

PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers

450 East Latham Avenue, Hemet CA 92543

November 5, 2013

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 Greg Vasquez, and Commissioners Michael Perciful, Vince Overmyer, and Rick Crimeni

Invocation and Flag Salute: Commissioner Crimeni

2. APPROVAL OF MINUTES:

A. Minutes of the Planning Commission meeting of October 15, 2013

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 HEARING ITEMS

Meeting Procedure for Public Hearing Items:

1. Receive Staff Report Presentation
2. Commissioners report any Site Visit or Applicant Contact, and ask questions of staff
3. Open the Public Hearing and receive comments from the applicant and the public.
4. Close the Public Hearing
5. Planning Commission Discussion and Motion

4. **ZONE ORDINANCE AMENDMENT (ZOA) NO. 13-004 (Establishment of a Specific Plan Zone and Requirements)**

APPLICANT: City of Hemet
PLANNER: Ron K. Running, Contract Planner
LOCATION: Citywide

DESCRIPTION: A request for Planning Commission review and recommendation to the City Council regarding a Zoning Ordinance Amendment to amend Chapter 90 of the Hemet Municipal Code, adding a new Article XXXVIII (38) to establish a Specific Plan Zone, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15061.

Recommended Action:

*That the Planning Commission adopt Planning Commission Resolution Bill No. 13-019 recommending **APPROVAL** of Zoning Ordinance Amendment No. 13-004 (Ordinance Bill No. 13-004) to the City Council.*

5. **ZONE ORDINANCE AMENDMENT 13-011 (Establishment of a Business Park Zone and the updating of Zoning and Development Standards for Industrial Uses)**

APPLICANT: City of Hemet
PLANNER: Nancy Gutierrez, Contract Planner
LOCATION: Citywide

DESCRIPTION: A city-initiated ordinance of the City of Hemet amending Chapter 90 (Zoning) Article XXX (30) of the Hemet Municipal Code by establishing a new Business Park Zone (BP) and amending certain zoning and development regulations for the M-1 (Limited Manufacturing) and M-2 (Heavy Manufacturing) Zones, and assorted minor amendments to various other sections of Chapter 90 related to definitions and special uses in the manufacturing zones.

Recommended Action:

*That the Planning Commission adopt Planning Commission Resolution Bill No. 13-020 recommending **APPROVAL** of Zoning Ordinance Amendment No. 13-011 (Ordinance Bill No. 13-049) to the City Council.*

WORK STUDY ITEMS

Work Study items are not public hearings and do not require prior notice to the public, although notice may be given to interested persons depending upon the subject matter. The purpose of the Work Study session is to allow the Planning Commission to engage in an open, preliminary review and discussion of issues, ordinances, procedures, or projects prior to the formal public hearing process. The Planning Commission has the option to receive public comment, and is encouraged to provide direction to staff at the conclusion of the work study session.

6. WORKSTUDY REGARDING TEMPORAY SIGNS AND BANNERS

APPLICANT: City of Hemet
PLANNER: Emery J. Papp, Principal Planner
LOCATION: Citywide

DESCRIPTION: The workstudy for temporary signage will discuss the existing requirements for temporary signs in the Municipal Code, potential amendments to the Municipal Code including potentially new provisions, illustrate through photographs and a PowerPoint presentation types of temporary signage and issues related to the enforcement of temporary signage, and seek feedback and guidance from the Planning Commission regarding potential amendments to the Sign Ordinance.

Recommended Action:

That the Planning Commission provide comments and possible direction to staff regarding the regulation of temporary signs within the City.

DEPARTMENT REPORTS

- 7. CITY ATTORNEY REPORTS:** *Verbal report from Assistant City Attorney Tom Jex on items of interest to the Planning Commission.*
- 8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**
 - A. Report on actions taken at City Council meeting of October 22, 2013
 - B. Development Process Roundtable comments and City responses
- 9. PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended or other matters of Planning interest.*
 - A. Chairman Gifford
 - B. Vice Chair Vasquez
 - C. Commissioner Perciful
 - D. Commissioner Overmyer
 - E. Commissioner Crimeni
- 10. FUTURE AGENDA ITEMS:**
 - A. General Plan Consistency Zoning Updates
 - B. Landscaping and Fencing Zoning Ordinance
 - C. Regent Properties – Ramona Creek SP, TTM and DEIR
 - D. GPA-13-001:Proposed 2014-2021 Housing Element Update
- 11. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **November 19, 2013 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).

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PLANNING  *COMMISSION*

MEETING MINUTES

DATE: OCTOBER 15, 2013

CALLED TO ORDER: 5:58 P.M.

MEETING LOCATION: City Council Chambers
450 East Latham Avenue
Hemet, CA 92543

1. CALL TO ORDER:

PRESENT: Chairman John Gifford, Vice Chairman Greg Vasquez,
Commissioners Michael Perciful, Vince Overmyer and
Rick Crimeni

ABSENT: None

Invocation and Flag Salute: Commissioner Vince Overmyer

2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of September 17, 2013

It was **MOVED** by Vice Chairman Vasquez and **SECONDED** by Commissioner Perciful
to **APPROVE** the Minutes of the Planning Commission meeting of September 17,
2013.

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

AYES: Chairman John Gifford, Vice Chair Greg Vasquez, Commissioners,
Michael Perciful, Vince Overmyer and Rick Crimeni

NOES: None

ABSTAIN: None

ABSENT: None

3. PUBLIC COMMENTS:

Mona Groff (1008 Santa Maria Drive, Hemet) asked that someone look into regulations
that might limit the multiplying of dollar stores in Hemet and encourage higher-end
shopping facilities.

4. LETTER REQUEST TO INITIATE ZONING ORDINANCE AMENDMENT:

A letter from Richard Leitz of the Diamond Valley Arts Council requesting the Planning
Commission to initiate a Zoning Ordinance Amendment to the city's sign code to

1 establish a new category of temporary display signage for theaters, termed "Theater
2 Event Signs/Banners."
3

4 CDD Elliano outlined issues involving temporary signage/banner regulations and the
5 fact that there are not any regulations that involve the type of request being made, as it
6 is not advertising in a commercial sense, but an event that benefits the city. The
7 normal banner regulations demand a 14-day delay. Therefore, something is needed in
8 the code to better address this.
9

10 Staff discussed having a new exempt category that would be theater event signs or
11 coming events banners, but there would need to be a designated display area
12 approved by staff, with the ability to change that as their programming changes,
13 provided the banners are clean, in good condition, and do come down 5 days or so
14 after the event.
15

16 Richard Leitz (42190 Carnegie Avenue, Hemet), representing the Diamond Valley Arts
17 Council (DVAC), reported that the Arts Council had its first concert on May 18, 2013,
18 and that the theater was sold out with standing room only. The next concert, Casey
19 Abrams, was set for October, but because of his schedule, it had to be postponed until
20 November 15, 2013. The DVAC is working with Golden Crown Productions, and they
21 have scheduled Lee Rocker and the Stray Cats for December 7. The banner is up on
22 the side of the east wall of the Hemet Theater. The DVAC is requesting an extension
23 of that time for that banner to be there, until the first of November, and then
24 immediately switch it out for the banner for Lee Rocker.
25

26 Commissioner Crimeni asked if staff will be rewriting this ordinance and make an
27 amendment to it.
28

29 CDD Elliano stated that either private parties or the Planning Commission can initiate
30 ordinances. If the commission would like to direct staff, then we can make those
31 changes. It's quite simple, in terms of the language, if it is just limited to this particular
32 topic.
33

34 Commissioner Crimeni indicated he thought it should be done for community events.
35

36 Vice Chair Vasquez asked for a brief synopsis of the sign ordinances that affect the
37 banners.
38

39 CDD Elliano explained that banners are temporary signage that require permits. The
40 banners can be up for 30 consecutive days and be removed for 14 days before another
41 permit has to be issued for another consecutive 30 days. They are designed for
42 special promotions, grand openings or special events. There are some limitations as
43 to where they can be positioned; they are supposed to be on a building.
44

45 CDD Elliano indicated the problem that Diamond Valley Arts Council faces is two-fold:
46

47 First is the required 14-day downtime for banners between events, and second is the
48 need to have it coincide with the programming. Staff saw this as a different category
49 because of the designated area for theater coming attractions and events. Are they
50

1 required to return for a separate permit, or can they just install those within that
2 designated area and do that without having to come back every 30 days.

3
4 Vice Chair Vasquez first asked, would the location of the banner be an issue in any
5 proposed revision that might be considered, in addition to the time frame? Second, if
6 the Planning Commission had the propensity to modify that, would the commission
7 want to specifically entitle it to the theater exemption, because he suspected this
8 banner issue affects many businesses in the downtown area. He therefore suggested
9 that if staff is asked to make the revision, that it be made more generic, not necessarily
10 for the theater specifically.

11
12 CDD Elliano stated that they were trying to focus this amendment to community or
13 nonprofit events as exempt, because temporary signage includes items such as
14 banners, flags, twirlers, gorillas, balloons, a whole gamut of things that would need to
15 be worked through with the commission as part of a work study.

16
17 Vice Chair Vasquez repeated his concern; if an exemption is given for this specific
18 issue, then other businesses will ask for exemptions. He did however think the whole
19 signage ordinance needs to be looked at in general.

20
21 Commissioners Perciful and Crimeni felt the amendment should address nonprofit and
22 community events, with the rest of the signage ordinance to be considered later.

23
24 CDD Elliano explained they are trying to meet the immediate needs of the Diamond
25 Valley Arts Council. She, as the CDD, is not given the authority to make temporary
26 changes under the current sign code provisions.

27
28 City Attorney McEwen added that when it comes to the sign ordinances, we have to be
29 careful investing discretion in staff members because we make potential "first
30 amendment" problems. It's better to have clear, defined standards rather than allowing
31 staff members to make a case-by-case determination on a particular sign.

32
33 Vice Chair Vasquez reiterated his point, that this is something that needs to be thought
34 out and considered in broader terms so the Commission doesn't have to go down this
35 road again.

36
37 Commissioner Overmyer requested a broader look at the downtown area, but
38 understood that we want to see how narrow and limited we want to make this.

39
40 Chairman Gifford suggested a careful look at the term "community event," "theater" or
41 even "venue." They need to be clearly defined.

42
43 Vice Chair Vasquez urged that this be done carefully.

44
45 CDD Elliano requested clarification from the Commission as to whether this should be
46 narrowly defined in terms of community event, or, as Vice Chair Vasquez mentioned,
47 broader in terms of businesses.

1 Commissioner Crimeni said that businesses can plan further ahead, but in this
2 Instance when an entertainer becomes available and they have a chance to bring
3 culture to the town, he's all for it.

4
5 Chairman Gifford suggested that the Commission can take this as a special item and
6 amendment to the zoning and signage, but he did agree that we need to see the other
7 regulations on signs in general and craft out that exemption or talk about other
8 exemptions, and it needs to be done quickly.

9
10 The Commissioners verbally agreed and Chairman Gifford called it a consensus and
11 direction to staff, and after asking for any other public comments, terminated
12 discussion and moved to the next agenda item.

13 14 PUBLIC HEARING ITEMS

15 16 17 **5. CONDITIONAL USE PERMIT 13-004 (VALERO GAS STATION)**

18 A request for Planning Commission's review and approval of a Conditional Use
19 Permit for the sale of beer and wine from 5:00 a.m. to 1:00 a.m., seven days a
20 week, and to make a finding of public convenience or necessity, as required by the
21 California Dept. of Alcoholic Beverage Control, at an existing Valero gas station
22 located at 1701 West Florida Avenue at the southwest corner of Florida and Lyon
23 Avenues.

24
25 Applicant: Nick Patel, Valero Gas
26 Planner: Emery J. Papp, Principal Planner
27 Agent: Keith Gardner, Keefer Consulting
28 Location: 1701 W. Florida Avenue
29 APN: 448-460-005

30
31 Planner Emery Papp provided a powerpoint presentation to the commission recapping
32 the proposed project, the issues that were addressed previously, and the two
33 alternative resolutions for the commissions consideration.

34
35 Mr. Papp distributed a two-page list from the police department report that indicated
36 the number of calls within the 1600 block of West Florida and the 1700 block, which is
37 the area in proximity of the project site.

38
39 Chairman Gifford asked if the census tract included everything down Florida to
40 Sanderson and included Stater Brothers, Vons, and a drug store adjacent to Vons, to
41 which Mr. Papp replied, yes.

42
43 Chairman Gifford also wanted to make it clear that although there seems to be many
44 licenses to sell alcohol within the census tract, there are many businesses there that
45 are in the business of selling alcohol; and not something they would necessarily object
46 to. Although the alcohol license numbers are higher than normal, there are many
47 businesses that are not considered a problem, such as restaurants.

48
49 CDD Elliano stated that there was a request by the Commission Chairman for
50 additional statistics from the police department. Of the 28 alcohol-related calls,

1 24 were for public intoxication related to Lyons Market, and Shell Gas Station had 14
2 out of the 18 calls for the west Florida area.

3
4 Commissioner Overmyer indicated he wasn't going to overstate the obvious: this isn't
5 good for our community.

6
7 Chairman Gifford opened the public hearing and asked Sergeant Rob Gibbs to come
8 forward and answer questions regarding police calls related to DUI's or public
9 intoxication. He stated that the police department had cited 41 incidents in about 11
10 months in this general vicinity that were directly related to these. Chairman Gifford
11 asked if this is a normal number for commercial property type areas.

12
13 Sergeant Gibbs stated that it is the police department's opinion there is a direct
14 correlation to businesses that sell alcohol, mainly off-sales, and the rising calls for the
15 police.

16
17 Chairman Gifford inquired concerning several other locations close by and asked if the
18 police calls would be similar.

19
20 Sergeant Gibbs answered that based on his training and experience, having dealt with
21 these areas on patrol as a supervisor, if one drives by, one will see the same
22 demographic as one would find on San Jacinto and Florida.

23
24 Commissioner Overmyer asked if the police department could do anything to disperse
25 the people who congregate around businesses that sell alcohol. He also asked if there
26 is still such a thing as loitering being against the law.

27
28 Sergeant Gibbs responded that based on minimum staffing and prioritizing of calls,
29 loitering calls would be on the bottom of the priority list; however, it is a priority.

30
31 Vice Chair Vasquez asked about what calls for service were regarding the Shell Gas
32 Station at 1704 West Florida.

33
34 Sergeant Gibbs answered that based on the statistics it appears that it would be public
35 intoxication, possible DUI's and one battery of fighting. He continued that often two
36 officers might be called for a specific incident. If they find someone who fits the
37 description, they will be evaluated, possibly arrested, and one or both of the officers
38 would transport them back to the station, book them, house them, and feed them for
39 several hours until they can take care of themselves and be released. So when you
40 look at the calls for service, you have to multiply that by two officers, staffing permitted.

41
42 Vice Chair Vasquez asked if the locations that sell liquor, like the gas stations, typically
43 call because of the people who come and are drunk? Do the businesses initiate the
44 calls themselves?

45
46 Sergeant Gibbs answered that it is a combination of everything that was mentioned. It
47 could be people lying down passed out on their property, it could be a passerby who
48 sees someone staggering down the sidewalk, or it could be somebody sitting next to a
49 building actually drinking from a container. So, it could be the business owners or
50 employees or passersby who make the calls.

1 Vice Chair Vasquez asked if any arrests were made for all the calls that came in.
2 Sergeant Gibbs replied, based on 1704 West Florida Avenue, four or five perhaps.

3
4 Vice Chair Vasquez asked if someone is found to be intoxicated, are they typically
5 arrested?

6
7 Sergeant Gibbs said if they are a danger to themselves or others, or if they cannot take
8 care of themselves, yes. However, if they are still able to take care of themselves, they
9 may be let go.

10
11 Chairman Gifford asked if there were any other questions of staff before opening the
12 discussion to the public.

13
14 Vice Chair Vasquez questioned if the 149 reported incidents in the census tract were
15 strictly related to businesses or just reported incidents in that district, because there are
16 residences in that area as well as businesses.

17
18 Planner Papp replied that these are all business-related calls.

19
20 Commissioner Perciful wondered whether or not there was a reduction in calls when
21 Fresh and Easy closed their doors and surrendered their licenses.

22
23 Planner Papp replied we do not have that information available.

24
25 Vice Chair Vasquez asked for an example of what business would be exempt from a
26 CUP in that area that would be selling beer and wine.

27
28 Planner Papp replied that if a restaurant came in, the restaurant would be exempt, but
29 a finding of Public Convenience and Necessity would still be required due to the over-
30 concentration of licenses.

31
32 Chairman Gifford opened the public hearing and invited Ms. Groff to speak.

33
34 Ms. Groff indicated she thought no more business licenses for liquor would even be
35 discussed until we got down to a certain amount of licenses. We have an
36 overabundance of them, she commented.

37
38 CDD Elliano replied that the ordinance, recently put in place, were requirements for
39 certain findings that had to be made and part of the process for a Conditional Use
40 Permit to sell alcohol. Prior to this, if it were a facility that didn't already need a CUP,
41 there would be no process other than getting an ABC license and asking the city for
42 public convenience and necessity findings. The ordinance put in more regulations in
43 terms of when a CUP would be required, which is what the Commission now is
44 deliberating and under what conditions.

45
46 Ms. Groff said she was under the impression that we just were not going to allow any
47 new ones.

48
49 CDD Elliano replied that it wasn't an outright ban, but there are now far more
50 regulations than what the city had, which was virtually nothing.

1 Chairman Gifford further explained that the ordinance does not prohibit businesses
2 coming in with existing liquor licenses. But what it did do is if you want a liquor license
3 and you want to operate a business, you must come with a CUP. The Commission
4 then has the opportunity to approve the permit.

5
6 Ms. Groff observed that there were currently liquor sales on three of the four corners
7 and there are already people sitting there and drinking beer. She is totally against any
8 more liquor licenses.

9
10 Chairman Gifford invited the agent, Keith Gardner, of Keefer Consulting, to address the
11 Commission.

12
13 Mr. Gardner stated they definitely want to cooperate with the police, to have a secure
14 facility and to be good neighbors to the city. They would be amenable to inspections
15 every six months or even limiting the hours of operation. Presently they propose to
16 shut down to the public at midnight. However, if desired, they can shut down at 11 PM.
17 In all other ways they agree with the conditions of approval as written. He also noted
18 that there is almost no residential in the census tract. There is residential further north
19 and south and in the neighboring census tract to the east, but our particular census
20 tract takes in many commercial shopping centers, and that is where one would expect
21 alcohol sales to be.

22
23 Seeing no other members of the public who wished to speak, Chairman Gifford closed
24 the public hearing and directed the commissioners to continue discussion. He
25 commended the Commission on its ability to have an open mind and not make
26 predetermined decisions.

27
28 He continued by outlining his thought process regarding this issue.

- 29 1. Will adding another business that is selling alcohol make a difference?
- 30 2. This is an existing license within the city and therefore they have a right to do
31 business here.
- 32 3. Is it a detriment to the community and does it make a difference?
- 33 4. If it doesn't make a difference to the community, then the business should be
34 able to function.

35
36 Chairman Gifford commented he needed more data from police reports as to what is
37 going on at that corner. There are all types of problems and people there that have
38 issues. He questioned what the impact is, does it make a difference, is there some
39 proof that it makes a difference to have more alcohol sales on that corner, or are we
40 trading the same customers to a different location?

41
42 Commissioner Overmyer stated that he was not present for the prior discussion on this
43 issue, but the preconceived notion is to try to do every small thing to make this
44 community better. If it does not make it better, we have an obligation to not allow it.
45 The point is, very simply, it is not good for the community.

46
47 Commissioner Crimeni agreed with Commissioner Overmyer, stating that the
48 difference with Fresh and Easy is that those were people buying groceries and taking
49 them home. It is not the same as buying a beer at a gas station and then sitting out in
50 the grass next to it and drinking. He knows it is tough times for business people, but
feels this would not add anything to the community and therefore cannot support it.

1 Vice Chair Vasquez spoke regarding this issue suggesting that perhaps there should
2 be a lottery to issue the amount of licenses we are supposed to have under the ABC
3 regulations. However, with the way the system works, he suggested this would not be
4 feasible. Next, he noted that the northeast corner on Florida Avenue is where he sees
5 the biggest problem, but doesn't see much being done to enforce buyers from drinking
6 in public, which is a violation. It is an institutional problem needing to be addressed if
7 we are looking for better quality of life in Hemet. He suggested we need to get
8 vagrants and drug users off that corner. In addition, he added a concern about bars
9 which are supposed to regulate the amount of people or sobriety of the patrons they
10 are serving, but a lot of them do not do this and it is a problem.

11
12 Another issue according to Vice Chair Vasquez are the exemptions that are allowable.
13 Along with this, he suggested getting rid of all of the exemptions in order to whittle
14 down these permits to a more reasonable size. He suggested that steps be taken to
15 actually solve the current problem by giving police the directive to work on cleaning up
16 the area. He stated if you take away the exemptions, take away the problem elements,
17 then Vice Chair Vasquez stated he would be on their side. He wants to continue to
18 uphold the General Plan.

19
20 Commissioner Overmyer stated his concern about the number of licenses currently in
21 use.

22
23 Commissioner Perciful commented that the Commissioners are all businessmen and
24 want to see Hemet become a beautiful city. That is why he previously asked if the
25 amount of crime or calls related to crime went down when Fresh and Easy vacated.
26 He stated his interest in seeing business grow in the City of Hemet, bringing in tax
27 revenue to the city in order to support more city services, such as police.

28
29 Commissioner Crimeni indicated he could not support this CUP as it does not seem to
30 add tax revenue to the city, but increases the vagrancy. And since we have a
31 responsibility to clean up the town, this may not fit.

32
33 Chairman Gifford called for a short 10-minute recess.

34
35 (Recess)

36
37 Chairman Gifford reopened the public hearing by adding that this issue is neither black
38 nor white. Liquor licensing in the city needs to be looked at on an individual basis. It
39 seemed to Chairman Gifford that the following are true regarding this issue:

- 40
41 1. If this license were for another part of the city which does not have the
42 problems this area has, he would have an easier time with it.
43 2. Because of the new information available now regarding the number of
44 police calls and lack of history of the previous license, he would vote no for
45 the CUP.

46
47 It was **MOVED** by Commissioner Overmyer to **ADOPT** Resolution Bill No. 13-017
48 **DENYING** CUP 13-004 and **SECONDED** by Commissioner Crimeni.

49
50 The **MOTION** was carried by the following vote:

1 **AYES:** Chairman John Gifford, Commissioners Rick Crimeni, Vince Overmyer
2 **NOES:** Vice Chair Greg Vasquez and Commissioner Michael Perciful
3 **ABSENT:** None
4

5 Chairman Gifford announced that this action is appealable to the City Council of the
6 City of Hemet, and City Attorney McEwen added that the appeal will be effectuated by
7 filing a written notice to the City Clerk within ten days.
8

9 *(Adopted Planning Commission Resolution No. 13-015)*
10

11 **WORK STUDY ITEMS**

12
13
14 **6. WORKSTUDY: UPDATE REGARDING MAJOR PLANNING PROJECTS** – A
15 workstudy session to provide an overview to the Planning Commission regarding
16 the status of various Planning Division projects.
17

18 CDD Elliano indicated she wished to give a review of some projects the department is
19 working on, and she grouped them into three categories:
20

- 21 Applicant –initiated projects
 - 22 City-initiated projects
 - 23 Participation in regional projects (time consuming, but important for the city)
- 24

25 **Ramona Creek**, which is a Regent Properties project on the west end of town, has a
26 specific plan, master tentative tract map, and draft EIR, which is close to being
27 released for public review. It should come to the Planning Commission for public
28 hearing in December or January.
29

30 **Stetson Crossing Project** is a city-owned property currently. The types of planning
31 applications that will come to us will be a specific plan amendment to allow theater,
32 CUP for theater and bowling ally and site development review. There was an existing
33 parcel map on this site. Since this is within the airport influence area, they have to go
34 to the ALUC. That adds lead time to our processing.
35

36 Vice Chair Vasquez asked if the Stetson Crossing Project still has the original
37 developer in the race. CDD Elliano said it is possible. The City Council has set a new
38 bar for what the negotiated agreement would be and she doesn't have a definite
39 answer yet.
40

41 **North Hemet Specific Plan:** The Planning Commission raised many questions on
42 this project which was proposed by the County. They asked that it be put on hold until
43 they had finished their process. There is also a pending draft EIR. The County owns
44 the majority of the property, so at some point we expect the North Hemet Specific
45 Plan to be resurrected.
46

47 **McSweeny Farms:** Woodside Homes will be coming back with a specific plan
48 development and a site development review. They are finishing out a tract that Lennar
49 had started. Their sales are going very well.
50

1 There are six or seven CUP's and site development reviews that are in the queue.
2 Those applications are incomplete and once completed will be forwarded to the
3 Commission.
4

5 **City-initiated Projects:** The Housing Element has been submitted to the State
6 Department of Housing Community Development for their initial review. We hope to
7 be able to move forward with that, probably coming back to you in January for the
8 Capital General Plan Amendment adoption with that housing development.
9

10 **The MSHCP Master Plan:** We are having a workshop at the library on October 29th
11 for all of the property owners within that area to introduce them to what the master
12 plan would be and its benefits. This is a project that the city is partnering with RCA
13 on, and we have a two-member city council ad hoc committee working with us.
14

15 **Downtown Specific Plan and Design Guidelines:** Several months ago we
16 submitted to SCAG for a grant requesting a minimum of \$200,000. We were not
17 funded in the first round; however, we were funded in the second round. We have
18 matching funds which City Council has included in our budget for this year. The timing
19 of these projects will be dependent upon their funds becoming available for the
20 second phase.
21

22 **West Hemet Master Drainage Plan:** This is primarily an engineering task (associated
23 with the MSHCP) and we are assisting because of our vernal pools and the draft EIR
24 component.
25

26 **Hemet ROCS Rental Registration Program:** This program was approved and our
27 first task was to create a database. The city has a program called CRW with contains
28 all of our building permits and planning conditions. We are adding a module to that
29 which will address the rental registration component.
30

31 **General Plan Consistency Project:** This brings all our zoning in alignment with the
32 General Plan. We are taking this in phases because it is a huge undertaking that we
33 are doing in-house due to budget considerations. In November, we will be bringing a
34 couple of new ordinances to the Planning Commission for their consideration. We
35 have a new business park zone as part of the industrial category. We will also be
36 looking at some pre-zoning in anticipation for property owners to proceed with
37 annexation. We see that as our western gateway to new development and
38 opportunities for industrial projects.
39

40 **Landscape and Fence Ordinance Update:** We were granted some funding to work
41 with a landscape architect to have landscape guidelines for residential owners. We
42 are developing a pallet of plants that will grow here, options for water conservation,
43 and a variety of suggestions which people can put into place.
44

45 **Sign Ordinance Update:** Planner Emery Papp will work with staff in bringing a
46 workstudy on the sign ordinance at our next meeting. The city is doing an update of its
47 application and user fees. We are also updating the CEQA guidelines, which continue
48 to get changed and modified, so we are trying to catch up with this.
49
50

1 **General Plan Progress Report:** We want to report on implementation of the plan
2 and things we have started since adoption of the plan, as well as any technical
3 changes and tweaks we are finding we may need to change.
4

5 **Planning Application and Development Processing Updates:** We had a
6 development roundtable, having invited professionals from the development
7 community, realtors, architects, and engineers with all the development departments
8 and received some good ideas and concepts about changes and processing
9 procedures that we can make. For the planning department, we are going to
10 streamline a lot of applications working with other departments on this process.
11

12 **Electronic Plan Check Capability:** Instead of having someone deliver six sets of
13 rolled plans, our developers can send them electronically and we can do all our
14 corrections electronically and return them. It is a great time saver. We want to be
15 able to offer it to those for whom it is a benefit and still respond to folks at the counter
16 as well.
17

18 **Highway 79 Realignment Project:** Caltrans and RCTC are in the process of
19 responding to all the comments that were made on the draft EIR and final EIR. They
20 are working diligently on it and anticipate having a final EIR released mid next year.
21

22 **Regional Climate Action Plan and Energy Action Plan:** These requirements have
23 come down on all the city jurisdictions and CEQA requirements that we have to
24 address concerning greenhouse gas. Hemet is one of the cities that has done a
25 complete inventory of our baseline emissions, done projections based on our land
26 uses, and energy audits of our systems and buildings. That will culminate in a series
27 of recommendations, and then each individual entity and organization can adopt those
28 measures that fit best with them.
29

30 **Hemet Ryan Airport Land Use Plan:** The existing plan is from 1992 and has
31 needed updating for quite some time. We are on the subcommittee with the Airport
32 Land Use Commission staff to work with their consultant in developing this plan. It is
33 important for the city, and we want to preserve the airport and safety operations of the
34 airport. We also want to assure reasonable development around the airport can
35 proceed ahead.
36

37 **Hemet Municipal Service Review:** This is a LAFCO project. They approve changes
38 to the sphere of influence and annexations. One of the steps they are required to do
39 on a five-year basis is a municipal service review. They see who is providing services
40 to where in the city, county, and in our sphere and they write a report about it.
41
42

DEPARTMENT REPORTS

43
44
45 **7. CITY ATTORNEY REPORTS:** *Verbal report from Assistant City Attorney Stephen*
46 *McEwen on items of interest of the Planning Commission*
47

48 The 9th Circuit decision just came down involving Newport Beach's group home
49 ordinance. Newport Beach took an aggressive stance for group homes and passed a
50 strict ordinance that actually was upheld at the district court level and survived a
summary judgment motion. But it went to the 9th Circuit and the decision was

1 reversed. The court went into great detail of the legislative history of Newport Beach,
2 which is very unique. There are differences between their situation and the Hemet
3 situation. We are taking a careful look at the decision, as are all cities that have group
4 home ordinances. The decision came from a three-judge panel. At this point, we don't
5 know what the next step is or whether they are going to seek review by a larger panel
6 of the 9th Circuit called an *en banc* review, which would be at another level.
7

8 There was legislation that was signed by the Governor recently. There was one on
9 land use and subdivision maps, which provided another extension. There was
10 another piece of legislation that dealt with the statute of limitation for causes of action
11 involving land use decisions. This is probably a piece of legislation that only a city
12 attorney would be interested in, but it sought to overturn a decision from 2008.
13

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

15 **A. Report on actions taken at City Council meetings of September 24 and October** 16 **8, 2013**

17
18
19 CDD Elliano reported that on September 24th there was a public hearing on the
20 development agreement for Tres Cerritos West. The Council agreed with the
21 Commission's recommendations and approved them unanimously. We also heard
22 that since then, the developer has closed escrow on the property. We keep trying to
23 encourage them to purchase Tres Cerritos East as well.
24

25 CDD Elliano advised that the municipal code amendment to the rental registration
26 ordinance and fee program was approved by the Council.
27

28 Council approved a new city manager, Wally Hill, who had a background in the City of
29 San Bernardino, and most recently, the City of San Diego. He will begin his duties in
30 Hemet on November 18th, 2013.
31

32 At the October meeting there were no reportable actions.
33

34 **9. PLANNING COMMISSIONER REPORTS:**

35
36 **A. Chairman Gifford:** Attended the Water District Tour, which all the
37 commission members were invited to. He found it very interesting to learn
38 how we get our water and how it comes down to us in Southern California.
39 Another tour coming up in March is at the Colorado River. He highly
40 recommended that other commissioners register as it is well worth their
41 time.
42

43 **B. Vice Chair Vasquez:** (Nothing to report)

44 **C. Commissioner Perciful:** (Nothing to report)

45 **D. Commissioner Overmyer:** (Nothing to report) again on the next 10 lots.

