put into practice by the police department. We also heard about the basis for the
45 smoke shop and smoking lounge ordinance. In addition we heard that the City of San
46 Jacinto had passed an interim urgency ordinance placing a moratorium on hookah
47 lounges and smoke shops, which was an indication of cooperation between Hemet
48 and San Jacinto for the benefit of the Valley. Also, Hemet ROCS is now on the city's
49 web site.

50 **9. PLANNING COMMISSIONER REPORTS**

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- A. Chairman Gifford: (No additional report)
- B. Vice Chair Overmyer: (Nothing to report)
- C. Commissioner Moghadam: (Nothing to report)
- D. Commissioner Perciful: (Nothing to report)
- E. Commissioner Vasquez: (Nothing to report)

10. FUTURE AGENDA ITEMS

A. North Hemet Specific Plan

CDD Elliano reported that this item would be presented either at the end of September or the first part of October.

B. Report on Industrial Development Opportunities

This item and all others will be considered at future meetings.

- C. Proposed Fence Ordinance — Part II
- D. Temporary Sign Provisions —Part II
- E. Other items as requested by Planning Commissioners

PUBLIC HEARINGS

11. ZONING ORDINANCE AMENDMENT NO. 12-2004 (SMOKE SHOPS & HOOKAH LOUNGES)

APPLICANT: City-initiated
 LOCATION: City-wide
 PLANNER: Emery Papp — (951-765-2375)

DESCRIPTION: A request for Planning Commission review and recommendation to the City Council regarding a Zoning Ordinance Amendment to modify Section 90, Article III, and Section 90-892 of the Hemet Municipal Code regulating Smoke Shops and Smoking Lounges, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15061. This ordinance is a component of the Hemet ROCS (Restoring Our Community Strategy) Program for the City of Hemet.

The staff report was presented by Principal Planner Emery Papp, who provided various details regarding the proposed zoning ordinance amendment.

Chairman Gifford requested clarification as to the difference between this ordinance as compared to the interim urgency ordinance that had placed a temporary moratorium on these facilities. Were there changes to the ordinance, or is it basically the same thing?

CDD Elliano responded that the moratorium essentially prohibited the filing of any application for tobacco stores or smoking lounges which previously could be approved

1 via a Conditional Use Permit. That moratorium will expire in October of 2012.
2 Therefore, the alternatives are as follows:

- 3
4 A. Take no action, which would mean that the existing codes would be back in
5 place. Therefore, tobacco stores would be allowed by Conditional Use Permit
6 in the C1 and C2 zones, but with no locational standards, no additional
7 findings, and no separation requirement, as is written in our current ordinance.
8
9 B. Adopt the ordinance before the Commission which includes a one-thousand
10 foot separation, as well as zoning requirements for smoking lounges that
11 would allow them only in specific zones with a Conditional Use Permit, and
12 prohibit them in others.
13
14 C. Redraft the ordinance prohibiting smoking tobacco stores as a use.

15
16 Presently there are five existing smoke shops/tobacco stores within the City that would
17 become legal non-conforming uses since they were legally permitted at the time of
18 their establishment prior to 2006. They are non-conforming in that they cannot
19 enlarge, expand, or move. Normally a non-conforming use can continue if there is no
20 more than a six-month separation between one ownership and the next one. Staff
21 recommends restricting that further if the true intent is to gradually deny and remove
22 tobacco stores as a conditional use permit. If the commission adopts this ordinance,
23 the two existing shops in the C1 zone would be non-conforming, but grandfathered in
24 and could continue operating. The three in the C2 zone would continue to operate.

25
26 Commissioner Vasquez asked if, from a constitutional standpoint, we are on firm
27 ground for prohibiting smoking lounges.
28

29 City Attorney McEwen responded that there would be no provision in the federal or
30 state constitution that would prevent the Planning Commission from taking action or
31 prevent the city from enforcing the proposed ordinance. This is something that would
32 be subject to what they call "rational basis." If there is rational basis for the city's
33 action, then it would be supportable in court.
34

35 Commissioner Vasquez referred to General Land Use Policy 15.5 which deals with
36 creating and updating regulations. One of Hemet ROCS' recommendations was to
37 outlaw smoking establishments. He wondered if the Commission has the authority to
38 do so under 15.5.
39

40 City Attorney McEwen explained that under the California Constitution, unless there is
41 some exception or some first amendment or other constitutional basis, a city can make
42 a decision that a particular land-use is not appropriate for the community, which is
43 basically the same battle that the City of Hemet is fighting in the area of medical
44 marijuana. It should be up to the city to make the determination regarding whether
45 they allow or deny a use. Even though it is legal to have a tobacco store, it doesn't
46 mean a city would have to allow it.
47

48 Chairman Gifford clarified that the Hemet ROCS recommendation had to do with
49 hookah lounges and not tobacco stores.

50 Mr. Papp responded that any number or formula would be open to scrutiny by any
number of people, so rather than try to determine a number, staff felt it was more

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appropriate to develop a standard and criteria for the Planning Commission.

Chairman Gifford commented that if this ordinance were adopted, then to have a tobacco store in Hemet, the applicant would have to bring it to the Planning Commission for a Conditional Use Permit.

Commissioner Perciful asked how many people have come to the city to request a Conditional Use Permit in the two years since the moratorium had been in place.

CDD Elliano reported that there had been no requests in the City of Hemet for a Conditional Use Permit for this type of use; however, the assistant city manager of San Jacinto had reported that they recently had a tobacco store open there since it could not open in Hemet.

Commissioner Perciful wondered what the fiscal impact for Hemet would be with an outright moratorium.

CDD Elliano thought the impact would be modest.

Commissioner Perciful felt that putting restrictions on where they can be is useful, but ultimately in a free market system, the market would drive the demand for the use.

Mr. Papp agreed, stating that a year ago there were seven stores within the city limits and that two had closed within the last year, thereby indicating a decrease in the demand.

Commissioner Moghadam asked what determines that a smoke shop is actually a smoke shop versus a grocery store that sells tobacco products.

Mr. Papp explained that it was primarily the amount of floor area dedicated to the sale of tobacco products that determined whether a store could be identified as a smoke shop.

Commissioner Moghadam queried regarding the amount of square footage that was required for that identification to be made.

Mr. Papp responded that in the new, draft ordinance, it was spelled out fairly precisely regarding the amount of floor space and shelf space that could be dedicated to tobacco.

CDD Elliano indicated that if a store has a minimum of 15 percent of floor area dedicated to tobacco or tobacco products, they are defined as a tobacco store.

Commissioner Moghadam stated that the non-conforming businesses would have to go back to request a CUP when they transfer or sell their business due to the thousand-foot requirement; therefore, none of these are going to be approved by the CUP because of the regulation.

CDD Elliano explained that if the ordinance is adopted, only the two in the C1 zone would be grandfathered, non-conforming uses. The ones in the C2 zone would be

1 allowed to continue; however, the uses would not be transferable.

2
3 Commissioner Moghadam then requested a definition of a smoking lounge.

4
5 CDD Elliano indicated that a smoking lounge or hookah lounge is any place where
6 smoking or flavored tobacco is actually used.

7
8 Mr. Moghadam wondered if establishments, such as restaurants that allow outside
9 smoking areas, would be considered smoking lounges, and therefore be affected by
10 this ordinance.

11
12 CDD Elliano suggested that there would have to be a definition clarification according
13 to the current definition. For example, businesses that are dedicated to the inhalation
14 of tobacco products, including but not limited to establishments known variously as
15 cigar lounges, hookah lounges, tobacco clubs, private smoking lounges or tobacco
16 bars, would be affected by the ordinance.

17
18 Vice Chairman Overmyer asked if a lounge outside a restaurant would be prohibited.

19
20 CDD Elliano responded that if it is dedicated as a smoking lounge, or known to be
21 such, it would be prohibited. She noted, however, that some restaurants do have
22 smoking allowed on their patios, which is not associated with the restaurant and not
23 dedicated to smoking. These would not be affected.

24
25 Vice Chairman Overmyer commented that even though all commissioners come from
26 different sets of circumstances and bring different sets of values, our goals pretty
27 much coalesce when we say we want to make the city a better place. He does not
28 believe we should legislate morality. Can we legislate against hot dog shops or ice
29 cream stores? He needed to be convinced by staff and by other commissioners that
30 he should vote for this.

31
32 CDD Elliano explained that always with land use regulation, the cornerstone is that
33 there has to be a public purpose for the regulation.

34
35 Chairman Gifford stated that Commissioner Overmyer's comments were both good
36 and on point. He further clarified that there were four different choices to be made:

- 37
38
- 39 1. We can recommend approval of the zoning ordinance as it is which will ban
40 hookah lounges, head shops, and allow tobacco stores with the CUP;
 - 41 2. We can recommend that they will be non-conforming, but grandfathered in or
42 we can recommend this in a changed version—things we want to add, take
43 away, etc.;
 - 44 3. We can decide that this should just be a ban on all of this;
 - 45 4. We can do nothing and the moratorium will expire. However, it is a
46 recommendation we are making because it is the City Council that will make
47 the final decision.

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49 Chairman Gifford asked if there was anything that would preclude the City Council
50 from going back and revising the ordinance, should it move forward and be adopted.
CDD Elliano responded that the City Council always has that ability.

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Commissioner Moghadam asked for further clarification regarding non-conforming businesses that might be sold. Would the new owner be required to get a CUP? And if the moratorium were to continue, would the owner be losing his/her privilege of gaining profit from the business since no one can purchase it?

Commissioner Perciful agreed, and stated that at that point, the city has legislated the owner's equity right out of their business.

CDD Elliano referenced Section 90-88 which states that a tobacco stores' permit is not transferable. This being the case, if that provision is taken out, then those non-conforming uses will come under the same rules in that they can continue to operate regardless of ownership if they reestablish the business within six months and obtain the state license, county license, and all of the appropriate licensing. It would only be if they were vacant after six months that they could not renew those permits. They would, at that point, have to come before the Commission.

Chairman Gifford opened the public hearing and immediately closed it as there were no members of the public wishing to speak. He also restated that the task of the Commission was to make a recommendation to the City Council. He asked for a motion.

It was **MOVED** by Vice Chairman Overmyer and **SECONDED** by Commissioner Perciful to **ADOPT** *Planning Commission Resolution Bill No. 12-018*, **RECOMMENDING APPROVAL** to the City Council of Zoning Ordinance Amendment No. 12-004, with a request that the Council review Section 90-88 to see if it has ramifications on existing businesses that could be detrimental.

The MOTION was carried by the following vote:

- AYES:** Chairman Gifford, Vice Chairman Overmyer, and Commissioners Moghadam, Perciful, and Vasquez
- NOES:** None
- ABSTAIN:** None
- ABSENT:** None

(Adopted Planning Commission Resolution No. 12-017)

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12. ADJOURNMENT: It was unanimously agreed to adjourn the meeting at 7:01 p.m. to the regular meeting of the City of Hemet Planning Commission scheduled for **September 18, 2012 at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 East Latham Avenue, Hemet, CA 92543.

John Gifford, Chairman
Hemet Planning Commission

ATTEST:

Nancie Shaw, Records Secretary
Hemet Planning Commission

AGENDA NO. 4

Staff Report



TO: City of Hemet Planning Commission

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

DATE: September 18, 2012

RE: **SITE DEVELOPMENT REVIEW NO. 12-001 (PULTE –DEL WEBB HOMES AT SOLERA DIAMOND VALLEY)** - A request for Planning Commission review and approval of a Site Development Review application for the design of 161 single-family residential homes within Tract Nos. 31807-1, 31808 and 31808-1 located on the northeast corner of Mustang Way and Warren Road and a Notice of Exemption under the Subsequent Environmental Impact Report (EIR) that was adopted for the underlying projects, GPA No. 05-03, SPA No. 04-01, and TTM Nos. 31807 and 31808 on November 22, 2005.

PROJECT APPLICANT INFORMATION

Owner/Applicant: Pulte Group, Inc.
Project Location: Northeast corner of Mustang Way and Warren Road
APN Information: 460-320-001 thru 012; 460-322-004 thru 012; 460-360-001 thru 013; 460-361-001 thru 026; 460-362-001 thru 015; 460-363-002 thru 008; 460-364-001 thru 014; 460-370-003 thru 010; 460-381-001 thru 007; 460-390-001 thru 036 and 040; and, 460-391-001 thru 017.
Lot Area: 113.60 Acres

STAFF RECOMMENDATION

The Planning Department recommends that the Planning Commission:

1. Adopt the attached Planning Commission Resolution Bill No. 12-003 (Attachment No. 1), entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 12-001 FOR 161 SINGLE FAMILY HOMES WITHIN TRACT MAP NOS. 31807-1, 31808

City of Hemet - Planning Department
Planning Commission Meeting of September 18, 2012

AND 31808-1 LOCATED ON THE NORTHEAST CORNER OF MUSTANG WAY AND WARREN ROAD (APN'S: 460-320-001 THRU 012; 460-322-004 THRU 012; 460-360-001 THRU 013; 460-361-001 THRU 026; 460-362-001 THRU 015; 460-363-002 THRU 008; 460-364-001 THRU 014; 460-370-003 THRU 010; 460-381-001 THRU 007; 460-390-001 THRU 036 AND 040; AND, 460-391-001 THRU 017)."

PROJECT BACKGROUND

On November 22, 2005, the City Council approved Tentative Tract Map (TTM) No. 31807 (Resolution No. 3969) and Tentative Tract Map (TTM) No. 31808 (Resolution No. 3970) allowing a total of 599 residential lots. The approved subdivisions (Solera at Diamond Valley) are age restricted to senior citizens through recorded covenants, conditions and restrictions ("CC&Rs").

On December 6, 2005, Site Development Review (SDR) No. 05-011 was approved by the Planning Commission (Resolution No. 05-046). The lot plotting, architectural elevations, floor plans, landscape plans, and fence and wall plans for 573 lots of the proposed project were reviewed and approved under Site Development Review (SDR) No. 05-011.

Condition of Approval No. 23 of TTM 31807 and Condition of Approval No. 22 of TTM 31808 for the tentative map requires that the Planning Commission review and approve site development plans for architecture and site layout prior to the issuance of building permits.

The entire project includes Tract Map Nos. 31807, 31807-1, 31808, 31808-1 and 31808-2. All of the tract maps have been finalized and recorded with the exception of 31808-2. Approximately 275 single family residences have been constructed under the previous Site Development Review (SDR) No. 05-011 within the recorded map areas. The project is requesting approval of the five (5) new product plans for construction on 161 lots to complete Tract Map Nos. 31807-1, 31808-1 and a portion of 31808. The remaining 137 lots are not included in this application and encompass 56 lots in Tract Map No. 31808 and the entire area of Tentative Tract Map No. 31808-2. A key map is included in the staff report that shows the Tract Map and lot boundaries (Attachment No. 2).

In addition to this application, the Applicant has submitted an application for a new Model Home Complex. The application is in process and will be heard before the Community Development Director.

PROJECT DESCRIPTION

Due to changes in the housing market, the Applicant has requested additional product to the augment their previously approved floor plans and elevations and has submitted a Site Development Review application in compliance with the approved conditions. The proposed application would add five (5) new plans to their existing product mix for the remaining 161 lots of the original 573 lot approval. The new products range in size from 1,511 – 2,340 square feet, which compliments the existing products that range in size form 1,454 – 2,245 square feet. The new products offer two (2) three (3) bedroom units that were not offered under the previous approval.

The Applicant proposes five (5) new floor plans with three (3) different architectural elevations for each home as illustrated in Attachment No. 1A. The table below summarizes the proposed dwelling unit types:

Plan Type	# of Beds/Baths	Dwelling Unit Size	# of Arch. Elevations	# of Stories	Garage Type
Plan 70	2 bedrooms/2 bathrooms	1,511 sq. ft.	3+	1	2 car front-entry
Plan 71	2 bedrooms/2 bathrooms	1,633 sq. ft.	3+	1	2 car front-entry
Plan 72	2 bedrooms/2 bathrooms	1,958 sq. ft.	3+	1	2 car front-entry
Plan 73	3 bedrooms/2 bathrooms	2,023 sq. ft.	3+	1	2 car front-entry
Plan 74	3 bedrooms/3 bathrooms	2,340 sq. ft.	3+	1	2 car front-entry

The Applicant is proposing the three (3) architectural styles that include Spanish Colonial, Early California and Ranch Hacienda. The materials include lightlace finish stucco, stucco trim, stone, concrete shake and 'S' tiles in a variety of earth tones. The typical project layout includes front yard setbacks from 18 – 36 feet.

In addition, the new products offer a myriad of options to customers that include bay windows, sliding doors, sun rooms, hearth rooms, covered patios, optional bath, cook top kitchen, hobby rooms, super laundry area, outdoor fireplace, second owner's suite, game rooms and snore rooms. The snore rooms provide private access to a smaller room off of the master bedroom.

A table of the plans approved under the previous Site Development Review No 05-011 is provided as Attachment No. 3, for comparison purposes. The perimeter fencing and lot landscaping for the new units will continue the established pattern and materials as in the rest of the development.

On April 2, 2008, The Planning Director approved a pick-a-lot program that provided the Applicant with flexibility to modify lot plotting based on the following criteria:

1. No more than two (2) like plans/elevations will be plotted and built adjacent to one another.
2. All setback requirements of the City for the above mentioned project will be imposed.
3. The Applicant will ensure variation to the color scheme of adjacent homes.

The proposed application intends to utilize the “pick-a-lot program” and follow the previously established criteria for the project. Furthermore, the Applicant will provide staff with an updated plan mix that will allow no more than 40% of any one plan for the remainder of the project.

The following table indicates land uses immediately surrounding the project site.

	LAND USE	ZONING	GENERAL PLAN
SUBJECT SITE	Vacant	Page Ranch (PCD 79-93) Medium-Density Residential (17 du/ac) and R-1-PUD	LDR (Low Density Residential 2.1-5.0 du/ac)
NORTH	Vacant	M-2 (Heavy-Industrial) Page Ranch (PCD 79-93)	(I) Industrial
SOUTH	Vacant	R-5 du/ac Page Ranch (PCD 79-93)	LDR (Low Density Residential 2.1-5.0 du/ac)
EAST	Single-Family Residential - Tract 22612	R-5 du/ac Page Ranch (PCD 79-93)	LDR (Low Density Residential 2.1-5.0 du/ac)
WEST	Vacant	R-1 du/2.5 ac Page Ranch (PCD 79-93)	LDR (Low Density Residential 2.1-5.0 du/ac)

The project setting is illustrated and described in more detail by the attached items:

- Adjacent Zoning Map (Attachment No. 4)
- Aerial Map (Attachment No. 5)

General Plan Consistency

This project is consistent with the Page Ranch Specific Plan which was previously determined to be consistent with the City's General Plan. The updated 2012 General Plan did not alter the Low Density Residential (LDR) designation for the site.

The project is also consistent with Land Use Goal (LU 1.11) that promotes comprehensive, cohesive and well-designed residential projects through the preparation of a Specific Plan. As discussed previously, the project is partially constructed with a well established neighborhood character. The project as proposed will reflect the existing neighborhood character by following the architectural style and plotting within the development consistent with Community Development Goal CD-12.4.

Furthermore, the project has been conditioned to incorporate energy-efficient design, building, and materials per the General Plan program CSI-P-8 (Condition No. 17) and compliance with California State Energy Commission Regulations and the State Solar Shade Control Act per OS-P-22 (Condition No. 18).

Compliance with the Page Ranch Planned Community Development

The project site is zoned R-1-PUD and Medium-Density Residential (R-17) under the Page Ranch PCD, and will be developed under the site development standards for the Page Ranch PCD and the guidelines established under SPA No. 04 -01. The development standards for the PCD specify minimum lot area, lot width, lot depth and setback requirements, based on the proposed subdivision, which is designed as a 5,000 sq. ft. minimum lot size residential project. The following table summarizes the required and proposed development standards:

DEVELOPMENT STANDARDS PER PCD79-93	REQUIRED PER PAGE RANCH – PCD 79-93	PROPOSED
Front Setback Minimum	18 feet to garage 10 feet to living area	18 feet to garage 10 feet to living area
Side Setback Minimum	5 feet	5 feet

DEVELOPMENT STANDARDS PER PCD79-93	REQUIRED PER PAGE RANCH – PCD 79-93	PROPOSED
Street Side Setback and Corners Minimum	10 feet	10 feet
Rear Setback Minimum	10 feet	10 feet

Design Guidelines Consistency

The overall intent of the design guidelines is to provide residential housing that achieves complimentary architectural styles, consistent roof materials, building articulation and relief, reduced “boxiness,” varying building heights and enhanced architectural trim features (i.e. window moldings, shutters, recessed windows, etc.). Upon review of the site development plans, staff believes that the proposed architectural elevations as conditioned are consistent with the intent of the design guidelines in that they incorporate these elements and features.

In addition to the design guidelines, there are specific architectural standards that must be complied with. All homes should be provided with at least four (4) building planes on the front elevations. All of the proposed front elevations meet this standard which is intended to avoid flat building planes and lack of detail. All front elevation windows are shown with trim. Each elevation will have a minimum of three (3) color schemes.

A second standard requires garages to be integrated into the overall house design and that they should not dominate the front building elevation. All of the proposed units have garages that are in front or equal to the living area plane. The existing homes in the project were approved as garage dominated. The proposed products are also garage dominated and are consistent with the established neighborhood.

A third standard requires that at least 25% of the front and side facades that are visible from the street should include a mix of different building materials in order to achieve contrast. The applicant proposes a mixture of Spanish and Early California architecture. The Spanish and Early California style homes do not have any differing building materials but incorporate enhanced stucco treatments. The Ranch Hacienda elevations have accents of stone or masonry materials. For units that incorporate an optional front yard enclosure, staff has requested and the Applicant has indicated support for incorporating decorative materials on the enclosure walls.

TRANSPORTATION UNIFORM MITIGATION FEE (TUMF)

At the time of building permit issuance, the proposed project is subject to payment of the required fees relative to the Western Riverside County Transportation Uniform Mitigation Fee Program (TUMF) pursuant to Chapter 58, Article III, Section 58-70.2 (f) of the Hemet Municipal Code.

