

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

PLANNING  *COMMISSION*

MEETING MINUTES

DATE: December 4, 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 Nassar Moghadam, Michael Perciful, and Greg Vasquez

Invocation and Flag Salute: Chairman John Gifford

2. APPROVAL OF MINUTES:

A. Minutes of the October 16th, 2012 Meeting

It was **MOVED** by Commissioner Perciful and **SECONDED** by Commissioner Vasquez to approve the minutes of the October 16, 2012 City of Hemet Planning Commission, as presented.

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

3. PUBLIC COMMENTS:

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

PUBLIC MEETING ITEMS

4. SITE DEVELOPMENT REVIEW NO. 12-006 (Hemet Chrysler Dodge Jeep Ram)

APPLICANT: David Pedder
AGENT: Russell Rumansoff — Herron and Rumansoff
LOCATION: 240 Carriage Circle
PLANNER: Carole Kendrick — (951) 765-2375

DESCRIPTION: A request for Planning Commission review and approval of a Site Development Review (SDR) application for the construction and operation of a 5,995 square-foot automotive service facility and 630 square-foot second floor storage area located within the Hemet Auto Mall Specific Plan (SP 87-28).

The staff report was presented by Assistant Planner Carole Kendrick who displayed a PowerPoint presentation and offered various details regarding the project.

Chairman Gifford inquired as to whether the Shell station had been aware of the plan.

Planner Kendrick indicated that since a site development review has no public noticing requirement, the property owners for the Shell station were not notified by the City.

Chairman Gifford acknowledged that the proposed project was consistent with the existing specific plan developed for the property in 1991, as well as with three CEQA amendments and the last amendment for the Negative Declaration, which includes this type of development on the property.

Commissioner Vasquez questioned why Condition No. 24 had been deleted.

Planner Kendrick explained that it was deleted because the wall that was referenced in the condition currently exists and is uniformly built throughout the project. She suggested that the Engineering Division could offer a more detailed explanation.

Russell Rumansoff, 530 St. John Place, Herron Rumansoff Architects approached the lectern as a representative for Hemet Chrysler Dodge Jeep Ram. He advised the Commission that they had reviewed the project recommendations and were in agreement with all of the conditions. He indicated that the proposal will allow continuity on this particular side of the site, which will be a nice complement to and will define the rest of the site.

Chairman Gifford asked if the design of this project would accommodate solar panels.

Mr. Rumansoff responded that there is a large flat roof area that could accommodate solar panels if the owner decided to proceed with that.

Commissioner Vasquez requested information about the liquid storage area.

1 Mr. Rumansoff explained that there is a central area with transmission fluids, brake
2 fluids, and oil that is piped overhead above automotive service bays, and between
3 each bay there will be a piece of equipment with hoses extending down that will
4 dispense the fluids.

5
6 Commissioner Vasquez queried if the storage area is separate and in a different room.

7
8 Mr. Rumansoff responded that it is separate, adding that requirements had been
9 discussed with the fire department regarding drum size, etc. He clarified that there is
10 nothing else stored in the liquid storage area.

11
12 Commissioner Moghadam shared that over a decade ago he had been privileged to
13 work for Mr. Rumansoff's company and that he has designed service bays and is
14 familiar with them. He suggested that the block wall would break down the level of
15 sound transfer, and that the shading that has been accomplished will help out the
16 mechanics and keep them cool. Most importantly, however, is the fact that air
17 conditioners on top of the roof will be very beneficial to keep the fumes out of the bays
18 and cool down the work area.

19
20 Chairman Gifford opened and closed the public comment period. He asked if the
21 design was consistent with the existing specific plan, and whether airport review and
22 comment was required.

23
24 CDD Elliano answered affirmatively and explained that this type of use is permitted
25 under the airport land use plan.

26
27 Chairman Gifford then asked for a motion regarding the project.

28
29 It was **MOVED** by Vice Chairman Overmyer and **SECONDED** by Commissioner
30 Perciful to adopt *Planning Commission Resolution Bill No. 12-022* approving Site
31 Development Review No. 12-006 with the deletion of Engineering Condition No. 24.

