

PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers

450 East Latham Avenue, Hemet CA 92543

December 17, 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: Vice Chairman Vasquez

2. APPROVAL OF MINUTES:

A. Minutes of the November 19, 2013 Planning Commission Meeting

3. PUBLIC COMMENTS:

*Anyone who wishes to address the Commission regarding items **not on the agenda** may do so at this time. Please line up at the lectern when the Chairman asks if there are any communications from the public. When you are recognized, please give your name and address. Please complete a Speaker Card and hand it to the Clerk so that we have an accurate recording of your name and address for the minutes.*

PUBLIC 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. **GENERAL PLAN AMENDMENT (GPA) NO. 13-001 (2014-2021 Housing Element Update – Cycle 5)**

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

DESCRIPTION: A City-initiated proposal to adopt the revised Housing Element of the Hemet General Plan updating the current Housing Element in accordance with State mandated requirements for the 2014-2021 housing element cycle, and consideration of an Addendum to the Environmental Impact Report of the Hemet General Plan regarding potential environmental impacts.

Recommended Action:

That the Planning Commission Adopt Planning Commission Resolution Bill No.13-022 recommending APPROVAL of General Plan Amendment No. 13-001 and adoption of the associated Addendum to the General Plan Final Environmental Impact Report 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.

5. **WORK STUDY SESSION NO. 2 REGARDING TEMPORARY SIGNS**

Report by Principal Planner Emery Papp

Recommended Action:

1. *That the Planning Commission consider previous public comments and input from the Hemet/San Jacinto Valley Chamber of Commerce, and staff's recommendations to date, and provide comments and possible direction to staff regarding the regulation of temporary signs within the City; and*
2. *Direct staff to schedule a third Work Study in January 2014 to present the final recommendations and draft Zone Text Amendment.*

DEPARTMENT REPORTS

6. **CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*

- 7. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director Elliano*
- A. Report on actions taken at City Council meeting of December 10, 2013
 - B. Update report regarding the current status of the old Albertsons and Wal-Mart buildings on Florida Ave. and parking issues at adjacent properties (Report requested by the Planning Commission)
- 8. PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended, future agenda items or other matters of Planning interest.*
- A. Chairman Gifford
 - B. Vice Chair Vasquez
 - C. Commissioner Perciful
 - D. Commissioner Overmyer
 - E. Commissioner Crimeni
- 9. FUTURE AGENDA ITEMS:**
- A. SDR for Woodside properties in McSweeney Farms
 - B. SPA for McSweeney Farms
 - C. CUP for Multi-tenant office building
 - D. WRCOG Presentation regarding Regional Climate Action Plan
 - E. Regent Properties – Ramona Creek SP, TTM and DEIR
- 10. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **January 7, 2014 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).

PLANNING  COMMISSION

MEETING MINUTES

DATE: NOVEMBER 19, 2013

CALLED TO ORDER: 6:00 P.M.

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

1. CALL TO ORDER:

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

ABSENT: None

Invocation and Flag Salute: Chairman John Gifford

2. APPROVAL OF MINUTES:

A. Minutes of the Planning Commission meeting of November 5, 2013

It was **MOVED** by Commissioner Rick Crimeni and **SECONDED** by Commissioner
Michael Perciful to **APPROVE** the Minutes of the Planning Commission meeting of
November 5, 2013.

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

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

NOES: None

ABSENT: None

3. PUBLIC COMMENTS:

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

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

PUBLIC HEARING ITEMS

4. **ZONE CHANGE (ZC-13-003): General Plan Consistency Zoning Program: Southwest Hemet Pre-Zoning Project**

APPLICANT: City of Hemet

PLANNER: Nancy Gutierrez, Contract Planner

DESCRIPTION: A request for Planning Commission review and recommendation to the City Council regarding a city-initiated application to pre-zone 940.63 acres of property located east of California Avenue to the western city limits, generally south of Stetson Avenue, north of Domenigoni Parkway and within the city's adopted Sphere of Influence; as part of the City's comprehensive General Plan Consistency Zoning Program. The proposed project establishes City of Hemet pre-zoning designations of BP (Business Park), SP-MU (Specific Plan – Mixed Use), M-1 (Limited Manufacturing), OS (Open Space), SP-LDR (Specific Plan— Low Density Residential), and R-1-7.2 (Single Family Residential), on properties currently zoned as Agriculture within the unincorporated County of Riverside. The proposed pre-zone designations would only be in effect upon annexation of the property into the City of Hemet.

(PowerPoint presentation by Contract Planner Nancy Gutierrez.)