46 **E. Commissioner Crimeni:** Reported that Oak Grove Institute in Murrieta is
47 teaming with THC in Hemet to provide horseback riding therapy for autistic
48 and disabled children. They are searching for a grant to support them.
49
50

10. FUTURE AGENDA ITEMS:

- A. Work study sessions regarding temporary and permanent signs
- B. Proposed ZOA to establish Specific Plan Zone
- C. Proposed ZOA to update the Industrial Zones
- D. General Plan Consistency Zoning Updates
- E. Landscaping and Fencing Zoning Ordinance
- F. Regent Properties — Ramona Creek SP, TTM and DEIR
- G. GPA-13-001 Proposed 2014-2021 Housing Element Update

CDD Elliano indicated that at the next meeting, items A, B, and C will be presented.

11. ADJOURNMENT:

It was unanimously agreed to adjourn the meeting at 8:05 p.m. to the regular meeting of the City of Hemet Planning Commission scheduled for **NOVEMBER 5, 2013 at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, CA 92543.

John Gifford, Chairman
Hemet Planning Commission

ATTEST:

Melissa Couden, Records Secretary
Hemet Planning Commission



Staff Report

TO: Honorable Chairman and Members of the Planning Commission

FROM: Deanna Elliano, Community Development Director *DE*
 Ronald K. Running, Project Planner *RP*

DATE: November 5, 2013

RE: **ZONING ORDINANCE AMENDMENT (ZOA) NO. 13-004 (Establishment of a Specific Plan Zone & Requirements)**

APPLICANT: City of Hemet
LOCATION: City-wide
PLANNER: Ronald K. Running, Project Planner
DESCRIPTION: A request for Planning Commission review and recommendation to the City Council regarding a Zoning Ordinance Amendment to amend Chapter 90 of the Hemet Municipal Code, adding a new Article XXXVIII (38) to establish a Specific Plan Zone, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15061.

STAFF RECOMMENDATION:

1. *Adopt Planning Commission Resolution Bill No.13-019, recommending APPROVAL of Zoning Ordinance Amendment No. 13-004 (Ordinance Bill No. 13-004) to the City Council.*

BACKGROUND:

The City of Hemet has adopted nineteen (19) Specific Plans of development throughout the City over the past several years as shown in Exhibit 2. Specific plans are allowed under Section 65450 of the State of California Government Code and replace the zoning on a property with a detailed land use plan and set of development standards and design guidelines. The purpose of specific plans is to allow flexibility and create a unique set of development standards for a proposed project. The 2030 General Plan has designated several large properties throughout the city requiring specific plans for future development, as shown in Exhibit 3. However, specific plans may be proposed on other properties as appropriate.

The purpose of this amendment is to establish a uniform policy and procedure for the preparation, processing and review of future specific plans. Specific plans are to provide for the classification and regulation of the land uses of a property. The plans also are required to be consistent with and implement the goals and objectives of the General Plan. Designating a property with the Specific Plan (SP) zone notes that future development of the site will be subject to this type of development plan. Once adopted, the property bears the number of the Specific Plan (i.e. SP 96-001) as the zoning designation.

Unless otherwise specified within the plans themselves, it is intended that the specific plans will replace the base zoning and that the development standards contained in the individual plan will take precedence over the Hemet Municipal Code, where applicable. Where the specific plan is silent regarding a development or improvement standard the Hemet Municipal Code standard shall apply.

PURPOSE:

As stated previously, California State Law has allowed cities to adopt specific plans for sometime. In fact, the City of Hemet has adopted several plans in the past. State law only provides minimal guidelines as to the contents of the specific plan. The purpose of the proposed zoning ordinance amendment is to provide clarity and direction for the adoption and administration of future specific plans.

GENERAL REQUIREMENTS:

A specific plan can be used for a variety of development projects including residential, commercial, industrial, and public works projects. The maximum number of dwelling units within a specific plan shall not exceed the number of units allowed in the General Plan. However, the distribution of those units within the specific plan is governed by the specific plan land use plan and any density transfer provisions contained in the plan.

All public and master planned streets within or abutting the development shall be dedicated and improved to City specifications for the particular classification of the street. Private streets within the development shall be permanently reserved and maintained for their intended purpose.

Development with a specific plan shall relate harmoniously to the topography of the site, and shall make suitable provisions for the preservation of water courses, drainage areas, biologically sensitive areas, and steep terrain.

REQUIRED CONTENTS:

Proposed specific plan documents shall provide a narrative text, exhibits and supporting documentation that discusses the following information, at a minimum:

- (1) Existing Conditions
- (2) General Plan Consistency
- (3) Development Concept
- (4) Infrastructure Plan
- (5) Development Standards
- (6) Phasing Plan
- (7) Financing Plan
- (8) Implementation and Administration

Additional studies may be required depending on the nature of the project. The Community Development Director may require a marketing analysis, fiscal impact report, and/or a cost/benefit analysis in order to substantiate need for the specific plan which deviates from conventional zoning regulations.

FINDINGS:

The proposed ordinance sets out the findings that the Planning Commission and City Council will have to make in order to approve any new specific plan or to amend any existing Specific Plan under the SP zone. The four required findings are:

- (1) The specific plan systematically implements and is consistent with the general plan.

- (2) The specific plan provides for the development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications.
- (3) The specific plan provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required by the long term needs of the project and/or area residents, and complements the orderly development of the city beyond the project's boundaries.
- (4) The specific plan provides for the appropriate orientation and relationship between land use within and adjacent to the project.

CONCLUSION:

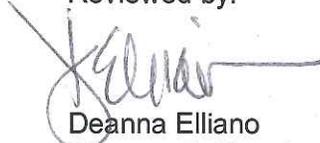
The City of Hemet has a long history of utilizing specific plans for a variety of project types. The specific plans allow for flexibility to the zoning code as well as master planning of large new areas in the City. The proposed zoning ordinance amendment will establish consistent policy and procedures for processing further specific plans in the City.

Prepared by:



Ronald K. Running
Project Planner

Reviewed by:



Deanna Elliano
Community Development Director

ATTACHMENTS:

1. Planning Commission Resolution Bill No. 13-019
Exhibit 1 – Proposed City Council Ordinance Bill No. 13-004
2. List of Existing Specific Plans and Approval Date
3. Future Specific Plan Areas as identified in the General Plan

Attachment

No. 1

Planning Commission

Reso. No. 13-019

Planning Commission

Meeting of

November 5, 2013



CITY OF HEMET
Hemet, California

RESOLUTION NO. 13- 019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN ZONING ORDINANCE AMENDMENT (ZOA 13-004) MODIFYING CHAPTER 90 OF THE HEMET MUNICIPAL CODE, ADDING ARTICLE XXXVIII SPECIFIC PLAN ZONE.

WHEREAS, the Government Code of the State of California §§ 65450-65457 allows for the establishment of specific plans by the legislative body after the adoption of a General Plan; and,

WHEREAS, on January 24, 2012 the City Council of the City of Hemet adopted a comprehensive General Plan with requirements for establishment of specific plans in certain areas of the City; and,

WHEREAS, it is the desire of the City of Hemet to establish a Specific Plan Zone with a uniform policy and procedures for the preparation, processing and review of specific plans; and,

WHEREAS, a public notice was published in the Hemet News section of the Press Enterprise giving notice of a public hearing to be held by the Planning Commission on Zoning Ordinance Amendment No. 13-004. The public hearing was held before the Planning Commission on the 5th day of November, 2013, at the hour of 6:00 p.m., with all testimony received being made a part of the public record; and,

WHEREAS, the City has analyzed this proposed project and has determined that it is exempt from the California Environmental Quality Act ("CEQA") under Section 14061(b)(3) of the CEQA Guidelines which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment; and,

WHEREAS, attached hereto as Exhibit "1" is the proposed Ordinance.

NOW, THEREFORE, be it resolved that in consideration of the evidence and findings in the Staff Report dated November 5, 2013. And in consideration of the evidence received at the hearing, and for the reasons discussed by the Commission

Planning Commission Resolution Bill No. 13-019
Zoning Ordinance Amendment No. 13-004 for Specific Plan Zones

1 members at said hearing, the Planning Commission now finds, determines and resolves
2 as follows:

3
4 **SECTION 1: ENVIRONMENTAL FINDINGS**

5
6 The Planning Commission, in light of the whole record before it, including but not limited
7 to, the City's Local CEQA Guidelines and Thresholds of Significance, the
8 recommendation of the Community Development Director as provided in the Staff
9 Report dated November 5, 2013, and documents incorporated therein by reference, and
10 any other evidence (within the meaning of Public Resources Code §21080(e) and
11 §21082.2 within the record or provided at the public hearing of this matter, hereby finds
12 and determines as follows:

13
14 1. CEQA: The City has analyzed this proposed project and has determined
15 that it is exempt from the California Environmental Quality Act ("CEQA") under Section
16 15061(b)(3) of the CEQA Guidelines which provides that CEQA only applies to projects
17 that have the potential for causing a significant effect on the environment. Where, as
18 here, it can be seen with certainty that there is no possibility that the activity in question
19 may have a significant effect on the environment, the activity is not subject to CEQA.
20 The amendments to this Ordinance do not relate to any physical project and will not
21 result in any physical change to the environment. Therefore, it can be seen with
22 certainty that there is no possibility that this Ordinance may have a significant adverse
23 effect on the environment, and therefore the adoption of this Ordinance is exempt from
24 CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

25
26 **SECTION 2: ZONING ORDINANCE AMENDMENT FINDINGS**

27 According to Hemet Municipal Code section 90.41.5(a), the Planning
28 Commission makes the following findings with respect to this Zoning Ordinance
29 Amendment:

30 1. That the Zoning Ordinance Amendment is in conformance with the latest
31 adopted General Plan for the City.

32 The proposed Ordinance establishes a Specific Plan Zone and a uniform policy
33 and procedure for the preparation, processing and review of specific plans. Requiring
34 these standards will further the purposes of the General Plan and the City's zoning
35 regulations by ensuring that all development in the Specific Plan Zone will be
36 compatible with surrounding land uses, and are in accord with the objectives of the
37 General Plan in which the new development is located.

38 2. That the Zoning Ordinance Amendment will protect the public health,
39 safety and welfare.

Planning Commission Resolution Bill No. 13-019
Zoning Ordinance Amendment No. 13-004 for Specific Plan Zones

1 The proposed ordinance will require the City Council considering an application for a
2 proposed specific plan will not be detrimental to the public health, safety and welfare or
3 materially injurious to the properties in the vicinity. The proposed ordinance requires
4 that all future specific plans have development standards appropriate for the proposed
5 land uses and providing sufficient buffers between differing land uses.

6
7 **SECTION 3: PLANNING COMMISSION ACTIONS**

8
9 The Planning Commission hereby takes the following actions:

10
11 1. The Planning Commission, based upon the findings herein, recommends that the
12 City Council adopt the proposed ordinance which is attached hereto and incorporated
13 herein by reference as Exhibit "1".
14

15
16 **PASSED, APPROVED AND ADOPTED** this 5th day of November, 2013, by the
17 following vote:

18
19
20 AYES:

21 NOES:

22 ABSTAIN:

23 ABSENT:
24
25
26
27

28 _____
29 John Gifford, Chairman
Hemet Planning Commission

30 ATTEST:
31
32
33

34 _____
35 Melissa Couden, Records Secretary
36 Hemet Planning Commission

**Planning Commission Resolution Bill No. 13-019
Zoning Ordinance Amendment No. 13-004 for Specific Plan Zones**

**Exhibit
No. 1
City Council
Ordinance Bill
No. 13-004**

**Planning Commission
Meeting of
November 5, 2013**



CITY OF HEMET
Hemet, California
ORDINANCE BILL NO. 13-004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, APPROVING A ZONING ORDINANCE AMENDMENT (ZOA 13-004) MODIFYING CHAPTER 90 OF THE HEMET MUNICIPAL CODE, ADDING ARTICLE XXXVII SPECIFIC PLAN ZONE.

WHEREAS, the Government Code of the State of California §§65450-65457 allows for the establishment of specific plans by the legislative body after the adoption of a General Plan; and,

WHEREAS, on January 24, 2012 the City Council of the City of Hemet adopted a comprehensive General Plan with requirements for establishment of specific plans in certain areas of the City; and,

WHEREAS, on November 5, 2013, the Planning Commission, after duly noticed public hearing, recommended approval of the Zoning Ordinance Amendment No. 13-004; and,

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HEMET DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: APPROVAL.

Zoning Ordinance Amendment No. 13-004, attached hereto as Exhibit "A" and incorporated herein by this reference, is hereby approved and adopted by the City Council.

1 **SECTION 2: CEQA FINDINGS.**

2 The adoption of this Ordinance is exempt from CEQA review pursuant to CEQA
3 Guidelines Section 15061(b)(3), because it can be seen with certainty that this project
4 would not have a significant effect on the environment.

5 **SECTION 3: SEVERABILITY.**

6 If any section, subsection, subdivision, sentence, clause, phrase, or portion of
7 this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of
8 any court of competent jurisdiction, such decision shall not affect the validity of the
9 remaining portions of this Ordinance. The City Council hereby declares that it would
10 have adopted this Ordinance, and each section, subsection, subdivision, sentence,
11 clause, phrase, or portion thereof, irrespective of the fact that any one or more sections,
12 subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared
13 invalid or unconstitutional.

14 **SECTION 3: EFFECTIVE DATE.**

15 This Ordinance shall take effect thirty (30) days from its passage by the City
16 Council of the City of Hemet.

17 **SECTION 4: PUBLICATION.**

18 The City Clerk is authorized and directed to cause this Ordinance to be published
19 within fifteen (15) days after its passage in a newspaper of general circulation and
20 circulated within the City in accordance with Government Code Section 36933(a) or, to
21 cause this Ordinance to be published in the manner required by law using the
22 alternative summary and pasting procedure authorized under Government Code
23 Section 39633(c).

24 **INTRODUCED** at the regular meeting of Hemet City Council on _____ 2013.

25 **APPROVED AND ADOPTED** this ____ day of _____ 2013.

26
27
28

Robert Youssef, Mayor

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ATTEST:

APPROVED AS TO FORM:

Sarah McComas, City Clerk

Eric S. Vail, City Attorney

1 State of California)
2 County of Riverside)
3 City of Hemet)

4 I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the
5 foregoing Ordinance was introduced and first read on the ____ day of _____ 2013,
6 and had its second reading at the regular meeting of the Hemet City Council on the ____
7 day of _____, 2013, and was passed by the following vote:

8 **AYES:**

9 **NOES:**

10 **ABSTAIN:**

11 **ABSENT:**

12

13

Sarah McComas, City Clerk

14

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Exhibit A

ARTICLE XXVIII – SPECIFIC PLAN ZONE

- Sec. 90-980 Purpose
- Sec. 90-981 Zones Established
- Sec. 90-982 Permitted uses and development standards.
- Sec. 90-983 General requirements
- Sec. 90-984 Application for approval – fee.
- Sec. 90-985 Submittal requirements – contents of the specific plan.
- Sec. 90-986 Decision by the Planning Commission.
- Sec. 90-987 Adoption by City Council
- Sec. 90-988 Findings
- Sec. 90-989 Amendments to the plan.
- Sec. 90-990 Implementation
- Sec. 90-991 to 90-1009 Reserved

Sec. 90-980 Purpose.

- (a) The intent of this Article is to establish a Specific Plan Zone and a uniform policy and procedure for the preparation, processing and review of specific plans. Specific plans are to provide for the classification and regulation of land use and development within specific project boundaries, and shall implement the goals and objectives of the general plan. Unless otherwise specified within the plan itself, it is intended that the specific plan will replace the base zoning district and that the development standards contained in the specific plan will take precedence over the Hemet Municipal Code, where applicable. Where the specific plan is silent regarding a development or improvement standard within the Hemet Municipal Code, the Hemet Municipal Code standard shall apply.
- (b) The specific plan zone is included in the zoning regulations to achieve the following purposes:
 - (1) To promote and protect the public health, safety and welfare.
 - (2) To minimize the intrusion of new development into environmentally sensitive areas.
 - (3) To ensure the timely provision of essential public services and facilities consistent with the demand for such services.
 - (4) To promote a harmonious variety of housing choices and commercial and industrial activities.

- (5) To attain a desirable balance of residential and employment opportunities, a high level of urban amenities, and preservation of natural and scenic qualities of open space.
- (6) To facilitate quality development within the City by permitting greater flexibility and encouraging more creative and aesthetically pleasing designs for major urban development projects subject to large scale community planning.

Sec. 90-981 Zones Established.

Specific plans shall be adopted by ordinance pursuant to this Article and shall be the official zoning of the City for the subject property. The specific plan number shall appear on the official zoning map of the City for each specific plan area.

Sec. 90-982 Permitted uses and development standards.

The uses, types of development and development standards in an area zoned specific plan are those permitted by the specific plan for that area.

Sec. 90-983 General Requirements.

- (a) A specific plan may be utilized for a variety of development projects including residential, commercial, industrial, redevelopment and public works projects.
- (b) The maximum number of dwelling units within a specific plan district shall not exceed the number of units indicated by the general plan, provided that the distribution of units within the specific plan and on any individual site shall be governed by the land use plan and any density transfer provisions related thereto.
- (c) All public and master planned streets within or abutting the development shall be dedicated and improved to City specifications for that particular classification of street. Private streets within the development shall be permanently reserved and maintained for their intended purpose by means acceptable to and enforceable by the City.
- (d) Development within a specific plan district shall relate harmoniously to the topography of the site, shall make suitable provisions for the preservation of water courses, drainage areas, rough terrain and similar natural features, and shall otherwise be so designed inasmuch as possible, to use and retain natural features and amenities.

Sec. 90-984 Application for approval -- Fee.

- (a) The application for a specific plan shall be accompanied by a fee in the amount established by resolution of the city council. The fee shall not exceed the reasonable cost of providing the service for which the fee is charged.

- (b) In the event the City undertakes the work and responsibility for development of a specific plan, it shall prepare a complete cost break down and submit it to the city council at the time the specific plan is presented to council for adoption. The council shall impose a special fee upon persons seeking approvals which are required to be in conformity with the specific plan. The amount of the fee shall be established so that in the aggregate they defray, but as estimated do not exceed, the cost of preparation, adoption and administration of the specific plan.

Sec. 90-985 Submittal requirements – Contents of the specific plan.

The specific plan application shall consist of the application form, a specific plan narrative text, including a diagram or diagrams, and additional supporting documentation as required as required by the Community Development Director or his or her designee. Within the text, specific information and analysis is required as outlined below. The organization of the material within the document should follow the format provided by the planning department. The contents and organization of the document may be modified, as appropriate by the Community Development Director.

(a) Existing Conditions:

- (1) Provide a boundary survey map of the property and a calculation of the gross land area within the proposed district. A tentative tract map may be substituted if the applicant proposes to subdivide the property currently with the specific plan approval.
- (2) Provide a topographic map and general grading concept plan with specific sections for environmentally sensitive areas, for the property and adjacent land within one hundred feet of the property, shown at contour intervals not to exceed five feet.
- (3) Provide maps and supporting tabulations showing the current general plan land use designation, the current zoning classification, and the current land use within the proposed SP zone, including open space, and on adjacent sites within three hundred feet of the proposed SP zone. The location of structures and other significant improvements shall be shown. Discuss existing land uses within and surrounding the project site.
- (4) Provide an analysis of the site characteristics as follows:
 - a. Show and discuss the major physical features relating to the site (e.g., drainage ways, waterways, known geologic hazard areas, main transportation corridors, perimeter roads, wells, utility stations, canals, etc.).
 - b. Identify existing easements, rights-of-way, and related improvements (such as utilities, canals, streets, etc.) on the site.

- c. Identify all areas with a slope of more than ten percent. Illustrate the slope analysis.
- d. Identify soil types and any limiting characteristics for development.

(b) General Plan Consistency

1. The specific plan shall demonstrate the relationship of the specific plan to the general plan by discussing:
 - a. The impact of the development proposed on each element of the general plan.
 - b. Proposed standards and criteria for development which will ensure conformity with the specific goals, purposes and objectives of each element.

(c) Development Concept

1. Discuss the nature and intent of the proposed development. Identify development objectives.
2. Provide a land use plan identifying sub-areas within the proposed specific plan and uses to be developed therein. Discuss the need for the various land uses proposed in relationship to development trends and population projections for the area. If a market feasibility study was completed, it may be included as an appendix or submitted under separate cover. Discuss the rationale for the amount and type of each proposed land use.
3. Discuss the projected population of the development including the following information:
 - a. Average number of people per unit.
 - b. Total population of the development for each phase.
 - c. A ration of the number of jobs created vs. the housing provided (job-housing balance).
4. Identify the residents to be served by commercial development and any long-term employment opportunities which will result from the provision of commercial or industrial activities.
5. Provide tables and maps showing the following information for all residential, commercial and industrial land uses, recreational and community facilities, open space, rights-of-way and easements:
 - a. Breakdown of residential units by type and density.

- b. Number of acres for each land use and planning sub-area.
 - c. Total acres of development.
6. Discuss the spatial arrangement of land uses to one another and the rationale for their location within the development.
 7. Describe the measures taken to buffer or screen potentially incompatible uses on and off-site, and to transition from one intensity or density of land use to another.
- (d) Infrastructure Plan
1. Provide a phasing plan indicating the areas to be developed in each phase and the anticipated time schedule for beginning of construction and for completion of each phase of development including a pro rata share of amenities, parks and open space. This is a generalized schedule and may be adjusted according to market constraints as the community develops. Note by graphics and text the infrastructure required for each phase.
 2. Provide a circulation plan, showing existing and proposed public and private streets, pedestrian ways, trails, and related transportation access or circulation features required to serve the proposed development. The circulation plan shall be supported by schematic designs of principal traffic and circulation improvements, and such traffic engineering data as required by the city engineer to demonstrate that existing and proposed facilities, both within and outside the zone, shall be adequate to serve land uses proposed by the development plan. Identify the classification of each street and include a cross-section of each type. Note which streets will be public and private.
 3. Discuss how the proposed development will impact existing transportation corridors. Also describe any proposed improvements by the developer or the City to these corridors or perimeter streets.
 4. Provide an overall plan describing anticipated requirements and proposed means of providing utility facilities and public services, including but not limited to, storm drainage, sewage disposal, water supply, parks and recreation, fire protection, and school facilities. Detailed plans shall be included showing the existing and proposed location of all facilities.
 5. Prepare a utility service plan comprised of graphics and text that includes the following topics. The plans shall identify off-site connections and improvements as well as on-site.

- a. Water - Provide a water system plan summary. Identify service needs, system capacity, and location of major lines.
 - b. Sewer - Provide a sewer system plan summary. Identify service needs, system capacity, and location of major lines. All detailed information should be in the appendix.
 - c. Drainage - Provide a summary of the preliminary drainage plan which identifies how on-site and off-site drainage will be handled. Include all detailed information in the appendix.
- (e) Development Standards
- 1. The text shall describe the basic land use regulation, site development regulations and performance standards designed to govern each use area identified by the land use plan. The text shall be as comprehensive as necessary to establish basic provisions and regulations which shall govern subsequent approval of specific tracts or developments within the specific plan. The text shall include, but not be limited to, the following provisions:
 - a. A listing of allowable uses within each use area, including such qualifying descriptions or definitions and requirements for conditional use permits as may be applicable.
 - b. Maximum and minimum regulations, as appropriate governing residential density, site coverage, lot size and dimensions, yard requirements, usable open space, landscaping and performance standards.
 - c. Required yards, landscaping or other site development regulations to be applicable adjacent to other zoning districts at the perimeter of the specific plan and boundaries.
 - d. Supplemental illustrations as required, establishing the basic community architectural character, environmental character and environmental design qualities to be attained throughout the specific plan and within particular portions of the district.
 - e. A discussion of the architectural, landscaping, streetscape and other urban design features for development within the specific plan. The discussion of standards and concepts shall be specific in nature and refer to both the community design elements and theme and to the design of individual sub-areas. Streetscape design concepts shall include, but not be limited to, plant pallets, landscaped lots and medians, fence and wall material and placement, lighting, street furniture and equipment screening.

- f. For properties having natural slope areas prior to grading of fifteen percent or more, and which propose development in these areas, hillside development standards shall be prepared and included in the document. The standards shall include, but not be limited to, measures to minimize grading impacts, fuel modification and erosion control landscaping, modified street standards, if necessary, drainage structures compatible with the landform, fencing details, and maximum height or percent of slope in yard areas and landscape lighting and maintenance districts (LLMD).

(f) Implementation of the Plan

1. Include a facilities financing plan discussing the availability of public facilities, the extent of any new facilities and associated costs and the method of financing the facilities and infrastructure. Provide documentation supporting the conclusions reached and how the financing plan will be implemented for each successive phase.
2. Discuss the role of the developer, residents, and others in providing, operating, and maintaining services, utilities, community facilities, and other development-related improvements (e.g., streets, open areas, recreational facilities, etc.)
3. Provide a program for the conservation, development and utilization of all open space areas and other natural resources, as applicable.
4. The text shall include a section regarding implementation procedures, including but not limited to, the process for precise plans, density transfers, amendments and variances.

(g) Additional Studies

1. The Community Development Director may require submission of a competently prepared housing market analysis, demonstrating the need for housing by price range and number of dwelling units. Such analysis may be requested as a part of the submittal requirements for the specific plan, or may be requested as part of the environmental assessment.
2. The Community Development Director may require submission of a competently prepared commercial market analysis for any proposed shopping center or major commercial uses, showing the need for such uses in the location request and the inadequacy of existing sites to meet this need. The market analysis shall include, but not be limited to, the following:
 - a. Determination of potential trade area.

