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PLANNING COMMISSION

MEETING MINUTES

DATE: March 5, 2013

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: Chairman John Gifford

2. APPROVAL OF MINUTES:

A. Minutes of the February 5, 2013 Meeting

It was **MOVED** by Vice Chairman Overmyer and **SECONDED** by Commissioner Moghadam to **APPROVE** the February 5, 2013 Meeting Minutes, as presented.

The **MOTION** was carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioner Perciful

B. Minutes of the February 19, 2013 Meeting

After a brief discussion it was **MOVED** by Vice Chairman Overmyer and **SECONDED** by Commissioner Moghadam to **APPROVE** the February 19, 2013 Meeting Minutes, as presented.

The **MOTION** was carried by the following vote:

AYES: Vice Chairman Overmyer and Commissioner Moghadam

NOES: None

ABSTAIN: Chairman Gifford and Commissioner Vasquez

ABSENT: Commissioner Perciful

1 **3. PUBLIC COMMENTS :**

2
3 There were no members of the public who wished to address the Commission
4 regarding items not on the agenda.
5
6

7 **PUBLIC HEARING ITEMS**

8
9 **4. CONDITIONAL USE PERMIT NO. 12-010 (Los Altos Restaurant and Rental Hall)**

10
11 **APPLICANT:** Los Altos Restaurant – Miranda Family
12 **AGENT:** Gabriela Miranda
13 **LOCATION:** 129 North Carmalita Street
14 **PLANNER:** Soledad Carrisoza – (951) 765-2375
15

16
17 **DESCRIPTION:** A request for Planning Commission review of a Conditional Use
18 Permit for the operation of a banquet/rental hall in conjunction with an existing
19 family restaurant located at 129 N. Carmalita Street, with consideration of an
20 environmental exemption pursuant to CEQA Guidelines Section 15301, Existing
21 Facilities.
22

23 Chairman Gifford noted that there was a request by staff to move this item to a different
24 meeting.
25

26 CDD Eliano responded that there were a number of questions regarding this item that
27 needed more explanation by the applicant as well as additional materials that have not
28 yet been received. Due to this, CDD Eliano asked to continue Conditional Use Permit
29 No. 12-010 off calendar, noting that staff would re-advertise the public hearing once the
30 additional materials are received and the item is rescheduled.
31

32 Chairman Gifford entertained a motion to continue Conditional Use Permit No. 12-010,
33 off-calendar.
34

35 It was **MOVED** by Vice Chairman Overmyer and **SECONDED** by Commissioner
36 Moghadam to **CONTINUE** Conditional Use Permit No. 12-010 **OFF-CALENDAR** and
37 **READVERTISE** the public hearing on this item.
38

39 The **MOTION** was carried by the following vote:
40

41 **AYES:** Chairman John Gifford, Vice Chair Vince Overmyer, and Commissioners
42 Nasser Moghadam and Greg Vasquez
43 **NOES:** None
44 **ABSTAIN:** None
45 **ABSENT:** Commissioner Michael Perciful
46
47
48
49
50

1 **5. CONDITIONAL USE PERMIT NO. 12-007 (Hemet Jewelry and Loan) – Continued**
2 **from February 19, 2013**
3

4 **APPLICANT:** Hemet Jewelry & Loan - Eduardo Salas
5 **AGENT:** Rosie Salas
6 **LOCATION:** 2355 East Florida Avenue
7 **PLANNER:** Soledad Carrisoza – (951) 765-2375
8

9
10 **DESCRIPTION:** A request for Planning Commission review of a Conditional
11 Use Permit for the operation of a collateral loan business (secondhand store/
12 pawn shop) in an existing building located on the southeast corner of Florida
13 Avenue and Yale Street at 2355 E. Florida Avenue in the C-2 (General
14 Commercial) zone, with consideration of an Environmental Exemption pursuant
15 to CEQA Guidelines Section 15301.
16

17 (PowerPoint presentation by Principal Planner Papp)
18

19 Commissioner Moghadam commented on the inadequacy of the parking spaces for the
20 size of the building on the lot.
21

22 Planner Papp responded that by today's standards there would be reciprocal use
23 parking spaces in the center at this time.
24