Chairman Gifford questioned if the zone change was consistent with the updated General Plan and was assured by Planner Gutierrez and CDD Elliano that it is consistent with the General Plan land use plan.

Commissioner Overmyer wanted to hear the thought process that went into changing low density residential lot sizes from two and a half acres under the Airport Land Use Plan to 7,200 square feet, and now the Specific Plan designation.

Planner Gutierrez stated that this change would allow consistency with the General Plan, and by putting a Specific Plan on it, the developer will have more flexibility to put higher density in one location and lower in another location, as long as it balances out to meet the density requirements of the General Plan, and the new Airport Land Use Plan when that is adopted by the Airport Land Use Commission.

CDD Elliano added that staff has been in contact with the Airport Land Use Commission and is quite confident that it will find the 7,200 square foot use as being acceptable in Area III of the Airport Land Use Plan. The SP zoning in Area II is proposed to allow a continuation of the existing residential land uses already established by the property owner in the adjacent land area known as "Rancho Diamante". Ultimately, the land uses, lot sizes, and densities in Area II will need to conform to the Airport Land Use Plan or be overridden by council.

Chairman Gifford asked if the property owners and the public had been agreeable to this change in zoning, and Planner Gutierrez stated they had received no negative

1 CDD Elliano reported that real estate signage is not right now in staff's scope.

2
3 Commissioner Crimeni wanted more information on picture tinting of windows, stating
4 that he proposed no more than 50 percent coverage.

5
6 Chairman Gifford felt it was a bit more complicated and wanted clarification on that
7 because he felt in some circumstances, and if police could see in, full window tinting
8 can look good.

9
10 Vice Chair Vasquez felt it important to provide guidelines between graphics and tint, as
11 graphics may cover 50 percent of a window, but the rest of the window may be covered
12 with tint.

13
14 Commissioner Overmyer outlined the need for staff guidance in regulating signage, as
15 some businesses are being hurt by the ordinances in place. Therefore, there needs to
16 be the ability to look at some of the issues on a case-by-case basis; however, he did
17 not want to overburden staff.

18
19 Staff's intention is to provide the Commission with as much information as possible so
20 that when the next study session occurs, staff will have met with the business
21 community and hopefully will have recommendations, especially in three areas: 1, Are
22 our current regulations effective; 2, How do we deal with new ways of signing that are
23 not covered in the original ordinance; 3, Are LED signs moving or flashing signs, and
24 how can the ordinance be changed to accommodate new technology.

25
26 Commissioner Crimeni suggested getting in touch with businesses that are not part of
27 the Chamber of Commerce to get their input.

28
29 Vice Chair Vasquez asked if this is the time for the Commissioners to give their
30 suggestions, or would later be more appropriate. He was prepared to deliver his
31 comments tonight.

32
33 Chairman Gifford suggested doing that after staff had a chance to meet with members
34 of the business community, but noted his appreciation for the work Vice Chair Vasquez
35 had done and thought his notes would be helpful to staff.

36
37 CDD Elliano agreed that tonight's task was to update the Commission and have most
38 of the dialogue happen when the chamber and the community were present. She said
39 that an ad would be placed in the paper to get more feedback from the community.

40
41 There was further discussion regarding LED signage, a trend taking hold and probably
42 increasing in popularity in the future, as to fees, business categories, driver distraction,
43 changeable messages, etc. There was also further concerns expressed about visibility
44 for safety reasons, particularly concerning graphics and tints on windows.

45
46 Vice Chair Vasquez asked about state banner signs, such as Lotto signs, and whether
47 there is the ability for cities to regulate the placement of those signs.

48
49 Planner Papp stated that the cities have no jurisdiction over the operation of the lottery,
50 but signage is not part of the operations, so cities can regulate that.

1 Chairman Gifford then announced that the next workstudy on this issue will be moved
2 to December 17, with CDD Elliano stating if staff is not ready by then, the item will be
3 moved to a January meeting.
4

5 **6. CITY ATTORNEY REPORTS:** *Verbal report from Assistant City Attorney Erica*
6 *Vega on items of interest to the Planning Commission. A verbal report regarding*
7 *the potential to have zoning regulations for Discount/Dollar stores*
8

9
10 Assistant City Attorney Erica Vega reported on the Commission's questions concerning
11 the dollar store issue, stating that only a small handful of cities in California have
12 regulations about "discount stores," and their definition of such stores usually has to do
13 with large square footage - stores such as Wal-Mart. She stated Hemet might have
14 some difficulty in drafting a legally enforceable ordinance that was tailored specifically
15 to dollar stores or to uses similar to dollar stores, such as Big Lots. She indicated their
16 office had done research on the subject and had found very little substantive
17 information. To further research this issue would involve getting authorization from the
18 City Manager's office for further expenditure.
19