- b. Estimates of existing and future population of the trade area.
- c. Determination of existing and potential effective buying power in the trade area.
- d. Determination of the net potential customer buying power for the proposed commercial development.

Such analysis may be requested as a part of the submittal requirements for the specific plan, or may be requested as a part of the environmental assessment.

- 3. The Community Development Director may require a fiscal impact report (under separate cover), which identifies the municipal costs associated with the development, including staffing, operation and maintenance, and all revenue sources and estimates relating to the development. The analysis shall include a tabular projection comparing costs and revenues by each project year to buildout. The report shall identify in detail all assumptions used and provide calculations to support the cost/revenue estimates.
- 4. If the project includes an annexation request, a fiscal impact report is mandatory and shall also outline and evaluate the current costs and revenues occurring under the existing jurisdiction.
 - i. The Community Development Director may require such other information, such as a topographic model in areas of excessive slope, deemed necessary to permit complete analysis and appraisal of the development, and to facilitate adoption of the specific plan.
 - ii. Depending upon the scope of complexity of the project, additional requirements may be identified at the time of the initial review of the specific plan by the Planning Department.

Sec. 90-986 Decision by Planning Commission.

The planning commission shall recommend approval, denial or modification to a specific plan by an affirmative vote of not less than a majority of the total voting members. A copy of any specific plan amendment recommended pursuant to this Article shall be submitted to the city council, accompanied by a statement of the commission's reasons for such recommendation.

Sec. 90-987 Adoption by City Council.

The city council may approve, deny or modify the specific plan. The specific plan shall be adopted by ordinance and become effective thirty days following the second reading of the ordinance.

Sec. 90-989 Findings.

A specific plan shall not be approved or amended unless the following findings are made:

- (a) The specific plan systematically implements and is consistent with the general plan.
- (b) The specific plan provides for the development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications.
- (c) The specific plan provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required by the long term needs of the project and/or other area residents, and complements the orderly development of the city beyond the project's boundaries.
- (d) The specific plan provides for the appropriate orientation and relationship between land use within and adjacent to the project.

90-619 Amendments to the plan.

- (a) A specific plan text and map may be amended in the same manner as the general plan except that the specific plan may be amended as often as deemed necessary by the city council. Amendment of a specific plan text shall be subject to the same findings as prescribed for initial enactment of a specific plan.
- (b) An amendment to a specific plan text and map may be initiated by the city planning commission or the council, or by a private proponent.

90-620 Implementation.

- (a) No subdivision map, use permit, precise plan, grading permit, local public works project, or zoning ordinance may be approved within the area covered by a specific plan unless it is consistent with the adopted specific plan.
- (b) Each specific plan shall contain the procedures and requirements by which the plan is implemented and administered.
- (c) Because the specific plan is a regulatory document adopted by ordinance, all development standards contained therein shall be enforceable by law.

Secs. 90-981 to 90-1009 – Reserved.

Attachment No. 2

List of Adopted Specific Plans

Planning Commission
Meeting of
November 5, 2013

**Hemet Zoning Map
List of Specific Plans**

Number	Name	Approval Date
PCD 79-91	Terra Linda	1/8/80
PCD 79-93	Page Ranch Community Plan	1980
PCD 80-002	Seven Hills	4/22/80
SP 84-001	Sunwest Village	6/11/85
SP 85-001	Art Hoffer	1/21/87
SP 87-28	Hemet Auto Mall	5/24/88
SP 88-01	Heartland Village	4/12/08
SP 88-13	City Sponsored	4/26/88
SP 88-19	McSweeny Ranch	6/25/91
SP 89-19	Hemet Marketplace	1/9/90
SP 90-009	Tres Cerritos	11/12/91
SP 96-001	Diamond Valley Gateway	8/16/97
SP 00-001	Page Plaza	4/1/01
SP 01-002	Mc Sweeny Farms	11/29/03
SP 01-003	Peppertree	8/26/03
SP 02-001	Diamond Valley Lake Park	10/22/02
SP 05-003	Sanderson Square	8/23/07
SP 06-004	Florida Promenade	11/27/07
SP 07-004	Stetson Crossing	6/30/09

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**Attachment
No. 3
Future Specific Plan
Areas**

**Planning Commission
Meeting of
November 5, 2013**



Staff Report

TO: Honorable Chairman and Members of the Planning Commission

FROM: Deanna Elliano, Community Development Director *DE*
Nancy Gutierrez, Contract Planner *NG*

DATE: November 5, 2013

RE: **ZONING ORDINANCE AMENDMENT (ZOA) NO. 13-011 (Establishment of a Business Park Zone and the Updating of Zoning and Development Standards for Industrial Uses)**

APPLICANT: City of Hemet

LOCATION: Citywide

DESCRIPTION: A city-initiated ordinance of the City of Hemet amending Chapter 90 (Zoning) Article XXX (30) of the Hemet Municipal Code by establishing a new Business Park Zone and amending certain zoning and development regulations for the M-1 (Limited Manufacturing) and M-2 (Heavy Manufacturing) Zones, and assorted minor amendments to various other sections of Chapter 90 related to definitions and special uses in the manufacturing zones.

RECOMMENDATION

That the Planning Commission Adopt Planning Commission Resolution Bill No.13-020 recommending APPROVAL of Zoning Ordinance Amendment No. 13-011 (Ordinance Bill No. 13-049) to the City Council.

BACKGROUND

In January 2012, the City adopted a comprehensive update to its General Plan and subsequently embarked upon the process of bringing the zoning ordinance into compliance with the updated General Plan. One component of the consistency zoning process is to ensure that the land use designations of the General Plan are reflected in the zoning ordinance. The General Plan includes a Business Park land use designation that does not have a corresponding zone in the zoning ordinance. ZOA13-011 proposes establishing a Business Park (BP) Zone and making certain other minor clarifications and updates associated with the manufacturing zones.

DESCRIPTION OF PROPOSED ORDINANCE AMENDMENTS

The proposed ordinance amendments affect four parts of Chapter 90 (Zoning Ordinance): Article XXX (Manufacturing), Article I (In General) Section 90.4 (Definitions), and Article III (Special Uses and Conditions), Sections 90-81 (Recycling Facilities) and 90-82 (Storage Facilities – Personal, Mini-Storage). Each part is discussed below. Exhibits showing the proposed text changes are attached to this staff report and referenced herein.

Article XXX (Manufacturing)

The main purpose of ZOA13-011 is to establish the Business Park (BP) Zone in Article XXX (Manufacturing); however, staff took this opportunity to also update other sections of the code to reflect current terminology, uses, and best management practices. The proposed text changes are shown in Exhibit A1. Outlined below is a summary of the proposed amendments.

- *Establishment and definition of the Business Park (BP) Zone.* The proposed BP zone is intended to provide sites for light industrial, flex offices, medical uses, research and development, e-commerce, and new technology on large lots in a campus-like setting with attractive landscaping and architectural design. The zone is consistent with the business park, industrial, and the commercial-industrial mixed use designation of the General Plan.
- *Permitted uses.* The current land use matrix has not been updated in many years. Some of the land uses reflect Hemet's agrarian roots and there are new industrial terms, such as Product Fulfillment Centers, that need to be incorporated into the matrix. Additionally, as part of the consistency zoning process, staff is updating and reorganizing the land use matrices of all the zones in the zoning code to establish consistency of land use definitions; therefore, rather than attempt to update the existing matrix, ZOA13-011 proposes to replace the current matrix with an updated matrix. Recognizing the difficulty for Planning Commission in determining how the uses are being proposed for change, staff prepared a matrix comparing the existing and proposed allowability of uses (Attachment 2). The matrix lists the current uses and shows how each use is being recommended for disposition through ZOA13-011. In general:
 - Agricultural and residential uses are recommended for removal from the manufacturing zones. These uses will remain permitted in other zones throughout the City.
 - Commercial uses are limited to 20 percent of gross buildable area. The City has sufficient commercially zoned land including the C-M (commercial manufacturing zone). Preserving industrial land for industrial purposes promotes the growth of higher paying and higher skilled jobs, which is a stated City goal.
 - As discussed later in the staff report, recycling facilities are differentiated and defined by use to help eliminate confusion and establish appropriate development and performance standards.
 - The proposed matrix adds an administrative approval category "Administrative Use Permit" to the land use matrix. The existing land use matrix only reflects Permitted and Conditionally Permitted uses. The "A" designation allows for a determination by the Community Development Director to ensure an appropriate level of review while remaining business friendly with a more streamlined process.
 - Proposed uses are aggregated and defined by SIC (standard industrial classification) code or by common knowledge and staff experience. Staff tried to maintain consistency between existing and proposed uses in terms of permitted, conditionally permitted, or administratively permitted designations.
 - Language was added to reflect that some of the manufacturing zones are located within the Hemet-Ryan Airport Land Use Plan and, therefore, may be subject to use and building restrictions.
- *General development standards.* ZOA13-011 establishes coverage, setback, and area

requirements for the BP zone. Reflecting the intent of the zone, net lot area is proposed at 20,000 sf (twice the minimum of the M-1 and M-2 zones) and dimensions and setbacks are also appropriately increased.

- *Site development requirements – building projections and fencing.* Some of the standards are identical to those in the residential zones, probably a reflection of when residential uses were permitted in industrial zones. These standards are no longer appropriate and are recommended for replacement with more appropriate standards for industrial property.
- *Site development requirements – outdoor display and storage.* Outdoor display and storage were added to limit storage area to 20 percent of total lot area, require screening, require block walls with a landscaped edge of shrubs and trees in areas of public view, and establish a 90-day temporary use permit for temporary outdoor storage containers.
- *Site development requirements – security fencing.* The security fencing adds a requirement for need and design approval by the Community Development Director to eliminate unsightly razor-wire and other materials.
- *Site development requirements – specific to the BP zone.* Landscaping and signage requirements in the BP are recommended to differ slightly from the M-1 and M-2 zones. In the BP zone, parking lot landscaping is 10 percent rather than 5 percent of parking area, landscaping plans shall be consistent with the City's commercial development guidelines until industrial development guidelines are developed, and a signage program is required. These standards maintain consistency with the intent of the BP zone.
- *Site development standards – loading areas.* ZOA13-011 proposes adding standards for loading areas to allow adequate room for truck access and maneuvering.
- *Site development standards – mini-storage warehouse.* Personal or mini-storage facilities are permitted in the commercial zones as well as the industrial zones. Therefore, ZOA13-011 recommends relocating these existing standards to Article III, Section 90-82, to enable them to be applicable and consistent regardless of the zone in which the facility is located. This recommendation is discussed below and shown in Exhibit A3.
- *Site development review requirements.* A new section is proposed for addition to the article to specify that site development review is required of all new or substantially altered projects. This is not a new requirement – it is specified in Article XLI (Site Development Review), but it is important for developers and staff to be reminded of the requirement.
- *Performance standards.* ZOA13-011 proposes updating the performance standards to reflect the policies and measures of the General Plan and eliminate octave band noise standards that are almost impossible for staff to measure and enforce.
- *Appeals.* The proposed amendment establishes an appeal process of decisions made by the Community Development Director to Planning Commission pursuant to the Administrative Use Permit appeal process. With this addition, the appeal section is not needed for Exterior Color approvals; therefore, it is recommended for deletion.

Associated Minor Amendments

To facilitate the updates proposed in Article XXX (Manufacturing), two other articles are recommended for amendment:

- *Article I (In General), Section 90.4 (Definitions).* ZOA13-011 provides definitions for recycling facilities and personal storage (min-storage) facilities. Recent project discussions and submittals have highlighted a need for these definitions in the zoning ordinance (Exhibit A2). Staff is proposing definitions for four types of commercial recycling facilities: donation box, reverse vending machine, collection facility, processing facility and for scrap and dismantling yards. These facilities are generally differentiated by State guidelines on the types of materials permitted to be collected, redeemed, and recycled.
- *Article III (Special Uses and Conditions), Section 90.82 (Storage Facilities – Personal, Mini-Storage).* ZOA13-011 establishes standards and procedures for the siting and operation of personal storage facilities as defined in Section 90.4 (Exhibit A3). Standards for mini-storage warehouse facilities are currently located in Article XXX, Sec. 1046(h). ZOA13-011 recommends that they be relocated to Article III, Sec. 90.82 because personal storage facilities are permitted in the C-M zone, a commercial zone, and uniform regulations should apply.

ANALYSIS

In the near future, Planning Commission will be considering an application to pre-zone property located within the City's Sphere of Influence in unincorporated Riverside County to Business Park. Establishment of the BP zone must be completed prior to initiation of any pre-zoning or re-zoning efforts. The proposed allowable uses and development standards for the BP zone are consistent with the Business Park land use designation of the General Plan and industry standards. Areas zoned BP are intended to provide an employment base for the City of Hemet and be developed with "clean" industries that do not create nuisances due to levels of noise, odor, air emissions, vibrations, waste, or substantial heavy truck traffic.

The other proposed modifications to the zoning ordinance update and strengthen the code by staying current with industry standards, clarifying terms and conditions, and addressing issues brought to the attention of staff. It is the Planning Division's goal to eventually update every article within the zoning ordinance as part of the consistency zoning process.

COORDINATION AND PUBLIC REVIEW

On October 24, 2013, the City published a notice in the Press Enterprise of the holding of a public hearing before the Planning Commission at which the amendments to the City's zoning ordinance would be considered. To date, staff has not received any public comments on the draft ordinances.

CONSISTENCY WITH ADOPTED GOALS, PLANS, AND PROGRAMS

The primary purpose of ZOA13-011 is to provide consistency between the zoning ordinance and the General Plan on the Business Park land use designation. The proposed amendment is consistent with the General Plan definition, intensity range, and stated goals for the BP designation.

CEQA REVIEW AND COMPLIANCE

The City has analyzed this proposed project and has determined that it is exempt from the California Environmental Quality Act ("CEQA") under section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where as here, it can be seen with certainty that there is no possibility that the

activity in question may have a significant effect on the environment, the activity is not subject to CEQA. It does not relate to any physical project and will not result in any physical change to the environment. Therefore, it can be seen with certainty that there is no possibility that this Ordinance may have a significant adverse effect on the environment and, therefore, the adoption of this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Prepared by:



Nancy Gutierrez
Contract Planner

Reviewed by:



Deanna Elliano
Community Development Director

ATTACHMENTS:

1. Planning Commission Resolution Bill No. 13-020

Exhibit A – Proposed City Council Ordinance Bill No. 13-049

- Exhibit A1 Proposed modifications to Article XXX (Manufacturing) to establish a Business Park zone and update certain zoning and development standards.
- Exhibit A2: Proposed modifications to Article 1 (In General), Sec. 90.4 (Definitions), to establish definitions for personal storage facilities and recycling facilities.
- Exhibit A3: Proposed modifications to Article III (Special Uses and Conditions to establish standards and procedures for the siting and operation of various types of recycling facilities (Sec. 90-81) and personal storage facilities (Sec. 90-82).

2. Land Use Matrix Comparison

Attachment 1

Planning Commission
Resolution Bill No. 13-020



CITY OF HEMET
Hemet, California

PLANNING COMMISSION
RESOLUTION BILL NO. 13-020

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONING ORDINANCE AMENDMENT NO. 13-011, AN ORDINANCE ESTABLISHING A BUSINESS PARK ZONE IN ARTICLE XXX (MANUFACTURING) AND UPDATING CERTAIN ZONING AND DEVELOPMENT STANDARDS FOR MANUFACTURING USES.

WHEREAS, pursuant to Government Code sections 65854 and 65855, the Planning Commission has the authority to review and make recommendations to the City Council regarding amendments to the City's zoning ordinances; and

WHEREAS, on October 24, 2013, the City gave public notice by publishing notice in the Press Enterprise of the holding of a public hearing at which the amendment to the City's zoning ordinances would be considered; and

WHEREAS, on November 5, 2013 the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the proposed amendment to the City's zoning ordinance and at which time the Planning Commission considered the proposed amendment to the City's zoning ordinance; and

WHEREAS, the City has analyzed this proposed project and has determined that it is exempt from the California Environmental Quality Act ("CEQA") under section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect of the environment; and

WHEREAS, attached as Exhibit "A" is the proposed Ordinance Bill No. 13-049; and

NOW, THEREFORE, the Planning Commission of the City of Hemet does Resolve, Determine, Find and Order as follows:

Planning Commission Resolution Bill No. 13-020
ZONING ORDINANCE AMENDMENT NO. 13-011

1 **SECTION 1: ENVIRONMENTAL FINDINGS**

2
3 The Planning Commission, in light of the whole record before it, including but not limited
4 to, the City's Local CEQA Guidelines and Thresholds of Significance, the direction of
5 the Planning Commission at its meeting on November 5, 2013 and documents
6 incorporated therein by reference, and any other evidence (within the meaning of Public
7 Resources Code Sections 21080(e) and 21082.2) within the record or provided at the
8 public hearing of this matter, hereby finds and determines as follows:
9

- 10 1. **CEQA:** The City has analyzed this proposed project and has determined that it is
11 exempt from the California Environmental Quality Act ("CEQA") under section
12 15061(b)(3) of the CEQA Guidelines which provides that CEQA only applies to
13 projects that have the potential for causing a significant effect on the
14 environment. Where, as here, it can be seen with certainty that there is no
15 possibility that the activity in question may have a significant effect on the
16 environment, the activity is not subject to CEQA. The addition of this section to
17 Chapter 90 solely establishes the Business Park zone and associated use and
18 development standards. It does not relate to any physical project and will not
19 result in any physical change to the environment. Therefore, it can be seen with
20 certainty that there is no possibility that this Ordinance may have a significant
21 adverse effect on the environment, and therefore the adoption of this Ordinance
22 is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.
23

24 **SECTION 2: ZONING ORDINANCE AMENDMENT FINDINGS**

25
26 Pursuant to Hemet Municipal Code Section 90-41.5(a), the Planning Commission
27 makes the following findings with respect to this zoning ordinance amendment:
28

- 29 1. *The zoning ordinance amendment is in conformance with the latest adopted*
30 *general plan for the City.*
31

32 The zoning ordinance is in conformance with the latest adopted general plan for
33 the City in that establishing a Business Park zone and updating associated use
34 and development standards establishes consistency with the Business Park land
35 use designation of the General Plan and its fundamental goals. This Ordinance
36 conforms with Goal LU-1 of the Hemet General Plan to achieve a balanced and
37 sustainable pattern of land uses, community services, and amenities that provide
38 for the needs of the City's residents and businesses and enhance the overall
39 quality of life in the community.
40

- 41 2. *The zoning ordinance amendment will protect the public health, safety and*
42 *welfare.*
43

44 The Zoning Ordinance Amendment protects the public health, safety and welfare
45 by establishing and updating zoning requirements that strength the City's

Planning Commission Resolution Bill No. 13-020
ZONING ORDINANCE AMENDMENT NO. 13-011

1 economic growth potential while protecting residential neighborhoods by avoiding
2 land use conflicts and providing for compatible development.

3
4 **SECTION 3: PLANNING COMMISSION ACTIONS**

5
6 The Planning Commission hereby takes the following actions:

- 7
8 1. The Planning Commission approves Resolution Bill No. 13-020 recommending
9 that the City Council adopt the proposed Ordinance which is attached hereto and
10 incorporated herein by reference as Exhibit "A."

11
12 **PASSED, APPROVED AND ADOPTED** this 5th day of November, 2013, by the
13 following vote:

14
15 AYES:
16 NOES:
17 ABSTAIN:
18 ABSENT:

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22 _____
23 John Gifford, Chairman
24 Hemet Planning Commission

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28 ATTEST:

29 _____
30 Melissa Couden, Records Secretary
Hemet Planning Commission

Exhibit A

Proposed City Council
Ordinance Bill No. 13-049



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4 **CITY OF HEMET**
5 **Hemet, California**
6 **ORDINANCE BILL NO. 13-049**

7 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF**
8 **HEMET CALIFORNIA AMENDING PORTIONS OF HEMET**
9 **MUNICIPAL CODE CHAPTER 90 (ZONING) TO**
10 **ESTABLISH A BUSINESS PARK ZONE IN ARTICLE XXX**
11 **(MANUFACTURING) AND UPDATE CERTAIN ZONING**
12 **AND DEVELOPMENT STANDARDS FOR**
13 **MANUFACTURING USES.**

14 **WHEREAS**, on January 24, 2012 City Council adopted Resolution No. 4476
15 approving a comprehensive update to the Hemet General Plan; and

16 **WHEREAS**, the Planning Division is in the process bringing the zoning ordinance
17 into compliance with the General Plan in accordance with State law; and

18 **WHEREAS**, the establishment of a Business Park zone demonstrates
19 consistency with the Business Park land use designation of the General Plan;

20 **WHEREAS**, the amendment updates zoning code requirements to meet industry
21 standards and General Plan goals and policies; and

22 **WHEREAS**, approval of these zoning ordinance amendments will not
23 detrimentally affect the health, safety, or welfare of residents of the City of Hemet; and

24 **WHEREAS**, on November 5, 2013, the Planning Commission was presented with
25 a draft of this Ordinance Bill No. 13-049 and, after conducting a duly noticed public
26 hearing, voted to recommend that the City Council approved Ordinance Bill No. 13-049

27 **NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HEMET DOES HEREBY**
28 **ORDAIN AS FOLLOWS:**

1 **SECTION 1: AMENDMENT OF CHAPTER 90**

2 Chapter 90 (Zoning) is to be amended as shown in Exhibits "A1", "A2", and "A3"
3 hereto.

4 **SECTION 2: CEQA FINDINGS.**

5 This Ordinance is exempt from the California Environmental Quality Act ("CEQA")
6 under CEQA Guideline 15061(b)(3) because it can be said with certainty that there is no
7 possibility the proposed Ordinance may have a significant effect on the environment.
8 The proposed Ordinance does not relate to any physical project and will not result in any
9 physical change to the environment. Therefore, it can be seen with certainty that there is
10 no possibility that this Ordinance may have a significant adverse effect on the
11 environment and, therefore, the adoption of this Ordinance is exempt from CEQA
12 pursuant to Section 15061(b)(3) of the CEQA Guidelines.

13 **SECTION 3: SEVERABILITY.**

14 If any section, subsection, subdivision, sentence, clause, phrase, or portion of this
15 Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any
16 court of competent jurisdiction, such decision shall not affect the validity of the remaining
17 portions of this Ordinance. The City Council hereby declares that it would have adopted
18 this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or
19 portion thereof, irrespective of the fact that any one or more sections, subsections,
20 subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or
21 unconstitutional.

22 **SECTION 4: EFFECTIVE DATE.**

23 This Ordinance shall take effect thirty (30) days from its passage by the City
24 Council of the City of Hemet.

25 **SECTION 5: PUBLICATION.**

26 The City Clerk is authorized and directed to cause this Ordinance to be published
27 within fifteen (15) days after its passage in a newspaper of general circulation and
28 circulated within the City in accordance with Government Code Section 36933(a) or, to

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cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Section 39633(c).

INTRODUCED at the regular meeting of Hemet City Council on , 2013.

APPROVED AND ADOPTED this day of , 2013.

Robert Youssef, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah McComas, City Clerk

Eric S. Vail, City Attorney

1 State of California)
2 County of Riverside)
3 City of Hemet)
4

5 I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the
6 foregoing Ordinance was introduced and first read on the day of 2013, and had its
7 second reading at the regular meeting of the Hemet City Council on the day of ,
8 2013, and was passed by the following vote:

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AYES:

NOES:

ABSTAIN:

ABSENT:

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Sarah McComas, City Clerk

Exhibit A1

Proposed Amendments to
Article XXX (Manufacturing)

ARTICLE XXX. - MANUFACTURING ZONES

- Sec. 90-1041. - Purposes.
Sec. 90-1042. – Zones established.
Sec. 90-1042**1043.** - Permitted uses.
Sec. 90-1043**1044.** - Reserved.
Sec. 90-1044**1045.** - General requirements.
Sec. 90-1045**1046.** - Site development requirements.
Sec. 90-1047. – Design review requirements
Sec. 90-1046**1048.** - Performance standards..
Sec. 90-1047**1049.** - Exterior color-
Secs. 90-1048**1050**—90-1080. - Reserved.

Sec. 90-1041. - Purposes.

The Manufacturing Zones are established to:

- (a) ~~In addition to the overall purposes stated in article I of this chapter, the manufacturing zones are established to~~ Provide properly located areas for industrial plants and related activities; to protect industrial use areas from intrusion by residences and other incompatible uses; to provide adequate space to meet the needs of modern industrial development, including offstreet parking, loading and landscaping; to provide sufficient open space around industrial structures to protect them from hazards of fire or explosion; to minimize any detrimental impact on nearby residential or commercial properties; to minimize traffic congestion and to avoid overloading of utilities; and to provide opportunities for industrial plants to concentrate in mutually beneficial relationships to one another.
- (b) Implement the industrial land use designations of the General Plan: Airport; Business Park, and Industrial. The Airport designation allows for airport operations and support services. The Business Park designation provides for single and multiple tenant light industrial, flex office, and office uses. The Industrial designation accommodates a range of manufacturing, business office, assembly, fabrication, construction, transportation, logistics, and auto repair uses.

Sec. 90-1042. – Zones established.

The Industrial Zones are established as follows:

- (a) BP Business Park zone: To reserve appropriately located areas as shown on the zoning map to provide sites for single and multi-tenant light industrial, flex office, and office uses that include corporate and general business offices, medical uses, research and development, e-commerce, and new technology. Ancillary support commercial uses, restaurants, and hospitality uses that serve the business community may also be permitted. Businesses located with the BP zone are generally located on large parcels in a campus like setting with attractive landscaping and architectural design. The BP zone is consistent with the business park, industrial, and certain identified mixed use designations of the General Plan.
- (b) M-1 Limited Manufacturing zone: To reserve appropriately located areas as shown on the ~~general plan~~ zoning map to provide sites for industries that can

operate in close proximity to commercial and residential uses with minimum adverse effects. The M-1 zone provides for a range of light manufacturing, assembly, fabrication, and woodworking uses. The M-1 zone is consistent with the Industrial designation of the General Plan.

- (c) M-2 Heavy Manufacturing zone: To reserve appropriately located areas as shown on the general plan zoning map to provide sites for general manufacturing and industrial uses that will not adversely affect the residential character of the city. The M-2 zone provides for a range of manufacturing and processing uses, research and development, large single-tenant distribution and sales, and warehousing. The M-2 zone is consistent with the Industrial designation of the General Plan.

(Ord. No. 1553, § 2, 1-28-97)

Sec. 90-10421043. - Permitted uses.

In the BP, M-1and-M-2 zones, permitted (P), administratively permitted (A), and conditionally permitted (C) uses shall be listed within the "Land Use Matrix." Whenever a business is conducted a city business license is required pursuant to chapter 18. Uses located within the Hemet-Ryan Airport Land Use Plan are subject to review by the Riverside County Airport Land Use Commission. All uses must be conducted indoors unless otherwise specified by the provisions of this article and are subject to performance standards pursuant to sec. 90-1048.