25 Commissioner Moghadam asked if reciprocal parking spaces were included with this
26 center.
27

28 Planner Papp affirmed there was reciprocal parking.
29

30 Discussion continued regarding the adequacy of parking.
31

32 Planner Papp continued with his Powerpoint presentation. He advised that Staff had
33 reviewed the proximity of other pawnshops and second-hand locations in relation to
34 this proposed use and shared a map which showed the proposed location on the east
35 side of town with existing pawnshops and second-hand store locations.
36 Discussion ensued regarding other loan businesses within the City of Hemet and near
37 the subject area.
38

39 Planner Papp indicated that he knew of only one other loan business nearby and had
40 prepared a list with the addresses of the entire loan, second-hand, and pawn shop
41 stores, along with photos of each establishment.
42

43 CDD Elliano indicated that these had been identified and can be obtained at City Hall
44 or put on-line for the public's review as part of the staff report materials.
45

46 Commissioner Vasquez noticed that the Planning Department list did not include a
47 Payday Loan business located just a block away from the subject property in the City
48 of Hemet on Florida Avenue and Mayflower Street. He further noted that a new one
49 had recently opened at the Shell gas station on Florida Avenue and Warren Road.
50 Chairman Gifford indicated that these had been approved before Commissioner
Vasquez was appointed to the Commission.

1 Vice Chairman Overmyer added that the ones on the list are there because they buy
2 and sell and that the jewelry retail sales outlets are indicated because they buy as well.

3
4 Commissioner Moghadam wondered if any of the pawnshops within the city limits
5 pawned firearms.

6
7 Planner Papp responded that he was not aware of any, but that the police department
8 had not had any permits to sell firearms processed through them as of this date.

9
10 Commissioner Vasquez asked the applicant to respond to the material on pages 11
11 and 12 of the staff report, which indicates that an incident had occurred at one of his
12 stores in another city, and that the applicant had been very cooperative with law
13 enforcement regarding that incident. He wondered what type of incident had
14 happened..

15
16 Planner Papp responded that the Development Review Committee (DRC) had asked
17 the same question of the applicant, and were advised that they had never had a need
18 to call the police department for a violent crime, but that sometimes they do receive
19 property that they suspect is stolen so they give that type of information to law
20 enforcement on a routine basis. In addition, the Moreno Valley Police Department
21 comes and takes a look at their inventory from time-to-time to see if any of their items
22 match ones they know to be stolen.

23
24 Vice Chairman Overmyer wondered, in terms of findings, if the proposed location of the
25 conditional use would pose a problem or be detrimental to the public health, safety or
26 welfare.

27
28 Planner Papp indicated that the preliminary findings were included in the staff report
29 and could be found on pages nine and ten in the report dated February 19th.

30
31 Vice Chairman Overmyer noted that according to resident and business owner Howard
32 Rosenthal, he had discussed this with some of the owners of the businesses in the
33 strip mall and they had responded that they thought it might hurt their business or that
34 they might even consider relocating if such a business were to move in, as they felt it
35 might be injurious to the current businesses.

36
37 Planner Papp indicated that since there were two Commissioners absent for the
38 discussion of this item at the last meeting, he had prepared a two-page cover with
39 staff's original findings included as an attachment. He felt it would not be the best
40 course of action to switch course midway with information from the last Planning
41 Commission meeting and rather let the Planning Commission discuss amongst
42 themselves whether or not they still felt that those findings could be made.

43
44 Commissioner Moghadam questioned the number of restrooms and their use for the
45 public and/or staff.

46
47 Planner Papp indicated that the applicant would need to respond to this question.
48
49
50

1 Commissioner Vasquez inquired about the staff analysis which indicated concern
2 about the prospects of a pawnshop operating on this prominent location on Florida
3 Avenue. He wondered about the potential for nuisance activities which are unwanted
4 in the City of Hemet.

5
6 Planner Papp advised that at the DRC meetings, the applicant had described their
7 methods of doing business, and their reason for selecting a previous bank building
8 which included adequate security under lock and key. In addition, the applicants'
9 history of having a positive relationship with local law enforcement signaled their good
10 intentions, and this information changed their opinion for this particular use at this
11 location.

12
13 Commissioner Vasquez continued wondering if this information eliminated the concern
14 for attracting nuisances and the potential for behaviors that are unwanted in the
15 community. He further wondered why the fact that the applicant has security measures
16 in place would influence the Planning Department determination regarding this.