MULTI-SPECIES HABITAT CONSERVATION PLAN (MSHCP)

Pursuant to Chapter 31, Section 31-16 (8) of the Hemet Municipal Code, only development proposals for which discretionary approval had been given prior to February 12, 2004, are exempt from provisions of the MSHCP Fee Ordinance. Therefore, pursuant to Hemet Municipal Code Section 31.7, this project is subject to the payment of MSHCP fees. The fees are to be paid in full at the time of issuance of a certificate of occupancy or request for final inspection, whichever occurs first.

AIRPORT LAND USE COMPATIBILITY

The project is located on the east side of Warren Road and south of Stetson Avenue. The site is located within the Hemet Ryan Airport Risk Area III with the exception of the westerly portion which is located within the Hemet Ryan Transition Area. The previous underlying approvals, GPA No. 05-03, SPA No. 04-01, and TTM Nos. 31807 and 31808 were reviewed and considered to be compatible with the Airport Land Use Plan.

DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION

On March 8, 2012, the project was reviewed for design. Staff from the various City departments provided written conditions that have been incorporated into the proposed conditions of approval (Exhibit 1B).

CEQA REVIEW

CEQA. The City Council certified a Subsequent Environmental Impact Report (SEIR) by Resolution No. 3967 on November 22, 2005 for GPA No. 05-03, SPA No. 04-01, and TTM Nos. 31807 and 31808. There has been no legal challenge brought against the project or the environmental determination. The Planning Commission has reviewed the SEIR for the project in light of the applicant's submittal of SDR No. 12-001. The Planning Commission has concluded that SDR No. 12-001 is a subsidiary and implementing approval or permit contemplated under the larger project, and that SDR No. 12-001 complies with the City's Zoning Ordinance, Single-Family Residential Design Guidelines, and other applicable

standards. The Planning Commission finds that SDR No. 12-001 will not result in an increase in the density or intensity of the project and will not result in project changes that were not previously analyzed under the SEIR and any effects it may have on the environment, fall within the scope of, and were analyzed under the SEIR and the Mitigation Monitoring Program for the project. Furthermore, based on the Planning Department's staff's knowledge of the project and surrounding developments, the Planning Commission concludes that there has been no change in circumstances under which the project is being undertaken that would require additional analysis under CEQA. Finally, the Planning Commission has not been presented with any information contrary to this conclusion nor any information from which it could be fairly argued that SDR No. 12-001 involves new significant effects on the environment or substantially increases the severity of a previously identified effect. Based thereon, the Planning Commission makes the following findings in accordance with CEQA Guidelines Section 15162:

- a. SDR No. 12-001 does not propose substantial changes to TTM Nos. 31807 and 31808 that would require major revisions to the SEIR; and,
- b. No substantial changes have occurred in the circumstances under which TTM Nos. 31807 and 31808 or SDR No. 12-001 are being undertaken that would require major revisions to the SEIR and the Mitigation Monitoring Program; and,
- c. No new information has been presented from which it may be fairly argued that SDR No. 12-001 may involve a new significant environmental effect, or a substantial increase in the severity of previously identified significant effects, or demonstrating that a mitigation measure previously found to be infeasible is now feasible.
- d. Based on A through C above, staff has determined that the project is consistent with the previously adopted Subsequent Environmental Impact Report for the project and, pursuant to CEQA Guidelines Section 15162, no further analysis is required.

REQUIRED FINDINGS

Condition of Approval No. 23 of TTM 31807 and Condition of Approval No. 22 of TTM 31808 requires that any subsequent Site Development Review meet the findings provided in the Hemet Municipal Code Section 90-1455, as follows:

1. *The project complies with all provisions of Article XLI (Site Development Plan Review) of the Hemet Zoning Code.*

The proposed residential development is consistent with Article XLI in that the application is being reviewed and approved by the Hemet Planning Commission as required by this section and the Conditions of Approval for Tract Map Nos. 31807 and 31808. Further, the proposed residential development is in conformance with the development standards of

the Residential District of the Page Ranch Master Community Plan relative to setbacks, building height, walls and landscaping, as well as the Single-Family Residential Design Guidelines.

2. *The following are so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, so that there will be no adverse effect on surrounding property:*

- a. Buildings, structures and improvements.

The proposed residential development complies with all of the required setbacks and development standards of the R-1-6 (Single-Family Residential) district so that there will be no adverse effect on surrounding property, nor traffic congestion because the homes are placed in compliance with the Hemet Municipal Code – Section 90-315. All other improvements are required to conform to City standards.

- b. Vehicular ingress and internal circulation.

The proposed street system design is consistent with all City standards and the approved TTM Nos. 31807 and 31808. Vehicular access to the subdivision is provided by Warren Road, Mustang Way, and Fisher Street. These access points will help maintain efficient traffic flow in and out of the residential neighborhood. The interior streets are designed to meet City standards. Therefore, there will not be adverse impact on surrounding property.

- c. Setbacks.

All required setbacks of the Residential Zone district and the California Building Code have been complied with as explained in the Planning Commission staff report for Site Development Review No. 12-001 dated August 20, 2012.

- d. Height of buildings.

The maximum building height in the Residential Zone district is restricted to 35 feet or two stories. The proposed dwelling units do not exceed the maximum height requirements as all proposed homes are single-story and approximately 25 feet tall or less, so there will be no adverse impact on surrounding property.

- e. Service areas.

All requirements for trash service will be complied with according to City specifications and policies. Therefore, there will be no adverse impact on surrounding property.

f. Walls.

The applicant is proposing to use a 6-foot decorative, split-face block wall throughout the project in compliance with the approved conditions and the Residential Zone district standards. Therefore, there will be no adverse impact on surrounding property.

g. Landscaping

Front yard landscaping will be provided for each home in compliance with the Conditions of Approval for TTM Nos. 31807 and 31808 and the Residential Zone district standards. Therefore, there will be no adverse impact on surrounding property.

3. *Underground Utilities.*

All utilities will be underground in compliance with City standards and the Conditions of Approval for Tract Map Nos. 31807 and 31808.

4. *Proposed lighting is located as to reflect the light away from adjoining properties.*

Since this is a residential development, street lights are provided per City standards which will not be directed to reflect on the homes of adjoining properties.

5. *Proposed signs will not, by size, location, color or lighting, interfere with traffic or limit visibility.*

Entry monumentation signage has been constructed on Stetson Avenue and Fisher Street. The monument signs are located in a manner that does not interfere or limit traffic visibility.

6. *All applicable public easements and rights-of-way have been dedicated or offered for dedication.*

All applicable public easements and rights-of-way have been dedicated with the final map as reviewed and approved by the City Council and in compliance with City standards.

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. Staff from the various City departments provided written conditions that have been incorporated into the proposed conditions of approval (Exhibit 1B).

PUBLIC COMMUNICATIONS RECEIVED

The Hemet Municipal Code does not require public notice or advertisement in the newspaper for Site Development Review applications. This item, however, has been placed on the Planning Commission Agenda as a Public Meeting and, therefore, members of the public will have the opportunity to speak on this item if they so choose.

REPORT SUMMARY

Site Development Review No. 12-001 pertains to market driven revisions for the proposed floor plans and architecture of 161 single-family residences within the Page Ranch Planned Community Development (PCD No. 79-93), and within Tract Map Nos. 31807 and 31808.

Staff has determined that the proposed project is consistent with the previously adopted Subsequent Environmental Impact Report (SEIR) for GPA No. 05-03, SPA No. 04-01, and TTM Nos. 31807 and 31808, and is exempt from further review under CEQA pursuant to Section 15162 of the CEQA Guidelines. As discussed in this report, staff has also concluded that SDR No. 12-001, as conditioned, complies with the City's Zoning Ordinance and the Single-Family Residential Design Guidelines, and that it has also satisfied the site specific conditions of approval for TTM Nos. 31807 and 31808. Staff also notes that SDR No. 12-001 does not propose to increase either the density or intensity of the project, nor does it propose any other changes to the project that was analyzed under the SEIR.

The design proposed under Site Development Review (SDR) No. 12-001 conforms to and is consistent with development standards provided for the Specific Plan, conditions of approval for Tract Map Nos. 31807 and 31808, the Zoning Ordinance and the pertinent City 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 calendar 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 No. 12-003
Exhibit 1A - Development Plan
Exhibit 1B - Conditions of Approval
- 2) Key Map for Tract Map Nos. 31807, 31807-1, 31808, 31808-1 and 31808-2
- 3) Table of Existing Approved Plans
- 4) Adjacent Zoning Map
- 5) Aerial Map

INCORPORATED HEREIN BY REFERENCE

City of Hemet General Plan
City of Hemet General Plan EIR
City of Hemet Zoning Ordinance
City of Hemet Subdivision Ordinance
Contents of City of Hemet Planning Department Project File Site Development Review No. 05-011, Tentative Tract Map Nos. 31807 and 31808, Page Ranch PCD 79-93, General Plan Amendment 05-03 and Specific Plan Amendment No. 04-01

**Attachment
No. 1
Resolution No. 12-
003**

**Planning Commission
Public Meeting of
September 18, 2012**



CITY OF HEMET
Hemet, California

RESOLUTION BILL NO. 12-003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 12-001 FOR 161 SINGLE FAMILY HOMES WITHIN TRACT MAP NOS. 31807-1, 31808 AND 31808-1 LOCATED ON THE NORTHEAST CORNER OF MUSTANG WAY AND WARREN ROAD (APN'S: 460-320-001 THRU 012; 460-322-004 THRU 012; 460-360-001 THRU 013; 460-361-001 THRU 026; 460-362-001 THRU 015; 460-363-002 THRU 008; 460-364-001 THRU 014; 460-370-003 THRU 010; 460-381-001 THRU 007; 460-390-001 THRU 036 AND 040; AND, 460-391-001 THRU 017).

WHEREAS, an application for Site Development Review No. 12-001 was filed by:

Owner/Applicant: Pulte Group, Inc.
Project Location: Northeast corner of Mustang Way and Warren Road
Lot Area: 113.60 Acres

WHEREAS, the Planning Commission is authorized to review and approve, conditionally approve or deny Site Development Review No. 12-001 pursuant to Hemet Municipal Code Section 90-1455, TTM No. 31807 Condition of Approval No. 23, and TTM No. 31808 Condition of Approval No. 22; and

WHEREAS, the Applicant is requesting approval of Site Development Review No. 12-001 for the site development plans for 161 single family homes in compliance with Hemet Municipal Code Section 90-1455 and the Conditions of Approval for TTM No. 31807 and 318108.

WHEREAS, the City Council adopted a Resolution No. 3967 Certifying the Final Subsequent Environmental Impact Report on November 22, 2005. The Community Development Director has evaluated the project in compliance with the California Environmental Quality Act (CEQA) guidelines to determine if any new environmental impacts would be created as a result of the proposed project and has determined that no additional environmental analysis is needed; and

Planning Commission Resolution Bill No. 12-003
SITE DEVELOPMENT REVIEW NO. 12-001 – PULTE HOMES

Page 1 of 7

1 **WHEREAS**, The City Council adopted Resolution No. 3969 approving TTM No.
2 31807, Resolution No. 3970 approving TTM No. 31808 and Resolution No. 3967
3 Certifying the Final Subsequent Environmental Impact Report on November 22, 2005;
4 and
5

6 **WHEREAS**, on September 13, 2012, the City gave public notice by posting said
7 notice in three locations of the holding of a public meeting at which the project would be
8 considered; and
9

10 **WHEREAS**, the Planning Commission of the City of Hemet has considered oral
11 and written comments, pro and con, as presented by the Planning Department, the
12 applicant and other interested parties at a public meeting held on September 18, 2012.
13

14 **NOW, THEREFORE**, the Planning Commission of the City of Hemet finds,
15 determines and resolves as follows:
16

17 **SECTION 1: SITE DESIGN REVIEW PROJECT FINDINGS**
18

19 In light of the record before it, including the staff report dated September 18, 2012, and
20 all evidence and testimony heard at the public meeting of this item, the Planning
21 Commission hereby finds as follows:
22

23 A. Condition of Approval No. 23 of TTM 31807 and Condition of Approval No. 22 of
24 TTM 31808 requires that any subsequent Site Development Review meet the
25 findings provided in the Hemet Municipal Code Section 90-1455. The Planning
26 Commission hereby finds and determines that each of these requirements is
27 satisfied as follows:
28

- 29 1. The project complies with all provisions of Article XLI (Site Development
30 Plan Review) of the Hemet Zoning Code – Chapter 90 of the Hemet
31 Municipal Code and all other relevant city regulations, polices and
32 guidelines.
33

34 The proposed residential development is consistent with Article XLI in that
35 the application is being reviewed and approved by the Hemet Planning
36 Commission as required by this section and the Conditions of Approval for
37 Tract Map Nos. 31807 and 31808. Further, the proposed residential
38 development is in conformance with the development standards of the R-
39 1-6 (Single-Family Residential) district of the Page Ranch Master
40 Community Plan relative to setbacks, building height, walls and
41 landscaping, as well as the Single-Family Residential Design Guidelines.
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2. The following are so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, so that there will be no adverse effect on surrounding property:

a. Buildings, structures and improvements.

The proposed residential development complies with all of the required setbacks and development standards of R-1-6 (Single Family Residential) district so that there will be no adverse effect on surrounding property or traffic congestion because the homes are placed in compliance with the Hemet Municipal Code – Section 90-315. All other improvements are required to conform to City standards.

b. Vehicular ingress and internal circulation.

The proposed street system design is consistent with all City standards and the approved TTM Nos. 31807 and 31808. Vehicular access to the subdivision is provided by Warren Road, Mustang Way, and Fisher Street. These access points will help maintain efficient traffic flow in and out of the residential neighborhood. The interior streets are designed to meet City standards. Therefore, there will not adverse impact on surrounding property.

c. Setbacks.

All required setbacks of R-1-6 zone district and the California Building Code have been complied with as explained in the Planning Commission staff report for Site Development Review No. 12-001 dated August 20, 2012.

d. Height of buildings.

The maximum building height in R-1-6 zone district is restricted to 35 feet or two stories. The proposed dwelling units do not exceed the maximum height requirements as all proposed homes are single story and approximately 25 feet tall or less, so there will be no adverse impact on surrounding property.

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e. Service areas.

All requirements for trash service will be complied with according to City specifications and policies. Therefore, there will be no adverse impact on surrounding property.

f. Walls.

The applicant is proposing to use a 6-foot decorative, split-face block throughout the project in compliance with the approved conditions and the R-1-6 district zone standards. Therefore, there will be no adverse impact on surrounding property.

g. Landscaping.

Front yard landscaping will be provided for each home in compliance with the Conditions of Approval for TTM Nos. 31807 and 31808 and the R-1-6 zone district standards. Therefore, there will be no adverse impact on surrounding property.

3. Underground utilities.

All utilities will be underground in compliance with City standards and the Conditions of Approval for TTM Nos. 31807 and 31808.

4. Proposed lighting is located as to reflect the light away from adjoining properties.

Since this is a residential development, street lights are provided per City standards which will not be directed to reflect on the homes of adjoining properties.

5. Proposed signs will not, by size, location, color or lighting, interfere with traffic or limit visibility.

Entry monumentation signage has been constructed on Mustang Way and Fisher Street. The monument signs are located in a manner that does not interfere or limit traffic visibility.

6. All applicable public easements and rights-of-way have been dedicated or offered for dedication.

All applicable public easements and rights-of-way have been dedicated with the final map, as reviewed and approved by the City Council and in compliance with City Standards.

**Planning Commission Resolution Bill No. 12-003
SITE DEVELOPMENT REVIEW NO. 12-001 – PULTE HOMES**

1
2 **SECTION 2: ENVIRONMENTAL REVIEW**
3

4 The Planning Commission, in light of the whole record before it, including but not limited
5 to, the City's local CEQA Guidelines and thresholds of Significance, the
6 recommendation of the Community Development Director as provided in the Staff
7 Report dated September 18, 2012, all documents incorporated therein by reference,
8 and any other evidence (within the meaning of Public Resources Code §21080(e) and
9 §21082.2) within the record or provided at the public hearing of this matter, hereby finds
10 and determines as follows:
11

12 1. **CEQA.** The City Council certified a Subsequent Environmental Impact Report
13 (SEIR) by Resolution No. 3967 on November 22, 2005 for GPA No. 05-03, SPA
14 No. 04-01, TTM Nos. 31807 and 31808. There has been no legal challenge
15 brought against the project or the environmental determination. The Planning
16 Commission has reviewed the SEIR for the project in light of the applicant's
17 submittal of SDR No. 12-001. The Planning Commission has concluded that
18 SDR No. 12-001 is a subsidiary and implementing approval or permit
19 contemplated under the larger project, and that SDR No. 12-001 complies with
20 the City's Zoning Ordinance, Single-Family Residential Design Guidelines, and
21 other applicable standards. The Planning Commission finds that SDR No. 12-
22 001 will not result in an increase in the density or intensity of the project and will
23 not result in project changes that were not previously analyzed under the SEIR
24 and any effects it may have on the environment, fall within the scope of, and
25 were analyzed under the SEIR and the Mitigation Monitoring Program for the
26 project. Furthermore, based on the Planning Department's staff's knowledge of
27 the project and surrounding developments, the Planning Commission concludes
28 that there has been no change in circumstances under which the project is being
29 undertaken that would require additional analysis under CEQA. Finally, the
30 Planning Commission has not been presented with any information contrary to
31 this conclusion nor any information from which it could be fairly argued that SDR
32 No. 12-001 involves new significant effects on the environment or substantially
33 increases the severity of a previously identified effect. Based thereon, the
34 Planning Commission makes the following findings in accordance with CEQA
35 Guidelines Section 15162:
36

- 37 A. SDR No. 12-001 does not proposed substantial changes to TTM Nos.
38 31807 and 31808 that would require major revisions to the SEIR; and,
39
40 B. No substantial changes have occurred in the circumstances under which
41 TTM Nos. 31807 and 31808 or SDR No. 12-001 are being undertaken that
42 would require major revisions to the SEIR and the Mitigation Monitoring
43 Program; and,
44

1 C. No new information has been presented from which it may be fairly argued
2 that SDR No. 12-001 may involve a new significant environmental effect,
3 or a substantial increase in the severity of previously identified significant
4 effects, or demonstrating that a mitigation measure previously found to be
5 infeasible is now feasible.
6

7 D. Based on A through C above, staff has determined that the project is
8 consistent with the previously adopted Subsequent Environmental Impact
9 Report for the project and, pursuant to CEQA Guidelines Section 15162,
10 no further analysis is required.
11

12 3. **MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP).** The
13 project is found to be consistent with the MSHCP. The project is located outside
14 of any MSHCP criteria area and mitigation is provided through payment of the
15 MSHCP Mitigation Fee.
16

17 **SECTION 3: PLANNING COMMISSION ACTIONS**
18

19 1. **NOTICE OF EXEMPTION.** In compliance with Public Resources Code §21152
20 and CEQA Guidelines §15075, the Planning Director shall prepare a Notice of
21 Exemption concerning the findings made in Section 2 of this Resolution, and
22 within five (5) working days of project approval, file a Notice with the Riverside
23 County Clerk for posting.
24

25 2. **APPROVE SITE DEVELOPMENT REVIEW NO. 12-001.** Site Development
26 Review No. 12-003, for the review of the site development and architecture for
27 161 single-family homes, is hereby approved as described in the site
28 development package attached hereto as Exhibit "A" and subject to the
29 conditions of approval set forth in Exhibit "B", attached hereto and incorporated
30 herein by this reference. Any modification to the conditions of approval shall be
31 in compliance with the City of Hemet Zoning Ordinance, and other applicable
32 state and local ordinances.
33

1 **PASSED, APPROVED AND ADOPTED** this 18th day of September, 2012, by the
2 following vote:

3
4
5 AYES:
6 NOES:
7 ABSTAIN:
8 ABSENT:

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John Gifford, Chairman
Hemet Planning Commission

ATTEST:

Nancie Shaw, Records Secretary
Hemet Planning Commission

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**Exhibit
No. 1A
Development Plan**

**Planning Commission
Public Meeting of
September 18, 2012**



Solera Diamond Valley

DeWitt Webb[®]

Architectural Design Review Set
August 29, 2012



Plan 71
Early California

Plan 73
Ranch Hacienda

Plan 72
Spanish Colonial

Plan 70
Ranch Hacienda

Plan 74
Early California

Streetscape

Del Webb

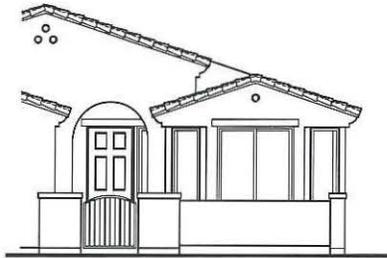
delwebb.com

The drawings presented are illustrations of proposed and/or conceptual work, and are subject to change based upon final design and construction (for applicable code, structure) and MEP or other requirements, and other factors as shown.