20 After a lengthy discussion among Commissioners, and assurances from City Attorney
21 Vega that their office would do further work if authorized to do so, it was the consensus
22 of the Commission to let staff continue to keep aware of this issue, but rather than
23 suggest the city council spend more money on attorney's time, to let the market
24 regulate itself.
25

26 **7. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from*
27 *Community Development Director Elliano*
28

29 **A. Report on actions taken at the City Council meeting of November 12, 2013**
30

31 CDD Elliano provided a report on the city council's actions.
32

33 **B. Report regarding Inland Empire Quarterly Economic Report: City Profiles**
34

35 CDD Elliano went through the report, pointing out some of the following figures for
36 consideration:
37

38 1. Out of 52 cities in Riverside County, Hemet ranks 16th in terms of population;
39 in terms of retail sales, it ranks 26th.
40

41 2. Financial deposits ranking puts Hemet at 9th, which is indicative of Hemet's
42 large senior population, who have equity and are making bank deposits, and also
43 population outside the city proper who have purchasing power in the city and deposits
44 in the local banks.
45

46 3. In terms of existing median home prices, Hemet ranks 40th (\$164,000),
47 which is 32 percent higher than the last ranking; however, in terms of new homes,
48 Hemet is ranked at 30th (\$232,000), with an 11 percent increase.
49
50

1 4. The average income ranking of 51 is Hemet's worst indicator, (\$30,000
2 average), with the average in Riverside County at \$52,000.
3

4 5. The percent of Hemet's population at the poverty level is 23.7 percent, with
5 the average in Riverside County at 16.8 percent
6

7 6. Encouraging signs include new investment in the community and focus of the
8 Hemet ROCS program, one of which is trying to bring housing stock up, with increased
9 property valuations.
10

11 **C. Update regarding WRCOG and SCAG regional planning projects**
12

13 In an attempt to update the Western Riverside Council of Governments' Regional
14 Transportation Plan (RTP) and the Sustainability Community Strategy (SCS), growth
15 projections are requested of the cities, and Hemet staff spends a lot of time working
16 with the regional organizations on that issue.
17

18 There is also a plug-in vehicle deployment plan being devised that will identify new
19 potential regulations where electric vehicles can plug in when they are at home, in
20 commercial centers, and on the roadways, so local governments need to make sure
21 there is sufficient power to be able to have electrical charging stations available, given
22 the federal and state policy climate for alternative fuels and electric vehicles.
23

24 **8. PLANNING COMMISSIONER REPORTS: *Commissioner reports on meetings***
25 ***attended or other matters of Planning interest.***
26

27
28 **A.** Chairman Gifford's oldest grandson graduated from Marine basic training last
29 Thursday.

30 **B.** Vice Chair Vasquez wanted an update from staff regarding the boarded-up
31 Albertson's and Wal-Mart and plans for the sites in the future. He also wanted
32 to know if a company is parking its trucks at the Albertson's parking lot, as
33 there are many trucks there at night between an O'Reilly's Auto Parts and a
34 Starbucks.

35 **C.** Commissioner Perciful (Nothing to report.)

36 **D.** Commissioner Overmyer (Nothing to report.)

37 **E.** Commissioner Crimeni announced several community events coming in
38 December.
39

40 **9. FUTURE AGENDA ITEMS:**
41

42 **A.** GPA-13-001: Proposed 2014-2021 Housing Element Update

43 **B.** Landscaping and Fencing Zoning Ordinance

44 **C.** Regent Properties – Ramona Creek SP, TTM and DEIR
45
46
47
48
49
50

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

10. ADJOURNMENT

It was unanimously agreed to adjourn the meeting at 7:39 p.m. to the regular meeting of the City of Hemet Planning Commission scheduled for **DECEMBER 17, 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
Nancy Gutierrez, Contract Planner

DATE: December 17, 2013

RE: **GENERAL PLAN AMENDMENT (GPA) NO. 13-001 (Cycle 5 2014-2021 Housing Element Update)**

DESCRIPTION: A City-initiated proposal to adopt the revised Housing Element of the Hemet General Plan updating the current Housing Element in accordance with State mandated requirements for the 2014-2021 housing element cycle, and consideration of an Addendum to the Environmental Impact Report of the Hemet General Plan regarding potential environmental impacts.