17
18 Planner Papp indicated that surveillance equipment, lighting, and additional signage
19 would discourage the aforementioned types of behavior.

20
21 Commissioner Moghadam inquired about the CUP requirements and the 500-foot
22 radius notification to the neighbors, and expressed his concern about advertisement in
23 local newspapers as to this request for a CUP.

24
25 Planner Papp explained that state law requires one of three things: Post a notice in the
26 paper, send direct mail to surrounding property owners, or post the site. He indicated
27 that routinely they do two of the three—post in the paper and send notification to the
28 surrounding property owners.

29
30 Commissioner Vasquez asked if roll-up doors were required on visible windows for this
31 project.

32
33 Planner Papp indicated that this had been addressed by the Building and Safety
34 Division at the DRC meeting. He advised that this would not be an issue and that the
35 roll-up windows would be inside the windows themselves. He suggested that the
36 applicant might like to respond to these questions.

37
38 Chairman Gifford re-opened the public hearing and asked to hear from the applicant
39 first.

40
41 Mr. Dominique Tinks of Riverside, California addressed the Commission as a
42 representative for the applicant, and responded regarding how the site had been
43 chosen. He indicated that the considerations were traffic and exposure, as well as the
44 security of the building. Regarding the public's concern about pawnshops in general,
45 he noted that the pictures of the proposed building depict the fact that they don't even
46 look like pawnshops, but rather resemble a retail facility. In addition, they also design
47 jewelry, which is contracted out. He assured the Commission that Mr. Salas, the
48 owner, is dedicated to ensuring the health and safety of his customers and staff is
49 central in his concern. He further indicated that Mr. Salas would soon be a San
50 Bernardino County Sheriff as well. Mr. Tanks explained that the owner would actually
be assisting the police department. He noted that locating the business in a former

1 bank building was for security reasons, and advised that while the Moreno Valley and
2 Yucaipa stores were properly permitted to sell firearms, that was not being proposed
3 for this location, and there would be no loans provided for any weapons.
4

5 Chairman Gifford wondered, industry-wide, if there was a tendency for people to get
6 their stuff back in a "disingenuous" manner.
7

8 Mr. Tinks responded that they have not seen this happen, but it varies and depends on
9 how you treat your clients. He added that the tangible goods promote good retail
10 business too.
11

12 Chairman Gifford asked how much of the business relies on loans, and how much of it
13 is from sales.
14

15 Mr. Tinks responded that 90% of the profits come from loans.
16

17 Vice Chairman Overmyer asked if the owner would act as a security person.
18

19 Mr. Tinks responded that there would most likely be an off-duty officer handling the
20 security most of the time, but that the owner would also fill that position on occasion.
21

22 Commissioner Moghadam inquired about the restroom complex.
23

24 Mr. Tinks responded that two restrooms would be reserved for staff, and the other two
25 would be for the public, including those for the disabled. He also shared that the owner
26 would make a significant investment and that he knows and understands that health
27 and safety is key and would run a respectable business, as he has run his other
28 existing businesses. He assured the Planning Commission that Mr. Salas is investing
29 in the City of Hemet to stay, noting that while he wants to make a permanent mark in
30 the city, at the same time he hopes to change the image of what the public typically
31 thinks of pawnshops.
32

33 Commissioner Moghadam wondered if the Yucaipa store had shutters from inside or
34 outside.
35

36 Mr. Tinks advised the Commissioner that they located on the inside and were difficult
37 to see noting that the same type of roll-ups would be used in the Hemet store.
38

39 Commissioner Vasquez wondered if Mr. Salas ultimately being a deputy sheriff would
40 have conflict of interest.
41

42 Mr. Tinks assured him that the process of being accepted to the sheriff's academy
43 involved exhaustive investigation, and he was sure Mr. Salas would not have been
44 accepted had there been a conflict. Also, they would advertise that he has connections
45 to law enforcement.
46

47 Commissioner Vasquez asked what types of incidents have been reported that caused
48 police action or investigation
49

50 Mr. Tanks listed such things as serial numbers being obliterated, which demands an
immediate check with law enforcement. He also listed security measures, including