32
33 The MOTION was carried by the following vote:

34
35 **AYES:** Chairman Gifford, Vice Chairman Overmyer, and Commissioners
36 Moghadam, Perciful and Vasquez

37 **NOES:** None

38 **ABSTAIN:** None

39 **ABSENT:** None

40
41 *(Planning Commission Resolution No. 12-019.)*

42
43
44 **PUBLIC HEARING ITEMS**

- 45
46
47 **5. SPECIFIC PLAN NO. 11-001 (North Hemet Specific Plan) & DRAFT**
48 **ENVIRONMENTAL IMPACT REPORT (SCH NO. 2011101031) – Continued from**
49 *October 16, 2012*

50
APPLICANT: Housing Authority of the County of Riverside

AGENT: Karen Gulley — The Planning Center

1 LOCATION: Northwest corner of North State Street and Oakland Avenue
2 PLANNER: Ron Running, (951) 765-2375
3

4 **DESCRIPTION:** A request for Planning Commission review and
5 recommendation to the City Council regarding the establishment of the
6 proposed North Hemet Specific Plan for a 28.6:± acre site and the proposed
7 Draft Environmental Impact Report establishing a maximum of 525 multi-
8 family residential units (100 units within mixed-use areas), 118,919 square
9 feet of retail commercial, and 16,335 square feet of office space.
10

11
12 The staff report was presented by Project Planner, Ron Running, who displayed a
13 PowerPoint presentation and offered various details regarding the proposed project.
14

15 Chairman Gifford noted that there are certain impacts with unavoidable
16 consequences, such as air quality and greenhouse gases, and asked if there is
17 mitigation available to bring these to below significant levels of impact.
18

19 Planner Running indicated that at the scale of this project these impacts are typical;
20 however, there are mitigations suggested. Some of the impacts can be brought
21 down below a level of significance.
22

23
24 Chairman Gifford outlined the process as follows: the final EIR will go to the City
25 Council so the public will have a chance to comment; there will be a publication of
26 the final EIR on-line which will be recirculated to all of the agencies and be available
27 to the public in the library and at the planning department; overriding considerations
28 will come in draft form to the Commission in January.
29

30 Chairman Gifford also stated that since the County owns most of this land, the
31 County is a proponent, being the landowner, so they obviously have the right to
32 propose development of their property within the city's frame of the General Plan.
33 He requested that the Commission receive an explanation as to the history of this
34 proposal.
35

36
37 Planner Running indicated that two years ago the County approached the city
38 indicating their desire to process a redevelopment plan for the existing
39 redevelopment project area. This property was annexed by the city so this is a
40 unique situation. In the first year of the process, the County hired the Planning
41 Center to suggest some development scenarios which were reviewed at the
42 community level via workshops. Then, in 2009, the Specific Plan and the Draft EIR
43 were initiated.
44

45
46 Chairman Gifford verified that the Specific Plan is, in reality, the framework for the
47 beginning stages in this process and that the Commission will have a chance to
48 review every project for approval. He asked Planner Running if the higher density
49 units outlined in the plan would be owner occupied units.
50

Planner Running responded that there was no stipulation – they could be either
owner occupied or rented.

1
2 In response to Commissioner Moghadam's inquiry concerning acquisition of the rest
3 of the properties, Planner Running stated that because of the dissolution of the
4 redevelopment agency and funding by the state of California, County efforts in
5 acquiring more land have been stopped at this time.
6

7 Vice Chairman Overmyer asked what portion of the site a developer could purchase
8 and improve.
9

10 Planner Running indicated that the original plan was to have a master developer
11 acquire the whole property, but as indicated at the last hearing, there are individual
12 owners that wish to stay, so the acquisition will, in all likelihood, be done in
13 segments. However, the Specific Plan has a minimum requirement that there could
14 be no parcel smaller than a one-acre site that could be developed, so there would
15 not be small fragmented pieces, but rather larger segments that will be developed.
16 The first proposed phase will be north of Menlo, and the second phase will be to the
17 south.
18
19