Diamond Valley
N3W11018

August 29, 2012
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Spanish Colonial



Early California



Ranch Hacienda

Typical Courtyard Walls

Del Webb

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Optional Glass

Spanish Colonial

Optional Glass

Early California



Optional Glass

Ranch Hacienda

Optional Glass

Ranch Hacienda w/ stone

Plan 70 - Front Elevations

Diamond Valley
NSW11018

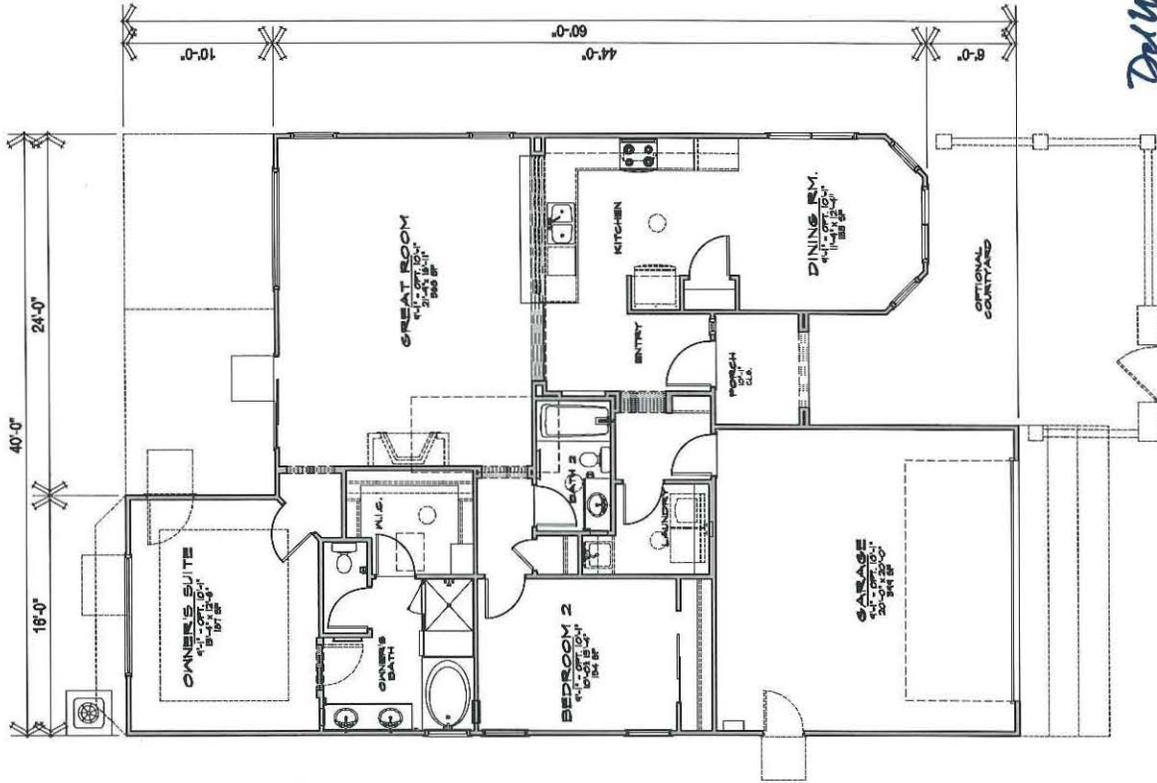
Del Webb

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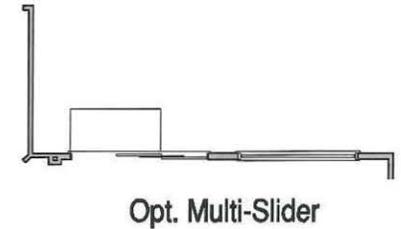
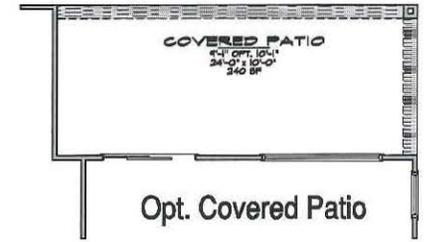
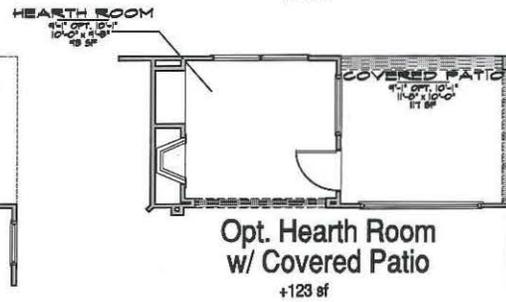
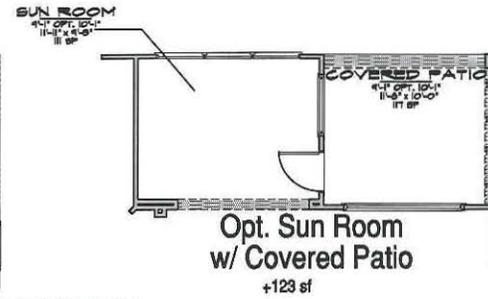
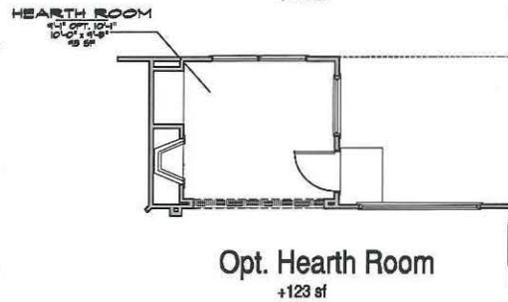
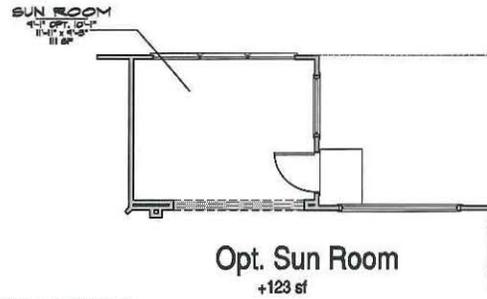
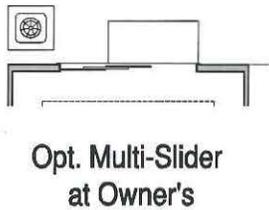
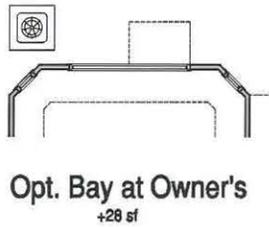
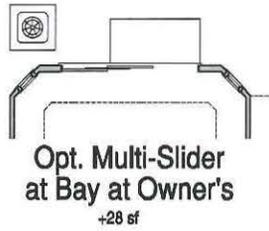


Plan 70
Main Floor Plan
1511 sf total



DelWebb

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Plan 70 - Options

Del Webb

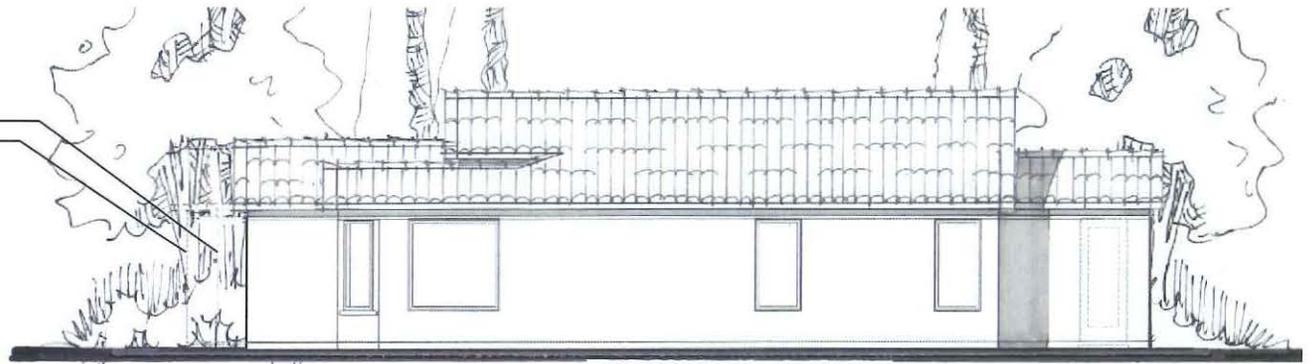
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural) and BSB design requirements, and final floor plan changes only.

Diamond Valley
N3W11018

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Opt. 2' Garage Extension
Opt. 4' Garage Extension

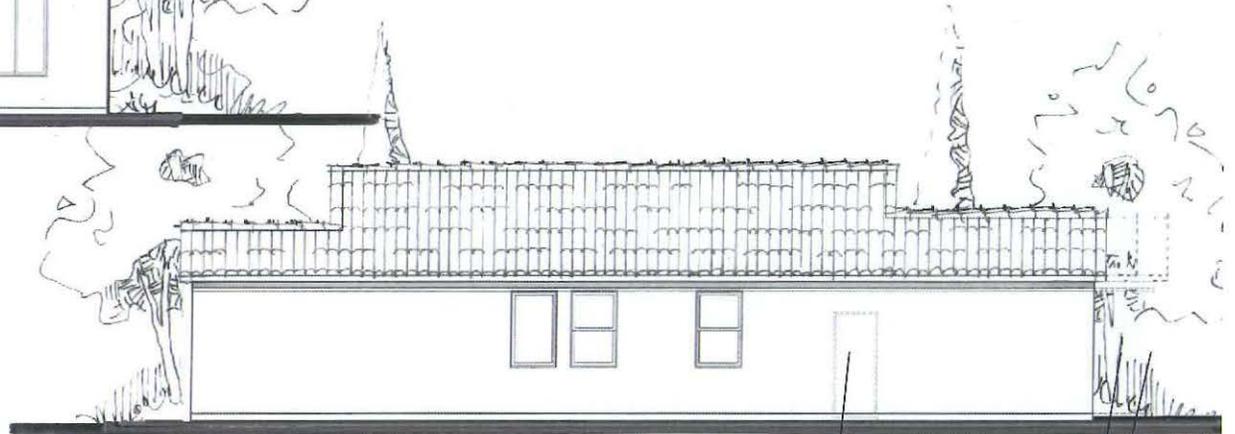


Right Elevation



Optional Sunroom

Rear Elevation



Left Elevation

Opt. Man Door

Opt. 2' Garage Extension
Opt. 4' Garage Extension

Plan 70 - Spanish Colonial
Elevations

Del Webb

delwebb.com

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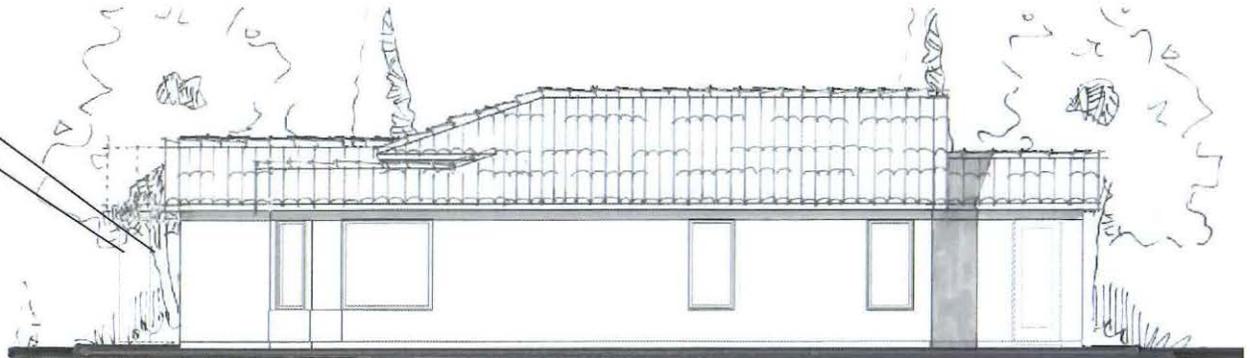
Diamond Valley
N3W11018

August 29, 2012

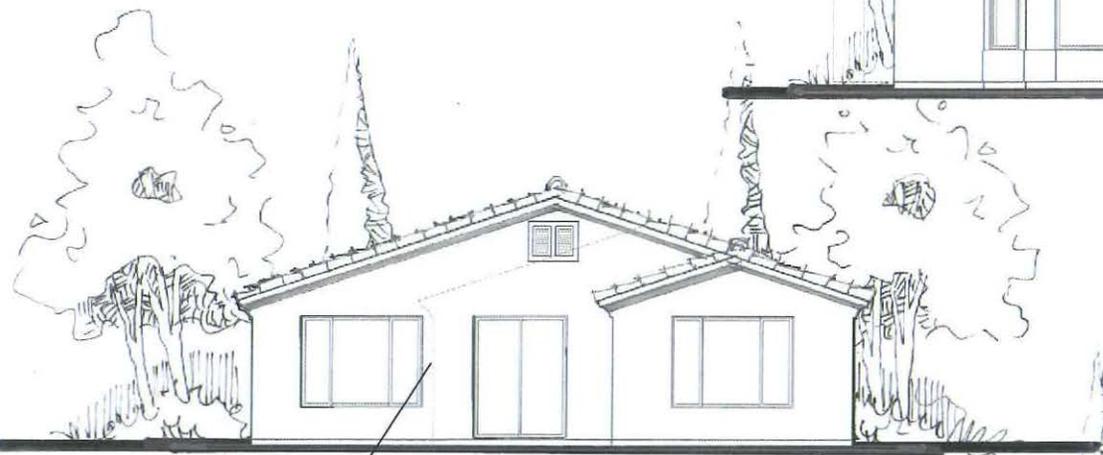
© 2011 BSB Design, Inc.



Opt. 2' Garage Extension
Opt. 4' Garage Extension

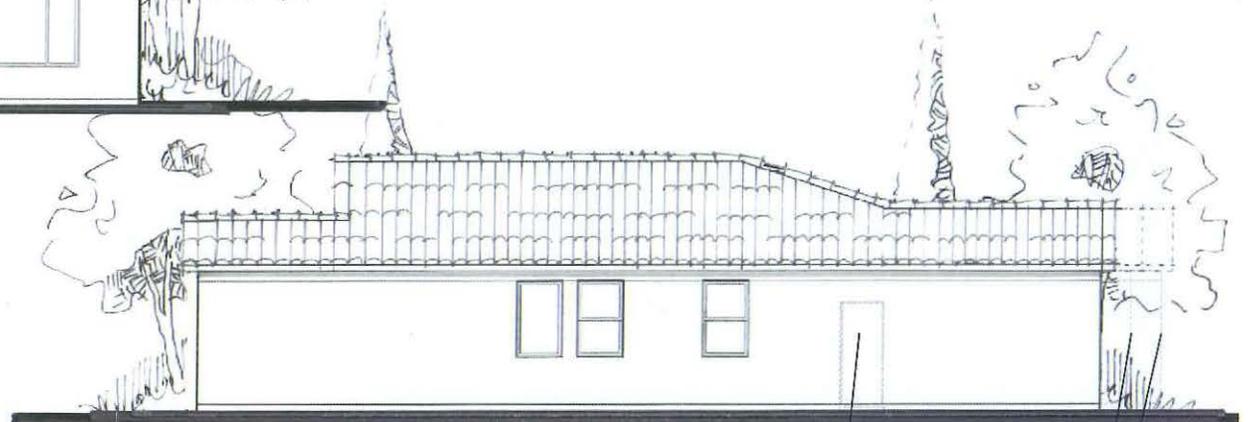


Right Elevation



Optional Sunroom

Rear Elevation



Opt. Man Door

Opt. 2' Garage Extension
Opt. 4' Garage Extension

Left Elevation

Plan 70 - Early California Elevations

Del Webb

Diamond Valley
N3W11018

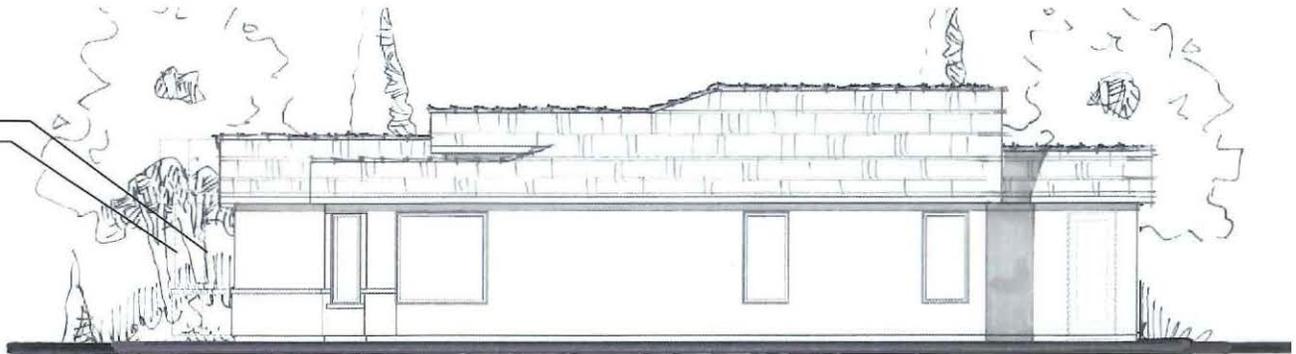


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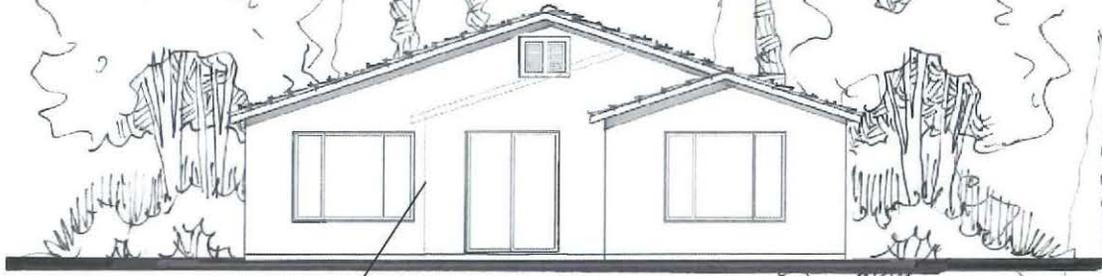
August 29, 2012

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Opt. 2' Garage Extension
Opt. 4' Garage Extension

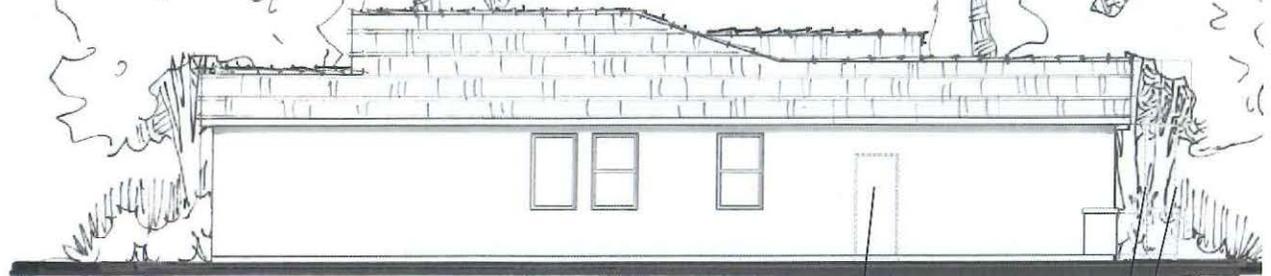


Right Elevation



Optional Sunroom

Rear Elevation



Left Elevation

Opt. Man Door

Opt. 2' Garage Extension
Opt. 4' Garage Extension

Plan 70 - Ranch Hacienda
Elevations

Del Webb

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N3W11018

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Optional Glass

Spanish Colonial



Optional Glass

Early California



Optional Glass

Ranch Hacienda



Optional Glass

Ranch Hacienda w/ stone

Plan 71 - Front Elevations

Del Webb

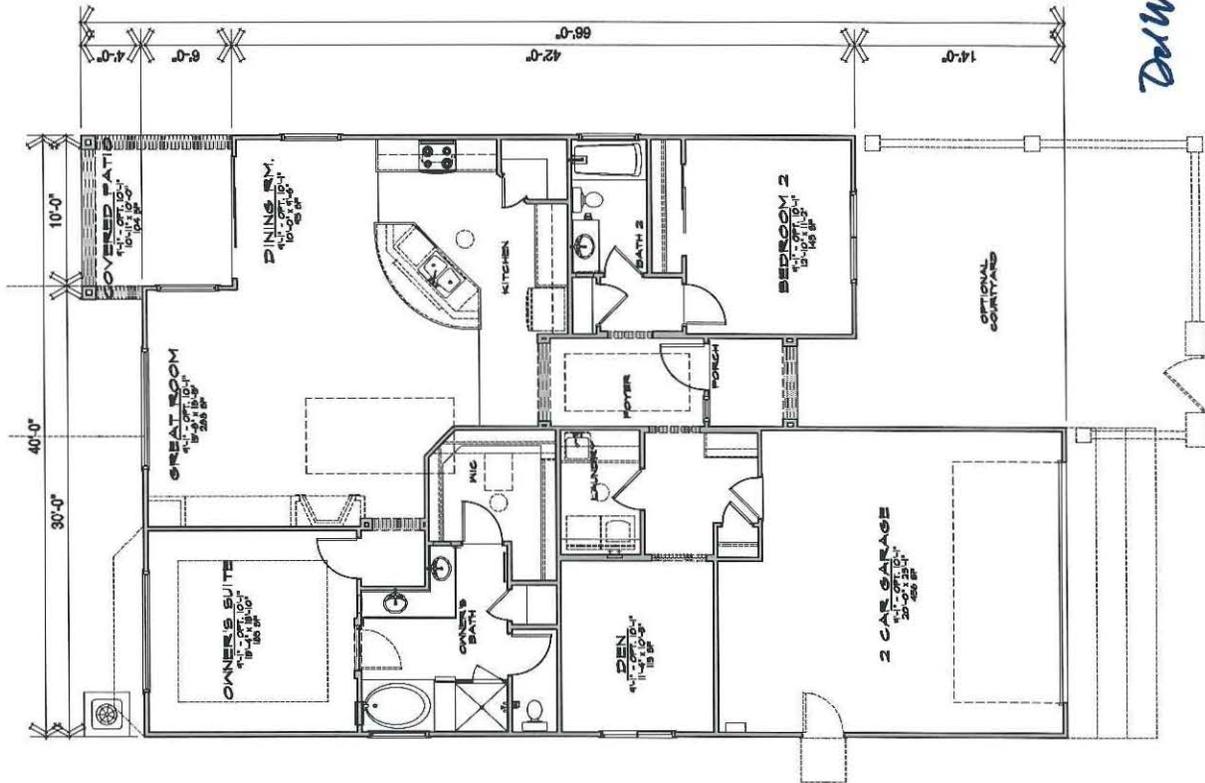
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Diamond Valley
N3W11018

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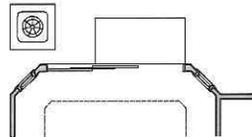


Plan 71
Main Floor Plan
1633 sf total



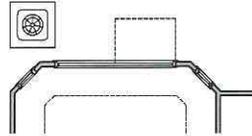
Del Webb

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Opt. Multi-Slider
at Bay at Owner's