NOTE: THIS MATRIX TO BE REPLACED WITH THE MATRIX THAT FOLLOWS MANUFACTURING LAND USE MATRIX		
P-Permitted Use — C-Conditionally Permitted Use		
ZONE	M-1	M-2
A.	Agricultural Uses	
1.	Above-ground or underground vehicle fuel storage tanks for use with an on-going agricultural operation. Sale of fuel to the public is prohibited. Tanks shall be considered structures, they shall comply with setback requirements of the zone and shall be setback a minimum 100 feet from a Hemet Circulation Element Map road, and shall be screened from view from public streets. Requirements of the Uniform Fire Code and applicable state and federal laws shall be met.	P
2.	Aircraft landing strip or heliport pad for use in agricultural operations (Approval by the Riverside	P

NOTE: THIS MATRIX TO BE REPLACED WITH THE MATRIX THAT FOLLOWS			
MANUFACTURING LAND USE MATRIX			
P=Permitted Use — C=Conditionally Permitted Use			
ZONE		M-1	M-2
	County Airport Land Use Commission may be required)		
3.	Bovine and equine animals in accordance with the requirements of section 90-77	P	P
4.	Chickens (see poultry)		
5.	Dairy products plant		P
6.	Feed store		P
7.	FFA (Future Farmers of America), 4-H (head, hands, heart, health) or similar projects conducted by the occupants of an existing single-family home (A no fee temporary use permit is required see section 90-73 . For animal keeping requirements see section 90-77	P	P
8.	Flour, feed and grain mills		P
9.	Horticulture (excluding forestry operations) including, but not limited to apiaries and, aviaries (in accordance with chapter 10), farms, orchards	P	P
10.	Kennels - Commercial, for dogs and/or cats (See section 90-78 for requirements)	C	C
11	Nurseries, greenhouses and gardening		
	a. Wholesale	P	P
	b. Retail	P	P
12	Peat and topsoil processing and storage		C
13.	Poultry (except turkeys, geese and guinea fowl) chinchillas, hamsters, rabbits and other small animals on existing single-family residential, (See section 90-188 for additional requirements)	P	P

NOTE: THIS MATRIX TO BE REPLACED WITH THE MATRIX THAT FOLLOWS			
MANUFACTURING LAND USE MATRIX			
P=Permitted Use — C=Conditionally Permitted Use			
ZONE		M-1	M-2
B-	Residential Uses		
1.	Bed and breakfast in an existing single-family residence	C	C
2.	Day care facility		
	a. >six but less than 12 clients	P	P
	b. >12 clients	P	P
3.	Family care home (state licensed) in an existing single-family home for mentally disordered, handicapped, dependent or neglected children, serving up to a maximum of six persons	P	P
4.	Home occupations in an existing single-family home subject to the requirements of <u>section 90-72</u>	P	P
5.	Household pets in an existing single-family home including, but not limited to dogs, pot belly pigs, and cats when on the site of an existing residential unit (see <u>section 90-77</u>)	P	P
6.	Single-family residential dwelling unit (existing) including manufactured housing, prefabricated housing, and mobile homes built after 1986 when installed on permanent foundations when in accordance with <u>section 90-315 A.</u>	P	P
7.	Rented room (a maximum of one room) within an existing single-family dwelling	P	P
8.	Residential care facility (state licensed) in an existing single-family home for the elderly serving up to a	P	P

NOTE: THIS MATRIX TO BE REPLACED WITH THE MATRIX THAT FOLLOWS		
MANUFACTURING LAND-USE MATRIX		
P=Permitted Use C=Conditionally Permitted Use		
ZONE	M-1	M-2
	maximum of six persons	
C. Commercial Uses		
1.	Adult business as defined in section 90-18 and in accordance with section 90-4-1	C
2.	Animal hospital	C
3.	Automotive services including but not limited to auto detailing, auto stereo or window tinting installation, auto parts store, car rental (see other uses herein for additional requirements)	P
4.	Automobile/motorcycle/small truck/boat body and/or paint shop	P
5.	Automobile/motorcycle/small truck tune, lube and smog shop	C
6.	Bakery, wholesale with incidental retail sales (i.e., less than 25 percent of the gross floor area)	P
7.	Banks, savings and loan, credit unions	P
8.	Barber and/or beauty shop	P
9.	Car wash	
	a. With steam cleaning and car laundry	P
	b. Packaged	P
10.	Cemetery	
	a. Without mortuary	P
	b. With mortuary	P
	c. With crematorium and mortuary	P
11	Communication services (with or without assembly or manufacturing)	P

NOTE: THIS MATRIX TO BE REPLACED WITH THE MATRIX THAT FOLLOWS			
MANUFACTURING LAND USE MATRIX			
P=Permitted Use — C=Conditionally Permitted Use			
ZONE		M-1	M-2
<u>12</u>	Drive-through or drive-in facility including, but not limited to dry cleaners, dairy, video rental	C	C
13.	Environmental cleanup and treatment systems (subject to a temporary use permit see <u>section 90-73</u>)	P	P
14.	Gasoline station, with or without a mini-mart, including self serve, full serve. All vehicle fuel storage tanks shall be underground. Above-ground propane, natural, and other similar fuel gas tanks may be permitted when setback at least 50 feet from the public right-of-way, installed in accordance with the Uniform Fire Code, applicable state and federal laws, and screened in accordance with subsection <u>90-1045(g)(10)</u> .	C	C
<u>15</u>	Offices (see article XL for parking requirements)		
	a. Medical including laboratories as an accessory use	P	P
	b. General including, but not limited to accounting, appraising, architects, consulting, research, insurance, legal, stockbrokerage, real estate	P	P
	c. Conversion of a residence to office in accordance with article IV	C	C
<u>16</u>	Pharmacy	P	P
17.	Photographic studio		
	a. Excluding film processing, supplies and retail sales	P	P
	b. With film processing, supplies and retail sales	P	P

**NOTE: THIS MATRIX TO BE REPLACED WITH THE MATRIX THAT FOLLOWS
MANUFACTURING LAND USE MATRIX**

P=Permitted Use C=Conditionally Permitted Use

ZONE		M-1	M-2
18.	Radio station (a.m. and/or f.m.)	C	
19.	Recording studio	P	P
20.	Recycling facility—nonpermanent (subject to a temporary use permit see section 90-73)	P	P
21.	Recycling facility—resource collection center	P	P
22	Recycling processing center	C	C
23.	Restaurant (not including bars and nightclubs)		
	a. With dancing and/or live entertainment	P	P
	b. With on-site sale of alcoholic beverages	P	P
	c. With drive-through or drive-in	C	C
24.	Towing and impound service when the requirements of section 90-1045(g) are met	P	P
25.	Transportation service including, but not limited to bus charter, taxi, dial-a-ride, depot, train station, but excluding truck terminals	P	P
26	Truck scales, public	P	P
27	Veterinary office/small animal clinic	P	P
D. Manufacturing and Assembly			
1.	Above-ground or underground fuel storage tanks for use with an on-going manufacturing business. Sale of fuel to the public is prohibited. Above-ground tanks shall be considered structures, they shall comply with setback requirements of the zone and shall be setback a minimum 100 feet from a Hemet Circulation Element	P	P

**NOTE: THIS MATRIX TO BE REPLACED WITH THE MATRIX THAT FOLLOWS
MANUFACTURING LAND USE MATRIX**

P=Permitted Use — C=Conditionally Permitted Use

ZONE		M-1	M-2
	Map road, and shall be screened from view from public streets. Requirements of the Uniform Fire Code and applicable state and federal laws shall be met.		
2.	Above-ground bulk fuel storage tanks used for storage, distribution, and wholesale to businesses. Sale of fuel to the general public is prohibited. Tanks shall be considered structures, they shall comply with setback requirements of the zone and shall be setback a minimum 100 feet from a Hemet Circulation Element Map road, and shall be screened from view from public streets. Requirements of subsection 90-1045 (g)(10) of this Code, the Uniform Fire Code and applicable state and federal laws shall be met.	P	P
3.	Aircraft and aircraft parts and accessories manufacturing		P
4.	Asphalt products manufacturing		C
5.	Battery manufacturing		P
6.	Boat building		P
7.	Box factory and cooperage		P
8.	Brewery and distillery (limited retail sales for off-site consumption allowable)	P	P
9.	Cabinet manufacturing and assembly including, but not limited to wood working, furniture making and assembly	P	P
10.	Carpet cleaning plant		P
<u>11</u>	Carport and rug		C

NOTE: THIS MATRIX TO BE REPLACED WITH THE MATRIX THAT FOLLOWS			
MANUFACTURING LAND USE MATRIX			
P=Permitted Use — C=Conditionally Permitted Use			
ZONE		M-1	M-2
	manufacturing		
<u>12</u>	Cement, lime, gypsum and plaster of paris manufacturing		C
13.	Cement products manufacturing including, but not limited to concrete mixing and batching		C
14.	Ceramic products manufacturing using only previously pulverized clay and kilns fired only by electricity or low pressure gas	P	P
<u>15</u>	Chemical products manufacturing including, but not limited to adhesive, bleaching, bluing, calcimine, dyestuff (except aniline dyes), essential oils, soda and soda compounds, vegetable gelatine, glue, size		C
<u>16</u>	Cleaning, wholesale laundry and dyeing plant	P	P
17.	Cold storage plant		P
18.	Cork manufacturing		P
19.	Distribution facilities including, but not limited to bottled water, food products, prepackaged goods, machine parts, machinery	P	P
20.	Film manufacturing		C
21.	Food lockers, frozen	P	P
<u>22</u>	Furniture manufacturing and sale	P	P
23.	Furniture upholstery	P	P
24.	Hair, felt and feather processing		C
25.	Hatcheries		P
<u>26</u>	Junkyards when the requirements of <u>section 90-1045(g)</u> are met		C

NOTE: THIS MATRIX TO BE REPLACED WITH THE MATRIX THAT FOLLOWS			
MANUFACTURING LAND USE MATRIX			
P=Permitted Use — C=Conditionally Permitted Use			
ZONE		M-1	M-2
<u>27</u>	Laboratory including but not limited to experimental, testing, research or commercial	P	P
28	Linoleum and oilcloth manufacturing		C
<u>29</u>	Lumber and building materials yard excluding planing mill	P	P
<u>30</u>	Machine shop	P	P
<u>31</u>	Manufacturing (including metal stamping and extrusion of small products), assembly and packaging including, but not limited to electronic equipment, business machines, cosmetics, medical supplies, toiletries, scientific equipment, video and audio equipment, drafting supplies, photographic equipment, precision instruments, musical instruments, cutlery, and kitchen utensils	P	P
32	Manufacturing, assembly and packaging including, but not limited to sign manufacturing, heating and ventilating ducts and equipment, cornices, eaves, cans, metal containers, brooms brushes, fire arms, glass and glass products, graphite and graphite products, ice, jute, hemp, sisal, oakum, leather/fur finishing and dying (excluding tanning and curing)		P
<u>33</u>	Mattress manufacturing		P
<u>34</u>	Meat products processing and packaging excluding slaughtering (except for poultry and rabbits), glue and size manufacturing		P
35	Metal alloys and foil		P

NOTE: THIS MATRIX TO BE REPLACED WITH THE MATRIX THAT FOLLOWS			
MANUFACTURING LAND USE MATRIX			
P=Permitted Use — C=Conditionally Permitted Use			
ZONE		M-1	M-2
	manufacturing including, but not limited to solder, pewter, brass, bronze, tin, lead, gold		
36.	Metal casting, finishing, plating and foundries (excluding magnesium foundries)		C
37.	Mobile home/manufactured housing fabrication and assembly		P
38	Motion picture production	P	P
39.	Ornamental iron works	P	P
40.	Paint manufacturing including, but not limited to enamel, lacquer, shellac, turpentine, varnish		C
41.	Painting, enameling and lacquering shop		P
42	Paper product manufacturing including, but not limited to shipping containers, pulp goods, carbon paper, coated paper stencils		P
43.	Petroleum products storage and distribution		C
44.	Plastics manufacturing		P
45.	Porcelain products manufacturing including, but not limited to bathroom and kitchen fixtures and equipment		P
46	Publishing	P	P
47.	Retails sales of products manufactured on-site, when no more than 25 percent of the gross floor area is used for retail sales	P	P
48.	Rock, sand or gravel excavating and/or distribution		C
49.	Rolling mill		C
50.	Rubber products		P

NOTE: THIS MATRIX TO BE REPLACED WITH THE MATRIX THAT FOLLOWS			
MANUFACTURING LAND USE MATRIX			
P=Permitted Use — C=Conditionally Permitted Use			
ZONE		M-1	M-2
	manufacturing including, but not limited to tires, tubes, gloves		
51.	Sandblasting		P
<u>52</u>	Sanitary fill operation		C
<u>53</u>	Sheet metal shop		P
<u>54</u>	Shoe polish manufacturing	P	
55.	Starch and dextrine manufacturing		C
56.	Steel products manufacturing and assembly including, but not limited to steel cabinets, lockers, doors, fencing, furniture, bars, girders, rails, wire rope	P	
57.	Stone products manufacturing and processing including, but not limited to abrasives, asbestos, stone screening and sand and lime products		C
<u>58</u>	Storage of building materials, contractor equipment when the requirements of <u>section 90-1045(g)</u> are met	P	P
59.	Tire retreading and recapping	P	P
60.	Transportation maintenance, storage and service, excluding truck terminals but including bus charter service, freight terminal when the requirement of <u>section 90-1045(g)</u> are met	P	P
61.	Warehousing including mini-storage (storage of fuel or flammable liquids is prohibited).		
a.	General Storage	P	P
b.	Mini-storage	C	C
<u>62</u>	Wholesale business storage, including cash and carry market when the requirements of <u>section 90-</u>	P	P

NOTE: THIS MATRIX TO BE REPLACED WITH THE MATRIX THAT FOLLOWS			
MANUFACTURING LAND USE MATRIX			
P=Permitted Use — C=Conditionally Permitted Use			
ZONE		M-1	M-2
	<u>1045(g)</u> are met		
63.	Woodworking (see cabinet manufacturing)	P	P
64.	Wrecking yard when the requirements of <u>section 90-1045(g)</u> are met		C
E.	Recreation and Open Space Uses		
1.	Equestrian activities including, but not limited to riding academies, stables and thoroughbred farms	C	C
2.	Game court - lighted (with ten-foot high court fencing)	C	C
3.	Recreation center, park, playground, unlighted game court (with ten-foot high court fencing) racquetball center, swim club	P	P
4.	Shooting range, indoor	C	C
F.	Miscellaneous Uses		
1.	Church, temple-synagogue, or other religious facility including, but not limited to parish house, convent, parsonage, monastery, religious school		
2.	Flood control facilities including, but not limited to, detention and retention basins, flood control channels	P	P
3.	Public facilities and utilities including but not limited to, electrical substations, transmission substations, city facilities, and public offices	C	C
4.	Recreation vehicle storage yard when the requirements of <u>section 90-1045(g)</u> are met	P	P
5.	School or college including, but not limited to art, business, cosmetology, craft, dance, music, professional, technical and trade	P	P

**NOTE: THIS MATRIX TO BE REPLACED WITH THE MATRIX THAT FOLLOWS
MANUFACTURING LAND USE MATRIX**

P=Permitted Use — C=Conditionally Permitted Use

ZONE		M-1	M-2
6.	Swap meet	C	C
G. Accessory Uses			
1.	Accessory structures and uses located on the same site as a permitted use	P	P
2.	Accessory structures and uses located on the same site as a conditional use	C	C
3.	Antennas for microwave, cellular phones, and the like	C	C
4.	Satellite dish antennas		
	a. <39 inches in diameter when ground or roof mounted meeting the requirements of section 90-1044(a)	P	P
	b. >39 inches but less than eight feet in diameter when ground or roof mounted meeting the requirements of section 90-1044(a)	P	P

MANUFACTURING ZONES LAND USE MATRIX

P = Permitted Use
A = Administratively Permitted Use
C = Conditionally Permitted Use
X = Not Permitted
Requirements: Additional or explanatory regulations or requirements

ZONE	BP	M-1	M-2	Requirements
A. Agriculture and Natural Resources				
1. Plant nurseries and greenhouses				
a. Wholesale	X	A	A	
b. Retail	X	X	X	
B. Residential Uses – Not Permitted				
C. Care Uses – Not Permitted				
D. Education, Public Assembly, and Recreation Uses				
1. Auditoriums, meeting halls, and conference facilities – Public and Private	C	C	X	
2. Churches, places of worship	C	X	X	
3. Commercial recreation facilities				
a. Indoor (e.g., arcade, bowling, billiards, batting cages, handball courts)	C	C	C	
b. Outdoor (e.g., golf courses, lawn bowling, baseball parks, basketball courts, sports facilities, miniature golf)	C	C	C	

MANUFACTURING ZONES LAND USE MATRIX				
P = Permitted Use				
A = Administratively Permitted Use				
C = Conditionally Permitted Use				
X = Not Permitted				
Requirements: Additional or explanatory regulations or requirements				
ZONE	BP	M-1	M-2	Requirements
4. Community Centers	C	X	X	
5. Educational facilities – private and public				
a. Academic (Grades K-12)	X	X	X	
b. Colleges/Universities	P	X	X	
c. Commercial (trade) schools	A	A	A	
6. Studio such as art, music, design, recording, martial arts, dance or gymnastics.	P	P	X	
E. Retail Trade Uses – limited to twenty (20) percent of gross building area.				
1. Adult business	X	C	C	18.352 90-18 90-4
2. General retail uses such banks and personal services	P	P	P	
3. Micro-brewery (brew-pub) that brews its own beer for on-site consumption	C	C	X	
4. Restaurants				
a. Dining without sale of alcohol, live entertainment or drive-through	P	P	X	
b. Dining with sale of alcohol, live entertainment, or drive-through	C	C	X	
5. Retail sale of products manufactured on-site when no more than 25 percent of floor area is used for retail sales	P	P	P	
6. Showroom design centers with limited retail sale of products associated with home improvement and decorating.	P	P	P	
F. Service Uses				
1. Ambulance services	X	P	P	
2. Animal services				
a. Boarding/Training – day only	X	A	A	
b. Boarding/Training – overnight stays	X	C	C	
c. Grooming	X	A	A	
d. Veterinary clinic, animal hospital	C	C	C	
3. Business support services such as printing, copying, shipping, postal	P	P	P	
4. Health and fitness centers				
a. Small – less than 3,000 sf	P	P	P	
b. Large – 3,000 sf or greater	A	C	C	
5. Laboratory for medical, dental, film, research and similar uses	P	P	P	
6. Medical and Dental				
a. Laboratories	P	P	P	
b. Offices and clinics	P	X	X	
c. Urgent care clinics with extended	A	A	A	

MANUFACTURING ZONES LAND USE MATRIX**P = Permitted Use****A = Administratively Permitted Use****C = Conditionally Permitted Use****X = Not Permitted****Requirements: Additional or explanatory regulations or requirements**

ZONE	BP	M-1	M-2	Requirements
hours				
7. Mortuary with or without crematorium	X	C	C	
8. Offices – general				
a. Professional	P	P	P	
b. Technological such as graphic design, GIS, film editing	P	P	P	
9. Taxi, bus charter, dial-a-ride and other similar transportation service	X	P	P	
G. Vehicle Uses				
1. Alternative fuels and recharging facilities	A	A	A	
2. Boat and marine equipment sales, rental, and repair	C	P	P	
3. Car rental services	P	P	X	
4. Maintenance and Repair Services				90-897(a)
a. Major Repair/Body Work	X	P	P	
b. Minor maintenance, installation services, tire services, smog certification	C	P	P	
5. Service stations, with or without mini-markets	C	C	C	
6. Truck scales	X	P	P	
H. Industrial Uses				
1. Aircraft products	P	P	P	
2. Antique restoration	P	P	P	
3. Apparel manufacturing	P	P	P	
4. Beverage and tobacco products manufacturing	P	P	P	
5. Boat building	C	C	P	
6. Chemical product manufacture	X	C	C	
7. Commercial laundry, carpet cleaning, dyeing plant	X	C	C	
8. Electronics, electrical equipment, and appliance manufacturing	P	P	P	
9. Equipment manufacturing, assembly, service (business, medical, scientific, musical)	P	P	P	
10. Equipment rental	X	C	P	90-1046(g)(2)
11. Food manufacturing	C	P	P	
12. Furniture and fixture manufacturing	P	P	P	
13. Leather products manufacturing	P	P	P	
14. Machinery manufacturing	P	P	P	
15. Metal products manufacturing and fabrication	P	P	P	
16. Miscellaneous manufacturing – light (e.g., jewelry, office supplies,	P	P	P	

MANUFACTURING ZONES LAND USE MATRIX				
P = Permitted Use				
A = Administratively Permitted Use				
C = Conditionally Permitted Use				
X = Not Permitted				
Requirements: Additional or explanatory regulations or requirements				
ZONE	BP	M-1	M-2	Requirements
cosmetics, sporting goods)				
17. Miscellaneous manufacturing – general (e.g., glass and glass products, graphite and graphite products, metal casting)	P	P	P	
18. Mobile home and manufactured housing fabrication and assembly	X	X	C	
19. Paint manufacturing and paint shops	X	C	C	
20. Paper products manufacturing	P	P	P	
21. Petroleum products distribution and storage	X	X	C	
22. Pharmaceutical manufacturing	P	P	P	
23. Plastics and rubber products manufacturing; injection molding	P	P	P	
24. Printing and publishing	P	P	P	
25. Recycling Facilities				90-4 90-81
a. Donation box	X	X	X	
b. Reverse vending machine	X	X	X	
c. Collection facility	X	C	C	
d. Processing facility	X	C	C	
26. Research and development laboratories and facilities	P	P	P	
27. Scientific, optical, medical, dental, and similar uses equipment assembly	P	P	P	
28. Scrap and dismantling yard	X	X	C	
29. Stone products manufacturing and processing	X	C	C	
30. Storage facility (personal, mini-storage)	X	C	C	90-4 90-82
31. Storage yard for contractor equipment and materials	X	C	A	
32. Structural clay, pottery, and ceramic products	P	P	P	
33. Swap meet	X	C	C	
34. Textile manufacturing	P	P	P	
35. Warehouses and product fulfillment centers				90-4
a. Less than 400,000 sf	P	P	P	
b. 400,000 sf and over	A	A	A	
36. Wholesale of goods and services (business to business)	P	P	P	
37. Wood products manufacturing	P	P	P	
I. Transportation, Communication and Infrastructure Uses				
1. Parking facilities	P	P	P	Article XL
2. Recreational vehicle storage	X	C	A	90-1046(g)(5)

MANUFACTURING ZONES LAND USE MATRIX				
P = Permitted Use A = Administratively Permitted Use C = Conditionally Permitted Use X = Not Permitted Requirements: Additional or explanatory regulations or requirements				
ZONE	BP	M-1	M-2	Requirements
3. Satellite dish antennas	P	P	P	
4. Solar energy systems- commercial or utility ground mounted	X	C	C	
5. Solar energy systems building mounted - non-commercial (serving the development site)	A	P	P	
6. Towing and impound service	X	C	C	
7. Transit stop shelter	P	P	P	
8. Utility facility	C	C	C	
9. Wireless communication facility				
a. Minor facility	A	A	A	Article XLVI
b. Major facility	C	C	C	Article XLVI
J. Government Uses				
1. Courthouse and associated facilities	C	C	C	
2. Office uses	P	P	P	
3. Post office	P	P	P	
4. Public safety facilities	P	P	P	
5. Public works facilities	P	P	P	

(Ord. No. 1553, § 2, 1-28-97; Ord. No. 1581, § 2, 2-24-98; Ord. No. 1591, § 1(4), 9-29-98; Ord. No. 1601, § 1, 5-11-99; Ord. No. 1657, § 1, 2-12-02)

Sec. 90-1043 1044. - Reserved.

Sec. 90-1044 1045. - General requirements.

Prior to the construction of any building or structure a building permit shall be required in accordance with the latest city-adopted **Uniform California** Building Code. The following are minimum requirements, unless otherwise noted, and shall apply to all land, buildings and structures in their respective zones. All area dimensions are in square feet, unless otherwise noted. All linear dimensions are in feet, unless otherwise noted.

A. MANUFACTURING ZONE MINIMUM DEVELOPMENT STANDARDS					
	ZONE	BP	M-1	M-2	Requirements
1.	Coverage (in percent)	65	60	60	
2.	Floor area ratio/FAR (total building area divided by total lot area), maximum	0.60	0.45	0.45	
23.	Net lot area	20,000	10,000	10,000	
3.	Lot width				
	a. Standard	100	65	65	

A. MANUFACTURING ZONE MINIMUM DEVELOPMENT STANDARDS					
	ZONE	BP	M-1	M-2	Requirements
	b. Cul-de-sac/knuckle	65	40	40	
4.	Lot depth	150	150	150	
5.	Front yard setback to the building	20	15	15	Article XXXII
6.	Rear yard setback, landscaped				
	a. Adjacent to an alley or local street	10	10	10	
	b. Adjacent to a secondary street	15	15	15	
	c. Adjacent to an R residential zone (the first ten feet shall be landscaped and a six-foot high masonry wall installed, the remaining area may be used for access, parking or storage)	30	30	30	Sec. 1046(g)(1)
	c. Not adjacent to an alley or street or residential zone	0	0	0	
7.	Side yard setback, landscaped				
	a. Interior side	0	0	0	
	b. Street side and corner	15	10	10	
	c. Adjacent to an R residential zone (the first ten feet shall be landscaped and a six-foot high masonry wall installed, the remaining area may be used for access, parking or storage)	30	30	30	Sec. 1046(g)(1)
8	Building and structure height	55	60	60	Sec. 1046(c)
9	Parking required (see article XL)				Sec. 1046(g)(6) Article XL
10.	Signing permitted (see article XXXVI)				Sec. 1046(g)(7) Article XXXVI
11.	Landscaping requirements				Sec. 1046(g)(6) Article XLVIII

(Ord. No. 1553, § 2, 1-28-97; Ord. No. 1581, § 2, 2-24-98)

Sec. 90-4045 1046. - Site development requirements. .

(a) *Measurement of yards.* A required yard or other open space around an existing or proposed building shall not be used to meet a required yard or other open space for any other building on an adjoining lot or building site.

(b) *Building projections into yards. Building alterations*

- ~~(1) Cornices, eaves, belt courses, sills, canopies, bay windows or other similar architectural features may extend or project into a required yard of the zone up to 30 inches.~~
- ~~(2) Open, unenclosed porches, platforms or landing places not covered by a roof or canopy, which do not extend above the level of the first floor of the building, may extend or project into any required front, side or rear yard, or into a court, six feet. A 42-inch high openwork railing may be installed or constructed on any such porch, platform or landing space.~~
- ~~(3) Open, unenclosed stairways or balconies, not covered by a roof or canopy, may extend or project into a required rear yard three feet, and such balconies or stairway may extend into a required front yard not more than the required exit dimension.~~
- ~~(4) Fire escapes may extend or project into any required yard four feet; provided, however, that at least a 30-inch clearance to the property line maintained.~~
- (5) The director may allow additions to an existing, legally constructed structure, sited in accordance with the laws and setbacks in effect at the time of the construction, within the currently required front, side, and/or rear setback if the building addition ~~does shall~~ not exceed 50 20 percent of the floor area of the existing structure. ~~For additions in the front yard, the building shall occupy no more than 25 percent of the lineal frontage of the existing building. The director shall deny any addition when it has been determined to be harmful to the health and safety of the resident or the area. In no case shall any addition be closer than 15 feet to the ultimate street right-of-way.~~ The addition shall not exceed the coverage requirements of the zone.

(c) *Height exceptions and limitations.*

- (1) Structures permitted above a specified height limit may be erected as follows: structures or walls for the housing of elevators, stairways, tanks, ventilating fans or similar structures, skylights, towers, steeples, flagpoles, chimneys, smokestacks, wireless masts, radio and television masts, water tanks, silos or similar structures, provided that no roof structure, as listed in this subsection, or any space above the height limit specifically prescribed for particular zones, shall be allowed or used for the purpose of providing usable floor space in excess of that reasonably required to maintain such structures and shall not be used for signage.
- ~~(2) Structures located within the Hemet-Ryan Airport Land Use Plan (ALUP) are subject to the provisions of ALUP, and the FAA regarding structure heights within the airport influence area.~~

(d) *Accessory buildings.*

- (1) No accessory building shall be located without a permissive main building ~~and must not exceed 10 percent of the floor area of the~~

permissive structure. Larger structures must be processed in accordance with Section 90-1043.

- (2) Separation between buildings is subject to the requirements of the latest city-adopted **Uniform California** Building Code.
 - (3) Accessory buildings shall meet the setback requirements of the zone.
- (e) *Exterior lighting:* All lighting ~~shall be low pressure sodium and~~ shall be directed or shielded away from nearby **R residential** zones and contained within the boundaries of the site. **Adequate lighting shall be provided to maintain a safe, on-site environment consistent with California Building Code standards.**
- (f) *Service and refuse areas.* All service areas, refuse collection areas and trash bins shall conform with the setback requirements and shall be completely screened by a solid fence or wall, or shall be enclosed within a building in accordance with the adopted standards of the city.
- (g) *Walls, fencing, screening and landscaping.* This section provides for the regulation of location and height of walls, fencing, screening and landscaping so as to allow the enjoyment of the use of property and for the safety of persons using sidewalks and streets related to the property. **The Community Development Director may approve alternate fence and wall materials due to safety or aesthetic considerations.**

(1) *Fences, Generally.*

- a. The location of walls and fences is determined by the setback area for the zone in which the property is located pursuant to Section 90-1045.
- b. Walls or wrought iron fencing within the front setback may be no higher than 42 inches in height, unless expressly permitted by other applicable sections of this chapter. Visual sight lines must be maintained for safety purposes.
- c. A wall or fence of up to six feet in height may be located in the side and rear yards. When a site adjoins a residential zone, a solid masonry wall six feet in height shall be located adjoining the property line and an area at least five ten feet in depth adjoining the property line shall be landscaped with live plant material, including trees.
- d. Fences and walls adjacent to and visible from the street right-of-way shall be of decorative block or wrought iron. Walls shall be designed to blend with the site's architecture.
- e. Internal fences or walls not visible from a street or adjacent to residential uses may be constructed of masonry, concrete, steel, vinyl panels, or slatted chain link. Wood fencing is prohibited. The fence materials shall be approved by the community development director, or the planning commission, if applicable, as part of the design review or site development review process for the property.