20 Vice Chairman Overmyer stated his feeling that this is a step in the right direction for
21 the downtown area, but it would be critical to have the Metrolink. If that did not
22 happen, he felt it would negate this proposal.
23

24 Planner Running said he would be meeting on Monday with the Riverside Transit
25 Authority. They want to develop an interim transit center somewhere in the
26 downtown area so this is a further indication of their interest to develop more rapid
27 transit alternatives for the Hemet Valley. They want to work in tandem with the City
28 of Hemet to develop more rapid bus services that would have various stops
29 throughout the city as they go west.
30
31

32 Vice Chairman Overmyer indicated that he would like to hear feedback from the
33 community about the issue of high density, but as he looks at these multi-use areas,
34 he felt there was a place for high-density that would work very well for the City of
35 Hemet.
36

37 Planner Running commented that the General Plan earmarks the site of this general
38 area for mixed use.
39

40 Vice Chairman Overmyer responded that his last comment referred to the area's
41 proximity to the old Hemet Stock Farm. He hoped that the plan would incorporate
42 elements that would promote the historical nature of the Stock Farm.
43
44

45 Commissioner Vasquez asked if this project mandates low or very low-income
46 housing.
47

48 Planner Running responded that the Housing Element indicates higher density
49 residential projects that could be affordable as part of our requirement. The funds
50 used to acquire this property by the County were the housing funds, so they have to
be used for at least some portion of low or moderate-income housing. They can't just

1 acquire property and sell it all for commercial development because certain aspects
2 of it must be allocated to affordable housing.

3
4 Commissioner Vasquez suggested that the term "some" is very vague and
5 ambiguous.
6

7 Planner Running indicated that he did not think there were any hard and fast
8 numbers but the staff could ask for clarification from the county representatives that
9 are present at the hearing.
10

11
12 Chairman Gifford opened the public hearing and asked for comments from the
13 County representative.
14

15 John Aguilar, Development Director of Riverside County EDA Housing Division,
16 announced that he and his staff were at the Commission to support the plan and to
17 answer any questions. He outlined the progress as follows: once this Specific Plan
18 is adopted, the County will put together a request for proposals from developers as
19 to what they think would be best suited to develop on the site; the County would
20 continue to comment and work with the city to ensure that the plan would be
21 consistent with the objectives of the community; The dissolution and loss of
22 redevelopment funds has put a crimp in the County's ability to move forward with
23 any additional acquisitions, having already invested over \$12 million to acquire the
24 existing properties.
25

26
27 Concerning the existing condition of the site, the County is working with the City
28 Code Enforcement Division to ensure the site has been taken care of. The State has
29 agreed to release funds for the demolition of fourteen residential buildings, all of
30 which will be demolished by the end of February 2013. The County is still pondering
31 the steps to find a development entity and looks forward to input from the city.
32

33
34 Chairman Gifford asked if they had worked with a developer to look at this property
35 in terms of its marketability. Did the County have any kind of input from developers
36 to come up with this kind of plan or is it based on the County's experience?
37

38 Mr. Aguilar stated it was a combination of both. There was developer input solicited
39 and input from the County's EDA staff, so it was a blend of both. Yesterday at the
40 State of the County presentation at the Morongo casino, one of the presenters was
41 talking about the amount of growth in Riverside County as opposed to other
42 locations. Despite the fact that we are still in a difficult market, there is a lot of
43 promise in the retail and housing market.
44

45 Chairman Gifford asked if the County could trade properties to acquire land.
46

47
48 Mr. Aguilar stated they could ask for approval for a trade and that it is definitely
49 something the County would consider.
50

Chairman Gifford voiced his feeling that this property is a gateway into the Hemet
community and right now it is less than desirable. Some of the pieces that need to

1 be acquired are the most undesirable pieces. He further stated that redevelopment
2 funds were used to buy the properties, so there are certain requirements attached to
3 that money. He asked how much of this property must be set aside for low-income
4 housing or RHNA-required housing as opposed to other types of uses of the money,
5 like redevelopment or community improvement.
6