+25 sf

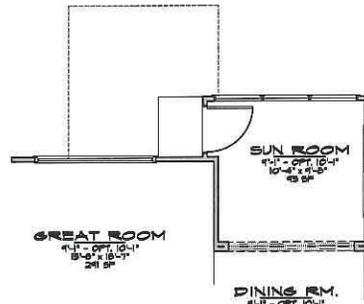


Opt. Bay at Owner's

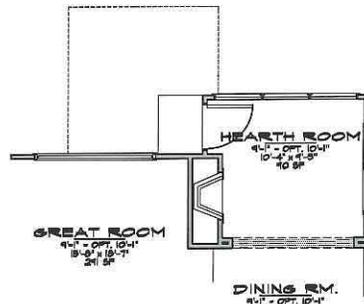
+25 sf



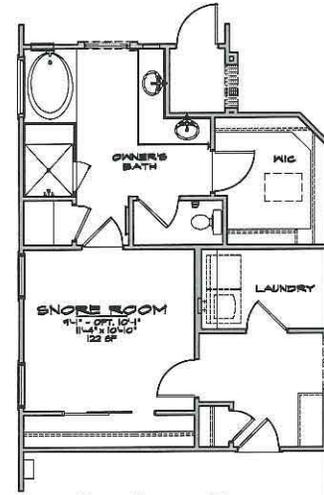
Opt. Multi-Slider
at Owner's



Opt. Sun Room

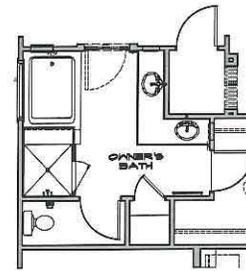


Opt. Hearth Room

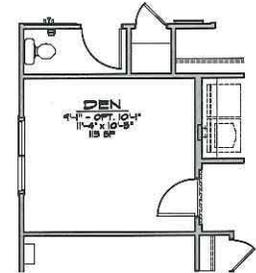


Opt. Snore Room

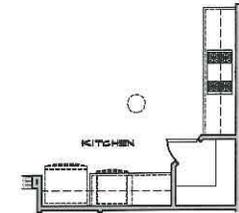
+29 sf



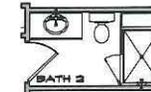
Opt. Owner's Bath



Opt. Den Door



Opt. Cooktop Kitchen



Opt. Bath 2

Plan 71 - Options

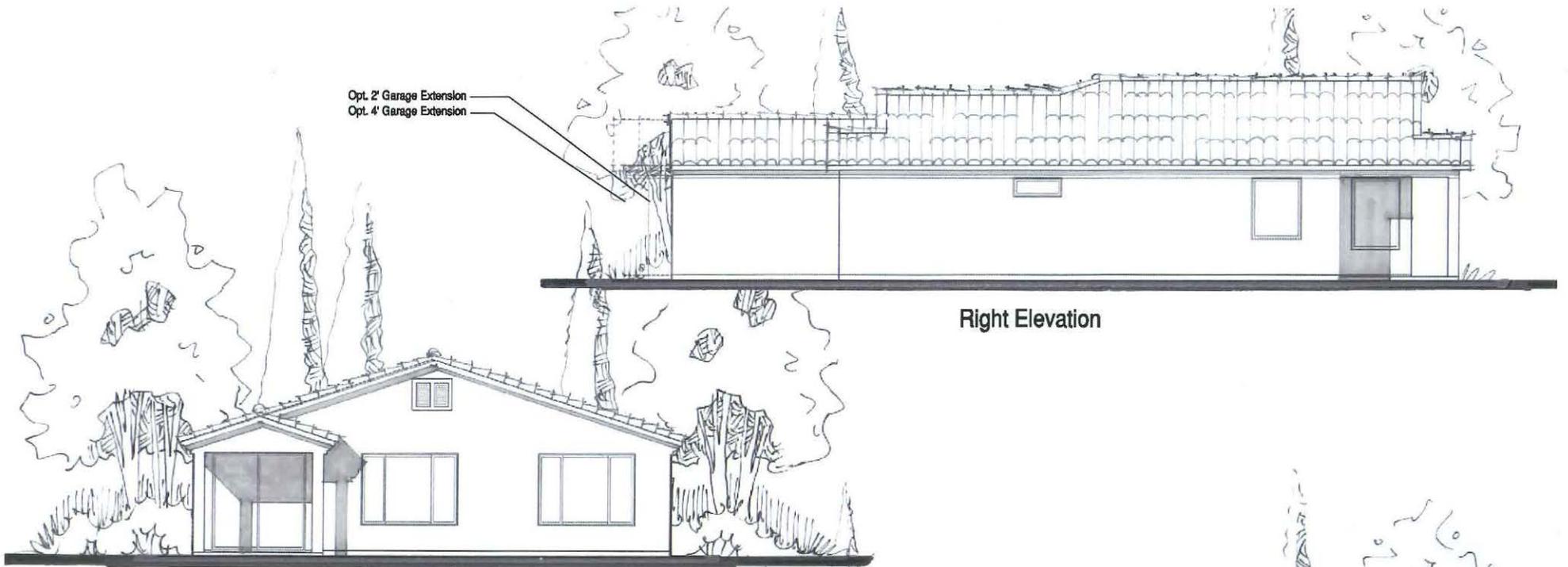
Del Webb

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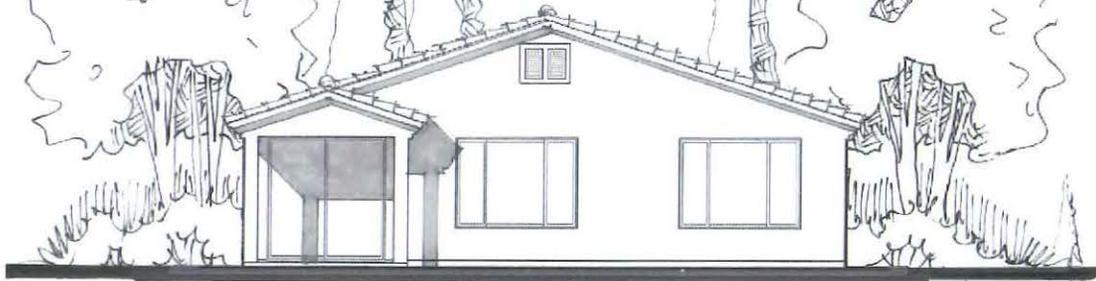
Diamond Valley
N3W11018

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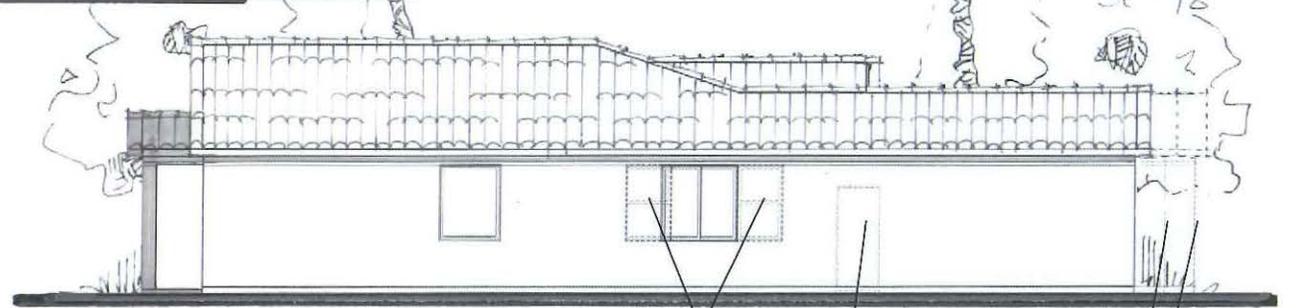




Right Elevation



Rear Elevation



Left Elevation

Window at Optional Snore Room

Opt. Man Door

Opt. 2' Garage Extension
Opt. 4' Garage Extension

Plan 71 - Spanish Colonial Elevations

Del Webb

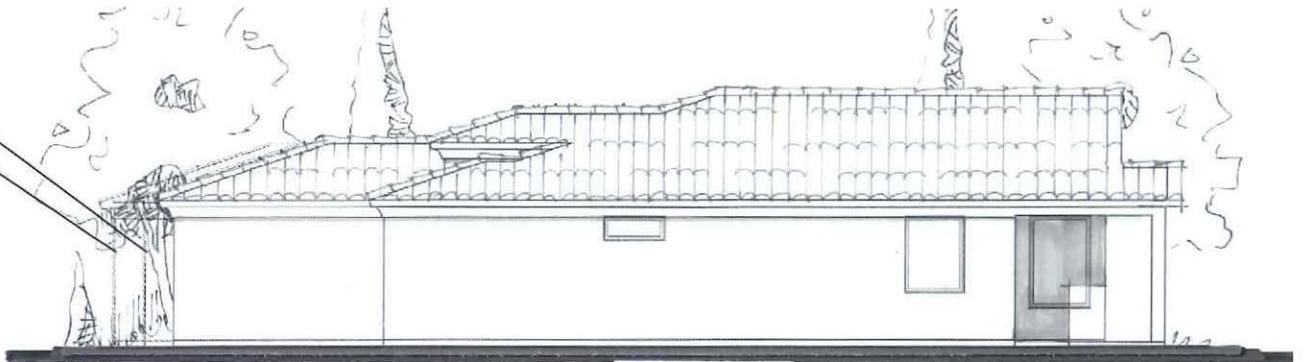
Diamond Valley
N3W11018

August 29, 2012

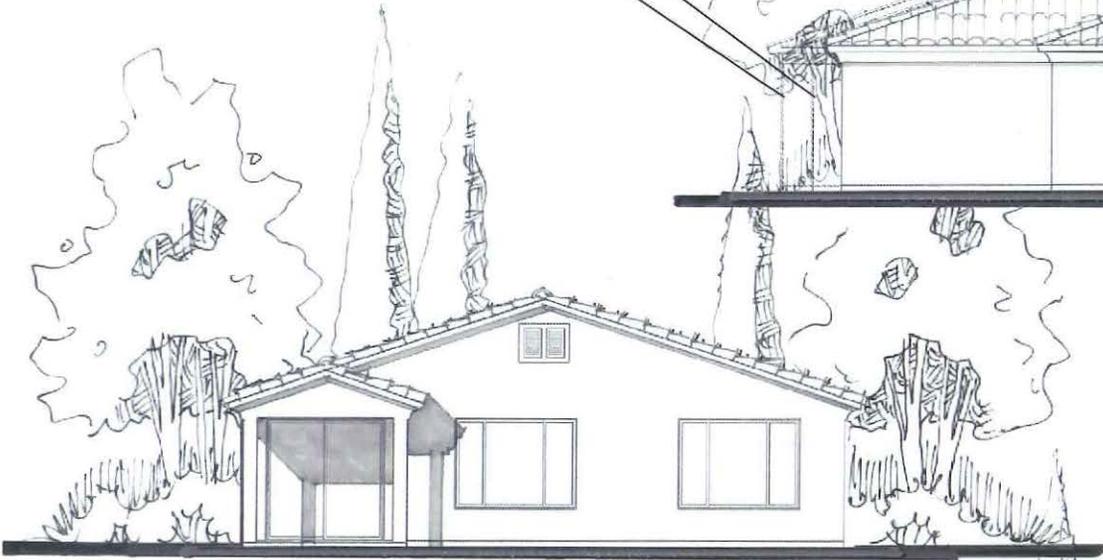


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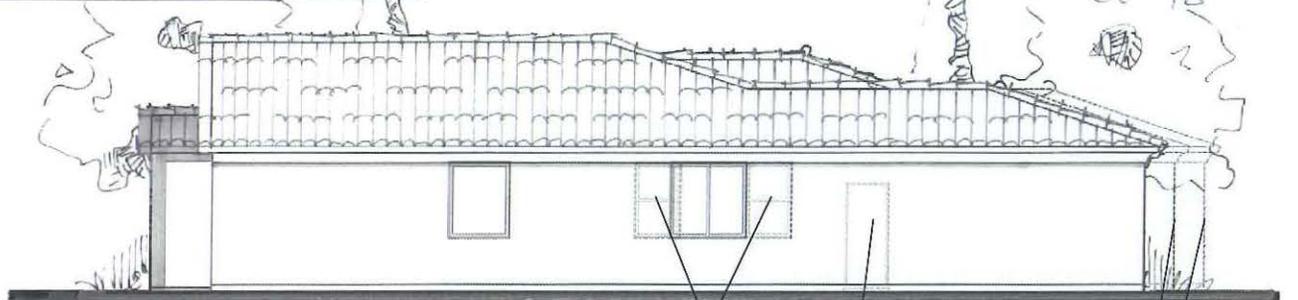
Opt. 2' Garage Extension
Opt. 4' Garage Extension



Right Elevation



Rear Elevation



Left Elevation

Window at Optional
Snore Room

Opt. Man Door

Opt. 2' Garage Extension
Opt. 4' Garage Extension

Plan 71 - Early California
Elevations

Del Webb

Diamond Valley
N3W11018

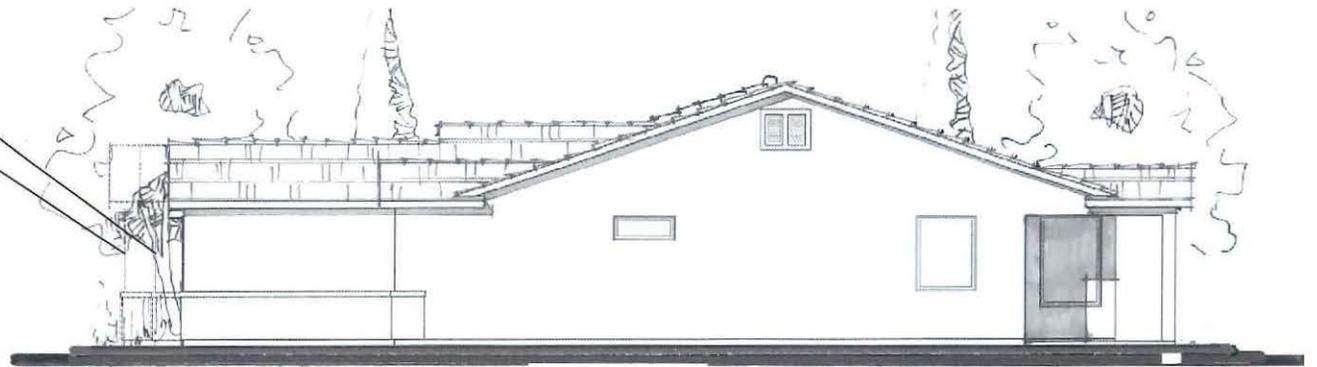
August 29, 2012



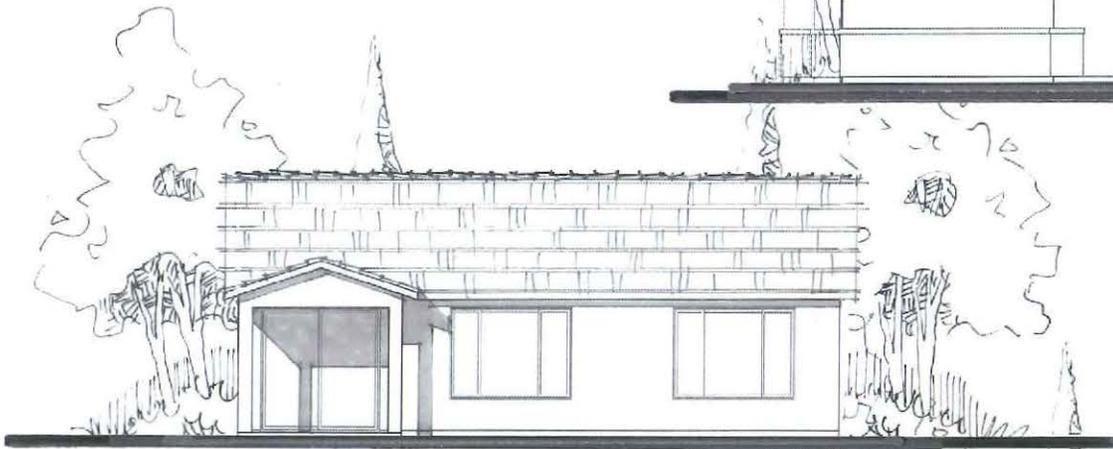
The drawings presented are illustrative of construction. They are subject to change based upon final design decisions, applicable codes, structural and MEP requirements, and plan/floor plan changes, etc.

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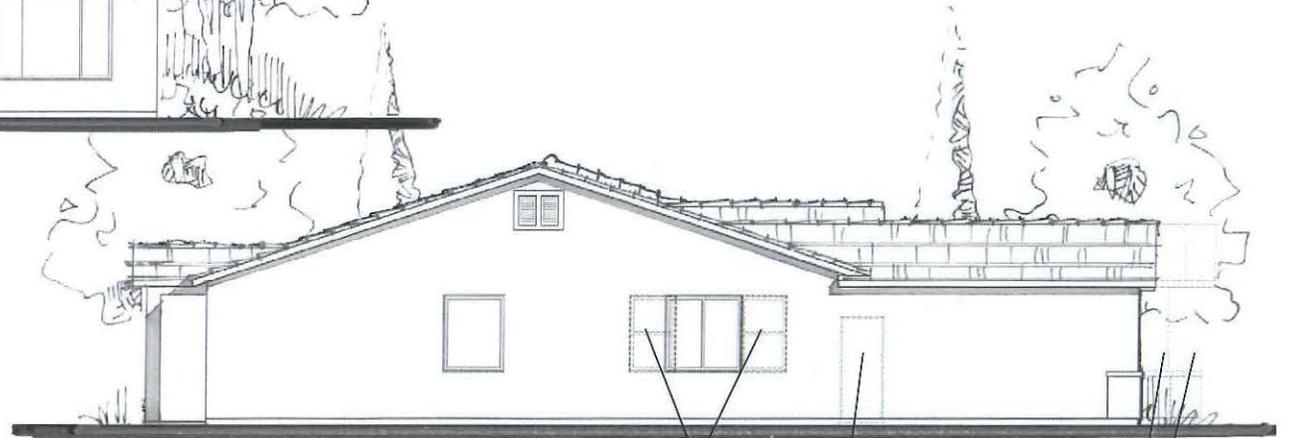
Opt. 2' Garage Extension
Opt. 4' Garage Extension



Right Elevation



Rear Elevation



Left Elevation

Window at Optional Snore Room
Opt. Man Door
Opt. 2' Garage Extension
Opt. 4' Garage Extension

Plan 71 - Ranch Hacienda
Elevations

Del Webb

Diamond Valley
N3W11018

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Optional Glass

Spanish Colonial



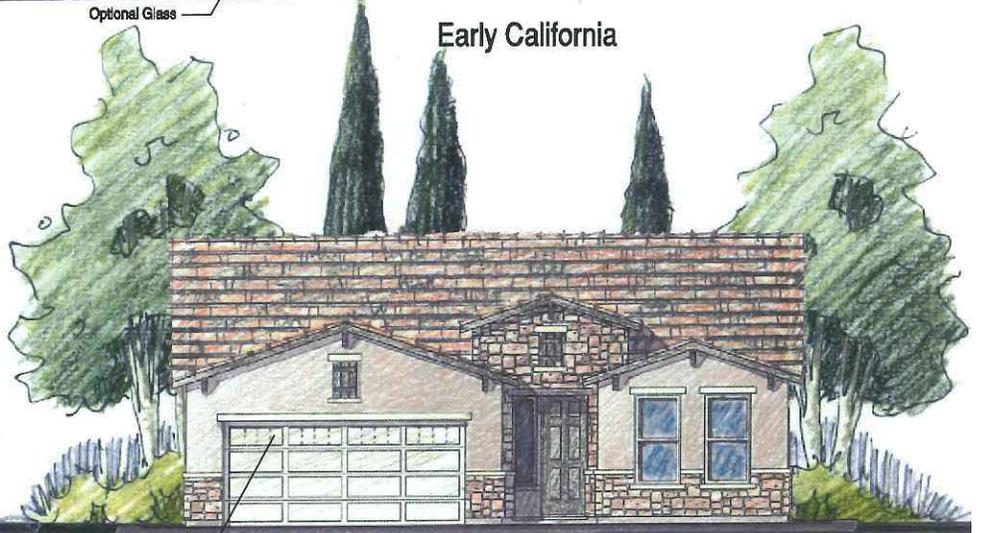
Optional Glass

Early California



Optional Glass

Ranch Hacienda



Optional Glass

Ranch Hacienda w/ stone

Plan 72 - Front Elevations

Diamond Valley
NSW11018

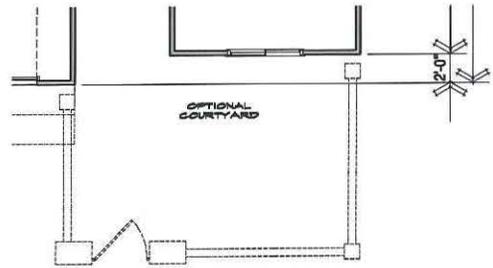
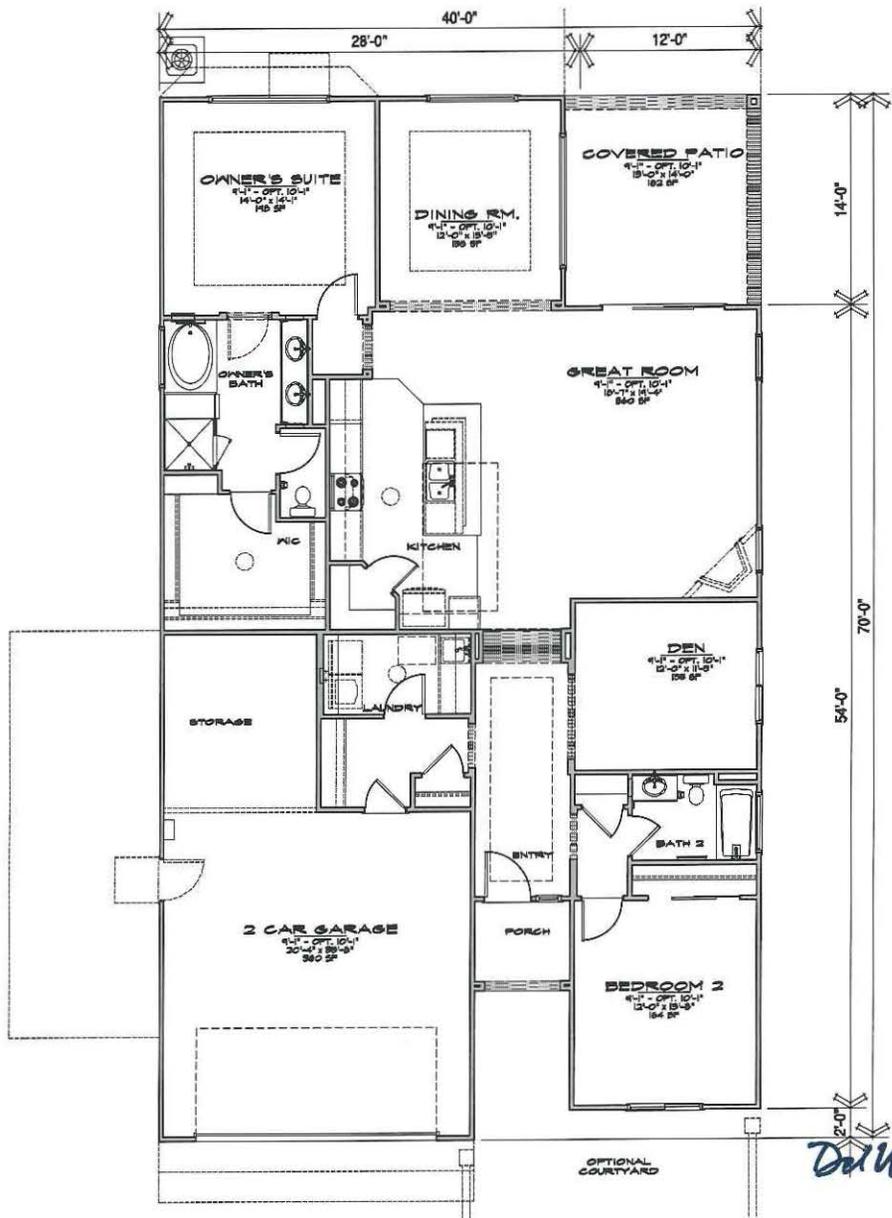
Del Webb