1 lighting, surveillance systems both exterior and interior, as well as security personnel
2 and safety training for employees. The decision whether the guard will be armed or not
3 is one made by the Hemet Police Department. There will be metal window coverings
4 when the store is closed, which will be interior. Accepted identifications required
5 include California ID, military ID and passports, which are checked. Only about one-
6 percent of customers have no identification, and they will be denied service. The best
7 stores in this system see between 2,000 and 3,000 customers a month.
8

9 Commissioner Overmyer expressed concern that this type of business would ultimately
10 shrink, if the demographics of the valley improve. There is market for it now, but the
11 hope is for something else in the future.
12

13 Mr. Tinks commented that these establishments do well even when the economy is
14 booming. There are 37 pawnshops in Beverly Hills.
15

16 Chairman Gifford opened the public comment portion of the hearing.
17

18 Mr. Lou Parker (26616 South Yale, Hemet) expressed his concern regarding crime in
19 the immediate area, such as smash-and-grab crimes. He felt installing double doors,
20 which would involve buzzing in the client, might be helpful. Over all, he was opposed
21 to this business location.
22

23 Mr. Howard Rosenthal (1600 East Florida Avenue, Hemet) spoke, representing several
24 entities in the area (the former Long's Drug Store, the building on the westerly end of
25 the center, with eight tenants, and the space on Yale Street that's empty, the CNC
26 medical plaza, and the Century 21 building). He stated that all are opposed to this
27 business coming into the area, with a few threatening to relocate if it does. He pointed
28 out the lack of parking and stated that while he is sure the business would be well run,
29 he felt that Hemet does not need it. He gave a short history of centers with mixed
30 owners and the difficulty of enforcing the CC&Rs, the crime and gang activity, and the
31 theft that makes maintaining the operation of the business difficult.
32

33 Ms. Lisa Pauro (27338 Rosemont Way, Hemet) an ICU nurse, spoke in opposition to
34 the proposal, noting the change in demographics of the patients she sees now, such as
35 drug overdoses, noncompliant patients, and fewer snowbirds because they are afraid
36 to spend winters in Hemet. She noted the increase in the types of stores leaving the
37 area, such as Harris', JC Penney and Sharkies. She felt the need to stop catering to
38 lower income and non-income citizens because it's driving good citizens away. The
39 recycling of metals stolen from legitimate businesses is making it harder to maintain a
40 viable base. You used to see elderly people walking their dogs; now it's a homeless
41 person with a shopping cart full of their possessions.
42

43 Ms. Melissa Donahoe (4495 Cloudywing Road, Hemet) was concerned about the crime
44 in the area, and especially in the parking lot by the proposed pawnshop. She
45 wondered what is considered a weapon.
46

47 Mr. Robert Hundley (1995 West Esplanade Ave, Hemet) owns a pawnshop and feels
48 every town should have a couple of them, but noticed that this one is a million-dollar
49 shop. He wondered if the business was a sole proprietorship or owned by a group. He
50 felt if it is owned by one man who wants to be a police officer, something isn't right.

1 Chairman Gifford requested that the speaker deal with his concern for the community
2 instead of questioning the character of the applicant.

3
4 Mr. Hundley did not feel that security was an issue in his pawnshop. Nobody who has
5 stolen goods is going to come in, because they will be ID'd. He has run his business
6 for 10½ years and has only had the police in his shop ten times. He reports to the
7 Police Department weekly, noting that there is a detail person that handles pawnshops.

8
9 Ms. Christi Mayers (125 North Yale, Hemet), has been a business owner in the area for
10 55 years. She noted that every operator pays their share of the upkeep of the parking
11 lot, lighting, etc.

12
13 Ms. Heather Donahoe (3430 Morro Hill Road, Hemet) moved into the area ten years
14 before Walmart went in close to West Valley High School. She noted that crime has
15 increased significantly and traffic around her home makes it difficult to get in and out of
16 her driveway. She hears good things about this particular pawnshop; her concern is
17 about its location. The demographic change in the city frightens her and when she
18 feels threatened, she takes her business to Temecula. She feels the Commission
19 needs to be extremely careful about the decisions it makes.

20
21 Chairman Gifford closed the public hearing and invited Mr. Tinks to respond.

22
23 Mr. Tinks indicated his understanding of the concerns expressed by the citizens and
24 wants them to know that this business will be a deterrent rather than an attraction to
25 crime because of the business's surveillance, its immediate contact with the police, and
26 its work with law enforcement in removing criminals from the streets of Hemet.