7 Mr. Aguilar stated he could not give them a precise answer. As was already pointed
8 out, the property was purchased with housing bond funds. As a result, there are
9 specific regulations and requirements that come with the expenditure of those funds
10 relative to having to use those funds for low-income housing. There are different
11 ways of approaching that same objective such as types of housing for sale, rental,
12 mixed-use, mixed-income.
13

14
15 Chairman Gifford commented that the Planning Commission has been reticent to
16 approve projects that can turn into low-income blighted areas. He felt both Hemet
17 and San Jacinto have more than their fair share of low-income housing. CDD
18 Elliano has done a great job in reducing the requirement of the State, so the city is
19 not anxious to build anything else that is going to be low-income housing except as
20 absolutely necessary.
21

22 Mr. Aguilar stated that he did not believe there was a specific number of low-income
23 housing specified in the plan.
24

25
26 Commissioner Vasquez asked if the housing authority owned the property.
27

28 Mr. Aguilar responded affirmatively.
29

30 Commissioner Vasquez also asked what the County would do with the property if
31 the Hemet Planning Commission took a no-project alternative.
32

33 Mr. Aguilar responded that he hoped that would not be a recommendation.
34

35 Commissioner Vasquez indicated that the staff report stated that the County would
36 market the land acquired to the developers when it was deemed appropriate and
37 suitable. He wondered what the County's meant by "appropriate and suitable."
38

39
40 Mr. Aguilar agreed that this choice of words was odd, but that the County would be
41 willing to consider putting in necessary proposals to developers so that it is not
42 delayed anymore than it has already been delayed.
43

44 Commissioner Vasquez expressed concern that this might turn into another project
45 that is partially completed, particularly since the Staff Report suggested that it might
46 take up to fifteen years from start to finish. He wondered if the County was
47 concerned about that.
48

49
50 Mr. Aguilar responded that because of the money and time already expended by
both the County and the City, he didn't believe it would take that long.

1 Commissioner Perciful asked if the area north of Menlo Avenue would be the first to
2 be built out or would it be the commercial strip along State Street?
3

4 Mr. Aguilar answered that they were still formulating what the schedule would look
5 like, but the high-density would not be a priority effort.
6

7 Commissioner Perciful expressed his concern about high-density housing and transit
8 centers as areas of increased crime rates.
9

10 Commissioner Moghadam asked if the State-mandated 15% low-income housing
11 requirement could be developed in another location.
12

13 Mr. Aguilar stated his feeling that this would be a dangerous avenue to pursue, and
14 that he would need legal advice regarding it.
15

16 City Attorney McEwen responded that he would research this and give his
17 comments at the January 15, 2013 Planning Commission meeting.
18

19 Chairman Gifford thanked Mr. Aguilar for his comments and indicated that the
20 microphone was still open for any public comments.
21

22 CDD Elliano noted that staff would very much like the Commission's direction for any
23 other additional changes to the plan as mentioned in the staff report.
24

25 Chairman Gifford asked that staff pursue the question about what kind of housing
26 versus other types of actions can be taken within the framework of redevelopment
27 funds so that what is recommended can be within the framework of the law.
28

29 Commissioner Vasquez asked that Community Investment Director John Jansons
30 offer some advice on the matter.
31

32 Chairman Gifford clarified that the Commission is examining just how much of this
33 project has to be set aside for low-income housing or how much of that funding can
34 be used in the elimination of blight in the city.
35

36 Community Investment Director Jansons explained that typically the use of
37 redevelopment funds allows for very low, low, and moderate income housing
38 development. Moderate is defined as from 80% to 120% of median income. To be
39 more specific, Mr. Jansons indicated that this is usually working families with one or
40 two working members, who are not on public assistance. We would need to inquire
41 of the County under what circumstances they did their bond financing. If these
42 bonds are redevelopment bonds that, when issued, provided capital for acquisition
43 and initial construction, oftentimes they would then include details for what the
44 money can be used for.
45