- f. Gates in fences and walls shall be wrought iron, steel, or any other similar materials acceptable to the Community Development Director.

(1) ~~Fencing generally. Walls, fences, screening and hedge planting up to a maximum of six feet in height from the higher of the two finished grades adjoining the wall or fence may be permitted in any required yard, or along the edge of any yard.~~

~~a. Wall, fence, screening or hedge planting in any required front yard shall be up to 42 inches in height when measured from the adjacent sidewalk or street, unless expressly permitted by other applicable sections of this chapter.~~

~~b. A wall, fence or hedge up to six feet in height may be located parallel to the edge of the sidewalk on the street side yard adjacent to the lot, whether the sidewalk area is monolithic or has a planted parkway.~~

~~c. On corner lots the corner cutback area shall be free and clear of visual obstructions in excess of 42 inches in height. The corner cutback shall be defined by a line on a horizontal plane connecting two points along the front and street side property lines and forming a triangle. These points shall be measured 30 feet back from the intersection of the prolongation of the front and street side property lines.~~

Note –
Figure 1 to be
relocated to
the City’s
Industrial
Development
Guidelines.

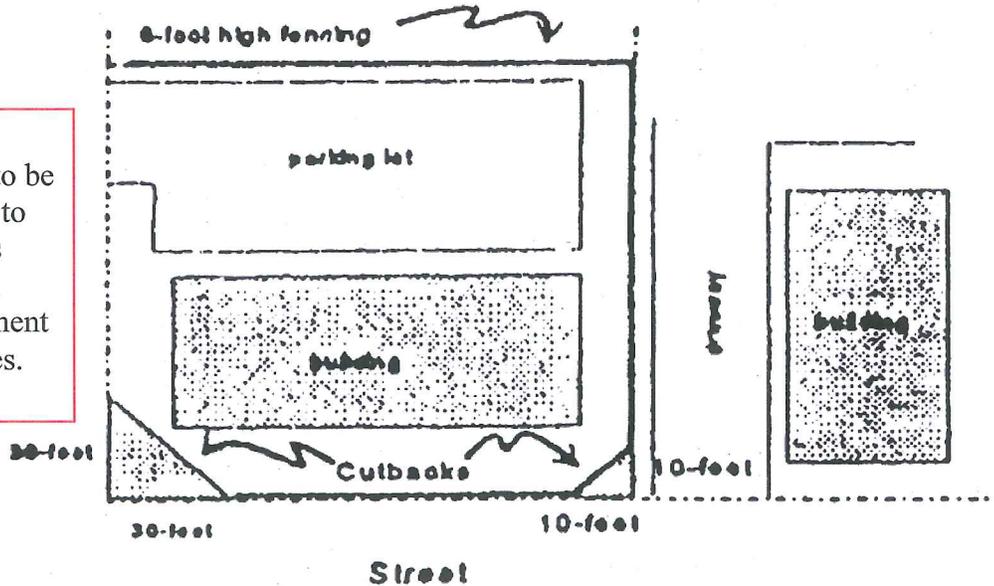


Figure 1

- ~~d. On lots where the driveway is adjacent to the rear yard of a neighboring lot the corner cutback area shall be free and clear of visual obstructions in excess of 42 inches in height. The cutback lines shall be determined by measuring from the projection of the coterminous front and rear property line ten feet along the inside edge of the sidewalk and ten feet back~~

from the street connecting the two points forming a 45 degree triangle.

~~(2) *Swimming pool fencing.* Swimming pools shall be entirely enclosed by buildings, fences or walls. The fence or wall shall be at least a minimum of five feet above grade level immediately adjacent thereto, and shall be equipped with self-latching gates or doors, with the latching device not less than four feet above the ground. Prior to filling the pool the required fencing or walls must be in place and approved by the city building department.~~

~~(3) *Wall and landscape buffer for yards adjoining certain uses.* When a site adjoins a single-family zone, or a site general planned for low density single-family use, a solid masonry wall six feet in height shall be located adjoining the property line, except adjoining a required front yard; and an area at least five ten feet in depth adjoining the property line shall be landscaped with live plant material, including trees. Where a carport or garage is placed within three feet of a property line adjoining a single-family zone or a site general planned for low density single-family use, no landscaped buffer is required.~~

(42) *Outdoor display and storage*

- a. Block walls or opaque fencing ~~or landscaping materials~~ used for screening purposes in areas of public view and access shall also incorporate a landscaped edge of shrubs and trees to minimize the potential for graffiti and to enhance the aesthetics of the property. ~~shall not be placed within any required front yard or street side yards. Block walls or opaque fencing may be used in other locations.~~
- b. All outdoor storage shall be screened by a six-foot high wall, ~~or fence or slatted chain-link fence~~ and shall meet the requirements of this section. ~~Slatted chain link fencing may be permitted if the outdoor storage area is not visible from a public street, subject to approval of the community development director.~~
- c. Outside storage shall not occupy more than twenty percent of the total lot area, obstruct required parking spaces, or obstruct drive aisles, except as determined otherwise by the Community Development Director.
- d. Temporary outdoor storage containers may be permitted for a period not exceeding 90 days in a calendar year upon review and approval of a temporary use permit by the Community Development Director.

(53) *Security fencing.* Nothing in this section shall be deemed to set aside or reduce the requirements established for security fencing by either local, state or federal law, or by safety requirements of the board of education. ~~The design, materials, and height of the security fencing shall be based upon a determination of need and design approval by the Community Development Director. In general, security fencing shall not exceed eight feet in height.~~

~~a. The maximum height of masonry, concrete, or steel walls or wood fences shall be six feet.~~

~~b. Chain link or wire fence is permitted as follows:~~

~~1.~~

~~On top of a six-foot high masonry, concrete, or steel wall or wood fencing, a three-foot high chain-link or wire fence may be added.~~

~~2.~~

~~Fences solely of chain-link or wire fencing shall have an eight-foot maximum height.~~

(6 4) *For recreational vehicle storage.* Fences for recreational vehicles storage shall be ~~six~~ eight-foot ~~solid~~ walls of wrought iron, masonry, concrete, steel, or vinyl panels. Wood fences are prohibited. ~~(no wood permitted).~~ An additional five feet of fence height may be permitted consisting of chain-link or wire or any combination thereof placed on top of the solid wall but not exceeding a total height of 11 feet.

(75) *Screening of roof-mounted equipment.* All roof mounted equipment shall be screened from general view by the public and from public streets.

(86) *Landscaping.* Landscaping shall be pursuant to Article XLVII except where otherwise specified in this article.

a. Parking lot landscaping in the Business Park Zone shall cover ten (10) percent of parking area.

b. Landscaping plans in the Business Park Zone shall be consistent with the City's commercial development guidelines.

c. Where landscaping is required by this chapter, it shall consist predominantly of plant materials, except for necessary walks and drives. Planted areas, where prescribed, shall be landscaped exclusively with live plant materials. Required landscaping shall be installed in accord with landscaping standards approved by the commission, and shall be of types and sizes prescribed in the standards. All screening and landscaping shall be permanently maintained in an orderly condition. Plant materials shall be watered, weeded, pruned and replaced as necessary to screen or ornament the site.

(7) *Signage.* Signage shall be pursuant to Article XXXVI except where otherwise specified in this article.

a. A signage program is required for projects located within the business park zone subject to review and approval of the community development director, or planning commission, as appropriate, in conjunction with the site development review process.

- (8) *Loading areas.* Adequate room shall be provided for truck access and maneuvering.
 - a. Loading doors and docks shall not be located at the front of buildings or next to main building entrances.
 - b. Loading doors or docks shall not be located adjacent to a street unless properly screened from public view.
 - c. A minimum of 120 feet in front of the loading doors or docks shall be paved and kept free of obstacles including connecting walkways or required parking areas.

~~(9) When a church, school or college, or public facilities are adjacent to an A or R zone a solid six-foot masonry wall shall be constructed on the adjoining A or R zone property line. A ten-foot landscaped area adjacent to the wall shall also be installed and maintained on the church side of the wall. The landscaping shall consist of plant material, including a minimum 15-gallon evergreen trees planted on 20-foot centers.~~

~~(10) *Above-ground fuel storage tanks.* The storage tanks shall be screened from adjoining streets and neighboring properties. Screening may consist of walls, fencing, landscaping, or a combination thereof. The tanks and appurtenances for propane, natural, and similar fuels shall not exceed a maximum height of eight feet. All other fuel storage tanks shall not exceed 25 feet in height. All tanks shall be located in such a manner so as not to impede on-site vehicular traffic and shall not be located in an on-site area of high vehicular traffic.~~

(h) *Mini-storage warehouse use standards.* Mini-storage warehouse use shall be constructed in the following manner:

- (1) Each facility shall be provided with a minimum stacking area (outside of the public right-of-way) of three vehicles (75 feet) at the project entry.
- (2) A minimum of 25-foot landscape area shall be provided for any frontage along a street right-of-way.
- (3) A minimum separation of 1,000 feet shall be provided between lots on which mini-storage facilities are constructed.
- (4) Visual monotony of the exterior elevations of the mini-storage facilities facing public right-of-ways shall be minimized with the use of varying building materials, change of building surface or planes, the use of pilasters or other suitable architectural features, and additional landscaping setback.
 - a. Any perimeter wall surface shall be modified at a minimum of every 100 linear feet.

Note:
Mini-storage standards are relocated to Sec. 90-82

- b. ~~For projects having exterior wall surfaces higher than eight feet for every 100 linear feet an additional five feet of landscape setback shall be required for a distance of 50 feet.~~
- c. ~~For projects having exterior perimeter walls under eight feet of height or lower a break in wall material shall occur at a minimum of every 100 linear feet. Allowable treatment shall include change in materials, increased setback, wrought iron fences at a minimum of width of five feet.~~
- (4) ~~The exterior building materials for mini-warehouse storage facilities shall not include precision block masonry.~~
- (5) ~~No mini-storage facility shall be constructed within 600 feet of Florida Avenue.~~
- (6) ~~The architecture of the caretaker and mini-storage facilities shall be fully integrated so as to present a uniform appearance.~~
- (7) ~~Landscaping:
 - a. ~~Designated landscaping areas shall be covered in a combination of lawn, ground cover, shrubs, and trees.~~
 - b. ~~In addition to the required number of street trees, one tree shall be planted for every 500 square feet of landscaping in all other areas. All trees shall be a minimum of 15 gallon size with 25 percent planted at 24 inch box size.~~
 - c. ~~A minimum of 25 percent of all landscaping areas shall be planted in shrubs. The shrub areas shall be inter-planted with nonaggressive type ground cover. Triangular spacing shall be used in row plantings of all ground cover and shrubs.~~
 - d. ~~Landscape irrigation. Automatic irrigation shall be provided with adequate water coverage for all landscaped areas.~~~~

~~(Ord. No. 1553, § 2, 1-28-97; Ord. No. 1581, § 2, 2-24-98; Ord. No. 1591, § 1(6), 9-29-98; Ord. No. 1657, § 1, 2-12-02)~~

Sec. 90-1047. – Site development review requirements

~~No new building, structure, or use, or a significant alteration or enlargement of an existing building, structure, or use shall be commenced in any industrial zone until site and architectural design review approval has been granted pursuant to article XLI of this chapter.~~

Sec. 90-10461048. - Performance standards.

All uses established or placed into operation shall comply at all times with the performance standards set out in this section. The director may require submission of

evidence of ability to comply with the required conditions.

(1)

Noise: No use, except a temporary construction operation, shall be permitted which creates noise of a maximum sound pressure level greater than the value established in the public safety element of the general plan, and adopted building codes, or as may be further determined by project specific mitigation measures. The general plan specifies land use compatibility standards to ensure that stationary noise sources (e.g., industrial uses) do not adversely affect noise-sensitive land uses and that community noise environments do not negatively affect land uses. ~~given at the locations given in the following table. The sound pressure levels shall be measured in decibels (0.002 dynes per square centimeter) with a sound level meter and associated octave band filter conforming to standards prescribed by the United States of America Standards Institute. Sound shall be muffled so as not to become objectionable due to intermittence, beat frequency or shrillness.~~

Noise Levels		
Octave Band (cycles per second)	Zone Boundary M-1	Zone Boundary M-2
Below 75	72	79
75—149	59	74
150—299	52	66
300—599	46	59
600—1,199	42	53
1,200—2,399	39	47
2,400—4,799	34	41
4,800 and above	32	39

(2)

Fire, toxic materials, and explosion hazards: The storage and handling of hazardous materials including flammable liquids, liquid petroleum gases and explosives shall comply with the state rules and regulations and with the ordinances of the city:

(3)

Air contaminants: No use shall emit any air contaminant except in compliance with the rules and regulations of the south coast air management district and local regulations. ~~county air pollution control district.~~

(4)

Odor: No use shall be permitted which creates annoying odor in such quantities as to be readily detectable beyond the boundaries of the site.

(5)

Radioactivity and electrical disturbances: The use of radioactive materials shall be limited to measuring, gauging

and calibration devices such as tracer elements, use in X-ray and like apparatus, and use in connection with the processing and preservation of food. No use shall emit dangerous radioactivity or produce electric or magnetic fields that adversely affect public health, safety, and welfare including interference with normal radio, telephone, or television reception off-site.

(6)

Dust, heat, cold, glare and electrical disturbance: No use, except a temporary construction operation, shall be permitted which creates dust, changes in temperature or direct or sky-reflecting glare detectable by the human senses without the aid of instruments beyond the boundaries of the site. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundaries of the site.

(7)

Vibration: No use, except a temporary construction operation, shall be permitted which creates vibration sufficient to cause a displacement of 0.003 inch beyond the boundaries of the site.

(8)

Wastewater discharge: No liquids of any kind shall be discharged into a public or private sewage or drainage system, water course, body of water, or into ground except in compliance with federal, state, regional, and local laws, rules and regulations.

(9)

Sustainable design: All new development proposals shall demonstrate best management practices in project design and implementation to maximum the efficient use of resources and reduce deleterious environmental impacts on the community.

(Ord. No. 1553, § 2, 1-28-97)

Sec. 90-10471049. - Exterior color.

(a)

Color selection.

(1)

Exterior facade colors of structures developed within commercial and industrial zones shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity or fluorescent colors is prohibited. The recommended color palette as adopted by the city council is maintained at the planning department.

(2)

Trim and accent areas up to a maximum of ten percent of the building facade may feature brighter, more intense colors, including primary colors.

(3)

The transition between base and accent colors shall relate to changes in building materials or the change of building surface planes. Colors should not meet or change without some physical change or definition to the surface plane.

(b) *Permit Approval required.* Except as specifically provided in this article, no person shall paint the exterior of any commercially zoned building owned by him or under his control within the city, without having first obtained an ~~appropriate permit approval~~ therefor from the planning department ~~regarding the color selected.~~

(c) *Application.* An application for an exterior paint permit shall provide the following information:

- (1) The name, address and telephone number of the applicant.
- (2) The address of the subject property.
- (3) Samples of colors that are to be used, indicating the manufacturer, the name of the color and serial number.

(d) *Permit Fee.* There shall be no fee required for the exterior paint permit.

~~(e) *Appeal.* The decision of the planning director or his designee may be appealed to the planning commission by the applicant as follows:~~

~~(1) Any decision made pursuant to the provisions of this article by the planning director shall become final upon the expiration of ten days from the date such decision is served on the applicant, unless an appeal to the planning commission is filed prior to the expiration of such period of time. If such appeal is filed timely, all action shall be stayed until the appeal is finally decided.~~

Note –
Appeal
section
relocated to
sec. 90-1050.

~~(2) Any appeal brought pursuant to this section shall be submitted on an application form to be provided by the planning department, and shall be filed with the planning department. All portions of the application shall be substantially completed. Each application of appeal shall be verified. If the application form is not sufficiently completed, the planning department shall return such application to the applicant, indicating the portions requiring additional completion. If the application is not returned to the planning department within ten days of the time mailed, the appeal shall be deemed waived. The planning department shall initiate an investigation of each point covered in the application, and shall prepare recommendations for consideration by the planning commission. An appeal hearing shall be set before the planning commission, and the applicant shall be notified of the hearing date.~~

~~(3) The planning commission shall hear the testimony of the~~

~~applicant, the recommendations of staff, and other testimony deemed relevant. The decision of the planning commission shall be rendered to the applicant not more than 15 days from the date of the hearing.~~

~~(4)~~

~~The decision of the planning commission shall become final upon the expiration 15 days from the date of mailing to the applicant, unless an appeal to the city council is filed prior to the expiration of said period of time. If such appeal is filed in a timely manner, all action shall be stayed until the appeal is ruled upon. Upon receipt of the appeal, the city clerk shall set the appeal for public hearing before the city council, and will notify the applicant not less than ten days before said hearing date. The city council shall review all decisions made on the case, as well as hear other testimony deemed relevant. The decision of the city council shall be in the form of a resolution and shall be final.~~

~~(f e)~~

~~*Compliance.* The provisions of this section shall apply to all new construction and repainting proposed after the adopted ordinance. Existing structures shall be required to repaint to gain compliance within seven years of adoption of said ordinance.~~

~~(Ord. No. 1646, § 1, 5-15-01)~~

Sec. 90-1050. - Appeals.

Appeal of a decision of the community development director or designee may be made to the planning commission pursuant to sec.90-43(6).

Secs. 90-1048 1051—90-1080. - Reserved.

Exhibit A2

Proposed Amendments to
Article I (In General),
Sec. 90.4 (Definitions)

ARTICLE I (IN GENERAL), Sec. 90-4. Definitions—Generally.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Words, terms and phrases, which are not defined herein, shall be as defined in a dictionary of common use, such as Webster's.

Note: No other section in this article is affected by ZOA13-011.

Storage facility (personal, mini-storage) means a structure or group of structures where individual storage spaces are leased to individuals, organizations, or businesses for self-service storage of personal property, goods, and wares.

Recycling center facility means a site for the collection, storage, processing, grinding and refining of reusable natural resources, including but not limited to aluminum and other metals, glass, paper, fiber or plastics. This land use type includes a variety of facilities involved with the collection of recyclable materials including:

- (1) Recycling, Donation box. A bin, storage shed, or similar facility established as an accessory use to a primary use for the purpose of providing a collection location for donated clothes, shoes, and small household items. Such facilities generally are established by a charitable or non-profit organization.
- (2) Recycling, Reverse Vending Machine. An automated mechanical device which accepts at least one or more types of empty beverage containers and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value, as determined by State law. These vending machines may accept aluminum cans, glass and plastic bottles, and other containers. The vending machines typically occupy an area of less than 50 square feet.
- (3) Recycling, Collection Facility A facility where the public may donate, redeem, or sell recyclable materials and may include:
 - a. A mobile unit;
 - b. Reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet; and
 - c. Kiosk-type units that may include permanent structures.
- (4) Recycling, Processing Facility. A structure or enclosed space used for the collection and processing of recyclable materials for shipment, or to an end-user's specifications, by such means as baling, briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, remanufacturing and shredding.

Scrap and dismantling yard means outdoor establishments primarily engaged in assembling, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling vehicles for scrap, and the incidental wholesale or retail sales of parts from those vehicles.

Exhibit A3

Proposed Amendments to
Article III (Special Uses),
Sec. 90.81 (Personal
Storage Facilities)

ARTICLE III. – SPECIAL USES AND CONDITIONS

- Sec. 90-71. Applicability of article; conflicting provisions.
- Sec. 90-72. Home occupations.
- Sec. 90-73. Temporary uses.
- Sec. 90-74. Food vending carts.
- Sec. 90-75. Reserved.
- Sec. 90-76. Commercial coach as business, industrial, or institutional facility.
- Sec. 90-77. Animal regulations and keeping requirements.
- Sec. 90-78. Commercial kennel requirements.
- Sec. 90-79. Medical marijuana dispensaries.
- Sec. 90-80. Tobacco stores, smoking lounges and head shops.
- Sec. 90-81. Storage facilities (personal, mini-storage)**
- Secs. 90-81~~82~~—90-89. Reserved.
- Sec. 90-90. Alcohol sales.
- Secs. 90-91—90-99. Reserved.
- Sec. 90-100. Homemade food operator permit.

Note: No other section in this article is affected by ZOA13-011.

Sec. 90-81. – Storage facilities (personal, mini-storage).

Personal storage facilities shall be constructed in the following manner:

- (a) Each facility shall be provided with a minimum stacking area (outside of the public right-of-way) of three vehicles (75 feet) at the project entry.
- (b) A minimum of 25-foot landscape area shall be provided for any frontage along a street right-of-way.
- (c) A minimum separation of 1,000 feet shall be provided between lots on which mini-storage facilities are constructed.
- (d) Visual monotony of the exterior elevations of the mini-storage facilities facing public right-of-ways shall be minimized with the use of varying building materials, change of building surface or planes, the use of pilasters or other suitable architectural features, and additional landscaping setback.
 - (1) Any perimeter wall surface shall be modified at a minimum of every 100 linear feet.
 - (2) For projects having exterior wall surfaces higher than eight feet for every 100 linear feet an additional five feet of landscape setback shall be required for a distance of 50 feet.
 - (3) For projects having exterior perimeter walls under eight feet of height or lower a break in wall material shall occur at a minimum of every 100 linear feet. Allowable treatment shall include change in materials, increased setback, wrought iron fences at a minimum of width of five feet.
- (d) The exterior building materials for mini-warehouse storage facilities shall not include precision block masonry.

- (e) No mini-storage facility shall be constructed within 600 feet of Florida Avenue.
- (f) The architecture of the caretaker and mini-storage facilities shall be fully integrated so as to present a uniform appearance.
- (g) Landscaping:
 - (1) Designated landscaping areas shall be covered in a combination of lawn, ground cover, shrubs, and trees.
 - (2) In addition to the required number of street trees, one tree shall be planted for every 500 square feet of landscaping in all other areas. All trees shall be a minimum of 15 gallon size with 25 percent planted at 24 inch box size.
 - (3) A minimum of 25 percent of all landscaping areas shall be planted in shrubs. The shrub areas shall be inter-planted with nonaggressive type ground cover. Triangular spacing shall be used in row plantings of all ground cover and shrubs.
 - (4) Landscape irrigation. Automatic irrigation shall be provided with adequate water coverage for all landscaped areas.

Attachment 2

Land Use Matrix Comparison

ZOA13-011 COMPARISON OF CURRENT AND PROPOSED ALLOWABLE USES				
	Current Use	Current Allowability	Proposed Use and Location in Matrix	Proposed Allowability
A.	Agricultural Uses			
1.	Above-ground or underground vehicle fuel storage tanks for use with an on-going agricultural operation. Sale of fuel to the public is prohibited. Tanks shall be considered structures, they shall comply with setback requirements of the zone and shall be setback a minimum 100 feet from a Hemet Circulation Element Map road, and shall be screened from view from public streets. Requirements of the Uniform Fire Code and applicable state and federal laws shall be met.	P in M-1 and M-2.	H 21 Petroleum products distribution and storage	CUP in the M-2.
2.	Aircraft landing strip or heliport pad for use in agricultural operations (Approval by the Riverside County Airport Land Use Commission may be required)	P in M-2	Removed from M zones	
3.	Bovine and equine animals in accordance with the requirements of section 90-77	P in M-1 and M-2	Removed from M zones	
4.	Chickens (see poultry)	NP	Removed from M zones	
5.	Dairy products plant	NP in M-1, P in M-2	Removed from M zones	
6.	Feed store	NP in M-1, P in M-2	Removed from M zones	
7.	FFA (Future Farmers of America), 4-H (head, hands, heart, health) or similar projects conducted by the occupants of an existing single-family home (A no fee temporary use permit is required see section 90-73. For animal keeping requirements see section 90-77	P in M-1 and M-2	Removed from M zones	
8.	Flour, feed and grain mills	NP in M-1, P in M-2	Removed from M zones	
9.	Horticulture (excluding forestry operations) including, but not limited to	P in M-1 and M-2	Removed from M zones	

ZOA13-011 COMPARISON OF CURRENT AND PROPOSED ALLOWABLE USES				
	Current Use	Current Allowability	Proposed Use and Location in Matrix	Proposed Allowability
	apiaries and, aviaries (in accordance with chapter 10), farms, orchards			
10.	Kennels - Commercial, for dogs and/or cats (See section 90-78 for requirements)	C in the M-1 and M-2.	F2 Animal Services a. Boarding-day b. Boarding-night	a. X in BP, A in M-1 and M-2 b. X in BP, C in M-1 and M-2
11	Nurseries, greenhouses and gardening		A1 Plant nurseries and greenhouses	
	a. Wholesale	P in the M-1 and M-2.	a. Wholesale	a. X in BP, A in M-1 and M-2
	b. Retail	P in the M-1 and M-2.	Removed from M zones	
12	Peat and topsoil processing and storage	NP in M-1, C in M-2	Removed from M zones	
13.	Poultry (except turkeys, geese and guinea fowl) chinchillas, hamsters, rabbits and other small animals on existing single-family residential, (See section 90-188 for additional requirements)	P in M-1 and M-2	Removed from M zones	
B.	Residential Uses			
1.	Bed and breakfast in an existing single-family residence	C in M-1 and M-2	Removed from M zones	
2.	Day care facility		Removed from M zones	
	a. >six but less than 12 clients	P in M-1 and M-2	Removed from M zones	
	b. >12 clients	P in M-1 and M-2	Removed from M zones	
3.	Family care home (state licensed) in an existing single-family home for mentally disordered, handicapped, dependent or neglected children, serving up to a maximum of six persons	P in M-1 and M-2	Removed from M zones	

ZOA13-011 COMPARISON OF CURRENT AND PROPOSED ALLOWABLE USES				
	Current Use	Current Allowability	Proposed Use and Location in Matrix	Proposed Allowability
4.	Home occupations in an existing single-family home subject to the requirements of section 90-72	P in M-1 and M-2	Removed from M zones	
5.	Household pets in an existing single-family home including, but not limited to dogs, pot belly pigs, and cats when on the site of an existing residential unit (see section 90-77)	P in M-1 and M-2	Removed from M zones	
6.	Single-family residential dwelling unit (existing) including manufactured housing, prefabricated housing, and mobile homes built after 1986 when installed on permanent foundations when in accordance with section 90-315 A.	P in M-1 and M-2	Removed from M zones	
7.	Rented room (a maximum of one room) within an existing single-family dwelling	P in M-1 and M-2	Removed from M zones	
8.	Residential care facility (state licensed) in an existing single-family home for the elderly serving up to a maximum of six persons	P in M-1 and M-2	Removed from M zones	
C.	Commercial Uses			
1.	Adult business as defined in section 90-18 and in accordance with section 90-4-1	C in M-1 and M-2	E1 Adult Business	X in BP; C in M-1 and M-2
2.	Animal hospital	C in M-1 and M-2	F2 Animal Services d. Veterinary clinic, animal hospital	C in BP, M-1, and M-2
3.	Automotive services including but not limited to auto detailing, auto stereo or window tinting installation, auto parts store, car rental (see other uses herein for additional requirements)	P in M-1 and M-2	G4 Maintenance and Repair Services a. Major b. Minor	a. X in BP, P in M-1 and M-2 b. C in BP, P in M-1 and M-2
4.	Automobile/motorcycle/small truck/boat body and/or paint	P in M-1 and M-2	G4 Maintenance and Repair Services	a. X in BP, P in M-1 and M-2

ZOA13-011 COMPARISON OF CURRENT AND PROPOSED ALLOWABLE USES				
	Current Use	Current Allowability	Proposed Use and Location in Matrix	Proposed Allowability
	shop		a. Major b. Minor	b. C in BP, P in M-1 and M-2
5.	Automobile/motorcycle/small truck tune, lube and smog shop	C in M-1 and M-2.	G4 Maintenance and Repair Services a. Major b. Minor	a. X in BP, P in M-1 and M-2 b. C in BP, P in M-1 and M-2
6.	Bakery, wholesale with incidental retail sales (i.e., less than 25 percent of the gross floor area)	P in M-1 and Mp2.	H11 Food manufacturing	X in BP, P in M-1 and M-2
7.	Banks, savings and loan, credit unions	P in M-1 and M-2	E2 General retail uses	P in BP, M-1, M-2. Retail uses are limited to 20% of buildable area
8.	Barber and/or beauty shop	P in M-1 and M-2	E2 General retail uses	P in BP, M-1, M-2. Retail uses are limited to 20% of buildable area
9.	Car wash	P in M	Removed from M zones	
	a. With steam cleaning and car laundry			
	b. Packaged			
10.	Cemetery		Removed from M zones	
	a. Without mortuary	P in M-1 and M-2	Removed from M zones	
	b. With mortuary	P in M-1 and M-2.	F7 Cemetery with or without crematorium	X in BP, C in M-1 and M-2
	c. With crematorium and mortuary	P in M-1 and M-2	F7 Cemetery with or without crematorium	X in BP, C in M-1 and M-2
11	Communication services (with or without assembly or manufacturing)	P in M-1 and M-2	F3 Business Support Services	P in Bp, M-1, and M-2
12	Drive-through or drive-in facility including, but not limited to dry cleaners, dairy, video rental	C in M-1 and M-2	Removed from M zones	
13.	Environmental cleanup and treatment systems (subject to a temporary use permit see section 90-73)	P in M-1 and M-2	Removed from M zones	Note - any clean-up of industrial waste would be mandatory
14.	Gasoline station, with or without a mini-mart,	C in M-1 and M-2.	G5 Service Station	C in BP, M-1, M-2.