27
28
29 Commissioner Moghadam asked what process would be required to eliminate a CUP.

30
31 Planner Papp responded that revocation of a conditional use permit could be
32 implemented if there were violations of the conditions, nuisance activities, criminal
33 activity, or if a business is found to be doing something other than what was indicated
34 in their business plan.

35
36 Chairman Gifford noted that a letter was sent by Commissioner Perciful to CDD Elliano
37 and will become part of the record.

38
39 CDD Elliano outlined Commissioner Perciful's concerns as follows: He wants to make
40 sure Hemet moves forward in a positive direction. He has mixed feelings about the
41 pawnshop, but wants to see vacant buildings filled; however, the city needs smart,
42 responsible growth and with there being 11 similar types of stores in the city, second-
43 hand and pawnshops in the area of Florida Avenue and Yale Street, crime has
44 increased significantly over the years.

45
46 Chairman Gifford queried CDD Elliano about language regarding the required findings
47 in the summary staff report, with the answer being that page nine was part of the
48 original staff report, with page three language being the most recent, and what should
49 be utilized.
50

1 Chairman Gifford also asked for clarification of language from City Attorney McEwen
2 regarding "policies and guidelines" and was advised that this phrase was meant to be
3 an all-encompassing phrase that would include municipal code, general plan,
4 commercial design guidelines, etc. For a CUP to be denied or adopted, there have to
5 be findings to support the decision.
6

7 Commissioner Vasquez indicated that he has been struggling with this decision, doing
8 research and asking for help from Planning staff, who have done an outstanding job of
9 presenting facts to him. He, however, does not agree with their conclusion because he
10 feels it doesn't correspond to the General Plan. He then provided a detailed overview
11 of several General Plan sections and policies, pointing out the policy language
12 supporting his view that the proposed use was not consistent with the General Plan.
13

14 Vice Chairman Overmyer indicated that he had asked himself if this would be good for
15 Hemet, and could not, in good faith, answer that with a positive response.
16

17 Commissioner Moghadam stated that Finding No. 2 was the sticking point for him; the
18 finding is not to his satisfaction to approve the location based on the testimony
19 presented.
20

21 Chairman Gifford agreed with much of the analysis and indicated that it's the
22 Commission's responsibility to balance the needs of the community. The General Plan
23 is designed to improve the quality of life for the people of Hemet and to be balanced.
24 He agreed that this is not the right business for this particular area, and the use would
25 not improve the community.
26

27 Commissioner Vasquez, who had proposed an initial motion for denial, rescinded his
28 first motion and replaced it with this one:
29

30 It was **MOVED** by Commissioner Vasquez and **SECONDED** by Vice Chairman
31 Overmyer to deny Conditional Use Permit No. 12-007, subject to the appropriate
32 findings, as stated, and direct staff and the city attorney to prepare a revised resolution
33 for formal adoption by the Commission at a subsequent meeting.
34

35 The **MOTION** was carried by the following vote:
36

37 **AYES:** Chairman John Gifford, Vice Chair Vince Overmyer, Commissioners
38 Greg Vasquez and Nasser Moghadam.
39

40 **NOES:** None

41 **ABSTAIN:** None

42 **ABSENT:** Commissioner Michael Perciful
43

44 **6. ZONING ORDINANCE AMENDMENT NO. 13-003 (Homemade Food Operator**
45 **Regulations) — Continued from February 5, 2013**
46

47 **APPLICANT:** City of Hemet

48 **LOCATION:** City-wide

49 **PLANNER:** Emery Papp
50

DESCRIPTION: A request for Planning Commission review and
recommendation to the City Council regarding a Zoning Ordinance Amendment

1 to modify Chapter 90, amending Article III, Special Uses and Conditions, of the
2 Hemet municipal Code, adding Section 90-100 regulating Cottage Food
3 Operators pursuant to assembly Bill 1616, with consideration of an
4 environmental exemption pursuant to CEQA Guidelines Section 15061.
5

6 (PowerPoint presentation by Planner Emery Papp.)
7

8 Planner Papp explained that the city's permit, if approved, would be \$75 for the initial
9 approval and \$35 for the annual renewal, utilized for staff time only to verify zoning, as
10 well as to verify the location and make sure that the it's suitable for a homemade food
11 operation.
12

13 Commissioner Moghadam asked if an empty business was available, could someone
14 put in a sink and make dry food? Or would it have to be in a house?
15