46 Chairman Gifford expressed his feeling that the Commission should not make a
47 recommendation to the City Council that is vague regarding the percentage of low-
48 affordable housing.
49
50

1 Mr. Jansons expressed that the Specific Plan is a powerful document that guides the
2 eventual development so if it allows up to a maximum, the city should not presume
3 that a maximum can or will be constructed.
4

5 CDD Elliano stated that the Specific Plan, as a zoning document, does not express
6 affordability at all because it isn't related to the land uses that would be going
7 forward. As Mr. Jansons mentioned, whatever the potential bonding requirement
8 might be, there are a couple of considerations: moderate income is a wide range
9 and is even wider for the City of Hemet than it might be in Temecula or other areas
10 that would have higher moderate income. Another consideration is what would
11 generally be considered a market rate development for what they call inclusion-type
12 of housing. Some percentage of those units could be offered for low income. It
13 doesn't mean taking a whole planning area and having that designated at a certain
14 income range. Perhaps we don't have as much information in terms of the specifics,
15 but this is one of the things that the County is trying to provide, particularly because
16 everyone is still in flux on RDA and its dissolution. She believes that they are
17 committed to using as much flexibility as they can in order to eliminate the blight and
18 develop this in a holistic piece for development control.
19

20
21 CDD Elliano added that one of the down sides of denying the project is that the
22 property is composed of numerous small parcels and those individual parcels will not
23 be able to be developed in the way and manner that the city wants to see it done.
24 She suggested that the best practice would be to have property management on-site
25 to ensure that the properties are well kept and there is tenant screening. Hopefully,
26 she suggested, working with the County we can report back to you on some of these
27 concerns at the next meeting.
28

29
30 Chairman Gifford repeated his concern about more than one-third of the project
31 being high density and would like staff to review that with the County. Commissioner
32 Vasquez expressed his understanding that there are individually owned properties
33 outside those of the County.
34

35
36 CDD Elliano replied that there are some, but because the County does not have the
37 funds to continue acquisition, the hope would be that with a master developer
38 coming forward, if it makes sense for that piece to be included, that they will seek
39 acquisition of the existing properties. She suggested that in the short run it would be
40 market forces that would drive the plan.
41

42 CDD Elliano further stated that starting on page 3 of the staff report there were a
43 number of issues identified at the last meeting that are addressed in the report with
44 some options.
45

46
47 There was continued discussion concerning low-income housing, setbacks, the
48 Stock Farm, design elements, and other considerations. The commission directed
49 staff to incorporate the recommendations from the staff report as well as report on
50 possible design guidelines and the amount of high density.

It was **MOVED** by Vice Chairman Overmyer and **SECONDED** by Commissioner Vasquez to continue the public hearing until January 15, 2013 with a request that staff

1 investigate and return with answers to questions brought up by the Commission.

2
3 The MOTION was carried by the following vote:

4
5 **AYES:** Chairman Gifford, Vice Chairman Overmyer, and Commissioners
6 Moghadam, Perciful and Vasquez

7 **NOES:** None

8 **ABSTAIN:** None

9 **ABSENT:** None

10
11 **6. ZONING ORDINANCE AMENDMENT NO. 12-005 (Alcoholic Beverage**
12 **Regulations)**

13
14 **APPLICANT:** City-initiated

15 **LOCATION:** City-wide

16 **PLANNER:** Emery Papp - (951) 765-2375

17
18 **DESCRIPTION:** A request for Planning Commission review and
19 recommendation to the City Council regarding a Zoning Ordinance
20 Amendment to modify Chapter 90, amending Article III of the Hemet
21 Municipal Code, adding regulations for the sale of alcoholic beverages, with
22 related modifications to the land use matrix for commercial and industrial
23 zones. This ordinance is a component of the Hemet ROCS (Restoring Our
24 Community Strategy) Program for the City of Hemet.

25
26
27 The staff report was presented by Principal Planner, Emery Papp, who displayed a
28 PowerPoint presentation and offered various details regarding the proposed project.