RECOMMENDATION

That the Planning Commission Adopt Planning Commission Resolution Bill No.13-022 recommending APPROVAL of General Plan Amendment No. 13-001 and associated Addendum to the General Plan Final Environmental Impact Report to the City Council.

BACKGROUND

State housing element law (Government Code Section 65580, et al) requires local jurisdictions to prepare a housing element as a component of its General Plan, and to update it in accordance with a scheduled "cycle" established by the California Department of Housing and Community Development (HCD) for each geographic region in the State. Unlike other elements of the General Plan, the housing element must be reviewed and certified by HCD in order to meet State law requirements. The City of Hemet received its 2014-2021 Housing Element update certification letter from HCD on November 19, 2013 (Attachment 2). Per statutory time requirements (120 calendar days from the statutory due date of October 15, 2013), the City Council must adopt the certified Housing Element by February 12, 2014 or HCD certification is rescinded, and the City's Housing Element will only be valid for a four year period instead of the proposed eight year period of 2014-2021.

The Planning Commission held a work study session for GPA13-001 on July 16, 2013. The City's Housing Element consultants, RBF Consulting, presented the draft 2014-2021 Housing Element update highlighting the revisions from the existing 2008-2013 Housing Element and outlining the steps and timeline for adoption. The presentation outlined the City's strategy to preserve and enhance the community's residential character, provide housing opportunities for all economic segments, and set forth policy guidance and programs related to housing issues and State law requirements. Following a public hearing, the Planning Commission moved by 5-0 vote to submit the Draft Housing Element to HCD.

In order to satisfy State HCD requirements for the submittal, the City was required to adopt various amendments to the zoning code to bring it into compliance with current State law. These zoning

amendments (ZOA13-001, ZOA13-006, and ZC13-001) were in process at the time of the Planning Commission meeting and received final adoption by the City Council on July 23, 2013 and August 13, 2013, respectively.

The Draft 2014-2021 Housing Element update was submitted to HCD for its 60-day review on October 1, 2013. HCD requested a few minor technical revisions to achieve compliance with housing element law, which are discussed later in this staff report, and subsequently issued the letter of compliance contingent upon final adoption by City Council. Adoption of the Draft 2014-2021 Housing Element update (included as Attachment 1, Exhibit A) now follows the standard approval process for a General Plan amendment.

DESCRIPTION

HCD streamlined its housing element review process by requesting that each jurisdiction submit an update to the currently adopted housing element rather than a new document. The City's 2008-2013 (Cycle 4) Housing Element was adopted by City Council with the comprehensive update to the General Plan in January 2012. It was amended to incorporate State conditional certification requirements in May 2012 and was certified by HCD in June 2012. With only a year between the City's Cycle 4 and Cycle 5 Housing Elements, the State-required updates were minimal. The Draft 2014-2021 Housing Element update, which was reviewed by the Planning Commission in July and submitted to HCD for certification, was updated as follows:

- Updated the City's housing accomplishments for the period of May 2012 to May 2013;
- Updated data regarding population, household and employment trends, characteristics of the housing stock, and projected housing needs using 2010 Census Data that was not available earlier (refer to Appendix C of the Housing Element);
- Incorporated Hemet's 2014-2021 Regional Housing Needs Assessment (RHNA) allocation, which is 604 housing units (as a comparison, the 2008-2013 RHNA was 11,243 housing units) as established by HCD and SCAG;
- Demonstrated that the RHNA could be met on existing sites within the City, therefore, no additional zone changes were required for the update;
- Evaluated potential resources, opportunities, and constraints to meeting City housing needs through 2021 acknowledging that the demise of Redevelopment in California eliminated Hemet's main source of housing funds (tax increment); and
- Updated the City's goals, policies, and programs to meet its housing needs through 2021, and to satisfy State law requirements.

After its review of the City's Draft 2014-2021 Housing Element update, HCD requested the following three revisions to achieve compliance with State housing element law and obtain HCD housing element certification. Staff considers the requested revisions to be minimal and has incorporated them into the draft document presented for Planning Commission review and approval (Attachment 1, Exhibit A):

1. Added language to section 11.4 (General Plan Consistency) stating that the City has reviewed the Housing Element for consistency with the other General Plan Elements and found that the goals, policies, and implementation measures of the Housing Element are consistent with those of the other Elements and that implementation of the Housing Element will support the

objectives of the City's other General Plan Elements in striving to meet the community's vision.