16 Planner Papp noted that AB-1616 applies only to residential uses. If someone is trying
17 to convert a business to residence, they would have to change the occupancy, obtain
18 building permits, and go through several other processes in order to convert that use to
19 a residence.
20

21 City Attorney McEwen further clarified that the law says any residential dwelling. It
22 doesn't say restricted to any areas that have been zoned residential. But you can't
23 take a commercial building and stick a kitchen in it and use that as the basis for a
24 cottage food operation. Also, the ordinance requires that the cottage food operator has
25 to reside at the site of the operation.
26

27 Commissioner Vasquez questioned why the license for this industry is so inexpensive,
28 noting that for a business with one employee, the license costs over \$150, renewed
29 annually. Can administrative penalties be applied?
30

31 Planner Papp responded that the County Environmental Health follows their
32 regulations, and City Attorney McEwen explained that when there is a violation in any
33 part of the code, the City can issue administrative citations, and any violation is a
34 misdemeanor that can be prosecuted.
35

36 Regarding fees for the permits, Mr. Papp further explained that they don't know how
37 much staff time this industry is going to absorb, so staff decided on the \$75 plus \$35
38 annual renewal. If it is determined that this fee is inadequate, the City Council can
39 adjust the fee.
40

41 CDD Elliano also indicated that the fees the City charges have to be in reasonable
42 relationship to the amount of service provided. It has to be based on what it takes for
43 staff to process the permit. It is not a discretionary permit, but rather a State-mandated
44 program. This will not be a revenue generator for Hemet. The County Health
45 Department is the enforcement agency for the actual food preparation. The City will
46 enforce only the zoning regulations and standards for the use.
47

48 Chairman Gifford opened the public hearing, but receiving no requests from speakers,
49 closed the public hearing. He recommended enhancing the enforcement language,
50 and that staff re-examine at the cost of the permit for documentation purposes.

1 Vice Chairman Overmyer agreed with Commissioner Perciful's written suggestion and
2 recommended going with it the way it is.

3
4 Commissioner Vasquez agreed with Chairman Gifford and requested that the
5 ordinance be brought back with stronger enforcement language.

6
7 Commissioner Moghadam brought up the subject of tobacco-infused or marijuana
8 products.

9
10 City Attorney McEwen enjoined them not to be worried about running into marijuana
11 laws. There are many state and federal laws that would cover any incident like that.
12 He doesn't see this law being some exception to all those other laws that relate to
13 controlled substances.

14
15 Chairman Gifford reopened the public hearing.

16
17 It was **MOVED** by Commissioner Vasquez and **SECONDED** by Commissioner
18 Moghadam to continue the open public hearing to April 2, 2013.

19
20 The **MOTION** was carried by the following vote:

21
22 **AYES:** Chairman John Gifford, Vice Chair Vince Overmyer, Commissioners
23 Greg Vasquez and Nasser Moghadam.

24 **NOES:** None

25 **ABSTAIN:** None

26 **ABSENT:** Commissioner Michael Perciful
27

28 DEPARTMENT REPORTS

29
30
31 **7. CITY ATTORNEY REPORTS:** Verbal report from Assistant City Attorney Stephen
32 McEwen on items of interest to the Planning Commission

33
34 City Attorney McEwen did not have a report prepared but wanted to clarify an issue
35 that came up in the last item: The difference between a business license and a permit
36 fee. A business license is a tax; however, a permit is limited to the amount of time and
37 money it would take to go through that review process. It's an important part of AB-
38 1616. If someone comes to the public and asks for information regarding the fee, the
39 city would have to provide documentation to support that particular fee as a back-up,
40 so it's important that it has to be limited to the amount of cost to the city in reviewing
41 the application providing that service.

42
43 **8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS**

- 44
45 **A.** Report on February 26th City Council meeting – There was a discussion
46 regarding two competing reports from Hemet Fire Department and Riverside
47 County Cal-Fire. It was lengthy, with many presentations and public
48 comments. At the conclusion, it was directed back to staff, the finance
49 director and city manager to continue to pursue more information and
50 answers to questions raised at the meeting.