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Plan 72
Main Floor Plan
 1958 sf total

Del Webb

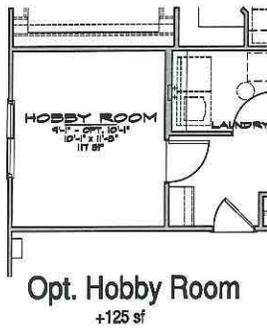
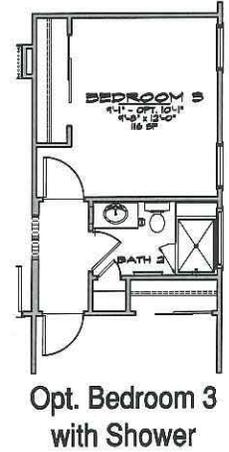
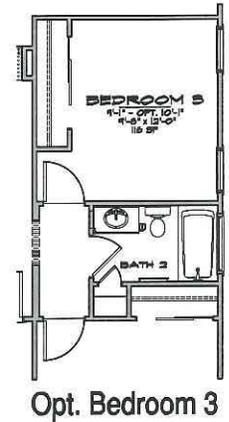
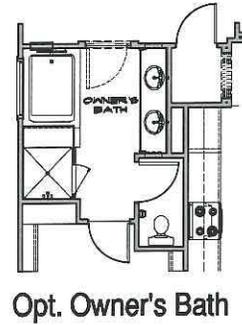
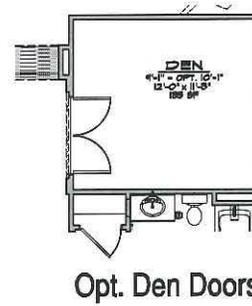
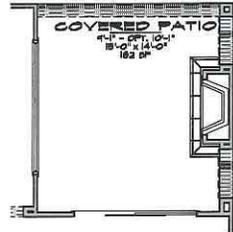
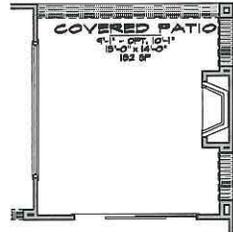
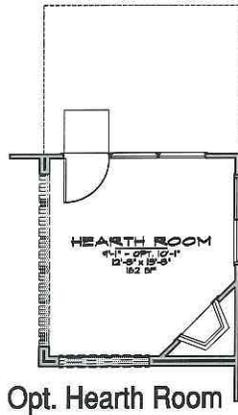
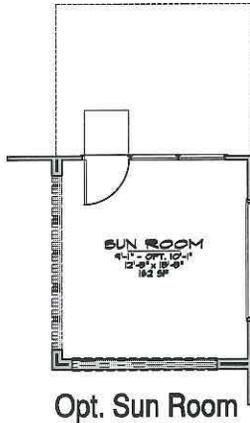
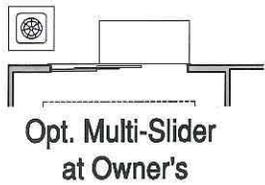
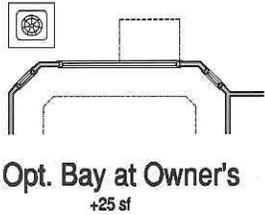
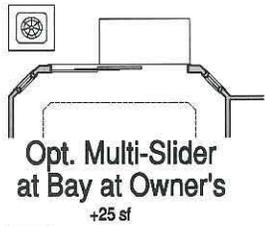
Diamond Valley
 N3W11018



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Plan 72- Options

Dod Webb

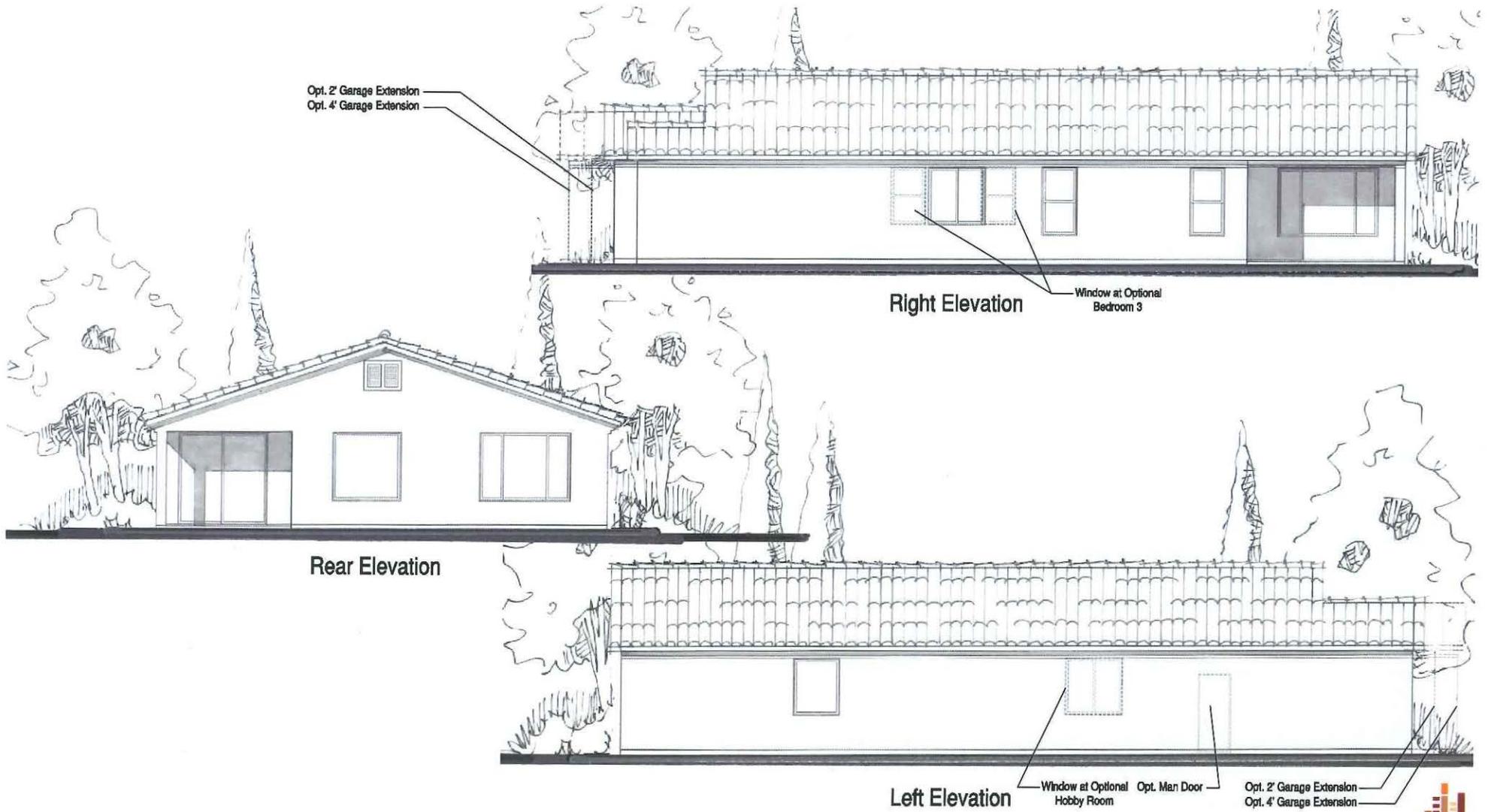
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Diamond Valley
N3W11018

August 29, 2012

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Opt. 2' Garage Extension
Opt. 4' Garage Extension

Right Elevation

Window at Optional
Bedroom 3

Rear Elevation

Left Elevation

Window at Optional
Hobby Room

Opt. Man Door

Opt. 2' Garage Extension
Opt. 4' Garage Extension

Plan 72 - Spanish Colonial
Elevations

Del Webb

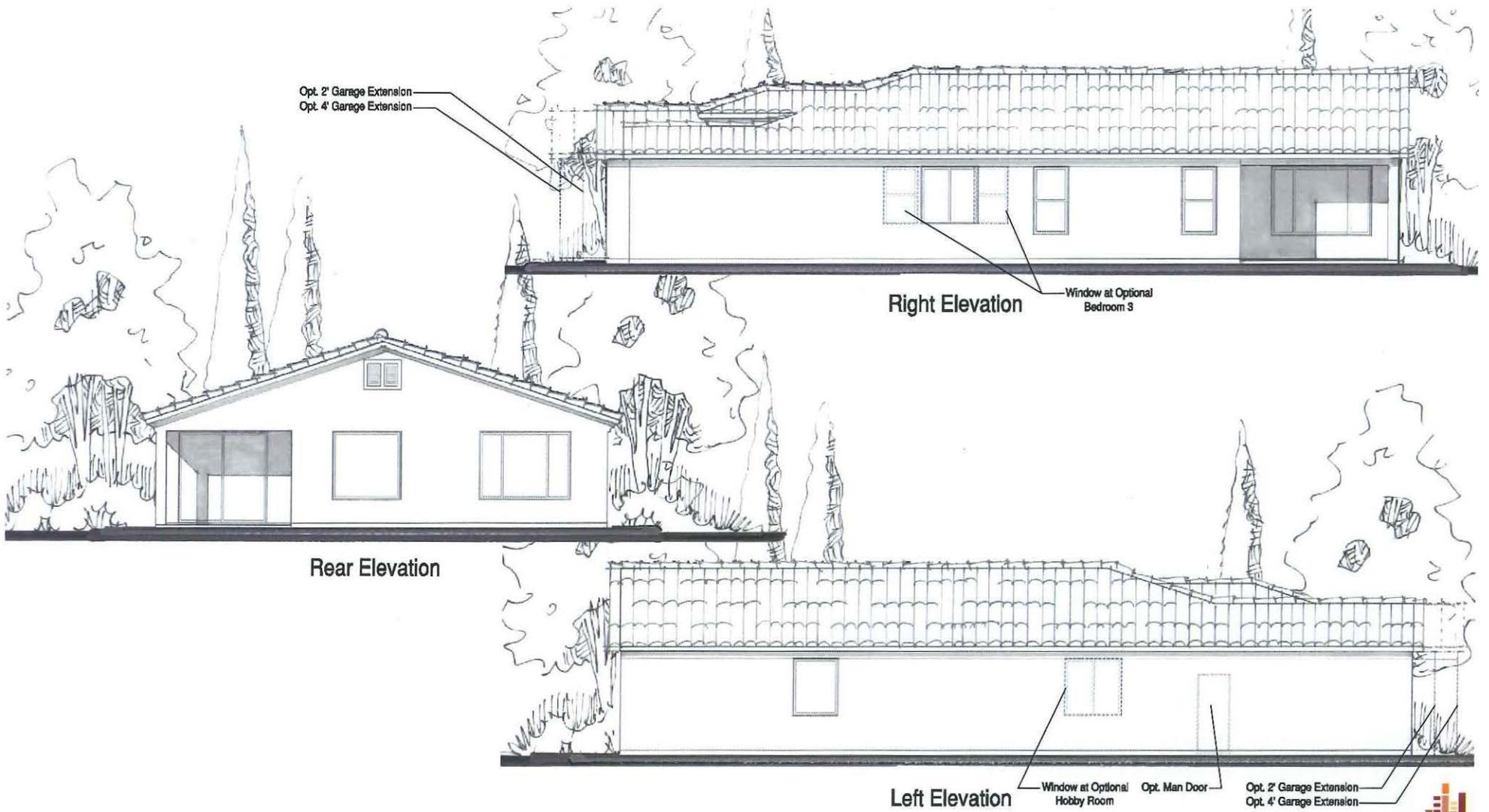
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N3W11018

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Plan 72 - Early California Elevations

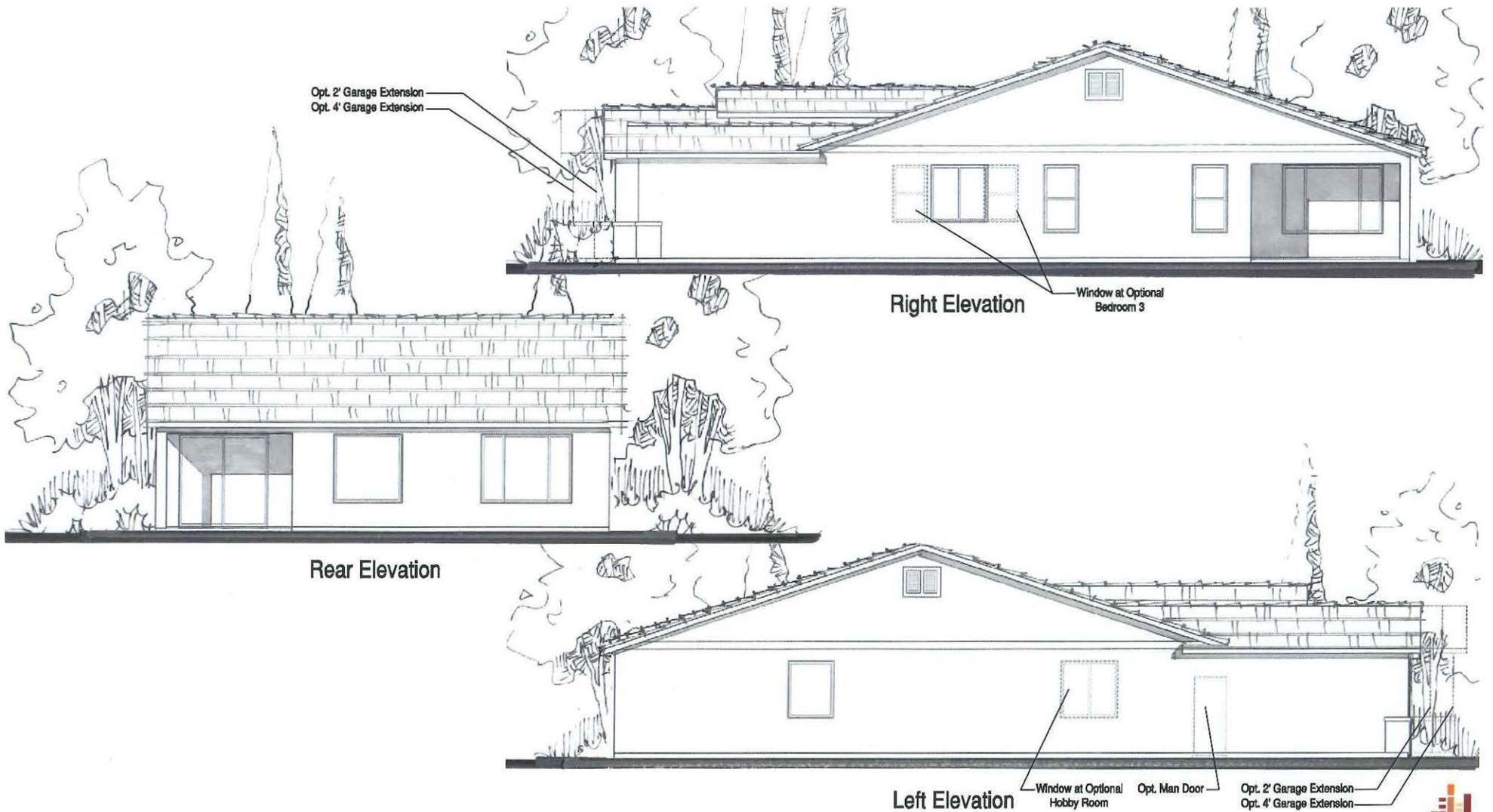
Del Webb

Diamond Valley
N3W11018

August 29, 2012

The drawings are intended as guidelines. If changes are made, they will be subject to change based upon final design and construction. It is the responsibility of the client to verify all requirements, and steps to be taken, etc.





Plan 72 - Ranch Hacienda
Elevations

Del Webb

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N3W11018

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Optional Glass

Spanish Colonial

Optional Glass

Early California



Optional Glass

Ranch Hacienda

Optional Glass

Ranch Hacienda w/ stone

Plan 73 - Front Elevations

Diamond Valley
N3W11018

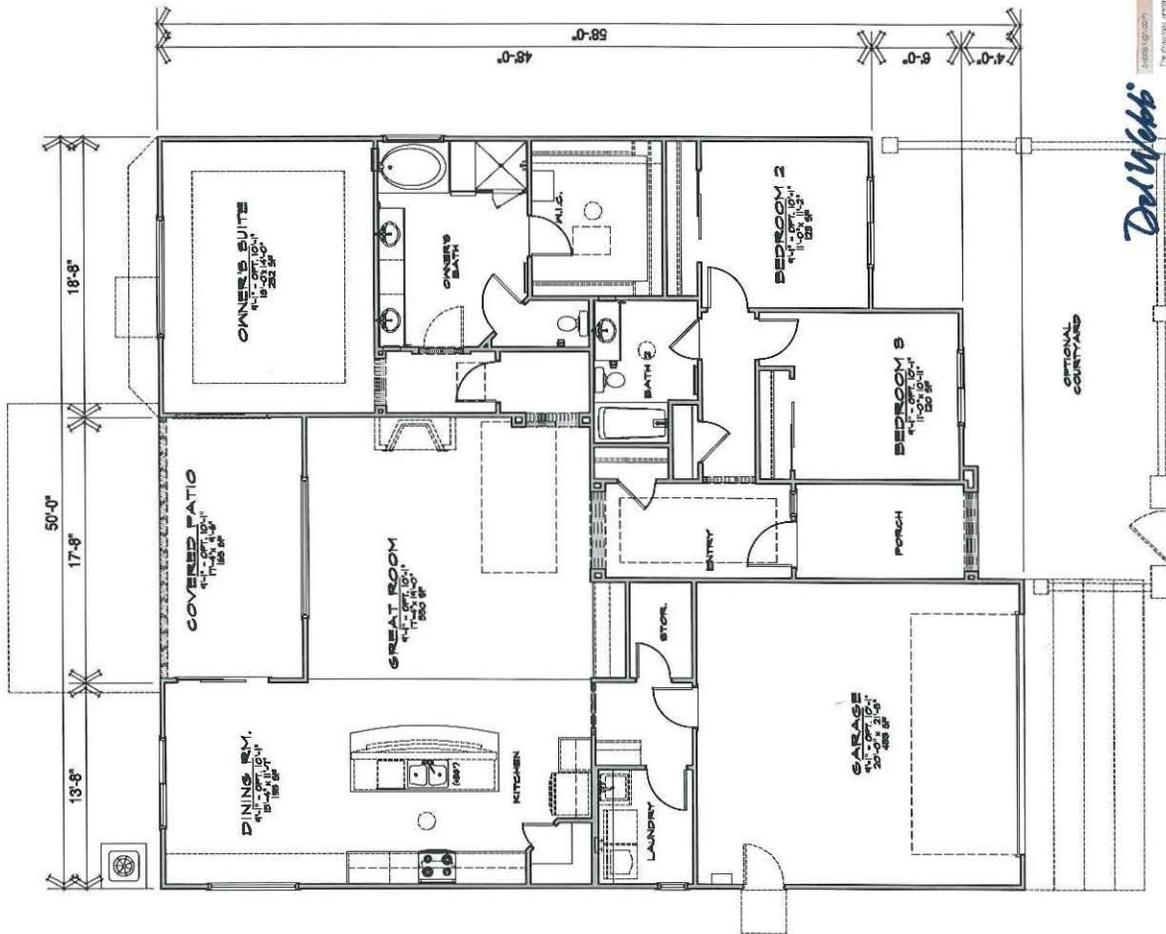
Del Webb

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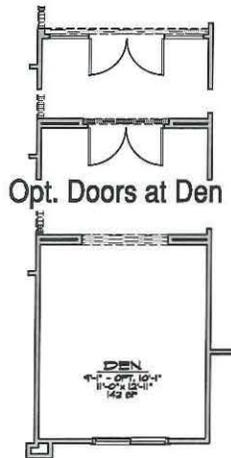
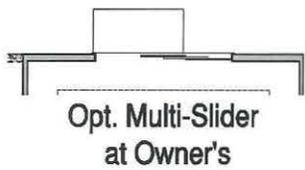
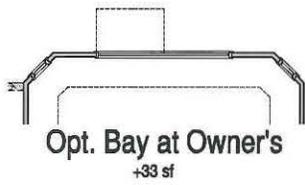
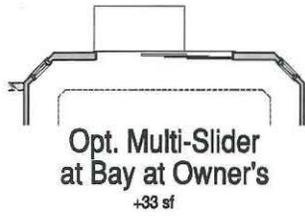