2. Added language to Program H-1d (Special Needs) clarifying that Special Housing Needs includes persons with developmental disabilities.
3. Added Program H-1e (Zoning Code Revision to Comply with State Law Regarding Emergency Shelters and Transitional and Supportive Housing) stating that within one year of City Council adoption of the 2014-2021 Housing Element update, the City will review and revise, as necessary, definitions, standards, and other provisions for emergency shelters and transitional and supportive housing in the zoning code to comply with State law. The State recently adopted new definitions for transitional and supportive housing that need to be incorporated into the City's zoning code.

ANALYSIS

GPA 13-001 is a City-initiated proposal to obtain State certification of its 2014-2021 Housing Element update. Certification is important for several reasons. First, many, if not most, federal, state, and regional grants and programs require a certified Housing Element as a prerequisite to funding – even funding that has nothing to do with housing such as parks, streets, and storm drainage improvements. Second, State legislation includes sanctions to encourage local agencies to get their Housing Elements adopted by the statutory deadlines such as requiring updates every four years instead of every eight years. Finally, non-certification leaves the City vulnerable to court action. A petitioner (e.g., environmentalist, housing advocate, or builder) may request a court hearing to determine housing element compliance with State law. If the court determines the housing element is non-compliant, judgments may include suspension of the City's authority to issue building permits for residential housing or to grant zone changes and/or variances.

Planning staff and RBF Consulting have worked closely with HCD to prepare a document that reflects Hemet's goals and vision while meeting housing element requirements. The revisions requested by HCD are primarily technical "clean-ups" due to a new State definition of transitional and supportive housing and clarification of the City's emergency shelter provisions. Rather than risk non-certification, staff agreed to incorporate the subject provisions into the Draft 2014-2021 Housing Element update, and **if** after further review they are found to be inconsistent with recent state law requirements, to process a zoning ordinance amendment to establish consistency with State housing element law.

COORDINATION AND PUBLIC REVIEW

A 10-day notice announcing the holding of a Planning Commission public hearing regarding GPA 13-001 was placed in the Press Enterprise newspaper and mailed to persons and agencies on the City's housing element interest list. Additionally, the public notice and Draft 2014-2021 Housing Element update were placed on the City website. As of the time of preparation of this staff report, no public comments had been received.

CONSISTENCY WITH ADOPTED GOALS, PLANS, AND PROGRAMS

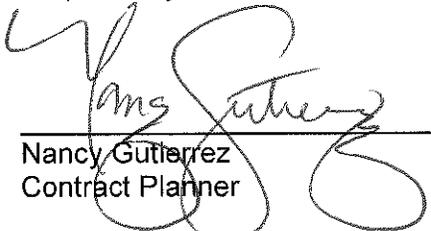
The Housing Element is Chapter 11 in the Hemet General Plan. State law allows the General Plan to be amended up to four times per year. Amendments may be made to the text and policies of the General Plan document or to the land use designation of a particular property. GPA13-001 is part of the first cycle of General Plan amendments for 2013. No other General Plan Amendments were proposed in 2013.

CEQA REVIEW AND COMPLIANCE

On January 24, 2012, the Hemet City Council adopted a Final Environmental Impact Report (FEIR) for the Comprehensive General Plan Update, which included the Cycle 4 (2008-2013) Housing Element. The proposed Housing Element (Attachment 1, Exhibit A) is for the Cycle 5 (2014-2021) planning period. The Cycle 5 Housing Element involves only minor changes and additions to the Cycle 4 document and to the environmental conditions under which it would be implemented. Following a preliminary review, the City determined that the Cycle 5 Housing Element is subject to CEQA review (Public Resources Code Sections 21000-21177) and prepared an Addendum to the General Plan FEIR (Attachment 3) to analyze the potential impacts associated with the Housing Element update and satisfy the requirements of CEQA Guidelines Section 15164, *Addendum to an EIR or Negative Declaration*.

As outlined in the General Plan FEIR and the Addendum analysis, all impacts of the Cycle 5 (2014-2021) Housing Element were fully examined in the previous EIR and mitigated to the extent discussed in that document, and the proposed changes do not require substantial changes to the prior-certified EIR, or previously adopted mitigation measures. Therefore, the preparation of an Addendum to the existing certified EIR is the appropriate CEQA document to support the City's consideration of the 2014-2021 Housing Element, as outlined in CEQA Guidelines Sections 15162 and 15164.

Prepared by:



Nancy Gutierrez
Contract Planner

Reviewed by:



Deanna Elliano
Community Development Director

ATTACHMENTS:

1. Planning Commission Resolution Bill No. 13-020 ⁰²²
 - A. Proposed 2014-2021 Housing Element Update (Chapter 11 of the Hemet General Plan)
2. Letter of certification from the California State Department of Housing and Community Development.
3. Addendum to the City of Hemet General Plan 2030 Environmental Impact Report for the Housing Element Update, Fifth Cycle, 2014-2012 Planning Period.