29
30
31 Chairman Gifford expressed his understanding of the city's need for an ordinance
32 and clear process regarding ABC licenses which is currently not in place. He feels
33 that the clear process should be laid out in the ordinance. If not, it becomes
34 arbitrary. There should be a way that outlines how we make the determination
35 regarding overconcentration. In addition, he suggested that the city needs to
36 provide guidelines.

37
38 CDD Elliano indicated that page 5 of the proposed ordinance indicates the findings
39 that are needed in order to determine public convenience and necessity. Unless the
40 city establishes an ordinance, the ABC Department can make their own
41 determination whether or not we object. However, the Commission is responsible
42 for land use and this is the reason for the ordinance – in order to do what is
43 appropriate for the city while still maintaining some process and element of control.

44
45
46 Chairman Gifford responded in agreement and reiterated his concern over the
47 seeming lack of existing control.

48
49 City Attorney McEwen said that in his experience these types of situations are
50 flexible.

Chairman Gifford added that if the Commission gets too specific, limits would be

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

created, similar to the limits regarding cell tower decisions.

CDD Elliano agreed and identified provisions in the ordinance that allows for some flexibility based on the circumstances of each application.

Chairman Gifford stated that the ordinance sets forth findings and a rationale that is legally defensible and going into the record.

City Attorney McEwen agreed.

Commissioner Moghadam inquired as to why the low competition clause of a 1,000 foot separation from other businesses was deleted.

Principal Planner Papp explained that restaurants tend to congregate in large areas such as along major streets; therefore, restaurants should not be punished by not being allowed to sell beer and wine or other spirits because that would give unfair advantage to other restaurants located in the same area.

CDD Elliano further explained that the reason the low competition clause was deleted was because it was unnecessarily limiting, since there were other provisions that could be applied if necessary.

Vice Chairman Overmyer, although in favor of free enterprise in business, declared his support for the proposed ordinance.

Chairman Gifford opened the public hearing, but seeing no public input, closed the hearing and entertained a motion on the issue.

It was **MOVED** by Vice Chairman Overmyer and **SECONDED** by Commissioner Moghadam to adopt *Planning Commission Resolution Bill No. 12-023*, recommending approval to the City Council of Zoning Ordinance Amendment No. 12-005, as presented.

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

(Planning Commission Resolution No. 12-020.)

WORK STUDY ITEMS

- 7. **Overview of new State Planning Legislation effective January 1, 2013 and AB 1616- the "California Homemade Food Act"** - Verbal report by Community Development Director Deanna Elliano

The Commission unanimously concurred to move this item to the January 15, 2013

1 meeting of the City of Hemet Planning Commission.
2
3

4 **8. Report on Industrial Development Opportunities within the City**
5

6 The Commission unanimously concurred to move this item to the January 15, 2013
7 meeting of the City of Hemet Planning Commission.
8

9 **DEPARTMENT REPORTS**
10

11 **9. CITY ATTORNEY REPORTS:** *Verbal report from Assistant City Attorney Stephen*
12 *McEwen on items of interest to the Planning Commission.*
13

14 City Attorney McEwen reported briefly on a lawsuit filed by the Department of Justice
15 against the City of San Jacinto and its enforcement of their group homes ordinance.
16 The primary issues were with the group homes that serve the disabled – a term with a
17 broad definition. Under the Fair Housing Act, cities have the ability to propose zoning
18 requirements on group homes, but they must provide some avenue for reasonable
19 accommodation. He noted that the City of Hemet includes such accommodations in its
20 ordinance already. Actually, Hemet treats homes for the disabled more favorably than
21 boarding houses. The City Attorney's office believes that Hemet's ordinance is still in
22 good shape but highlights the need for the city to be careful and prudent in any
23 enforcement action because it is a highly litigious area of the law.
24

25
26 **10. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**
27

28 A. Verbal Report on City Council actions from the October 23, 2012 ((No planning
29 related items and nothing to report) and November 13, 2012 meetings
30