Plan 73
Main Floor Plan
2023 sq total

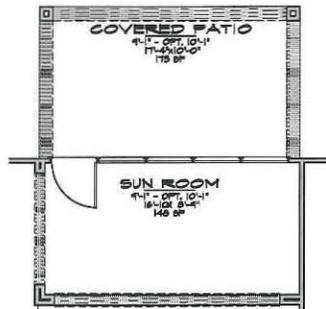


Del Webb

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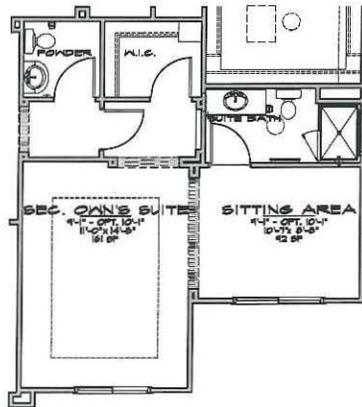
Opt. Den



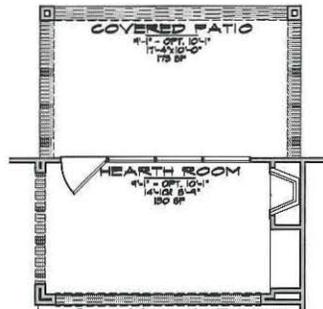
Opt. Sun Room
w/ Covered Patio



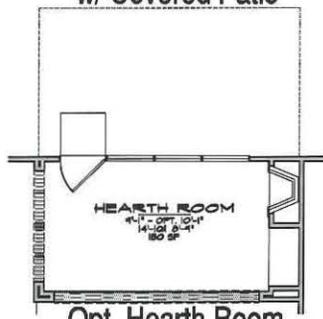
Opt. Sun Room



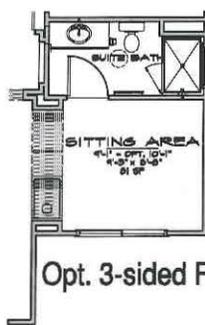
Opt. Second Owner's Suite



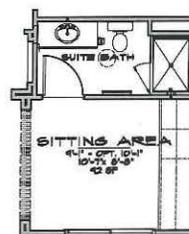
Opt. Hearth Room
w/ Covered Patio



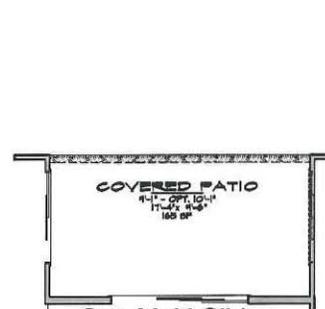
Opt. Hearth Room



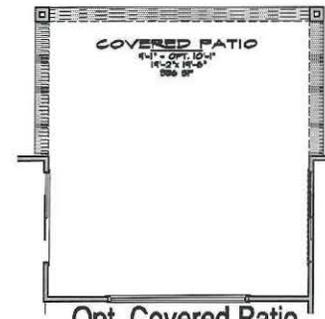
Opt. 3-sided F.P.



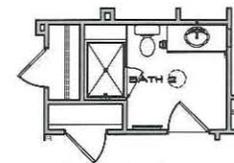
Opt. Coffee Bar



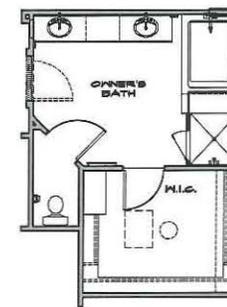
Opt. Multi-Slider



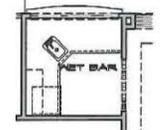
Opt. Covered Patio



Opt. Bath 2



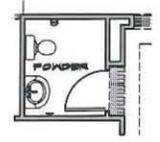
Opt. Owner's Bath



Opt. Wet Bar



Opt. Wine



Opt. Powder

Plan 73 - Options

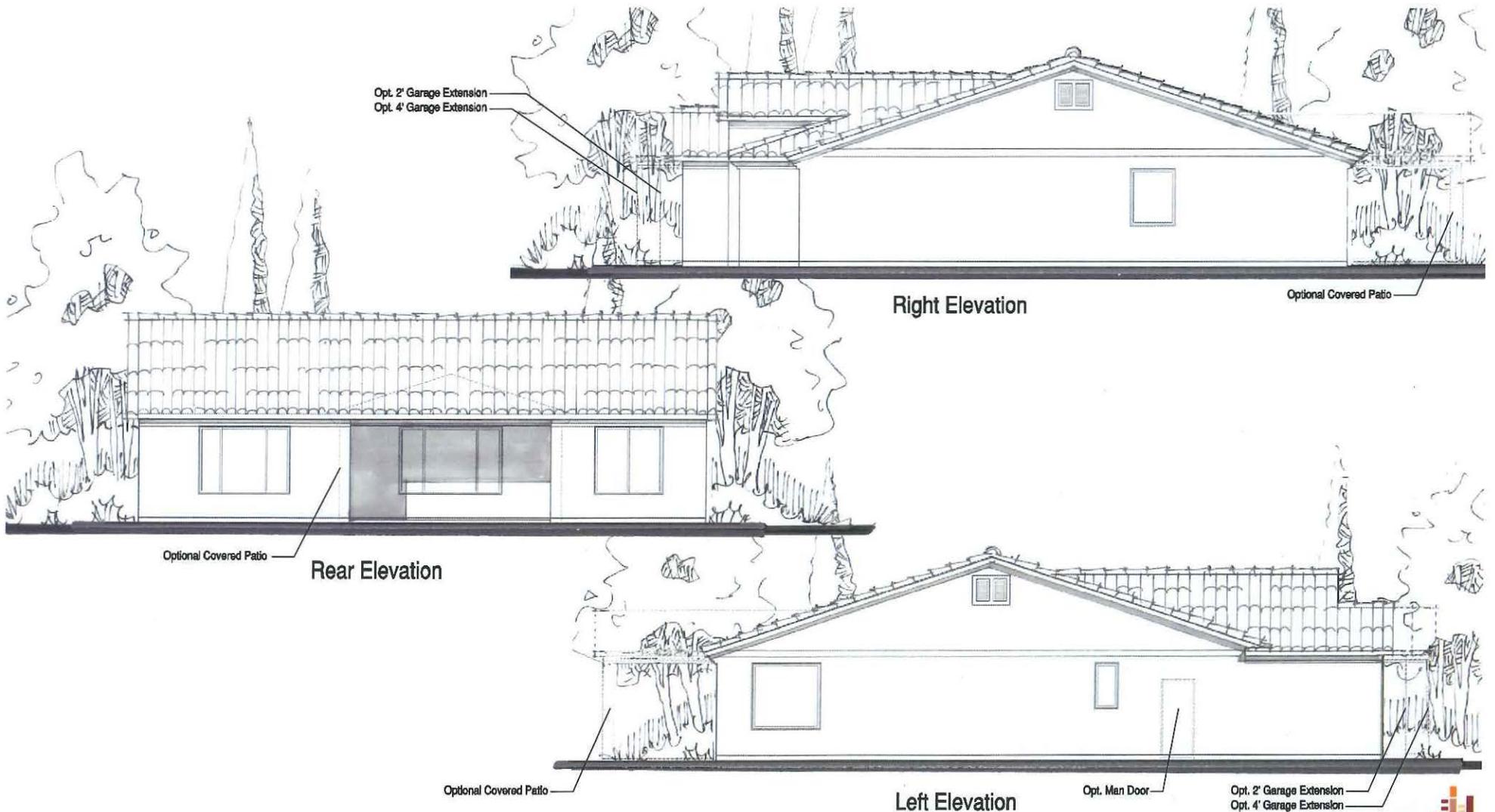
Del Webb

Diamond Valley
N3W11018

August 29, 2012



The drawings herein are the property of Del Webb and Design, Inc. and are subject to change without notice. All dimensions are approximate. All dimensions are subject to change without notice. All dimensions are subject to change without notice. All dimensions are subject to change without notice.



Right Elevation

Rear Elevation

Left Elevation

Plan 73 - Spanish Colonial Elevations

Del Webb

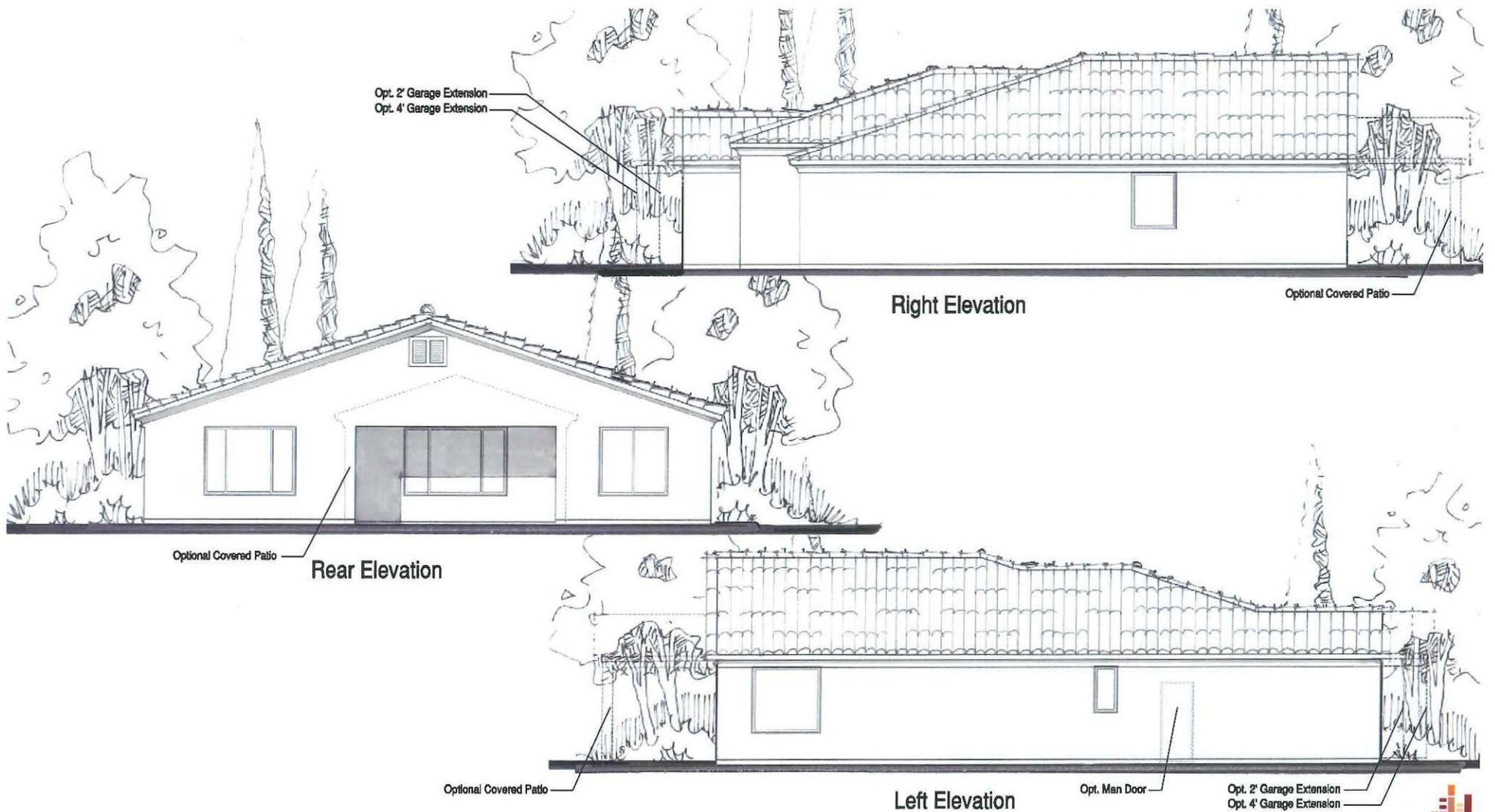
Diamond Valley
N3W11018

August 29, 2012



The elevations presented are illustrative of alternative design options and are subject to change based upon final site and site requirements. They are not to be used for structural and MEP design requirements, and other floor plan changes, etc.

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Opt. 2' Garage Extension
Opt. 4' Garage Extension

Right Elevation

Optional Covered Patio

Optional Covered Patio

Rear Elevation

Optional Covered Patio

Left Elevation

Opt. Man Door

Opt. 2' Garage Extension
Opt. 4' Garage Extension

Plan 73 - Early California
Elevations

Del Webb

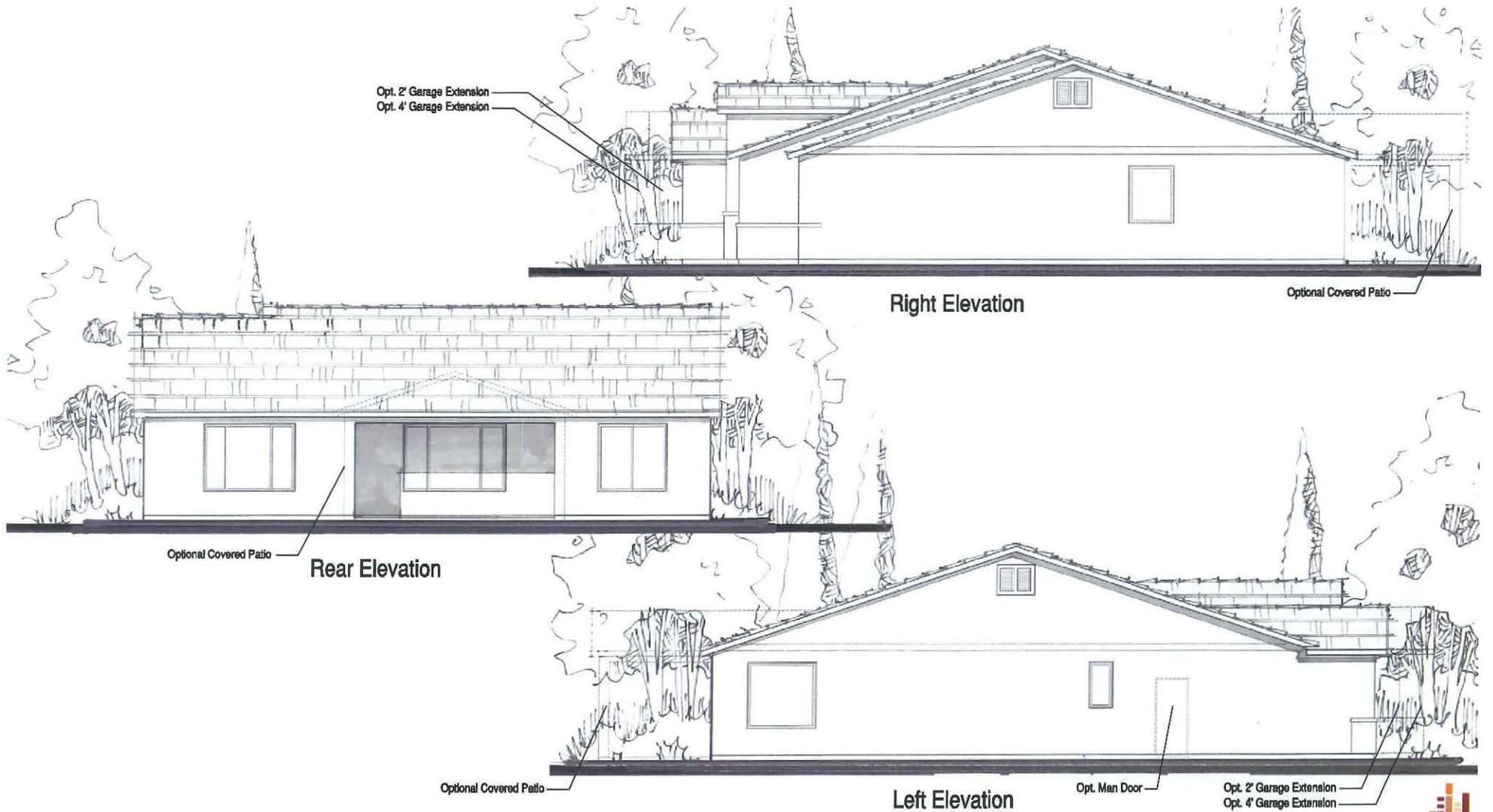
Diamond Valley
N3W11018



BSB
DESIGN

The drawings presented are illustrations of character and design intent only, and are subject to change based upon final design and construction (i.e., applicable codes, structural, and MEP) or other requirements, and shall not be used for construction.

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Plan 73 - Ranch Hacienda
Elevations

Del Webb

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Diamond Valley
NSW11018

August 29, 2012

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Optional Glass

Spanish Colonial

Optional Glass

Early California



Optional Glass

Ranch Hacienda

Optional Glass

Ranch Hacienda w/ stone

Plan 74 - Front Elevations

Diamond Valley
N3W11018

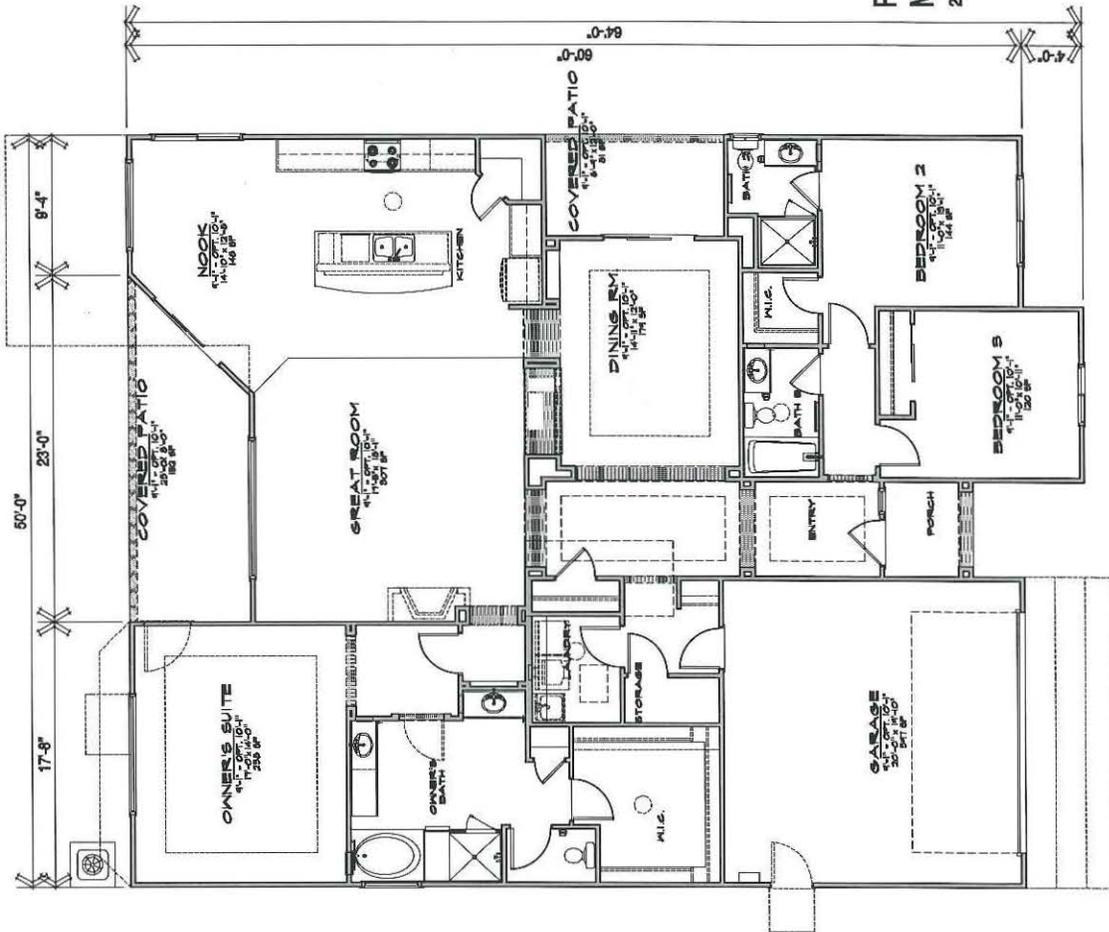
Del Webb

The drawings presented are illustrative of a proposed design and are not intended to be used for construction. They are subject to change without notice and are not to be used for any other purpose without the written consent of the architect.