Attachment 1

Planning Commission
Resolution Bill No. 13-022



CITY OF HEMET
Hemet, California

PLANNING COMMISSION
RESOLUTION BILL NO. 13-022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. 13-001 UPD ATING GENERAL PLAN CHAPTER 11 (HOUSING ELEMENT) IN COMPLIANCE WITH STATE MANDATED REQUIREMENTS FOR THE 2014-2021 HOUSING ELEMENT CYCLE, AND ADOPTION OF THE ASSOCIATED ADDENDUM TO THE GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT (SCH #2010061088)

WHEREAS, on January 24, 2012, the Hemet City Council approved Resolution No. 4476 adopting a comprehensive General Plan update and certified the associated Final Environmental Impact Report (SCH #2010061088); and

WHEREAS, the Housing Element is an element (Chapter 11) of the Hemet General Plan; and

WHEREAS, California state law allows General Plans to be amended up to four times per year and the proposed amendment is part of Cycle 1 of 2013 Amendments to the Hemet General Plan; and

WHEREAS, State housing element law (Government Code Section 65580, et al) requires each local jurisdiction to update its housing element in accordance with a specified schedule; and

WHEREAS, the California Housing and Community Development Department (HCD) has the authority to review and certify the housing element updates prepared by the local jurisdictions; and

WHEREAS, HCD certified Hemet's Draft 2014-2021 Housing Element update on November 19, 2013 subject to adoption by the City Council; and

WHEREAS, it is in the City's best interest to obtain State certification of its Housing Element; and

Planning Commission Resolution Bill No. 13-022
GENERAL PLAN AMENDMENT NO. 13-001
2014-2021 Housing Element Update

1 **WHEREAS**, an addendum to the prior certified final environmental impact report
2 for the General Plan has been prepared to analyze the potential impacts associated
3 with the 2014-2021 Housing Element update; and

4 **WHEREAS**, the Planning Commission has the authority to review and make
5 recommendations to the City Council on General Plan Amendment No 13-001 and
6 associated environmental documents; and

7 **WHEREAS**, in accordance with Government Code Sections 65353, 65355 and
8 65090, on December 5, 2013 the City placed a notice of public hearing in the Press
9 Enterprise newspaper announcing the holding of a public hearing at which the General
10 Plan Amendment No.13-001 would be considered by the Planning Commission; and

11 **WHEREAS**, in accordance with Government Code Section 65353, on December
12 17, 2013, the Planning Commission held the noticed public hearing at which interested
13 persons had an opportunity to testify in support of, or opposition to, General Plan
14 Amendment No. 13-001, and at which time the Planning Commission considered
15 General Plan Amendment No. 13-001; and

16
17 **WHEREAS**, at this public hearing on December 17, 2013, the Planning
18 Commission considered, heard public comments on, and adopted Resolution 13-022
19 recommending approval to City Council.

20
21 **NOW, THEREFORE**, the Planning Commission of the City of Hemet does
22 Resolve, Determine, Find and Order as follows:

23
24 **SECTION 1: ENVIRONMENTAL FINDINGS**

25 The Planning Commission, in light of the whole record before it, including but not limited
26 to, the City's Local CEQA Guidelines and the recommendation of the Community
27 Development Director as provided in the Staff Report dated December 17, 2013, hereby
28 finds and determines as follows:

- 29
30 1. **CEQA:** The approval of this General Plan Amendment is subject to CEQA
31 review; therefore, an Addendum to the General Plan Final Environmental Impact
32 Report was prepared to analyze the potential impacts associated with the 2014-
33 2021 Housing Element update and to satisfy the requirements of CEQA
34 Guidelines Section 15164, *Addendum to an Environmental Impact Report or*
35 *Negative Declaration.*
- 36 2. **FINDING:** All impacts of the 2008-2013 Housing Element update were fully
37 examined in the Environmental Impact Report (EIR) prepared for the General
38 Plan update and certified by City Council in January 2012 and mitigated to the
39 extent discussed in that document, and the proposed changes do no required
40 substantive changes to the prior-certified EIR or previously adopted mitigation
41 measures. Therefore, the preparation of an Addendum to the existing certified

Planning Commission Resolution Bill No. 13-022
GENERAL PLAN AMENDMENT NO. 13-001
2014-2021 Housing Element Update

1 EIR is the appropriate CEQA document to support the City's consideration of the
2 2014-2021 Housing Element update, as outlined in CEQA Guidelines Sections
3 15162 and 15164.
4