ZOA13-011 COMPARISON OF CURRENT AND PROPOSED ALLOWABLE USES				
	Current Use	Current Allowability	Proposed Use and Location in Matrix	Proposed Allowability
	including self serve, full serve. All vehicle fuel storage tanks shall be underground. Above-ground propane, natural, and other similar fuel gas tanks may be permitted when setback at least 50 feet from the public right-of-way, installed in accordance with the Uniform Fire Code, applicable state and federal laws, and screened in accordance with subsection <u>90-1045(g)(10)</u> .			
15	Offices (see article XL for parking requirements)			
	a. Medical including laboratories as an accessory use	P in M-1 and M-2.	F6 Medical and Dental a. Laboratories b. Offices and Clinics c. Urgent Care	a. P in BP, M-1, M-2 b. P in BP, X in M-1, M-2 c. A in BP, M-1, M-2
	b. General including, but not limited to accounting, appraising, architects, consulting, research, insurance, legal, stockbrokerage, real estate	P in M-1 and M-2	F8 Offices, general a. Professional b. Technological	a. P in BP, M-1, M-2 b. P in BP, M-1, M-2
	c. Conversion of a residence to office in accordance with article IV	C in M-1 and M-2	Removed from M zones	
16	Pharmacy	P in M-1 and M-2	E2 General retail uses	P in BP, M-1, M-2. Retail uses are limited to 20% of buildable area
17.	Photographic studio		D6 Studio	P in BP and M-1, X in M-2
	a. Excluding film processing, supplies and retail sales	P in M	--	
	b. With film processing, supplies and retail sales	P in M	--	
18.	Radio station (a.m. and/or f.m.)	C in M-1, NP in M-2	D6 Studio	P in BP and M-1, X in M-2
19.	Recording studio	P in M-1 and M-2	D6 Studio	P in BP and M-1, X in M-2

ZOA13-011 COMPARISON OF CURRENT AND PROPOSED ALLOWABLE USES				
	Current Use	Current Allowability	Proposed Use and Location in Matrix	Proposed Allowability
20.	Recycling facility - nonpermanent (subject to a temporary use permit see section 90-73)	P in M-1 and M-2.	H25 Recycling Facilities a. Donation box	X in BP, M-1, M-2
21.	Recycling facility - resource collection center	P in M-1 and M-2	H25 Recycling Facilities c. Collection facility	
22.	Recycling processing center	C in M-1 and M-2	H25 Recycling Facilities d. Processing facility	
23.	Restaurant (not including bars and nightclubs)			
	a. With dancing and/or live entertainment	P in M-1 and M-2	E4 Restaurants a. Dining without sale of alcohol, live entertainment, drive-through b. Dining with sale of alcohol, live entertainment, drive-through	a. P in BP, M-1; X in M-2 b. C in BP, M-1; X in M-2
	b. With on-site sale of alcoholic beverages	P in M-1 and M-2		
	c. With drive-through or drive-in	C in M-1 and M-2		
24.	Towing and impound service when the requirements of section 90-1045(g) are met	P in M-1 and M-2	I6 Towing and Impound Yard	X in BP, P in M-1 and M-2
25.	Transportation service including, but not limited to bus charter, taxi, dial-a-ride, depot, train station, but excluding truck terminals	P in M-1 and M-2	F9 Taxi, bus charter, dial-a-ride, and other similar transportation services	X in BP, P in M-1 and M-2
26.	Truck scales, public	P in M-1 and M-2	G6 Truck Scales	X in BP, P in M-1 and M-2
27.	Veterinary office/small animal clinic	P in M-1 and M-2	F2 Animal Services d. Veterinary clinic, animal hospital	C in BP, M-1, M-2
D.	Manufacturing and Assembly			
1.	Above-ground or underground fuel storage tanks for use with an on-going manufacturing business. Sale of fuel to the public is prohibited. Above-ground tanks shall be considered structures, they shall comply with setback requirements of the zone and shall be setback a minimum 100 feet from a	P in M-1 and M-2	H 21 Petroleum products distribution and storage	CUP in the M-2.

ZOA13-011 COMPARISON OF CURRENT AND PROPOSED ALLOWABLE USES				
	Current Use	Current Allowability	Proposed Use and Location in Matrix	Proposed Allowability
	Hemet Circulation Element Map road, and shall be screened from view from public streets. Requirements of the Uniform Fire Code and applicable state and federal laws shall be met.			
2.	Above-ground bulk fuel storage tanks used for storage, distribution, and wholesale to businesses. Sale of fuel to the general public is prohibited. Tanks shall be considered structures, they shall comply with setback requirements of the zone and shall be setback a minimum 100 feet from a Hemet Circulation Element Map road, and shall be screened from view from public streets. Requirements of subsection 90-1045(g)(10) of this Code, the Uniform Fire Code and applicable state and federal laws shall be met.	P in M-1 and M-2	H 21 Petroleum products distribution and storage	CUP in the M-2.
3.	Aircraft and aircraft parts and accessories manufacturing	NP in M-1, P in M-2	H1 Aircraft Products	X in BP, P in M-1 and M-2
4.	Asphalt products manufacturing	NP in M-1, C in M-2	H29 Stone products manufacturing and processing	X in BP, C in M-1 and M-2
5.	Battery manufacturing	NP in M-1, P in M-2.	H6 Chemical product manufacturing	X in BP, M-1, C in M-2
6.	Boat building	NP in M-1, P in M-2	H5 Boat building	X in BP, M-1, P in M-2
7.	Box factory and cooperage	NP in M-1, P in M-2	H20 Paper products manufacturing	P in BP, M-1, M-2
8.	Brewery and distillery (limited retail sales for off-site consumption allowable)	P in M-1 and M-2	H4 Beverage and tobacco manufacturing	X in BP, P in M-1 and M-2
9.	Cabinet manufacturing and assembly including, but not limited to wood working, furniture making and assembly	P in M-1 and M-2.	H37 Wood products manufacturing	C in BP, P in M-1 and M-2

ZOA13-011 COMPARISON OF CURRENT AND PROPOSED ALLOWABLE USES				
	Current Use	Current Allowability	Proposed Use and Location in Matrix	Proposed Allowability
10.	Carpet cleaning plant	NP in M-1, P in M-2	H7 Commercial laundry, carpet cleaning, dyeing plant	X in BP, C in M-1 and M-2
11	Carport and rug manufacturing	NP in M-1, C in M-2	H34 Textile manufacturing	X in BP, P in M-1 and M-2
12	Cement, lime, gypsum and plaster of paris manufacturing	NP in M-1, C in M-2	H29 Stone products manufacturing	X in BP, C in M-1 and M-2
13.	Cement products manufacturing including, but not limited to concrete mixing and batching	NP in M-1, C in M-2	H29 Stone products manufacturing	X in BP, C in M-1 and M-2
14.	Ceramic products manufacturing using only previously pulverized clay and kilns fired only by electricity or low pressure gas	P in M-1 and M-2.	H32 Structural clay, pottery, and ceramic products	P in BP, M-1, and M-2
15	Chemical products manufacturing including, but not limited to adhesive, bleaching, bluing, calcimine, dyestuff (except aniline dyes), essential oils, soda and soda compounds, vegetable gelatine, glue, size	NP in M-1, C in M-2	H6 Chemical product manufacturing	X in BP, M-1, C in M-2
16	Cleaning, wholesale laundry and dyeing plant	P in M-1 and M-2.	H7 Commercial laundry, carpet cleaning, dyeing plant	X in BP, C in M-1 and M-2
17.	Cold storage plant	NP in M-1, P in M-2	H11 Food manufacturing	X in BP, P in M-1 and M-2
18.	Cork manufacturing	NP in M-1, P in M-2	H17 Miscellaneous manufacturing-general	X in BP and M-1; P in M-2
19.	Distribution facilities including, but not limited to bottled water, food products, prepackaged goods, machine parts, machinery	P in M-1 and M-2.	H35 Warehouses and product fulfillment centers a. Less than 400,000 sf b. 400,000 sf and larger	a. P in BP, M-1, and M-2 b. A in BP, M-1, M-2
20.	Film manufacturing	NP in M-1, P in M-2	H17 Miscellaneous manufacturing-general	X in BP and M-1; P in M-2
21.	Food lockers, frozen	P in M-1 and M-2	H11 Food manufacturing	X in BP, P in M-1 and M-2
22	Furniture manufacturing and sale	P in M-1 and M-2	H12 Furniture and fixture manufacturing	P in BP, M-1, M-2

ZOA13-011 COMPARISON OF CURRENT AND PROPOSED ALLOWABLE USES				
	Current Use	Current Allowability	Proposed Use and Location in Matrix	Proposed Allowability
23.	Furniture upholstery	P in M-1 and M-2	H12 Furniture and fixture manufacturing	P in BP, M-1, M-2
24.	Hair, felt and feather processing	NP in M-1, P in M-2	H17 Miscellaneous manufacturing-general	X in BP and M-1; P in M-2
25.	Hatcheries	NP in M-1, P in M-2	Removed from M zones	
26	Junkyards when the requirements of section 90-1045(g) are met	NP in M-1, C in M-2	H28 Scrap and dismantling yard	X in BP, M-1; C in M-2
27	Laboratory including but not limited to experimental, testing, research or commercial	P in M-1 and M-2	F5 Laboratory for medical, dental, film, research, and similar uses	P in BP, M-1, M-2
28.	Linoleum and oilcloth manufacturing	NP in M-1, P in M-2	H17 Miscellaneous manufacturing-general	X in BP and M-1; P in M-2
29	Lumber and building materials yard excluding planing mill	P in M-1 and M-2	H31 Storage yard for contractor equipment and materials	X in CP; C in M-1; A in M-2
30	Machine shop	P in M-1 and M-2	H14 Machinery manufacturing	P in BP, M-1 and M-2
31	Manufacturing (including metal stamping and extrusion of small products), assembly and packaging including, but not limited to electronic equipment, business machines, cosmetics, medical supplies, toiletries, scientific equipment, video and audio equipment, drafting supplies, photographic equipment, precision instruments, musical instruments, cutlery, and kitchen utensils	P in M-1 and M-2	H16 Miscellaneous manufacturing-light	P in BP, M-1 and M-2
32.	Manufacturing, assembly and packaging including, but not limited to sign manufacturing, heating and ventilating ducts and equipment, cornices, eaves, cans, metal containers, brooms brushes, fire arms, glass and glass products, graphite and graphite products, ice, jute, hemp, sisal, oakum, leather/fur finishing and dying (excluding	NP in M-1, P in M-2	H17 Miscellaneous manufacturing-general	X in BP and M-1; P in M-2

ZOA13-011 COMPARISON OF CURRENT AND PROPOSED ALLOWABLE USES				
	Current Use	Current Allowability	Proposed Use and Location in Matrix	Proposed Allowability
	tanning and curing)			
33	Mattress manufacturing	NP in M-1, P in M-2	H17 Miscellaneous manufacturing-general	X in BP and M-1; P in M-2
34	Meat products processing and packaging excluding slaughtering (except for poultry and rabbits), glue and size manufacturing	NP in M-1, P in M-2	H11 Food manufacturing	X in BP, P in M-1 and M-2
35.	Metal alloys and foil manufacturing including, but not limited to solder, pewter, brass, bronze, tin, lead, gold	NP in M-1, P in M-2	H15 Metal products manufacturing and fabrication	X in BP; P in M-1 and M-2
36.	Metal casting, finishing, plating and foundries (excluding magnesium foundries)	NP in M-1, C in M-2	H17 Miscellaneous manufacturing-general	X in BP and M-1; P in M-2
37.	Mobile home/manufactured housing fabrication and assembly	NP in M-1, P in M-2.	H18 Mobile home and manufactured housing fabrication and assembly	X in BP and M-1; C in M-2
38	Motion picture production	P in M-1 and M-2	H16 Miscellaneous manufacturing-light	P in BP, M-1 and M-2
39.	Ornamental iron works	P in M-1 and M-2.	H16 Miscellaneous manufacturing-light	P in BP, M-1 and M-2
40.	Paint manufacturing including, but not limited to enamel, lacquer, shellac, turpentine, varnish	NP in M-1, C in M-2	H19 Paint manufacturing and paint shops	X in BP and M-1; C in M-2
41.	Painting, enameling and lacquering shop	NP in M-1, C in M-2	H19 Paint manufacturing and paint shops	X in BP and M-1; C in M-2
42	Paper product manufacturing including, but not limited to shipping containers, pulp goods, carbon paper, coated paper stencils	NP in M-1, P in M-2	H20 Paper products manufacturing	P in BP, M-1 and M-2
43.	Petroleum products storage and distribution	NP in M-1, C in M-2	H21 Petroleum products distribution and storage	X in BP and M-1; C in M-2
44.	Plastics manufacturing	NP in M-1, C in M-2	H23 Plastics and rubber products manufacturing; injection molding	P in BP, M-1 and M-2
45.	Porcelain products manufacturing including, but not limited to bathroom and kitchen fixtures and equipment	NP in M-1, C in M-2	H17 Miscellaneous manufacturing-general	X in BP and M-1; P in M-2

ZOA13-011 COMPARISON OF CURRENT AND PROPOSED ALLOWABLE USES				
	Current Use	Current Allowability	Proposed Use and Location in Matrix	Proposed Allowability
46	Publishing	P in M-1 and M-2	H24 Printing and publishing	P in BP, M-1 and M-2
47.	Retail sales of products manufactured on-site, when no more than 25 percent of the gross floor area is used for retail sales	P in M-1 and M-2	E5 Retail sales of products manufactured on-site, when no more than 25 percent of the gross floor area is used for retail sales	P in BP, M-1 and M-2
48.	Rock, sand or gravel excavating and/or distribution	NP in M-1, C in M-2	H29 Stone products manufacturing	X in BP, C in M-1 and M-2
49.	Rolling mill	NP in M-1, C in M-2	H15 Metal products manufacturing and fabrication	X in BP; P in M-1 and M-2
50.	Rubber products manufacturing including, but not limited to tires, tubes, gloves	NP in M-1, C in M-2	H23 Plastics and rubber products manufacturing; injection molding	P in BP, M-1 and M-2
51.	Sandblasting	NP in M-1, C in M-2	H17 Miscellaneous manufacturing-general	X in BP and M-1; P in M-2
52	Sanitary fill operation	NP in M-1, C in M-2	H25 Recycling Facilities d. Processing facility - heavy	X in BP, C in M-1 and M-2
53	Sheet metal shop	NP in M-1, P in M-2	H15 Metal products manufacturing and fabrication	X in BP; P in M-1 and M-2
54	Shoe polish manufacturing	P in M-1; NP in M-2	H16 Miscellaneous manufacturing-light	P in BP, M-1 and M-2
55.	Starch and dextrine manufacturing	NP in M-1, C in M-2	H6 Chemical product manufacturing	X in BP, M-1, C in M-2
56.	Steel products manufacturing and assembly including, but not limited to steel cabinets, lockers, doors, fencing, furniture, bars, girders, rails, wire rope	P in M-1; NP in M-2	H9 Equipment manufacturing, assembly, service	P in BP, M-1 and M-20
57.	Stone products manufacturing and processing including, but not limited to abrasives, asbestos, stone screening and sand and lime products	NP in M-1, C in M-2	H29 Stone products manufacturing	X in BP, C in M-1 and M-2
58	Storage of building materials, contractor equipment when the requirements of section	P in M-1 and M-2	H31 Storage yard for contractor equipment and materials	X in CP; C in M-1; A in M-2

ZOA13-011 COMPARISON OF CURRENT AND PROPOSED ALLOWABLE USES				
	Current Use	Current Allowability	Proposed Use and Location in Matrix	Proposed Allowability
	90-1045(g) are met			
59.	Tire retreading and recapping	P in M-1 and M-2.	G4 Maintenance and Repair Services b. Minor	b. C in BP, P in M-1 and M-2
60.	Transportation maintenance, storage and service, excluding truck terminals but including bus charter service, freight terminal when the requirement of section 90-1045(g) are met	P in M-1 and M-2	G4 Maintenance and Repair Services a. Major b. Minor	a. X in BP, P in M-1 and M-2 b. C in BP, P in M-1 and M-2
61.	Warehousing including mini-storage (storage of fuel or flammable liquids is prohibited).			
a.	General Storage	P in M-1 and M-2	H35 Warehousing and product fulfillment centers a. Less than 400,000 sf b. 400,000 sf and greater	a. P in BP, M-1, M-2 b. A in Bp, M-1, M-2
b.	Mini-storage	C in M-1 and M-2	H30 Storage facility (personal, mini-storage)	X in BP; C in M-1 and M-2
62	Wholesale business storage, including cash and carry market when the requirements of section 90-1045(g) are met	P in M-1 and M-2	H36 Wholesale of goods and services (business to business)	P in BP, M-1, M-2
63.	Woodworking (see cabinet manufacturing)	P in M-1 and M-2	H37 Wood products manufacturing	C in BP; P in M-1 and M-2
64.	Wrecking yard when the requirements of section 90-1045(g) are met	NP in M-1, C in M-2	H28 Scrap and dismantling yard	X in BP, M-1; C in M-2
E.	Recreation and Open Space Uses			
1.	Equestrian activities including, but not limited to riding academies, stables and thoroughbred farms	C in M-1 and M-2	Removed from M zones	
2.	Game court - lighted (with ten-foot high court fencing)	C in M-1 and M-2	D3 Commercial recreation facilities a. Indoor b. Outdoor	a. C in BP, M-1, M-2 b. C in BP, M-1, M-2
3.	Recreation center, park, playground, unlighted game	P in M-1 and M-2		

ZOA13-011 COMPARISON OF CURRENT AND PROPOSED ALLOWABLE USES				
	Current Use	Current Allowability	Proposed Use and Location in Matrix	Proposed Allowability
	court (with ten-foot high court fencing) racquetball center, swim club			
4.	Shooting range, indoor	C in M-1 and M-2		
F.	Miscellaneous Uses			
1.	Church, temple synagogue, or other religious facility including, but not limited to parish house, convent, parsonage, monastery, religious school	C in M-1 and M-2	D2 Churches, places of worship	C in BP; X in M-1 and M-2
2.	Flood control facilities including, but not limited to, detention and retention basins, flood control channels	P in M-1 and M-2	J5 Public works facilities	P in BP, M-1, M-2
3.	Public facilities and utilities including but not limited to, electrical substations, transmission substations, city facilities, and public offices	P in M-1 and M-2	J5 Public works facilities	P in BP, M-1, M-2
4.	Recreation vehicle storage yard when the requirements of section 90-1045(g) are met	P in M-1 and M-2	I2 Recreational vehicle storage	X in BP; C in M-1; A in M-2
5.	School or college including, but not limited to art, business, cosmetology, craft, dance, music, professional, technical and trade	P in M-1 and M-2	D5 Educational Facilities - public and private a. K-12 b. Colleges c. Trade	a. X in BP, M-1, M-2 b. P in BP; X in M-1 and M-2 c. A in BP, M-1, M-2
6.	Swap meet	C in M-1 and M-2	H33 Swap meet	X in BP; C in M-1; A in M-2
G.	Accessory Uses			
1.	Accessory structures and uses located on the same site as a permitted use	P in M-1 and M-2	90-1046(d)	
2.	Accessory structures and uses located on the same site as a conditional use	C in M-1 and M-2	90-1046(d)	
3.	Antennas for microwave, cellular phones, and the like	C in M-1 and M-2	I9 Wireless communication facility a. Minor b. Major	a. A BP, M-1, M-2 b. C in BP, M-1, M-2
4.	Satellite dish antennas			

ZOA13-011 COMPARISON OF CURRENT AND PROPOSED ALLOWABLE USES				
	Current Use	Current Allowability	Proposed Use and Location in Matrix	Proposed Allowability
	a. <39 inches in diameter when ground or roof mounted meeting the requirements of section 90-1044(a)	P in M-1 and M-2	13 Satellite dish antennas	P in BP, M-1, M-2
	b. >39 inches but less than eight feet in diameter when ground or roof mounted meeting the requirements of section 90-1044(a)	P in M-1 and M-2	13 Satellite dish antennas	P in BP, M-1, M-2



Staff Report

TO: Honorable Chairman and Planning Commissioners

FROM: Deanna Elliano, Community Development Director *DE*
 Emery Papp, Principal Planner *EP*

DATE: November 5, 2013

RE: WORK STUDY SESSION REGARDING TEMPORARY SIGNS

RECOMMENDED ACTION:

That the Planning Commission provide comments and possible direction to staff regarding the regulation of temporary signs within the City.

DESCRIPTION:

The work study for temporary signage will discuss issues raised by business and property owners regarding their issues with the current regulations for temporary signage. Also, staff will discuss the existing requirements for temporary signs in the Municipal Code, potential amendments to the Municipal Code including potentially new provisions, illustrate through photographs and a PowerPoint presentation types of temporary signage and issues related to the enforcement of temporary signage, and seek feedback and guidance from the Planning Commission regarding potential amendments to the Sign Ordinance.

BACKGROUND:

“Temporary signs” are permitted in the City for the benefit of business owners to advertise grand openings, special promotions, special events, or to display the name of their business until a permanent sign has been fabricated and installed. A Temporary Sign Permit is required prior to the installation of a temporary sign. Many businesses have taken liberties with the provisions of the existing sign ordinance, having erected them without obtaining a permit, or leaving them up and on display for long periods of time. This creates conflict because the City wants to be “Business Friendly” but is also charged with monitoring and enforcing City Ordinances, including sign regulations. Staff also receives complaints from members of the community who think the temporary signs are visual blight and make the City’s prime commercial corridors look “tacky” and send the wrong message about the quality of the City. For most communities, sign regulations are usually some of the most debated regulations in Municipal Codes. The goal is to achieve a balance between appropriate and effective signage, and community values and aesthetics. Unlike many other codes and regulations that seek to protect health and safety or establish best development practices, sign codes can be far more subjective and individually tailored to fit the image and desires of the community.

In recent months the City’s Code Compliance Division has been proactively enforcing the provisions of the Hemet Municipal Code regarding temporary signage in an effort to remove visual clutter and visual blight from prominent arterial roads such as Florida Avenue. As a result, business owners and property owners have called into question some of the provisions regarding temporary signage and the enforcement thereof. For example, at the September 15, 2013 Planning Commission meeting, a Hemet business owner addressed the Planning Commission during the public comment portion of the meeting to discuss her issues with temporary

signage and the City's Code Enforcement Division. In her letter (Attachment No. 2) and attached photos, Ms. Mixon points out that because of landscaping and a building fronting Florida Avenue, visual access into the center in which her business is located, is blocked from view to motorists. As a business owner, she is asking for additional temporary signage to be able to make her business more visible.

Also at the October 15, 2013 Planning Commission meeting, a letter was presented to the Planning Commission from Mr. Richard Leitz of the Diamond Valley Arts Council (Attachment No. 3), requesting that the Planning Commission initiate a Zoning Ordinance Amendment to the City's sign code to establish a new category for temporary signage for civic or theatrical events termed "Theater/Event Signs or Banners." The Planning Commission directed staff to initiate a Zone Text Amendment to establish this temporary sign category. Resulting from the requests of business owners and discussion from the Planning Commission on October 15, 2013, the Planning Commission requested a work study to consider revisions to the sign code as they relate to temporary signage.

Staff has evaluated the existing provisions and requests from property and business owners, and will present sections of the Hemet sign code that need clarification or changes, some new concepts, and seek discussion and direction from the Planning Commission on potential amendments to the existing provisions regarding temporary signs. Additional work studies may also be needed to further discuss these options before staff commences work on drafting the changes to the Ordinance.

Existing Hemet Municipal Code provisions regarding temporary signs:

The following excerpts from the HMC indicate the types of temporary signs currently allowed in the City, and the standards by which they are regulated:

Section 90-1242. Definitions

- *"Temporary sign" means any sign constructed of cloth, canvas, light fabric, cardboard, wallboard, wood or other light materials, with or without frames, intended to be displayed for a limited period of time. Temporary signs include the following sign types currently in the HMC:*
- *"Banner sign" means any sign printed or displayed upon cloth or other flexible material, with or without a frame.*
- *"Hand-held sign" means a sign that is held by or otherwise mounted on a person. For the purposes of this article, hand-held sign does not include a noncommercial sign.*
- *"Inflatable sign" means a sign that is inflated by air or other gaseous matter.*
- *"Portable sign" means a freestanding sign that is not permanently affixed, anchored or secured to either the ground or a structure on the premises it is intended to occupy, but does not include hand-held signs. For the purposes of this article, a portable sign does not include a noncommercial sign.*
- *"Window sign, temporary" means a sign attached to or placed on or within three feet of the interior of a window. Temporary window signs do not include signs utilized as part of a window display of merchandise when such signs are incorporated within the display.*

Section 90-1247. General location, height and area standards (for all signs).

(a) Location standards.

- (1) Except as specifically provided in this article, no sign may be located upon or project over a public right-of-way.*
- (2) Except as specifically provided in this article, no sign may extend above the eave line or parapet or the lowest point on the sloping roof of the building on which it is located. Roof signs may not extend above the highest point on the building on which it is erected. No wall sign may extend beyond or*

- project above the vertical or horizontal line of any exterior wall or portion of the structure upon which such sign is affixed.
- (3) Signs must be designed and located so as not to interfere with the unobstructed clear view of the public right-of-way and nearby traffic regulatory signs or any pedestrian, bicyclist or motor vehicle driver.
 - (4) All signs authorized under this article must be placed on the side of the property facing on a public or private right-of-way, and may not be placed in such a manner that it is observable only over private property not used in conjunction with the property of the applicant.
 - (5) No sign may be erected in such a manner that any portion of its surface or supports is within six feet horizontally or 12 feet vertically of overhead electric conductors which are energized in excess of 750 volts.
 - (6) No sign over 42 inches in height may be erected at the intersection of any street or within the segment created by drawing an imaginary line between points 30 feet back from where the curb lines of the intersection quadrant intersect

Section 90-1251. Signs permitted in commercial zones.

(4) Temporary special event signs.

- a. The director may issue a permit for a temporary sign, subject to such conditions as the director may prescribe, for the advertising of special events and sales. This may include the use of banners, streamers, pennants and balloons.
- b. A temporary special event sign permit may not exceed 30 continuous days.
- c. A temporary special event sign may not be installed within 14 days from the expiration date of any previously approved temporary sign permit.
- d. A separate permit fee must be paid for each type of portable advertising sign, except for banners which require the payment of a separate fee for each separate banner.
- e. **Balloons.** Balloons larger than three square feet will be classified as "large balloons," and must meet the following requirements in order to be granted a temporary special event sign permit:
 - 1. **Zones.** Large balloons are permitted in the C-1, C-2, and C-M zones only.
 - 2. **Number.** Only one large balloon is permitted at any one time on a site.
 - 3. **Height.** Any large balloon must be maintained so that its highest point is no more than 20 feet above the roof line of the applicable premises. The maximum height of the balloon may not exceed 55 feet. When the premises lies within the Hemet-Ryan Airport Areas of Risk I, the balloon height may not exceed 35 feet. All large balloons must be maintained at least 20 feet below any overhead utility line.
 - 4. **Separation.** No new permit will be granted for a large balloon within 1,000 feet or three blocks, whichever is greater, from any other large balloon.
 - 5. **Time limitation.** A temporary special event sign permit may be issued for a large balloon for not more than 15 days in any 90-day period.