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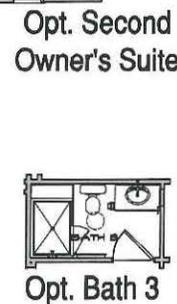
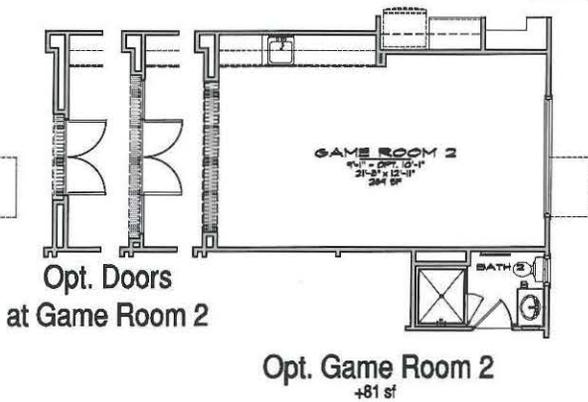
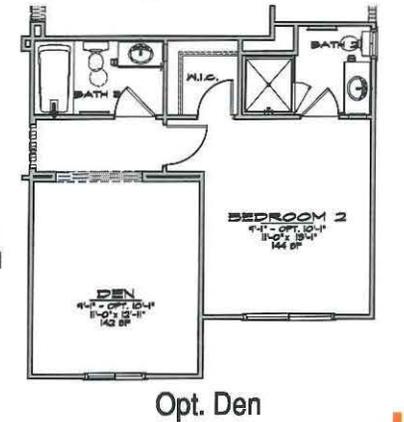
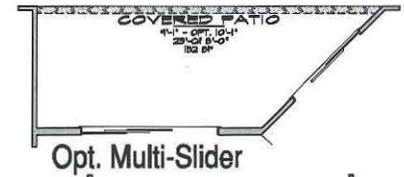
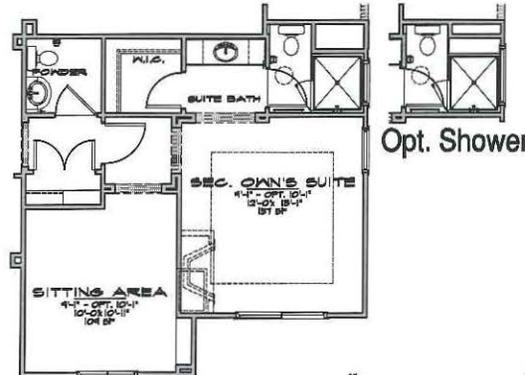
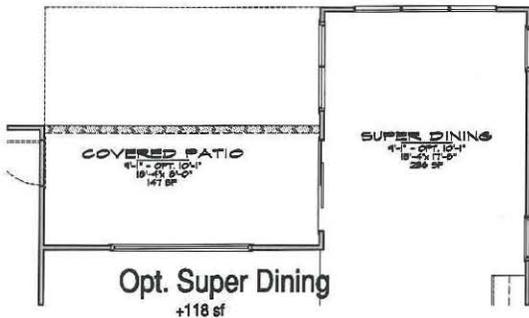
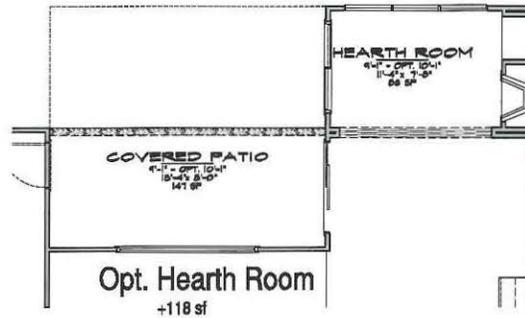
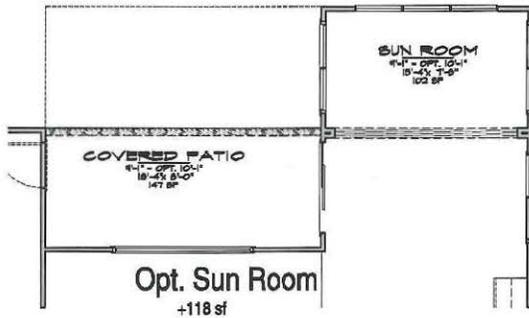
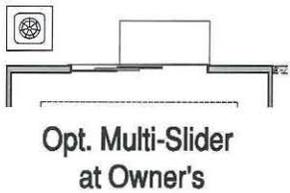
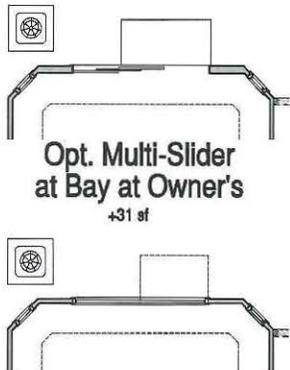


Plan 74
Main Floor Plan
2340 sf total



Del Webb

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Plan 74 - Options

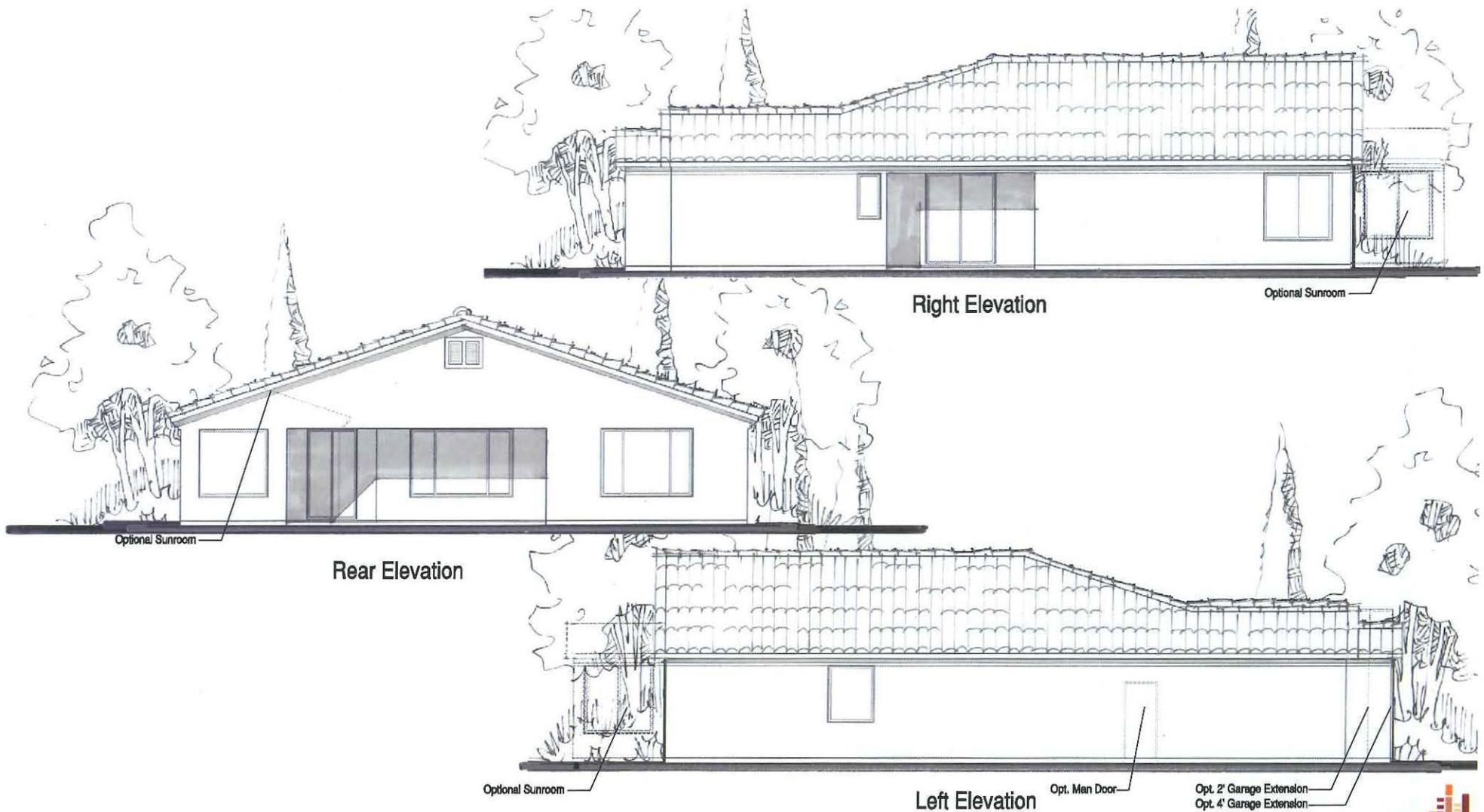
Del Webb

The drawings presented are hypothetical. If a purchaser will design into any unit any additional features, please consult the applicable contract documents and AIA/CES for requirements. Unit shown is a conceptual drawing.

Diamond Valley
N3W11018

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Right Elevation

Optional Sunroom

Rear Elevation

Optional Sunroom

Left Elevation

Optional Sunroom

Opt. Men Door

Opt. 2' Garage Extension
Opt. 4' Garage Extension

Plan 74 - Spanish Colonial
Elevations

Del Webb

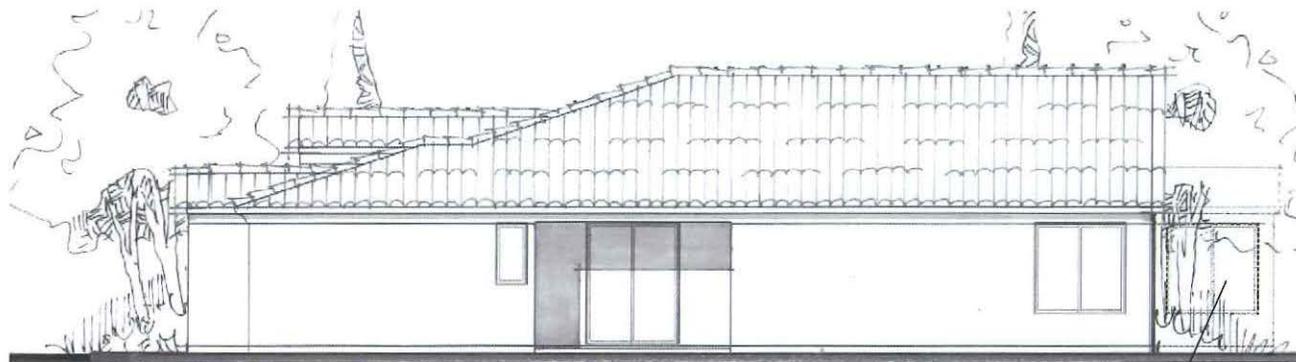
The drawings herein are illustrative of character and design intent only, and are subject to change based upon final engineering and/or applicable code structural and MEP inputs or other conditions. All dimensions are in feet and inches unless otherwise noted.

Diamond Valley
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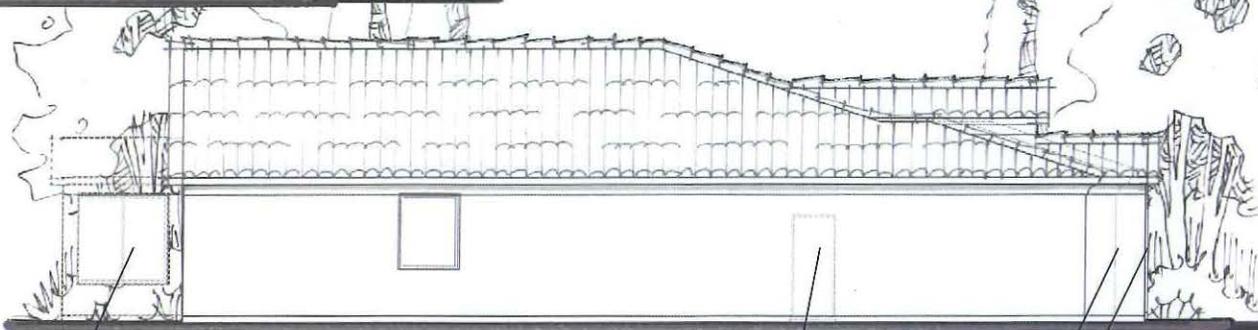
Right Elevation

Optional Sunroom



Rear Elevation

Optional Sunroom



Left Elevation

Optional Sunroom

Opt. Man Door

Opt. 2' Garage Extension
Opt. 4' Garage Extension

Plan 74 - Early California Elevations

Del Webb

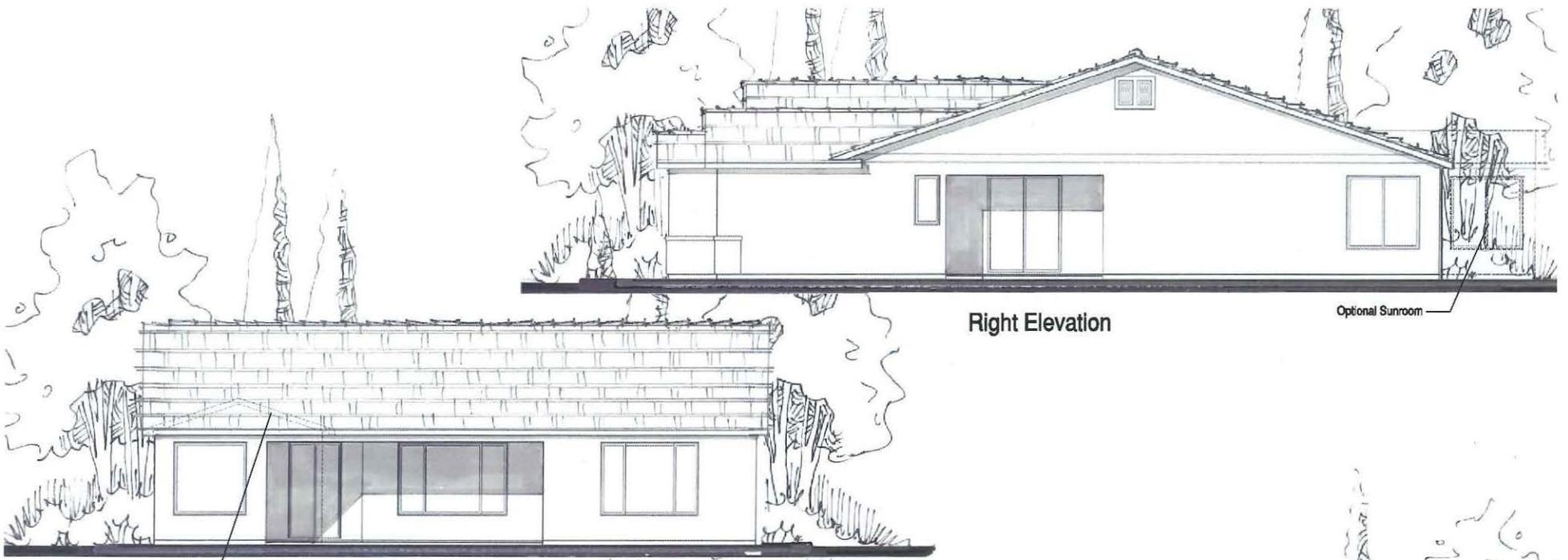
Diamond Valley
N3W11018

August 29, 2012

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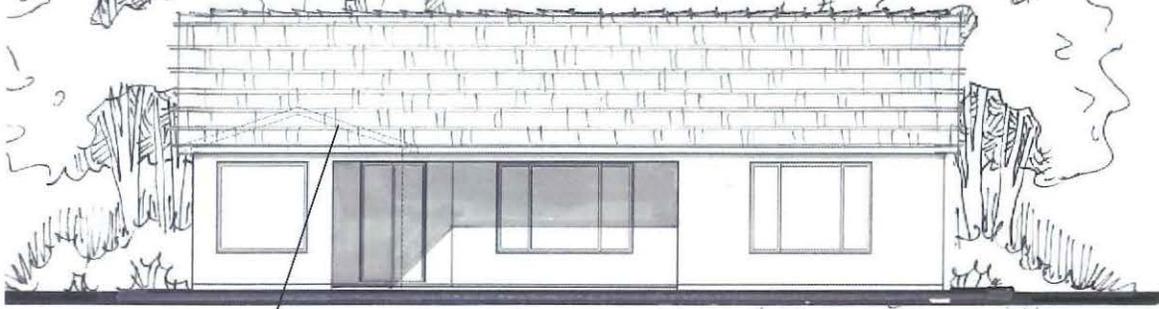


The drawings are subject to change without notice and are not intended to represent a contract. All dimensions and materials are subject to change based on field conditions, availability and structural requirements. All elevations are shown in perspective. All elevations are shown in perspective. All elevations are shown in perspective.



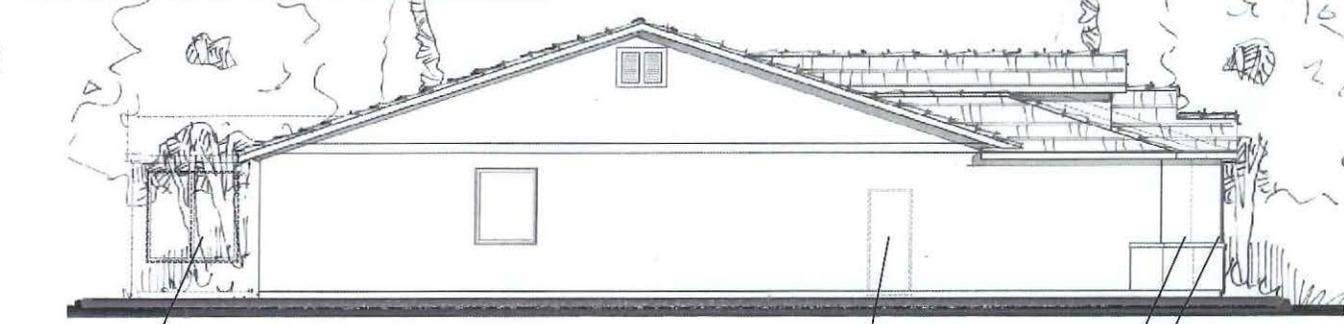
Right Elevation

Optional Sunroom



Rear Elevation

Optional Sunroom



Left Elevation

Optional Sunroom

Opt. Man Door

Opt. 2' Garage Extension
Opt. 4' Garage Extension

Plan 74 - Ranch Hacienda
Elevations

Del Webb

Diamond Valley
N3W11018

August 29, 2012



The drawings presented are a digital file of a character and design. They are not to be used for construction or reproduction without the express written consent of the architect and are not to be used for any other purpose without the express written consent of the architect.

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

**Planning Commission
Public Meeting of
September 18, 2012**



**CITY OF HEMET
DRAFT CONDITIONS OF APPROVAL**

PLANNING COMMISSION DATE: **September 18, 2012**

PROJECT NO.: **Site Development Review No. 12-001**
APPLICANT: Pulte Group, Inc.
LOCATION: Northeast corner of Warren Road and Mustang Way
DESCRIPTION: Design and review of 161 single-family residential homes within
 Tract Nos. 31807-1, 31808 and 31808-1
OCCUPANCY: This project has been reviewed as a residential occupancy; any
 other use will require further review.

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

STANDARD CONDITIONS

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

General Requirements

1. Site Development Review No. 12-001 shall become null and void on **September 18, 2014** (two calendar years from the date of approval), unless use in reliance on the approved Site Development Review is established prior to the expiration date. A time extension may be granted by the Planning Commission in accordance with Hemet Municipal Code and the Subdivision Map Act, provided a written request for a time extension is submitted the Planning Department prior to the expiration date. No formal notice of expiration will be given by the City.
2. Approval of Site Development Review No. 12-001 shall become effective on **September 28, 2012** (10 calendar days after action by the Planning Commission) unless appealed to the City Council. 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.

City of Hemet – Draft Conditions of Approval
Site Development Review No. 12-001 – Pulte Homes

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, California Fire Code, and City and State Handicapped Accessibility Requirements (California Code of Regulations, Title 24).
6. 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.
7. 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: Park Fees, School Fees, Master Plan Storm Drainage Fees, Permit and Plan Checking Fees, Water and Sewer Service Fees, and Capital Facility Fees.
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, 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.

11. The applicant shall be required to remove, replace and/or repair any existing appurtenances damaged or broken during construction. Replacement and repairs shall be in accordance with the City of Hemet Standard Specifications for Public Works Construction.

Subdivision:

12. The developer shall install U. S. Postal Service approved neighborhood mailboxes prior to occupancy.
13. The conditions of approval of this project shall be completed in addition with the conditions of approval for Tentative Tract Map Nos. 31807, 31808 approved by the City Council on December 6, 2005 (Resolution Nos. 3969 and 3970).

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.

Design Review/Buildings:

14. The developer shall provide all homes with central air conditioning.
15. Developer shall provide decorative masonry block or wrought iron fencing for all fencing viewed from a public right-of-way.
16. All new residential plans shall incorporate energy-efficient design, building, and materials.
17. All new residential plans shall comply with the requirements of the California State Energy Commission and State Solar Shade Control Act.

Landscaping:

18. The applicant shall provide a disclosure notice to each prospective buyer and to each new property owner within this subdivision. The disclosure notice shall be recorded against all properties within this subdivision which states the following:

- A. The property owner is aware of any required financing mechanisms for the subdivision project such as Landscape, Lighting & Maintenance District (LLMD), Landscape-Lighting & Parks Maintenance District (LLPMD) or Conditions, Covenants and Restrictions (CC&R's).
 - B. The property owner is responsible for the irrigation of parkway landscaping adjacent to their home as well as any landscaping adjoining their exterior side yard. Any lack of landscape/irrigation maintenance is subject to code violation actions.
19. Prior to the issuance of a Certificate of Occupancy or finalization of the Building Permit, landscaped areas shall have an automatic irrigation system, with automatic timers, installed and operational, unless cash or a bond is posted to guarantee completion.
 20. A one-year Faithful Performance bond shall be posted to guarantee installation, plant health, and established growth prior to the issuance of occupancy permits. The bond may be reduced by the City after installation has been approved.
 21. All interior residential streets shall have parkways adjacent to curb. Street trees shall be planted at a minimum of one (1) tree for every 40 feet of street frontage in accordance with City guidelines. Parkway areas within the public R-O-W shall include the installation of ground cover (planted a minimum of 12-inches on-center) or turf and the installation of automated irrigation. Maintenance of the street trees shall be through a Lighting & Landscaping Maintenance District (LLMD) or alternative maintenance mechanism acceptable to the City.
 22. All public landscaped areas shall be maintained by the developer for a minimum of one-year to assure continued growth and health. Continued maintenance of public areas shall be guaranteed by establishment of a home owners association or alternative mechanism approved by the Planning Director.
 23. Park areas and paseos shall be installed and operational per the phasing plan shown in Exhibit 10C of Site Development Review No. 05-11.
 24. Developer shall install pedestrian lighting in all paseo areas. Lighting plans shall be submitted for review and approval by the Planning Director.
 25. Developer shall provide one home in each model home complex with xeriscape or drought tolerant landscaping.