1 B. A request to cancel the meeting of March 19, 2013 – The Commission
2 concurred with the cancellation.
3

4 C. Planning Department Updates
5

- 6 1. The next City Council meeting is March 12, 2013, with representatives
7 from the Riverside County Transportation Commission to give a
8 presentation on the Highway 79 realignment. Staff will be preparing a
9 formal comment letter on the draft EIR due in March at the City
10 Council.
11
- 12 2. Projects Moving Forward – Last year a joint City Council/Planning
13 Commission work study was held regarding a west end project called
14 Ramona Creek, which is now starting the Draft EIR process. A
15 scoping meeting will be held on March 14th at 9 a.m., which is a
16 “scoping” meeting that is held to allow various agencies to voice any
17 concerns they have that should be addressed in the EIR.
18

19 **9. HEMET ROCS CITIZEN ADVISORY COMMITTEE REPORT** — *Verbal report by*
20 *CDD Elliano regarding CAC meeting of February 28, 2013.*
21

22 Because Chairman Gifford was absent at the meeting, CDD Elliano reported several
23 items:
24

- 25 A. Finalization with the City Attorney of the draft Social Host Ordinance, which is
26 going forward at the next City Council meeting. It allows police to issue an
27 administrative citation if minors are being served alcoholic beverages; also, it
28 has a mechanism by which PD can respond and enforce, with higher
29 penalties, any loud or unruly gatherings, especially those serving alcohol to
30 minors. The need for the ordinance was brought forward by the Hemet
31 Community Action Network which works closely with the school district and
32 social service agencies.
33
- 34 B. CAC meetings for Hemet ROCS. Since last January, ten of the proposed
35 ROCS ordinances have been adopted and are in place, and six remain in the
36 consideration process, which include the Social Host Ordinance, Abandoned
37 Buildings Ordinance, Administrative Citation Ordinance Update, Nuisance
38 Abatement Ordinance, City Landscape and Property Maintenance, and
39 Rental Unit Registration.
40

41 **10. REPORT REGARDING ATTENDANCE AT PLANNING COMMISSIONERS**
42 **ACADEMY** — *Verbal report by Chairman Gifford and Commissioner Moghadam*
43

44 Both Chairman Gifford and Commissioner Moghadam attended the Commissioners
45 Academy. Commissioner Moghadam felt it was extremely beneficial to him to spend at
46 least one day at the academy updating himself on subjects such as EIR's, CEQA
47 regulations, etc. Chairman Gifford commented on how lucky Hemet is to have detail-
48 oriented people on the Planning Commission
49
50

1 **11. PLANNING COMMISSIONER REPORTS** — *Commissioner reports on meetings*
2 *attended or other matters of Planning interest*
3

- 4 A. Chairman Gifford alerted the Commissioners that in April Chairman and Vice
5 Chairman seats will be selected, and he is willing to give up his chair
6 position if anyone else would like to take over. He noted that he had put
7 forth his application to serve as a Planning Commissioner for another two
8 years.
9
- 10 B. Vice Chair Overmyer recommended that Chairman Gifford continue as
11 Chairman for another year, as such time that the election is on the agenda.
12
- 13 C. Commissioner Moghadam wished to second the election of Chairman
14 Gifford as Chairman for another year. He also commended the concept of
15 the sign regulations and noted that they are effective.
16
- 17 D. Commissioner Vasquez had nothing to report, but stated that he enjoyed
18 serving on the Commission.
19

20 **12. FUTURE AGENDA ITEMS** — *Items to be scheduled for upcoming Planning*
21 *Commission Meetings*
22

- 23 A. North Hemet Specific Plan and Draft EIR
24 B. Housing Element consistency ordinances
25 C. Public Workshop for the 2013 Housing Element Update
26 D. Consistency Zoning Program — Phase 1
27

28 CDD Eliano stated that staff is always working in the background to compile and ready
29 these items for review. The consistency ordinances and housing element ordinances
30 take quite a bit of time to bring forward. She thanked the Commission for paying
31 attention to the new General Plan and utilizing the policies the way they were intended
32 to be used.
33

34
35 **13. ADJOURNMENT:** It was unanimously agreed to adjourn the meeting at 9:29 p.m.
36 to the regular meeting of the City of Hemet Planning Commission scheduled for
37 **April 2, 2013 at 6:00 p.m.** to be held at the City of Hemet Council Chambers
38 located at 450 E. Latham Avenue, Hemet, California 92543.
39

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

46 ATTEST:

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