POTENTIAL AMENDMENTS REGARDING TEMPORARY SIGNAGE:

Staff proposes the following changes and/or additions to the sign ordinance for discussion and direction by the Planning Commission:

1. Banner Signs or Temporary Special Event Signs:

The following Table identifies general existing provisions for Banner signs, and potential amendments to those standards:

Existing Standard or Regulation	Potential Amended Standard or Regulation
Permit Valid for 30 days, must be removed for 14 days prior to re-permitting	Permit valid for 45 days; set maximum standard for total number of days allowed per year
No current limit on number of banner signs	Maximum number of banners: 2 per business at any one time. Consider a maximum number of banner permits issued within one-year
No current maximum size standards	Maximum size: 10L x 3w (or consider % of wall area on which the sign is to be displayed)
Section 90-1247 identifies general locational standards, does not identify approved locations	Shall be attached to building (business it's advertising for)
No current restriction on locating within landscaped areas	Shall not be in/on landscaping (draped between trees, etc.)
No current restriction on locating on fences or handrails	Shall not be located on fences or hand rails, unless no other suitable location is available
No current restriction on locating on service roll-up doors	A permit is required for Banners hanging from bay openings (If set back a minimum of 10 feet inside the bay opening, then no permit is required)

2. Community Event/Theatrical Event Banner Signs (New Sign Category):

The following Table identifies potential provisions for a new class of temporary banner signs for civic and theatrical events:

Existing Standard or Regulation	Potential Amended Standard or Regulation
N/A	Permit valid for 45 days per sign; CDD may extend length of display time upon written request with cause
N/A	Maximum number of banners: 2 per business at any one time.
N/A	No Fee for non-profit groups/Community events
N/A	Maximum size: 10L x 10w (or consider % of wall area on which the sign is to be displayed)
N/A	Shall be attached to building (business it's advertising for) in a pre-approved, designated display area
	Shall be removed within 5 days of final performance
N/A	Shall not be in/on landscaping
N/A	Shall not be located on fences or hand rails, unless no other suitable location is available
N/A	May be located adjacent to vacant property when visible from the public right-of-way

3. Pennants and/or Bunting:

The following Table identifies general existing provisions for Banner signs, and potential amendments to those standards:

Existing Standard or Regulation	Potential Amended Standard or Regulation
N/A	Permit valid for 30 days
N/A	Pennants may be attached across building to parking lot light fixtures with owner's written permission
N/A	Bunting may be attached to building or parking lot light fixtures
N/A	May be used only for grand openings, holiday decorations, approved outdoor sales events, or other approved special event

4. Balloons:

Existing Standard or Regulation	Potential Amended Standard or Regulation
Permit valid for 15 days within a 90-day period	Consider longer period of time?
Large balloons are permitted in C-1, C-2, and C-M zones only	Consider other zones?
Small balloons are prohibited	Consider allowing for special events, e.g. Balloon Archways?
Large "character" shaped balloons are not discussed in the sign code and, therefore, are not permitted	Should the sign code allow for character signs? Under what circumstances?
N/A	May be used only in concert with grand openings, holiday decorations, approved outdoor sales events, or other approved special event

5. Window Signs, Posters, and Picture Tint:

- a. Current provisions allow up to 50% of each window to be covered (except Downtown Zones which are 25%)
- b. Should more or less be allowed (e.g. Maximum number of square feet)
- c. Posters may be attached to building or in a window
- d. Posters may only be used for businesses having drive through facilities
- e. Permanently mounted poster frames may be attached to the building, allowing for unlimited changeable poster copy in pre-approved designated locations.
- f. Should Picture Tint be allowed? Is this signage?

6. Other Types of Signs (See Attachment No. 1 for examples) that are not currently permitted:

Should the following types of signs be permitted? In what zones should they be allowed, and what performance standards should be codified (height, overall size in square feet, mounting locations)?

- a. Cane signs, a.k.a. "feather signs" or "swiffer" signs.
- b. Stake signs (attached to wood or metal stakes in the ground)
- c. Portable sandwich board or "A" frame signs (Currently allowed in Downtown zones only)

- d. Inflatable signs (dancing man, or seasonal inflatables)
- e. Electronic or LED display boards

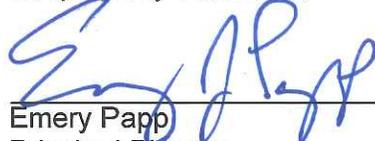
PUBLIC COMMENT:

Included in this work study report as Attachment Nos. 2 and 3, are letters from business owners who are requesting modifications to the existing sign code. Both of these people have been informed of the work study session, and staff has also informed the Chamber of Commerce to provide them or their members with the opportunity to participate in this process.

CONCLUSION:

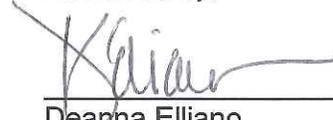
This work study is the beginning process to open dialogue between the business community, the Planning Commission, and the City Council regarding temporary signage. In accordance with the Planning Commission's comments and direction, staff will schedule additional work studies or start to prepare amendments to the existing sign Ordinance as it relates to temporary signage for your review, discussion, and consideration at a future public hearing.

Respectfully submitted,



Emery Papp
Principal Planner

Reviewed by,



Deanna Elliano
Community Development Director

Attachments:

1. Photo Examples of Sign Types
2. Letter from Doris Mixon, owner of C&L Coffee House and Deli, September 21, 2013
3. Letter from Richard Leitz, Co-Chairman, Diamond Valley Arts Council, October 9, 2013
4. Matrix of other local Cities' temporary sign regulations (To be provided under separate cover at time of Work Study presentation)

Attachment

No. 1

Photo Examples of Sign Types

Planning Commission
Work Study of
November 5, 2013

Banner Signs



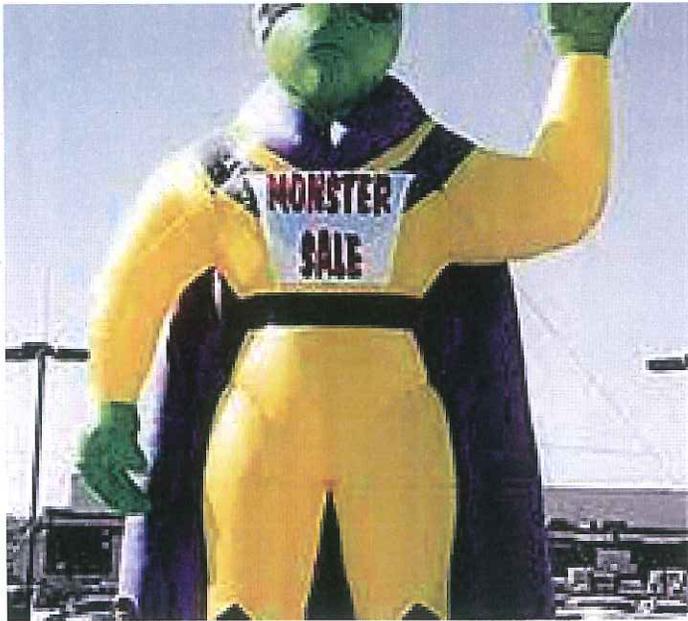
Community Event Signs



Pennants and Bunting



Balloons



Window Signs, Picture Tint



Other Types of Signs

Cane Signs



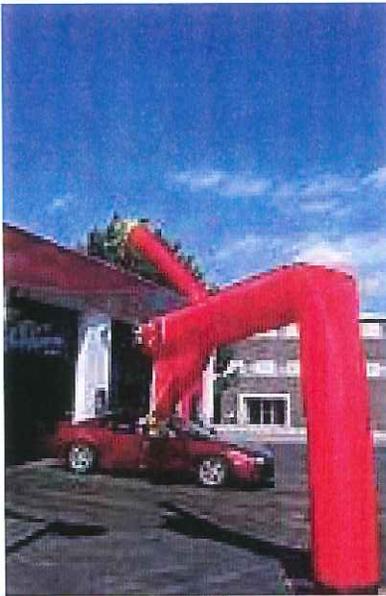
Stake Signs



Sandwich Board Signs



Inflatable Signs



Giant 21' Inflatable Santa



Attachment No. 2

Letter from Doris Mixon
September 21, 2013

Planning Commission
Work Study of
November 5, 2013

Deanna Elliano
445 E. Florida Ave.
Hemet, Ca. 92543

RECEIVED

SEP 23 2013

PLANNING DEPT

C & L Coffee House and Deli
4210 E. Florida Ave.
Hemet, Ca. 92544

Dear Ms. Elliano:

September 21, 2013

My husband and I bought a coffee house and deli in mid February of this year on the east end of Hemet. It used to be called Oliveras. When we moved into the business we were assured by the city that Hemet was a very business friendly city. Well, since Feb. we have found that to be a very poor assertion on the part of the city. We have fought to get signs out in the front of the shopping center to no avail. Our coffee house as well as several other business are blocked from the street by a huge building that was permitted after our shop went in. In fact if you look at picture number 1 which was taken in October of 2011 there was no building there. So the building dept. would have had to okay the permits for that building knowing full well that it was going to block off the view from the street of the pre existing businesses and cause said business to loose revenue, but still okayed the permits. When the building went up the business owners did everything they could think of to keep their businesses afloat and that included putting flags out on the street. As you can see in picture number 2. They were told by code enforcement that the flags were illegal and to take them down. Even the city of Corona refused to pass an ordnance to make businesses take down their flags stating that the businesses would be negatively impacted if they did. After the signs were taken down sales plummeted and five business that were behind the big building folded. The gentleman that built the complex admitted to me that he got greedy when all the shops had leased so he had the big building built out front against the complaints of the business owners. He wanted more revenue, but what he got was bills he couldn't pay and he lost the complex. He never bothered putting up all the tenant names on the monument sign either. We are being told that we can put our names on the monument sign, but money was given to a sign maker to redo the sign and add our names to it, a Mr. Alfonso Ayala, who took the money and ran. They cannot find this person now so needless to say the sign is still sitting there unfinished. The only name on there that is still in business is Compass Bank. The other problem with the monument sign is that you cannot see it from Florida either going East or West. There are two big trees blocking the view. Pictures 3 and 4. We have trees that also block the view from the street of most of the businesses too. The only businesses you can see are the bank and a liquor store. Our neighbor "Arturo's Mexican Grill" tried putting a banner on the back of their building to attract business and it worked pretty well until code enforcement paid them a visit and told them to take it down. It took a while before they took it down because they knew if they did it would cause a reduction in their revenues. After they were fined \$1025. They finally took it down and their business plummeted. I watched the parking lot go from fairly full to fairly deserted. I was also sent a letter to take down an A frame sign that was located in front of our store that was hurting no one.

So I think you get my dilemma here. We are stuck behind a big building and unable to be seen from the street. That building was permitted by the city knowing that it would cause harm to the other businesses in the complex. We are unable to put up flags, or banners, or signs to promote our business without be harassed by the code enforcement team. You can't see the monument sign even if the person paid to fix it actually did what he was paid to do because of trees that the city will not allow to be cut down.

So...What are we supposed to do? Just keep paying our bills and praying for some relief or hope that Hemet really does keep it's promise to be business friendly? At this point there are several businesses that are ready to pull up stakes and leave. There are only 9 businesses left out of the 20 businesses that used to be there and 1 is leaving when their lease is up and 1 is on the verge of leaving if nothing is done about our sign problem. When my lease is up I will be looking for something on the county side of the street if nothing is done on the sign issue. Oh, and that big building that was permitted against the wishes of the business owners, empty except for the cleaners that is leaving

SCANNED

I thank you for reading this letter and hopefully something can be done for my business as well as the other existing businesses in the complex.

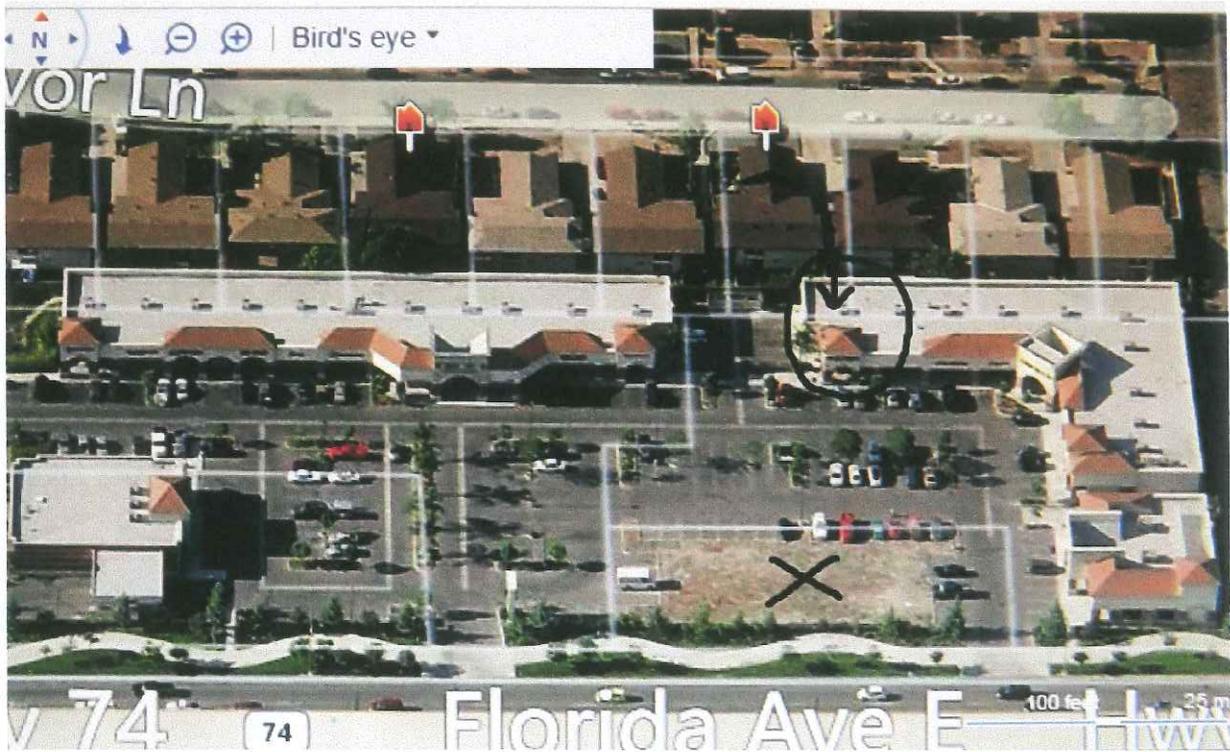
Sincerely;



Doris Mixon

Doris Mixon

1



The date on this picture was October 2011. In the picture you can see an empty space where the big building was later put up. As you can see it was going to have an impact on quit a few business and the planning dept. knew this when they okayed the permits. Our coffee house is circled. So we have a direct impact by having this building in front of our shop and not being able to put up a flag or signs.



Even back in October 2011 when this picture was taken you couldn't see the monument sign because of the trees.

2



As you can see Arturos used to have a flag up and had to take it down.



Coffee House sign that was taken down. Business fell after that.

3



Here is the monument sign as seen going West down Florida towards Meridian St. You cannot see the sign because of the trees.



This is a view of the monument sign going East down Florida Ave. Again you cannot see it because of the trees.

4



Again you cannot see our shop because of the trees as you get past the building.



Can you see Arturo's? It's where the arrow is and so is the tree.

5

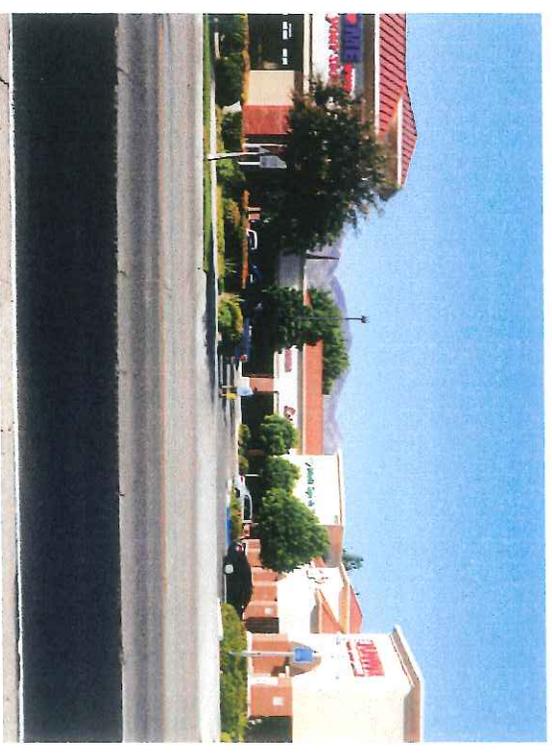
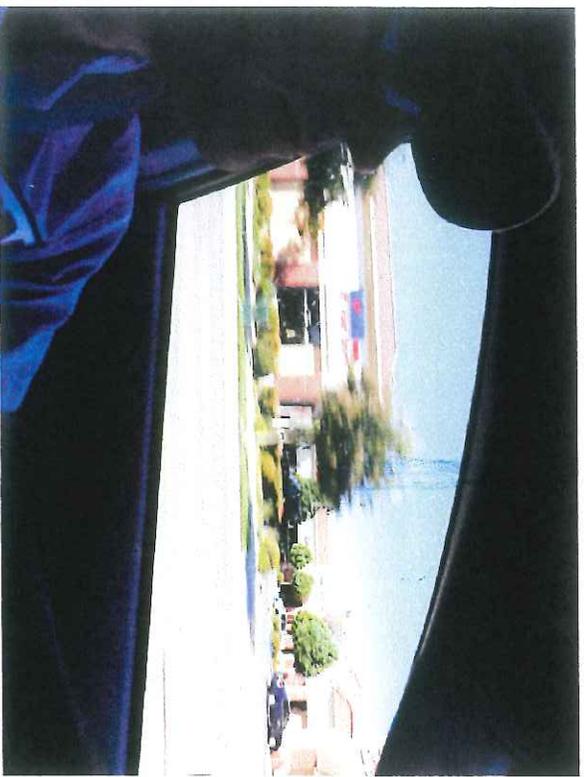
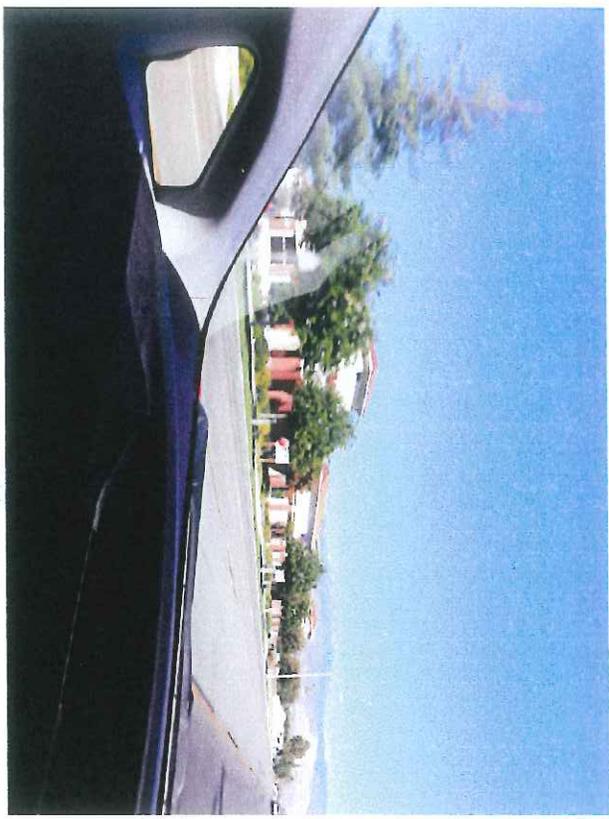


Again you cannot see our shop because of the building in front of it.

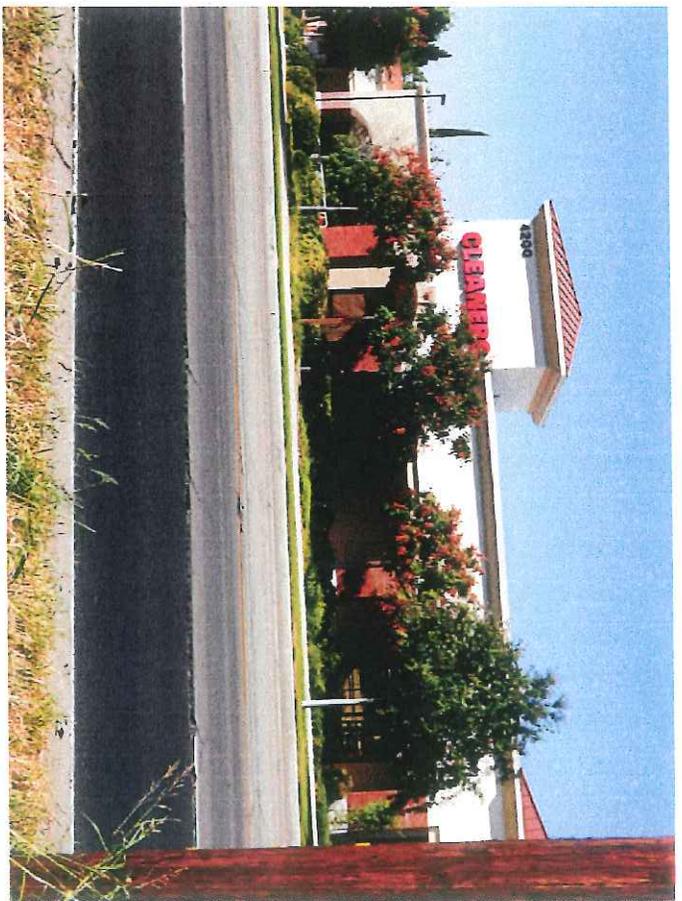
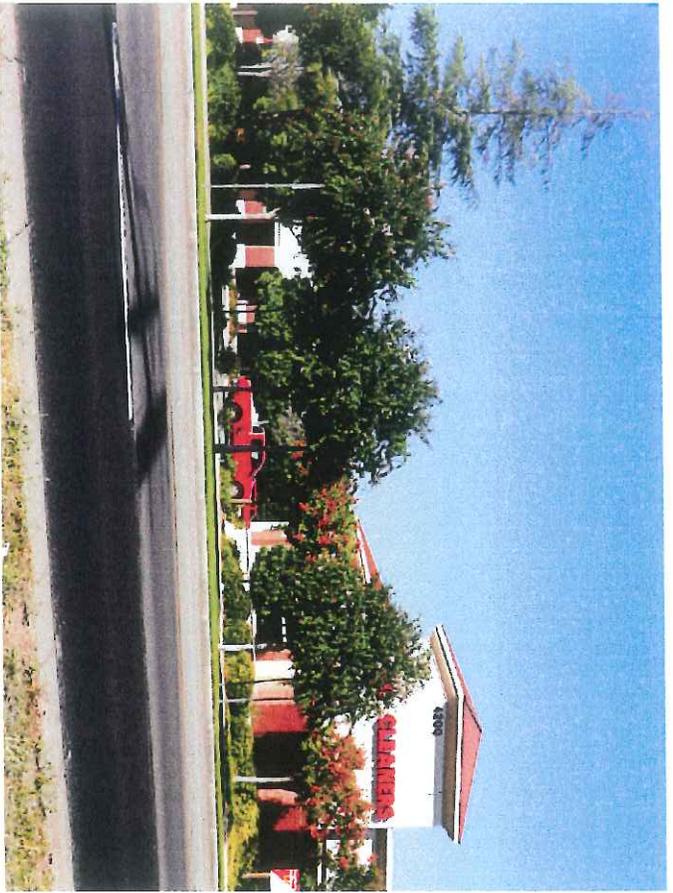


This is the building blocking the view of our business and several others.

Driving towards Vale Vista from Meridian



Looking across from vacant lot.





Oct 2011



Can't see our Coffee House



Flag that City made Coffee House take down.



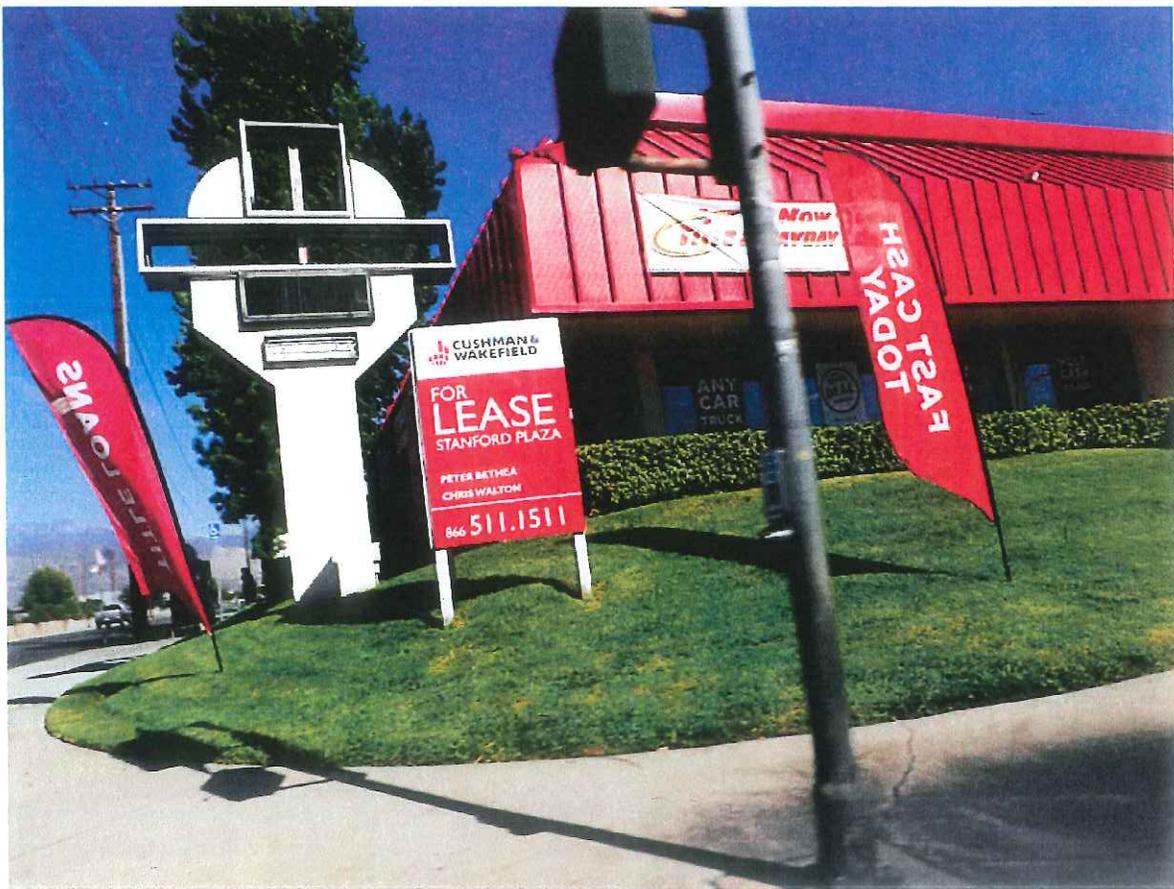
Driving East on Florida Ave. can't see monument
Sign because of trees.



Driving West on Florida Ave. can't see monument
Sign because of trees.