Environmental:

26. Prior to construction of the proposed improvements, the project proponent shall provide a traffic control plan that will describe in detail safe detours around the project construction site and provide temporary traffic control (i.e. flag person)

- during demolition debris transport and other construction related truck hauling activities. (Air Quality, AQ-1)
27. During construction of the proposed improvements, construction equipment shall be properly maintained at an offsite location including proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction. (Air Quality, AQ-2)
 28. During construction of the proposed improvements, construction equipment will not idle on site for more than 10 minutes (Air Quality, AQ-3).
 29. During construction of the proposed improvements, the project applicant shall provide on-site meals to construction workers by arranging a lunch wagon to visit the construction site during work breaks including lunch break. (Air Quality, AQ-4)
 30. Prior to construction of the proposed improvements, the project proponent shall provide a Dust Control Plan that includes appropriate fugitive dust control measures consistent with SCAQMD Rules 403 and 1186, including but not limited to the following: application of water on disturbed soils a minimum of two times per day, covering haul vehicles, replanting disturbed areas as soon as practical, and restricting vehicle speeds on unpaved roads to 15 mph, and other measures, as deemed appropriate to the site, to control fugitive dust. The Fugitive Dust Control Plan shall be submitted to the City and SCAQMD for approval. (Air Quality, AQ-5)
 31. During construction of the proposed improvements, only low volatility paints and coatings as defined in SCAQMD Rule 1113 shall be used. All paints shall be applied using either high volume, low-pressure (HVLP) spray equipment or by hand application. (Air Quality, AQ-6)
 32. The project applicant shall contact the Riverside Transit Agency (RTA) and discuss the feasibility of extending bus route 33 to the project site and the location of potential bus stops consistent with mitigation measure #3 in the Specific Land Use Plan for the Southwest Area EIR. (Air Quality, AQ-7)
 33. A grading permit shall not be issued until the applicant has fulfilled its obligations regarding the approval of a Biologically Equivalent or Superior Preservation alternative pursuant to the MSHCP. (Biological Resources, Bio-1)
 34. To minimize indirect impacts to spreading navarretia, a fence shall be installed around the detention basin to discourage residents of the proposed development from entering the detention basin. Additionally, interpretive signage shall be placed around the detention basin explaining that the area supports a federal threatened species and requesting that residents refrain from impacting the habitat. (Biological Resources, Bio-1)

35. In order to minimize potential impacts to burrowing owl and to comply with the MSHCP, focused preconstruction clearance surveys for the burrowing owl shall be conducted within 30 days prior to initiation of grading activities. The surveys shall be conducted within the grading footprint plus a 300-foot buffer around the grading footprint and shall be conducted by a qualified biologist according to CDFG protocol. If active burrows are found during the breeding season, grading activities shall be postponed until a qualified ornithologist has determined that the nest has successfully fledged young. If active burrows are found outside the breeding season, relocation of the owls shall be conducted by a qualified biologist in accordance with requirements outlined in the County MSHCP. Grading and associated activities shall commence only at such time that the biologist has determined that the burrows are no longer active. If three or more pairs of burrowing owl are found with the project site as a result of focused surveys, and at least 90 percent of the area with long-term conservation value of the occupied areas cannot be avoided, then the applicant must submit a plan for a Biologically Equivalent or Superior Preservation alternative to the City. Pursuant to the MSHCP, prior to approval by the City of a Biologically Equivalent or Superior Preservation alternative, the USFWS and CDFG shall be notified of such determinations and be provided a 60-day review and response period. If focused surveys indicate that three or more pairs of burrowing owl are found within the project site, a grading permit shall not be issued until the applicant has fulfilled its obligations regarding the approval of a Biologically Equivalent or Superior Preservation alternative pursuant to the MSHCP. (Biological Resources, Bio-3)
36. To minimize the potential indirect impacts to nesting birds, the grading boundaries on the western project boundary (along Warren Road) shall be clearly staked. All grading activities, including staging and maintenance of construction equipment, shall be conducted within the grading boundaries or greater than 500 feet away from the eucalyptus trees west of Warren Road. Prior to the initiation of grading activities, all construction personnel shall be informed of the potential for nesting raptors within the eucalyptus trees and the requirement to stay a minimum of 500 feet away from the trees. The construction foreman shall keep a list of all construction personnel indicating the date on which personnel received training regarding the potential for nesting raptors. (Biological Resources, Bio-4)
37. Under state and federal regulations, the applicant shall be required to mitigate unavoidable impacts to waters of the U.S. and/or waters of the State such that no net loss in extent or value of habitat results. The location and type of mitigation to be performed would be subject to determination by the USACE and/or CDFG. Refinement of design to avoid impacts to riparian habitat and waters of the U.S. and/or State may be required to reduce, to the degree possible, the acreage affected. Riparian habitat, if identified, shall be mitigated, either on or off site, on a minimal acre-per-acre basis or as otherwise determined by USACE and/or

CDFG through the Section 404/401 and Section 1600 permitting process, respectively. (Biological Resources, Bio-5)

38. Prior to issuance of the first preliminary or precise grading permit, and for any subsequent permit involving excavation to increased depth, the landowner or subsequent project applicant shall provide evidence that a historic archaeologist has been retained by the landowner or subsequent project applicant, and that the consultant(s) will be present during all grading and other significant ground disturbing activities. Full-time monitoring shall continue until the project historic archaeologist determines that the overall sensitivity of the project area is reduced from "moderate" to "low." Should the monitor determine that there are no historic resources within the impacted areas, or should the sensitivity be reduced to "low" during monitoring, all monitoring should cease.

Should any cultural resources be discovered, the monitor is authorized to stop all grading in the immediate areas of the discovery, and shall make recommendations to the City of Hemet on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines.

If the resources are determined to be "unique historic resources" as these terms are defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in greenspace, parks or open space, or date recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.

(Cultural Resources, CR-1)

39. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps shall be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the Riverside County Coroner is contacted to determine if the remains are [either historic or] prehistoric and that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission within 24 hours, and the Native American Heritage Commission shall identify the person or persons it believes to be the "most likely descendant" from the deceased Native American. The most likely descendent my make

recommendations to the land owner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or

Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the property in a location not subject to further subsurface disturbance:

The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the Commission.

The descendant identified fails to make a recommendation; or

The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(Cultural Resources, CR-2)

40. Prior to issuance of the first preliminary or precise grading permit, and for any subsequent permit involving excavation to increased depth, the landowner or subsequent project applicant shall provide evidence that a paleontologist has been retained by the landowner or subsequent project applicant, and that the consultant(s) will be present during all grading and other significant ground disturbing activities that reach five (5) feet or more. If the paleontologist does not find evidence for Pleistocene-era deposits once the maximum excavation depth is reached, monitoring should be discontinued. The following measures shall be implemented:

Monitoring of excavation in areas identified as likely to contain paleontologic resources by a qualified paleontologic monitor including undisturbed older Pleistocene alluvium. Paleontologic monitors should be equipped to salvage fossils, as they are unearthed, to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may be reduced if the potentially fossiliferous units described are not present, or, if present, are determined upon exposure and examination by qualified paleontologic personnel to have low potential to contain fossil resources.

Paleontologic monitoring of any earthmoving will be conducted by a monitor, under direct guidance of a qualified paleontologist. Earthmoving in areas of the parcel where previously undisturbed sediment will be buried but not otherwise disturbed will not be monitored. Monitoring shall begin once earthmoving reaches five (5) feet below the original ground surface.

If too few fossil remains are found after 50 percent of the planned-for earthmoving has been completed, monitoring can be reduced or discontinued in those areas at the project paleontologist's direction.

Preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates.

Identification and curation of specimens into a professional, fully accredited museum repository with permanent retrievable storage (i.e., SBCM). The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities.

(Cultural Resources, CR-3)

41. Prior to issuance of grading and building permits, the developer shall comply with each measure noted in the Conclusions and Recommendations section of the Geocon Geotechnical Report, dated September 2003. All grading and design/construction measures recommended by the detailed geological investigation shall be identified on grading and building plans and implemented to the satisfaction of the City Public Works Department. (Geology and Soils, GS-1)
42. Prior to the issuance of grading and building permits, the developer shall demonstrate that all grading and building activities comply with the most recent Uniform Building Code seismic design standards. This shall be completed to the satisfaction of the City Public Works Department. (Geology and Soils, GS-2)
43. Prior to the issuance of grading permits and/or recordation of any final map, a detailed geologic and geotechnical investigation shall be prepared and approved for all residential area and roads. The report shall recommend appropriate engineering and design measures to protect structures and inhabitants, to the satisfaction of the City Public Works Department. (Geology and Soils, GS-3)
44. Prior to the issuance of a grading permit, the developer shall submit a grading plan describing the wind and water erosion controls that will be employed during all grading activities. These controls shall be consistent with Best Management Practices and shall be demonstrated to the satisfaction of the City Engineering Department and any other departments deemed appropriate by the City. Further, these plans shall include the methods of erosional control and be

compiled by a registered civil engineer (also see Mitigation Measures in Sections 5.3, Air Quality, pertaining to dust control measures, and 5.8, Hydrology/Water Quality, pertaining to erosion and siltation control measures. (Geology and Soils, GS-4)

45. If during construction activities on TTMs 31807 and 31808, any discolored soil (soil with an unusual odor) or undocumented subsurface structures are encountered during future development on the site, a qualified soil investigation professional shall investigate the soil, and if necessary procure samples for testing. Any contamination shall be properly remediated to residential standards in conjunction with an oversight agency (either Riverside County Fire or the California Department of Toxic Substances Control). If abandoned septic tanks, pits or leach lines are uncovered, the Riverside County Department of Public Health shall be contacted to coordinate the proper abandonment of these features. (Hazards and Hazardous Materials, H-1)
46. Prospective residents, prior to purchasing a home or moving to the area, shall be informed of potential aircraft hazards in the area. (Hazards and Hazardous Materials, H-2)
47. To ensure that runoff from the developed site does not result in significant downstream water quality impacts, the proposed stormwater conveyance system within the paseos will be planted with native grasses or other appropriate vegetation, such as cattails (*Typha* sp.), to promote biological uptake of urban pollutants in captured stormwater low flows, prior to discharge. The paseos shall be maintained annually, or as necessary, but the Homeowners Association. (Hydrology and Water Quality, WQ-1)
48. All construction activities on the project site shall be limited to between the hours of 7 a.m. and 6 p.m. Monday through Friday during the months of October thru May and Saturdays year round. Construction hours during June thru September are 6 a.m. to 6 p.m. Construction activities on Sundays and public holidays shall be prohibited. (Noise, N-1)
49. Construction staging areas shall be located on site to maximize the distance between staging areas and occupied residential areas. All stationary construction noise sources (e.g., generators and compressors) shall be located as far from occupied residential areas as is reasonably feasible. All construction equipment shall be fitted with properly operating mufflers, air intake silencers and engine shrouds. (Noise, N-1)
50. Informing potential residents and residents regarding aircraft noise can be an effective mitigation measure. The following methods may be incorporated to provide notice:

Avigation Easement. The project proponent shall grant to the County of Riverside an easement for free and unobstructed passage of all aircraft in the airspace over, through, across and adjacent to the project area. The easement shall be in the a form substantially consistent with that provided in the Airport Land Use Plan and shall be approved by the City Attorney for the City of Hemet and the County Counsel for the County of Riverside and shall be duly recorded with the County Clerk to run with the title to all subdivided lots. This easement, in addition to providing certain rights to the airport to assure its continued operation, will also serve as notice to all prospective buyers of the location and potential impacts of the airport.

Seller Disclosure. Developer shall comply with all requirements for preparation and disclosure of a public report as required under state law. Developer shall make the required disclosures as mandated by law which include but are not limited to, the existence of an avigation easement and the presence of potentially significant noise impact from aircraft using Hemet Ryan Airport.

Sales Material. The project proponent shall ensure that all model homes, sales brochures, and other promotional items include notice of the nearby location of the airport and the presence of potential noise impacts.

Community Awareness Program. A continual flow of information to residents about airport operations can assuage irritation from aircraft flights. The County of Riverside should consider, as the project area develops, publishing a newsletter, establishing a speakers bureau, or submitting news articles to local newspapers and similar techniques to keep nearby residents informed of airport operations and its public and economic benefits. Residents will experience less irritation towards airport impacts if they feel that the airport is beneficial or that the airport is responsive to their concerns.

(Noise, N-2)

51. The project proponent shall require use of sound insulating building materials and construction throughout the project area, including, but not limited to, central air conditioning, insulation, solid core exterior doors, double-paned windows, and appropriate roofing materials. (Noise, N-3)
52. Project proponent shall implement walls at least six feet high along Warren Road adjacent to the project site to reduce noise to the City's noise standard of 65 CNEL 57 feet from the road's centerline. (Noise, N-4)
53. Prior to the issuance of building permits, the developer shall pay all legally established development impacts fees or provide equivalent improvements in lieu thereof, as well as associated school fees to the Hemet Unified School District (HUSD) and/or other special districts in accordance with state law. (Public Services, PS-1)

54. A traffic signal at the following intersections shall be installed:

Warren Road (NS) at Stetson Avenue (EW) prior to the issuance of the 400th building permit;

Warren Road (NS) at Mustang Way (EW);

Additional intersection improvements:

Construct left turn lanes in all directions at Warren Road (NS) at Stetson Road (EW).

(Traffic, Circulation and Parking, T-1)

55. Construct Old Warren Road from New Stetson Avenue to Mustang Way at its ultimate half-section width plus twelve (12) feet as a Secondary roadway in conjunction with development.

Construct Mustang Way from Old Warren Road to Fisher Street at its ultimate half-section width plus twelve (12) feet as a Secondary roadway in conjunction with development.

Construct Fisher Street from Thornton Avenue to Mustang Way at its ultimate half-section width plus twelve (12) feet as a Secondary roadway in conjunction with development.

Construct Thornton Avenue west of Fisher Street at its ultimate half-section width plus twelve (12) feet as a Collector roadway in conjunction with development.

(Traffic, Circulation and Parking, T-2)

56. Traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project site. Sight distance at the project entrances shall be reviewed with respect to standard CalTrans and City of Hemet sight distance standards at the time of preparation of final grading, landscape and street improvement plans. (Traffic, Circulation and Parking, T-3)

57. A Notice of Exemption is required to be filed with the County Clerk Recorder within five (5) calendar days of the project's approval. A check in the amount of \$64.00, made payable to the Riverside County Clerk Recorder, shall be provided to staff within five (5) calendar days of the project's approval.

BUILDING DEPARTMENT CONDITIONS

No Conditions have been provided for this project by the Building Department.

City of Hemet – Draft Conditions of Approval
Site Development Review No. 12-001 – Pulte Homes

PUBLIC WORKS/ENGINEERING DEPARTMENT CONDITIONS

No Conditions have been provided for this project by the Public Works/Engineering Department.

FIRE DEPARTMENT 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

58. 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 1000 GPM @ 20psi residual pressure for a duration of 2 hours. Per CFC Appendix III-A, Fire flow and flow duration for dwellings having an area in excess of 3,600 square feet shall not be less than specified in Table A-III-A-1.

FIRE HYDRANTS AND SPRINKLERS

59. Prior to combustible construction commencing, 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 150 feet from an approved water supply on a public street, per UFC Section 903.2. The location of on-site hydrants and mains shall be approved by the Fire Marshall
60. Prior to combustible construction commencing, install, as required by the Uniform Fire Code Section 901.1, street (off-site) fire hydrants pursuant to the City of Hemet Standard Specifications for Public Works Construction.
61. Prior to the commencement of combustible construction In accordance with the Uniform Fire Code Section 901.3, the water system (mains and hydrants) shall be tested and accepted by the Fire Marshal.

ACCESS

62. Prior to delivery of combustible materials on site, provide and maintain (an) all weather access roadway(s) 20-feet wide with a 13-foot 6-inch vertical clearance designed to support the imposed loads of fire apparatus in all weather conditions, as approved by the City of Hemet Fire Marshal in accordance with the Uniform Fire Code Sections 902.2.1 and 902.2.2.1 (dirt or native soil does not meet minimum requirements).
63. Prior to final inspection for single family residential or prior to the issuance of a certificate of occupancy for all other development "No Parking - Fire Lane" signs and red curbing shall be provided to the specifications of the City of Hemet Fire Marshal in accordance with the Uniform Fire Code Section 901.4 and 902.1 and Section 22500.1 of the California Vehicle Code.
64. Prior to final inspection, addresses shall be provided on all new and existing buildings in accordance with the Uniform Fire Code Section 901.4.4.
65. Prior to final inspection, in accordance with the Uniform Fire Code Section 902.4, security gates if installed, shall be installed with a key switch to allow Fire and Police Department access pursuant to the City of Hemet Municipal Code and Fire Department Standards.
66. Prior to final inspection, modify driveway and on-site circulation in order to provide access for fire apparatus (contact the Fire Marshal for specifics). Minimum turning radius for fire apparatus, from center line, is 52 feet (outside) and 32 feet (inside).

MISCELLANEOUS

67. Prior to final inspection, an emergency exit shall be provided in trap fence (gate shall remain unlocked when sales office is open).
68. Prior to final inspection, portable fire extinguishers shall be installed in each model home and sales office. The type and spacing shall be set by the City of Hemet Fire Marshal in accordance with Uniform Fire Code Section 1002.

END

**Attachment
No. 2
Key Map for Tract
Maps**

**Planning Commission
Public Meeting of
September 18, 2012**

Rancho Diamante Land Development - Phase I



- Tract 31807
Traditional Family - 8,000 S.F. Lots
- Portion of Tract 31807-1
Active Adult - 8,000 S.F. Lots
and Parking/Amenities
- Portion of Tract 31807-1 (50,000 S.F. Lots)
Tract 31808-1 and 31808-2 (15,000 S.F. Lots)
- Tract 31808
8,000 S.F. Lots
- Parks and Pathways



31808
31807

Attachment No. 3 Table of Existing Approved Plans

Planning Commission
Public Meeting of
September 18, 2012

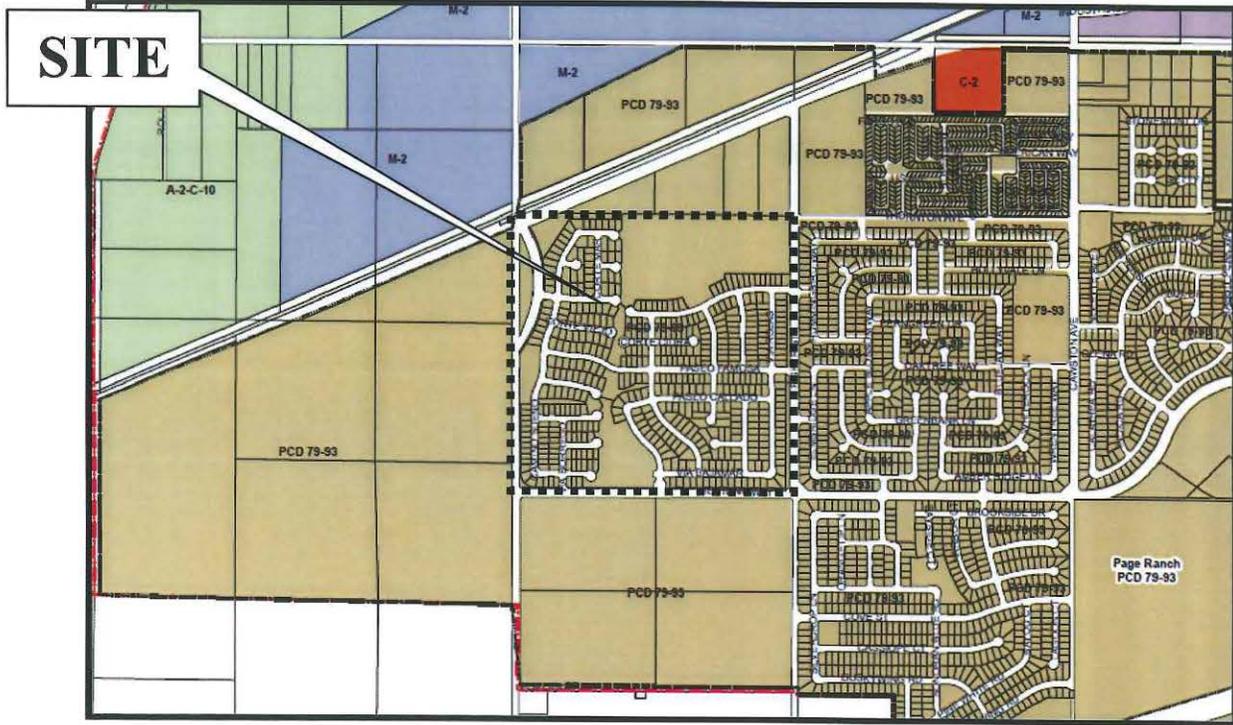
Plan details approved by Site Development Review No. 05-011. Please note that the lot count has slightly changed due to from the previous approval to the current application.

Plan Type	#of Beds/Baths	Dwelling Unit Size	# Units/%	# of Arch Elev.	# of Stories	Garage
One	2 bed/2 bath	1,454 s.f.	59 (10.1%)	3	1	2 car (57% of front) 5 feet in front of porch
Two	2 bed/den/2 bath	1,691 s.f.	134 (22.9%)	3	1	2 car (50% of front) 10 feet in front of porch
Three	2 bed/den/2 bath	1,770 s.f.	131 (22.3%)	3	1	2 car (50% of front) 10 feet in front of living space
Plan Type	#of Beds/Baths	Dwelling Unit Size	# Units/%	# of Arch Elev.	# of Stories	Garage
Four	2 bed/den/2 bath	1,854 s.f.	48 (8.2%)	3	1	2 car (40% of front) 20 feet in front of living space
Five	2 bed/den/2 bath/guest house + bath	2,110 s.f.	46 (7.8%)	3	1	2 car (40% of front) - parallel to living space
Six	2 bed/den/2 bath	2,125 s.f.	87 (14.9%)	3	1	2 car (40% of front) 12 feet in front of porch
Seven	2 bed/den/2 bath	2,245 s.f.	81 (13.8%)	3	1	2 car (40% of front) 7 feet in front of porch
Total			586 (100.0%)			

Attachment No. 4 Adjacent Zoning Map

Planning Commission
Public Meeting of
September 18, 2012

SITE DEVELOPMENT REVIEW NO. 12-001 ZONING MAP



Attachment No. 5 Aerial Map

Planning Commission
Public Meeting of
September 18, 2012

SITE DEVELOPMENT REVIEW NO. 12-001 AERIAL MAP

SITE