5 **SECTION 2: GENERAL PLAN AMENDMENT**
6

7 The Planning Commission recommends approval of General Plan Amendment No. 13-
8 001, the 2014-2021 Housing Element Update, attached as Exhibit A to this Resolution
9 on the following grounds:

- 10 1. The proposed General Plan Amendment will not cause any internal
11 inconsistencies in the General Plan and serves to implement the policies and
12 programs contained in Chapter 11 (Housing Element.) The proposed housing
13 element update outlines the City's strategy to preserve and enhance the
14 community's residential character, provide housing opportunities for all economic
15 segments, and set forth policy guidance and programs related to housing issues
16 and State law requirements. Therefore, the proposed General Plan Chapter 11
17 (Housing Element) revisions are appropriate and consistent with the General
18 Plan 2030.
19

20 **SECTION 3: PLANNING COMMISSION ACTIONS**
21

22 The Planning Commission hereby recommends that the City Council take the following
23 action:
24

- 25 1. **Approve General Plan Amendment No. 13-001 and associated Addendum**
26 **to the General Plan Final Environmental Impact Report**, updating General
27 Plan Chapter 11 (Housing Element) in compliance with State mandated
28 requirements for the 2014-2021 housing element cycle.
29

30 **PASSED, APPROVED AND ADOPTED** this 17th day of December, 2013, by the
31 following vote:
32

33 AYES:

34 NOES:

35 ABSTAIN:

36 ABSENT:
37
38
39

40 _____
41 John Gifford, Chairman
42 Hemet Planning Commission
43

Planning Commission Resolution Bill No. 13-022
GENERAL PLAN AMENDMENT NO. 13-001
2014-2021 Housing Element Update

1 ATTEST:

2

3

4

5 _____
6 Melissa Couden, Records Secretary

Hemet Planning Commission

**Planning Commission Resolution Bill No. 13-022
GENERAL PLAN AMENDMENT NO. 13-001
2014-2021 Housing Element Update**

Page 4 of 4

Exhibit A

Proposed 2014-2021
Hemet Housing Element
(General Plan Chapter 11)



City of Hemet

2030 General Plan Housing Element



TRADITION

OPPORTUNITY

COMMUNITY

Public Review Draft



CITY OF HEMET HOUSING ELEMENT

**GENERAL PLAN 2030
FIFTH CYCLE HOUSING ELEMENT: 2014-2021
ADOPTED BY CITY COUNCIL _____
RESOLUTION NO. _____**

CERTIFIED BY HCD _____

City of Hemet
445 East Florida Avenue
Hemet, CA 92543



TABLE OF CONTENTS

CHAPTER	PAGE
11.0 Housing	11-1
11.1 Scope and Content.....	11-1
11.2 State Law Requirements.....	11-2
11.3 Public Involvement.....	11-2
11.4 General Plan Consistency.....	11-3
11.5 Community Profile	11-5
11.6 Constraints	11-5
11.6.1 Nongovernmental Constraints	11-5
11.6.2 Governmental Constraints	11-6
11.7 Housing Resources	11-6
11.7.1 Financial Resources	11-6
11.7.2 Policy Resources	11-9
11.7.3 City Organizational Resources.....	11-13
11.8 Housing Plan	11-13
11.8.1 Evaluation of Achievements	11-13
11.8.2 Quantified Objectives	11-14
11.9 Goals and Policies.....	11-15

LIST OF TABLES	PAGE
11.1 Quantified Objectives	11-14



C.	Housing Element Reference Data	
C.1	Community Profile	C-3
	Population Characteristics	C-3
	Household Characteristics	C-7
	Employment	C-12
	Special Housing Needs	C-15
	Housing Stock Characteristics	C-23
	Housing Market.....	C-28
	Housing Problems: Overcrowding and Cost Burden.....	C-32
	Affordable Housing.....	C-34
C.2	Constraints	C-37
	Nongovernmental Constraints	C-37
	Governmental Constraints	C-40
	Housing for Person with Disabilities.....	C-50
	Fees and Exactions	C-51
C.3	Residential Land Inventory	C-58
C.4	Evaluation of Achievements	C-65
C.5	Residential Designations	C-82
C.6	Community Outreach Summary	C-85



CHAPTER 11 HOUSING

The City is committed to ensuring an adequate supply of quality housing in a variety of types and prices to meet the needs of its residents and enhance its economic vitality. A mix of homes appropriate to a wide-range of income levels will facilitate both the provision of affordable housing through new construction and preservation, and the attraction and retention of a diverse employment base to support local economic development objectives.