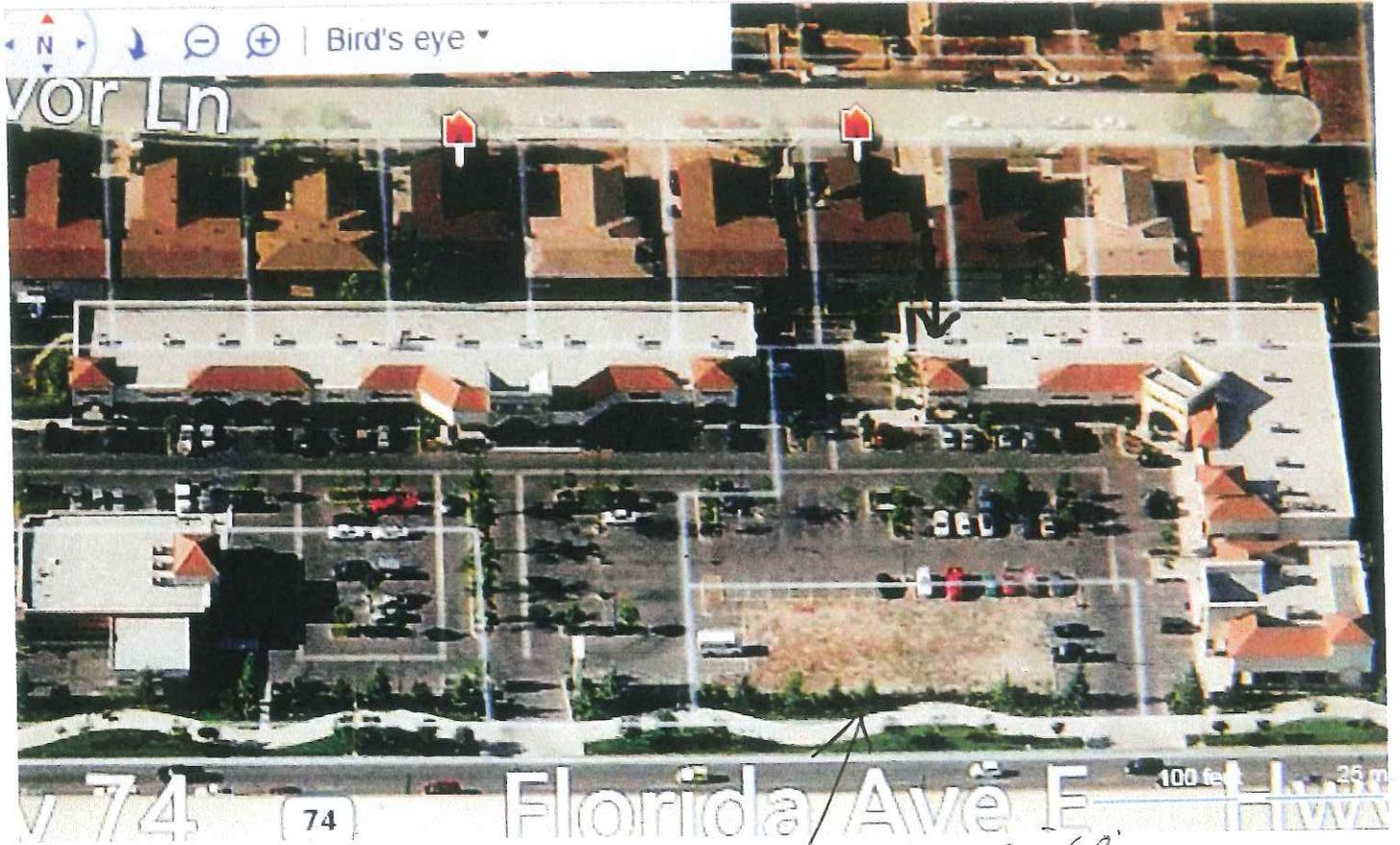


*really
Bessie's
still
there*

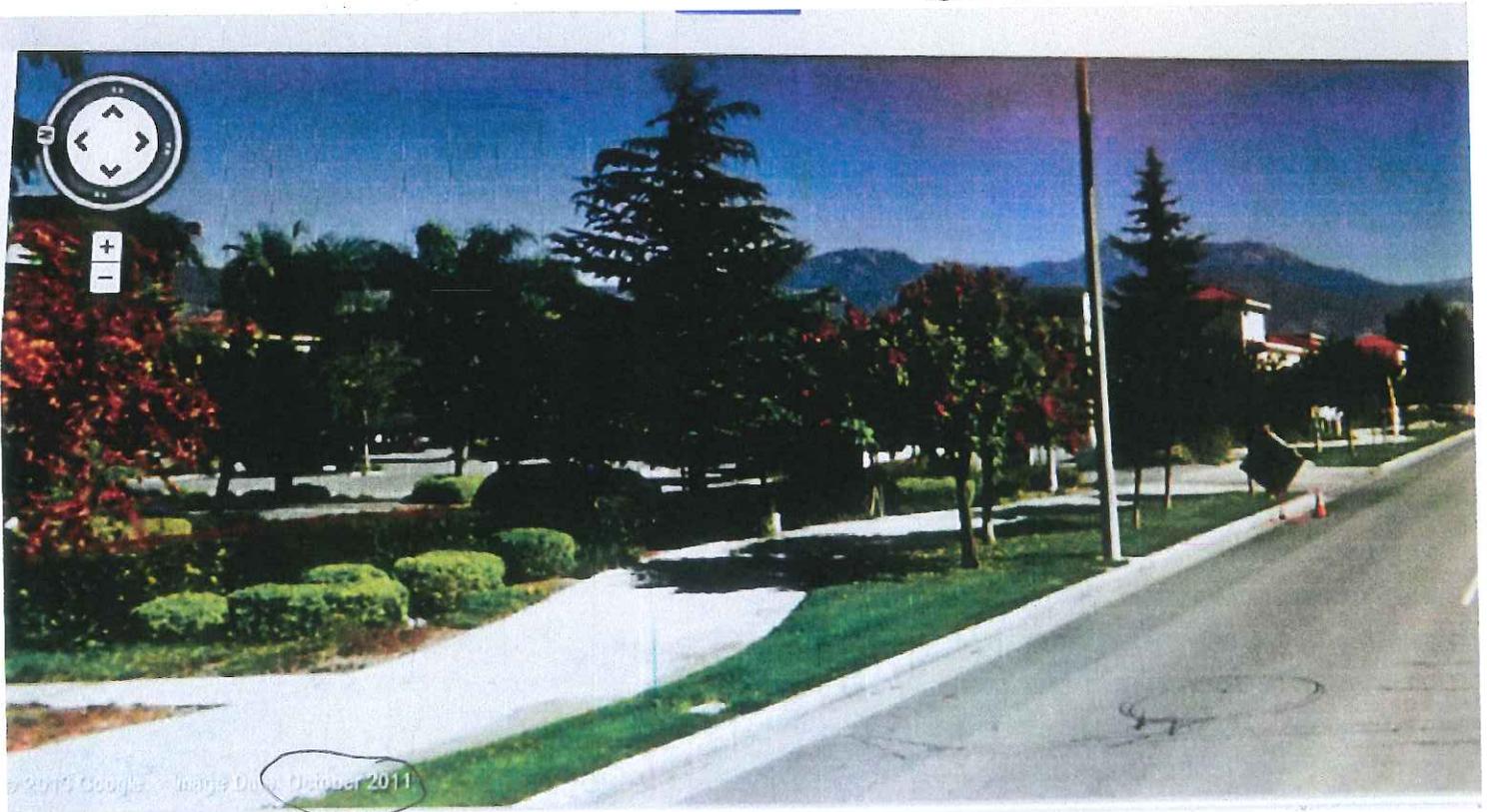


*Sign on County side on
Corner of Sanderson & E Florida*





Before Big Building was Built.



*Can't see monument sign
Oct 2011*

CORONA: Proposal to ban promotional flags rejected

An effort to eliminate “visual clutter” along city streets is rejected by planning commissioners



BY PETER FISCHETTI

STAFF WRITER

August 30, 2013; 04:40 PM

Comments (3)

Responding to a sign of the times, the Corona Planning Commission has rejected a city staff proposal to prohibit certain types of advertising banners that line Sixth Street and other commercial areas in the city.

At its meeting Monday, Aug. 27, commission members cited the potential impact on small businesses that would no longer be able to promote themselves to passing motorists, especially while the economy remains weak.

The signs on the agenda were described by city staff as “feather banner flags,” a temporary sign supported by a vertical pole and rising several feet off the ground.

Joanne Coletta, community development director, called the signs “visual clutter,” and in her report said the flags “have started to diminish the visual quality of the city’s business corridors and to some degree have started to become a distraction.”

Commissioner Steve Ruth, in requesting that the item be removed from later consideration by the City Council, said, “I don’t believe we’re at a point in time to begin to take away a business’s ability to advertise. Banning these signs could potentially take dollars out of the pockets of Corona’s small businesses.

“I’m not against regulating them, but I am against banning them completely,” he said.

The proposal would not have permitted the flags for grand openings or special events.

Commissioner Jeff Ruscigno said in an interview that the flags “have gotten out of control. They cheapen our retail.”

A longtime commercial real estate broker, Ruscigno said, "I promote business for a living so I'm not against advertising." He said he favors a reduction in permit fees for signs so businesses can afford higher quality, longer lasting signs.

The Greater Corona Valley Chamber of Commerce was represented at the meeting by its CEO, Bobby Spiegel, who expressed the concerns of its members and the chamber's focus. He said he had planned to urge that the proposal be tabled, but the commission had already decided to do so.

Attachment No. 3

Letter from Richard Leitz
October 9, 2013

Planning Commission
Work Study of
November 5, 2013

October 9, 2013

Hemet Planning Commission,

On November 16, 2013 The Diamond Valley Arts Council (DVAC) will hold an encore fundraising concert at the Historic Hemet Theatre with local artist Casey Abrams. Three week later, on December 7th, also at the theatre, another concert with Lee Rocker is scheduled.

To publicize these concerts we are using large banners on the east facing outside wall of the theater building. The sign code for temporary banners requires a 14-day period between the removal of one advertising banner and the installation of another. Due to the short time between the two concerts and our need to publicize both, we contacted the city's Planning Department to determine if The DVAC could be granted an exception to allow the installation of a banner advertising Lee Rocker immediately following the removal of the Casey Abrams banner. After internal city staff discussions we were advised that an exception was not possible. It was further suggested that a long-term solution which allows for this type of 'coming next' publicity might be possible.

Based on that approach and with input suggested by city staff, we request that the Hemet Planning Commission initiate a Zoning Ordinance Amendment to add a new category for temporary display signage for theaters. This would be similar to external signs used to promote upcoming shows at movie theaters.

Our suggestions are as follows:

- Possibly designated as 'Theater Event Signs'
- Applies to banners and posters displayed in designated locations which are approved by the Community Development Director
- Signs can be changed out as needed to publicize new events, maintained in good condition and removed within 5 days following the event
- Signs in this category would not require a permit every time they are changed out for the next event

Thank you for your consideration of this request.

Sincerely,

Richard Leitz, Co-Chairman

The Diamond Valley Arts Council

Attachment

No. 4

Matrix of other Local Cities' Temporary Sign Regulations

(Provided under separate cover)

Planning Commission
Work Study of
November 5, 2013



MEMO

TO: Honorable Chairman and Planning Commissioners

FROM: Deanna Elliano, Community Development Director *DE*

DATE: November 5, 2013

RE: Development Process Roundtable Comments & Responses

On July 25, 2013, the City held an event with local developers, architects, engineers and contractors to discuss the City's development review, permitting, and inspection processes so that we can continue to review and update our procedures to provide the best possible service to the public as they invest in our community. The attached document is a compilation of the comments provided at the meeting and the City Departments' written responses. This document is being provided to the Planning Commission for your information and does not require any formal action by the Commission. However, staff would be pleased to address any questions or comments you may have regarding the Development process Roundtable event or the attached Comments & Responses document.



CITY OF HEMET

Development Process Roundtable Comments & Responses

The following comments and questions regarding the City's development services and processes were provided by representatives of the development community at a "Development Process Roundtable" event held on July 25, 2013 at the Hemet Public Library. The questions have been organized below according to the respective departments, as well as the "General Comments" and "Website Suggestions" received that apply to all City Departments. The City staff's responses to the questions and comments received at the Roundtable event are provided following each comment. The City will be providing a copy of this document to the City Council and Planning Commission for their information, as well as to each participant at the Roundtable event. For those issues and comments for which new procedures are proposed herein, City development services staff will be meeting regularly to develop "process improvements" to enhance our customer service and provide more timely, effective, and efficient procedures. The City staff extends its appreciation to all those who contributed their comments and ideas as part of this process, and we look forward to working with you as you continue to invest your time, resources, and talent in the City of Hemet.

A. GENERAL COMMENTS

1. ***Would the City consider reverting to a 5-day work week and be open to the public on Fridays like Riverside County and San Jacinto?***

ANSWER: The City Council favors returning to the 5-day work week to better serve the public, and will be advancing this change as part of the labor agreements to be negotiated next year.

2. ***Can the public counter be open during the lunch hour of 12:00 -1:00 PM?***

ANSWER: The water billing and cashier functions at the public counter are open during the lunch hour; however the development services counters – Building, Planning and Engineering – are closed so that the counter technicians can take their lunch break. At this time, these departments do not have sufficient staff to provide coverage by other employees and still meet the obligations of scheduled meetings and their regular workload tasks.

3. ***The glass at City Hall deters customer access to City staff. Can the glass be removed?***

ANSWER: The City Manager is evaluating options and cost estimates to re-open the counter area to customers without having to get "buzzed in" through the doors. However, there is a continuing need to maintain a more secure area around the cashier function.

4. ***The City needs to insure that public counter staff is properly trained to provide complete information.***

ANSWER: The City agrees that this is very important, as the counter staff are usually the first points of contact for the public. Departments will endeavor to make sure that counter staff have on-going training and updates, and know when to defer to other staff members as appropriate.

- 5. *Phone calls to some City departments are typically fielded by voicemail and messages are not returned in a timely manner.***

ANSWER: The City Manager and Department Heads will continue to reiterate to all employees the importance of answering and returning phone calls in a timely manner. The expectation will be for employees to schedule time during the day to return calls, or as soon as possible on the following day. For counter staff, this can be more difficult since the counter is open to the public the entire work day, thus making it harder to set aside time to respond to phone calls.

B. BUILDING DIVISION:

- 1. *The staff should include a date stamp on all new submittals.***

ANSWER: We agree, and we will be sure to date stamp all submittals. This has been inconsistent in the past and will be remedied for all submittals to public counter staff.

- 2. *Can the second plan check be checked and approved by staff over the counter?***

ANSWER: Depending on the size and complexity of the project we try to provide over the counter second check reviews on as many plans as possible.

- 3. *Can second plan checks be processed within 24 hours?***

ANSWER: This is not always possible because of the workload. It would not be fair to other projects to make that kind of commitment. We will try to process the second review as quickly as possible, and insure a quicker turn-around time that with the first check.

- 4. *The development community is concerned when an inspection issue arises after plans are approved and permits are issued. At time of inspection, the inspector requires the work to be done per code, which may deviate from the approved plans. Staff should identify all issues at initial inspection and plan check to avoid major revisions prior to final or occupancy.***

ANSWER: We agree that the approved plans should incorporate all applicable codes and not be subject to further changes in the field at the time of inspection. Sometimes we find unforeseen conditions on a project that conflict with the approved plans, and in those instances we will have to address and correct it. The existing conditions are not always apparent to the plan reviewer, contractor, or inspector. If a wall is opened up and a problem is found during construction, we all need to be flexible enough to address and correct the condition as efficiently as possible. It is always a good idea to identify the best paths to the final and we will encourage the staff to be as helpful as possible in this regard.

- 5. *To the extent possible, permits should be checked and issued over the counter.***

ANSWER: The types of permits that can be issued over the counter will depend upon complexity and the availability of the plan checker to review and issue the permit. However, we are seeking to have more permits issued over the counter are coordinating with the other departments to make these changes.

- 6. *In some cases, owners are delaying the improvements to their properties because of the cost and struggle to obtain various permits from the City.***

ANSWER: We are working with the other departments to streamline the permit process for minor permits, and to make sure that the costs are reasonable. The City does want to encourage investment and improvement to properties, and to make the overall experience easier for the owner or contractor. In addition, the City has recently started a "User Fee" study to analyze the appropriate cost recovery and fee amounts for all of the City's permit and application fees.

- 7. *The City should implement over the counter plan check days. These would be by appointment only where rechecks could be reviewed and hopefully approved. Currently Murrieta, Los Angeles and San Diego do such a program.***

ANSWER: The Building Division is supportive of this idea and would recommend we offer over the counter rechecks by appointment.

- 8. *Can the Building Division notify a property owner when a building permit is pulled on their property? Can an agent for the property owner pull a building permit? When a building permit is pulled, who is liable?***

ANSWER: At the present time, we do not notify the property owner if a permit is pulled on the property. If an applicant (such as an agent) is pulling a permit on behalf of the owner and they are not a licensed contractor, they are required to have an authorization letter from the owner allowing them to do so. Either the owner or the contractor is responsible for the permit and the liability, depending on who pulled the permit and what the contractual agreement is between the parties.

- 9. *Some improvement projects require separate submittals to different departments. There should be a single contact point with one application and one fee paid.***

ANSWER: For most plan checks and permits, Building is the single point of contact or "gateway" for the process. However, certain permits are currently processed separately through Engineering or the Fire Department. We are re-examining our processes to centralize as many of the permits as possible with Building as the single contact point.

- 10. *Plan reviews are completed, however on re-submittals or 3rd submittals architects, contractors, etc are receiving new comments or corrections not originally requested.***

ANSWER: We agree this should not happen, and are reviewing our procedures and plan review process to emphasize that all corrections should be noted on the first check. However, sometimes we find that corrections made by the architect will trigger other requirements not previously noted. We are also encouraging the use of a pre-application review with applicants so that questions or issues can be addressed early in the process, resulting in a smoother and faster plan check.

- 11. *Sign Permit Fees are too high, and discourage business owners from getting permits.***

ANSWER: We agree some of the sign permit fees may be excessive and we are in the process of evaluating these fees and all other permit fees as part of the City's "User Fee Update".

12. *Building fees for new single family dwellings are double that of surrounding jurisdictions.*

ANSWER: The City is examining all of our permit fees and will provide a general comparison with surrounding jurisdictions as part of the User Fee Study that will be presented to the City Council.

13. *The City should streamline the Certificate of Occupancy process.*

ANSWER: The City's current Certificate of Occupancy process has been in place for many years and we agree that changes need to be made to make it more effective and customer oriented. We will be addressing ideas for a new sign off system with the other departments, and put this into effect as soon as possible.

14. *How will the new 2013 Code implementation affect the single family tracts?*

ANSWER: Any tract or project that is in plan check or pulls permits prior to the new Building Code cycle changes in effect on January 1, 2014 will be able to build under the old codes. After January 1, 2014, permits obtained for new construction will be subject to the new codes.

15. *Is the City requiring accessibility upgrades on simple tenant changes during the Certificate of Occupancy inspection process?*

ANSWER: If the project has proposed tenant improvements that reach a certain threshold in dollar amount, we will require upgrades to accessibility pursuant to State law (Title 24 requirements). For new construction we must require compliance. If the tenant improvement is a change in the classification of the use, that will also require accessibility upgrades.

16. *The City should remove the EMWD release requirement for temporary construction trailer permits.*

ANSWER: The City will remove the EMWD release when there is no water or sewer connection action involved with the temporary construction trailer.

C. ENGINEERING DEPARTMENT:

1. *Why do we need to furnish a "current WQMP" for a project that was approved years ago and now simply precise grading is planned?*

ANSWER: The City's Environmental Services Manager has determined that as long as the precise grading plans are in conformance with the approved final map and any other applicable documents, their approval by the Engineering Department is a ministerial action, which does not trigger a new WQMP.

2. *Who is responsible to complete the streets at the Mc Sweeney Farms SP; State Street, Mc Sweeney Parkway and S. Village Loop? When will these streets be complete? Does the City have bonds in place to complete these streets?*

ANSWER: Because Raintree Investment has acquired the assets of SunCal (original developer), but they argue that have not acquired the "liabilities" of Phase I (portion that has already been built), this needs to be investigated in more detail by legal counsel, including what the City's options are in regard to the subdivision bonds. The City Attorney's office is working on this issue with the Engineering Department to achieve a resolution to the issue.

- 3. *Plan Check turn-around response from Engineering is beginning to slow down- what does the City plan to do when plan check activity gets busier?***

ANSWER: The City is in the process of preparing a Request for Proposals (RFP) to seek qualified consultants for on-call engineering services. In the meantime, the Engineering staff will make every effort to turn the plans around as soon as possible.

- 4. *Current City policy requires complete fencing around each new tract home during construction, can this be eliminated?***

ANSWER: The issue is safety for the general public as these are "spotted" locations, not all together, and require fencing to secure open ditches, trenches and open cuts for utilities. The City needs to maintain a safe work area, but inspection staff will endeavor to work with the builders to place the temporary fencing as effectively as possible, and only where needed.

- 5. *City inspectors should furnish a "punch list" for the contractor to complete his requirements.***

ANSWER: The inspectors do provide a punch list at the completion of the project, as well as "Construction Progress" memos during the construction phases.

- 6. *For areas of subdivision construction, can the street pavement sections be left down a "tenth" to allow for a "final cap" to be installed that will cover up all the construction blemishes at the completion of construction?***

ANSWER: By "leaving a tenth" down on the finish grade of paving, during construction, the roads will still be exposed to frequent traffic from heavy construction equipment, driving on a "less than complete" structural section. The pavement sections are designed for regular traffic, not construction one, which introduces heavy loads. A full section shall be built even if a tenth is going to left below final grade.

- 7. *The City needs to provide additional Engineering staff at City Hall to respond to the development and business community.***

ANSWER: Engineering has been performing with reduced staff levels. We do however recognize the current upswing in the economy and increased activity. To better serve our customers and reduce processing time, Engineering will begin using contract, plan checking services. We are stream-lining our permit process and working to permit more applicants over the counter. We are also accepting certain permit applications (from public utility companies) by e-mail, processing and returning them to the applicant.

- 8. *The cost from Engineering is too expensive for a Seal & Restripe Permit for parking lots.***

ANSWER: The Interim City Manager recently issued an Executive Order instructing staff to establish a deposit-based, fee structure. A deposit will be collected, hours of staff time will be tracked, and any remaining fund balance at project final will be refunded. Any fees due must be paid before final. In past practice, fees were charged based on 4% plan check and 4% inspection of the Engineers Cost Estimate. We are also working with the Building Dept. to set up our permit process to allow a customer to only acquire one permit for parking lots. Currently Building and Engineering issue separate permits. This process will be streamlined to be more efficient and timely, and gear plan check and inspection costs to the actual time spent on the project.

D. FIRE DEPARTMENT:

1. *The City needs to establish standard fees for fire plan review and inspection services in order to improve approximate quotes for applicants when pricing a project. Set fees per device installed, (i.e.; fire alarms, horns, strobes, smoke and heat detectors in commercial buildings); such as:*
 1. *Less than 10 devices*
 2. *More than 10 devices*

ANSWER: In response to a previous fee study, the Hemet Fire Department has prepared a draft fee schedule to recover the costs associated with providing selected services to the community. The Hemet Fire Department is prepared to move forward with this fee schedule and implement those fees by setting a date for public hearing and consideration by the City Council of the proposed new fee schedule.

2. *A Developer has experienced the issuance of a permit and plans approved without revisions required and provided to the Fire Department in the plan review process.*

ANSWER: The Hemet Fire Department in cooperation with the Building Division is working to streamline the plan submittal and review process. To that end, all plans including architectural and fire protection systems will be submitted at the Building Permit Counter and routed to the departments as appropriate. Following plan check, the Building Division will collect all the plans and comments and return them to the applicant/contractor. This will ensure that all plans are properly coordinated and permits issued only when all departments have approved the project. For plans that are checked only by the Fire Department - Fire Alarms, Sprinklers, Fire Suppression Systems, - the plans will be processed with the Fire Department after the initial submittal, and returned to the Building Department only after final sign off by Fire, and the permits are ready to be issued.

3. *Can the City require all fire alarm systems be UL listed at the time of inspection prior to final approval?*

ANSWER: This suggestion would require that all companies installing fire alarm systems to be a UL listed contractor. This requirement would add additional cost to the installation of fire alarm systems and restrict the number of fire alarm companies that could install these systems. This recommendation will be evaluated during the code adoption process which will begin shortly.

E. PLANNING DIVISION:

1. *Can block wall returns be processed over the counter for residential tract developments?*

ANSWER: Block wall returns need to be reviewed by the project planner for compliance with the development project, the Municipal Code and Design Guidelines, and can be more efficiently processed by the project planner than the counter technician. However, staff would like to revise our process to require that as an alternative, a wall and fencing plan can be approved for the entire tract at once, thus limiting the need for individual review and sign offs by Planning. For those tracts that have "pick-a-lot" programs where the orientations of the homes and wall returns are not determined in advance, the project planner can usually process block wall returns within a 24 hour period. Planning staff is also hoping to have electronic plan review capability in the near future where these plans can be submitted and checked electronically, thus saving additional time for developers in no longer having to drop off plans for plan check.

- 2. *Include more detail on Agency Transmittals of proposed projects, so the agencies can respond appropriately.***

ANSWER: The Planning Division currently provides the project case number, applicant name, location, description and date of Development Review Committee meeting with a copy of the development plan. The name and phone number of the case planner is also provided if additional information is needed by the Agency.

- 3. *Can the City analyze the requirement to provide tree shading in parking lots vs. water conservation objectives?***

ANSWER: Planning staff will develop a water-efficient list of trees species that are acceptable for Hemet's climate and soil types to be used in onsite parking lots for shade, and still meet water conservation objectives.

- 4. *Can Planning prepare environmental documents in house?***

ANSWER: Planning staff can prepare simple environmental documents to comply with CEQA (California Environmental Quality Act), such as Exemptions and Negative Declarations. However, more complex documents such as Mitigated Negative Declarations and EIRs need to be prepared by an environmental consultant, as we do not currently have sufficient staff with expertise in this area to prepare these documents in-house. Applicants that need environmental review can usually save time and money by submitting required technical reports for the project prepared by qualified consulting firms at the time of project submittal. These are then incorporated into the environmental document prepared by the City or the City's environmental consultant.

- 5. *The City needs to update the sign code to provide more details and guidelines regarding what is allowed.***

ANSWER: We agree that there are several areas within the sign code that need clarity and revision. The Planning Commission has recently directed staff to begin an overall review of the Sign Code, starting with temporary signs for businesses and then expanding to permanent sign regulations. A Work Study regarding signs is scheduled to be review by the Commission in November,2013 and all members of the public are welcome to attend and participate.

- 6. *Can a project-based checklist be provided?***

ANSWER: As part of the application submittal process, a checklist of required materials is provided with the application form, based upon the type of application submitted. At the first staff review meeting (DRC) after application submittal, a more detailed and project-specific list of comments is provided by each department and compiled in a follow-up letter to the applicant. However, we think this process could be more effective if a formal pre-application review process were established to provide applicants with project-specific information up-front, before a lot of detailed and costly plans have been prepared. Planning staff is working on creating this type of process and preparing the required amendments to the zoning code to set it in place.

7. *The Planning Division's website has several un-clickable items. Can these items be made clickable or removed from the website?*

ANSWER: All un-clickable items on the Planning pages have been updated to reflect that those items are not available but coming soon. Applicants can contact the Planning Department to receive these documents via e-mail or mail.

F. PUBLIC WORKS DEPARTMENT:

1. *City Street Trees are not always maintained properly and grow into wires and block visibility into commercial centers.*

ANSWER: The City tree crews work year round on a trimming rotation that is often dictated by the type of tree, growth rate maturity and best time of year for trimming a particular species. There are many trees throughout the City that have been "topped" by SCE as they are older well established trees that have grown into over head wires. Improvements in development standards requiring utilities to be placed underground alleviate these challenges moving forward. Concerns regarding tree trimming or trees causing visibility issues should be reported immediately to the Public Works Department at 951-765-3712 or can be reported on the ROCS form on our website.

2. *Can City staff analyze the existing street tree list and provide options that are less intrusive?*

ANSWER: The approved street tree list was last updated in 2003. At that time, many species were removed from the list in favor of smaller, lower maintenance trees. A number of trees throughout the City were planted decades ago prior to the update of the list. Others were not originally planted by the city, however came to be City trees through annexation. Species from the approved list are used to replace older and damaged trees. Staff will revisit the list and determine if the approved species are still viable options for development and maintenance purposes, as well as, aesthetically pleasing.

G. CITY WEBSITE SUGGESTIONS:

Note: The City does not have a "Web Master" that regularly updates the City website pages. All updates and additions are placed by the individual departments on their respective pages. The City Manager's Office and the IT Division provide updates and information links on the City's Home Page.

1. *The City's Website should include newly adopted Ordinances and Demographic information.*

ANSWER: The City's website Home Page provides a link to the on-line version of the Municipal Code. When this link is clicked, new ordinances can be viewed under the section entitled "Un-codified Ordinances". The City will be working to provide more demographic information on the website, or provide links to other sources that compile this information.

2. *City Departments should make online forms fill-able.*

ANSWER: Wherever possible city staff will endeavor to provide "fill-able" online forms for the convenience of the public.

- 3. *The City needs to insure that all Applications, fee schedules and Forms online are up to date.***

ANSWER: All Departments will be reviewing their web pages to insure that the information and applications provided are up to date.

- 4. *Is it possible to provide all development standards in one place? Can the City provide online standardized plans, construction details and links to other departments?***

ANSWER: Each department has their own set of standardized plans based on their discipline, and will work towards providing links to these documents on-line, as well as links to other department web pages as appropriate.

- 5. *Can the City provide a Boundary Map showing the different water districts and links to other Agencies on the City website?***

ANSWER: Maps showing the School District and Water District Boundaries are currently on the Planning Division website pages. Staff will add agency links to the related links page under the Planning page.