31 While there were no planning related items to report regarding the October 23, 2012
32 City Council meeting, CDD Elliano reported regarding two work study items from the
33 November 13, 2012 meeting. The first was regarding a pilot project of reclaimed water
34 by the Eastern Municipal Water District in the Diamond Valley Lake area. They were
35 originally looking at an 80-acre facility but are now downsizing it to a six-acre facility.
36 The second work study item was a presentation by Seth Weinger, who is the
37 coordinator of Crime Stoppers Plus – a program established by the United Communities
38 Network. The conclusion was that this program would parallel very well with the Hemet
39 ROCS program as a grass-roots effort and an ad hoc committee is being formed.
40

41 There were also two major IT or computer programs authorized by the City Council to
42 upgrade existing systems.
43

44
45 B. Proposed Cancellation of December 18, 2012 and January 1, 2013 Planning
46 Commission Meetings
47

48 CDD Elliano proposed, and the Commission concurred that due to the holidays, and the
49 lack of agenda items ready to move forward, the December 18, 2012 and January 1,
50 2013 Planning Commission meetings would be canceled.

1
2 **11. HEMET ROCS CITIZEN ADVISORY COMMITTEE REPORT** - *Chairman John*
3 *Gifford* (Valerie Valez, school representative to the Hemet ROCS advisory committee
4 vacated her seat; Carlos Navarro is now filling that role.)
5

6 CDD Elliano updated the Commission on the Hemet ROCS Field Operations Task
7 Force, comprised of the Police Department, Code Enforcement Division, Building &
8 Safety Division, and Fire Department. A program has been established identifying what
9 is called Tier One Properties and Tier Two Properties. This force is tasked with
10 performing inspections of the two property tiers.
11

12 Tier One Properties are problem properties for which the city has received complaints
13 for criminal activities. The police department is primarily leading the charge on these
14 properties. Tier Two Properties are those that are more of a building, fire, health &
15 safety, code inspection issue.
16

17 The Task Force has identified a total of 13 properties. There are apartments, fourplexes,
18 motel units, and mobile home parks. Of these properties, 377 units are identified as Tier
19 One Properties, while 618 units are within Tier Two Properties, for a total of 995 units in
20 the first phase. The Task Force has completed a total of 104 unit inspections of the Tier
21 One Properties and 560 of the Tier Two Properties for a total inspection of 664 units.
22 Scheduled in December is an inspection of the Town and Country Mobile Home Park,
23 which is a Tier One Property.
24

25 One of the Tier One Properties, as reported in the press, is the Diamond Inn Motel on
26 Florida Avenue where the Police Department arrested multiple parolees.
27

28 CDD Elliano outlined the various charges and identified the violations cited in that
29 inspection, as well as other property inspections.
30

31
32 **12. PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings*
33 *attended or other matters of Planning interest*
34

35 **A. Chairman Gifford**
36

37 Chairman Gifford stated that a number of people in an on-line setting have been critical
38 of the Planning Commission. However, he is in his 30th year of being a planner, and this
39 is one of the best Commissions he has ever worked with. He wished the Commission a
40 happy holiday season.
41

42 **B. Vice Chair Overmyer** (Nothing to report)
43

44 **C. Commissioner Moghadam** (Nothing to report)
45

46 **D. Commissioner Perciful** (Nothing to report)
47

48 **E. Commissioner Vasquez**
49

50 Commissioner Vasquez commended the staff for their great job on staff reports.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

13. FUTURE AGENDA ITEMS: *Items to be scheduled for upcoming Planning Commission Meetings*

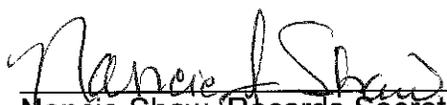
- A. Phase 1 of the General Plan Consistency Zoning Program
- B. Zoning Ordinance Amendment regarding Cottage Food Operations (AS 1616)
- C. Proposed Fence Ordinance - Part II
- D. Temporary Sign Provisions - Part II

14. ADJOURNMENT: It was unanimously agreed to adjourn the meeting at 8:25 p.m. to the regular meeting of the City of Hemet Planning Commission scheduled for **January 15, 2013 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