Residential growth in Hemet will be approached in a manner that respects the City’s scenic, cultural, and historic heritage, while meeting the housing, recreation, and employment needs of its residents and businesses. Pursuing balanced growth enables the City to provide quality services to meet the long-term needs of the community.

Policies and programs in this element will ensure that as the City grows, new development will maintain or enhance the levels of public services and facilities enjoyed by current residents. The City is committed to providing safe, diverse, accessible, and well-maintained neighborhoods that instill a sense of community pride and identity. In addition to maintaining a high level of services for seniors and younger families, the City intends to create an economically sound community, boasting a diverse economy, expanded employment opportunities, and a balanced, but friendly approach to business and development. Opportunities for a variety of cultural and recreational activities will be provided for all ages.

Achieving the Vision. Hemet is committed to a vision of a diverse and sustainable community that increases housing choice for all current and future residents. This element outlines the City’s approach to achieving this vision by:

- ❖ matching housing supply with current and projected needs,
- ❖ facilitating and promoting a fair and balanced distribution of housing choices throughout the City,
- ❖ assisting in the provision of affordable housing through new construction and preservation,
- ❖ removing or mitigating governmental and other constraints to housing investment, and
- ❖ promoting fair and equal housing opportunities.

11.1 SCOPE AND CONTEXT

The housing market in California, particularly in Southern California, is extremely volatile. Market conditions, constraints, and opportunities change rapidly, necessitating periodic reassessment of our housing needs and strategies. Adjustments to implementing actions and objectives have been made in this element to ensure the City continues to move toward its



housing goals. Although other elements of the General Plan require updating less frequently, the Housing Element is required to be updated every eight years, at minimum, to satisfy the City's desire to track changes in the community and to respond to requirements of State law. This element covers planning period of October 15, 2013 through October 15, 2021.

11.2 STATE LAW REQUIREMENTS

Pursuant to State Housing Element law (Section 65580) of the Government Code, the Housing Element must contain local commitments to:

- ❖ provide sites with appropriate zoning and development standards and with services and facilities to accommodate the jurisdiction's Regional Housing Needs Assessment (RHNA) for each income level;
- ❖ assist in the development of adequate housing to meet the needs of low and moderate income households;
- ❖ address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities;
- ❖ conserve and improve the condition of the existing affordable housing stock;
- ❖ promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and
- ❖ preserve for lower income households the assisted housing developments.

The Housing Element must establish specific actions, objectives, and timelines for addressing the above requirements. The 2013-2021 Housing Element represents a revision of the City's 2006-2014 Housing Element. The revision was prepared to comply with Section 65583 of the Government Code and to address revisions of other state laws that address housing, planning, and zoning issues.

11.3 PUBLIC INVOLVEMENT

The City held a community and stakeholder workshop to discuss housing policy and the update to the Housing Element on November 15, 2012 at the Hemet Public Library from 2:30 to 4:00 pm. The meeting was advertised through a quarter-page ad in the Press-Enterprise newspaper and on the City's website. Notices were also mailed to 24 organizations working on housing issues in the community.

Workshop participants included residents, as well as representatives from organizations and agencies working in housing programs and development. A summary of the community input from the workshop is provided in Appendix C.



The Housing Element includes programs to address a number of the concerns expressed by community members and stakeholders:

- ❖ Program H-1a includes continued coordination with the Fair Housing Council of Riverside County to provide fair housing outreach, education and services.
- ❖ In Program H-1b, the City will continue to coordinate with applicable service providers such as Valley Restart to address homeless needs.
- ❖ Program H-4e addresses deteriorating conditions in mobile home parks and continues proactive surveys and inspections of mobile home parks.
- ❖ Program H-4f continues the City’s comprehensive neighborhood improvement and preservation efforts through programs like Hemet ROCS (Restoring Our Community Strategy).

11. 4 GENERAL PLAN CONSISTENCY

State law requires the Housing Element to contain a statement of “the means by which consistency will be achieved with other General Plan elements and community goals” (California Government Code, Section 65583[c] [6] [B]). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

The elements of the new General Plan most closely related to housing issues are the Land Use, Community Design, Circulation, and Community Services and Infrastructure elements. Several of the goals of these elements relate to Housing Element goals and will affect implementation of the Housing Element.

Relevant Land Use Element goals and policies include:

- ❖ **Revitalization through Infill Development** Goals, policies, and land use designations support the City’s desire to provide additional opportunities for infill development. These include providing higher densities in central areas, providing for a mix of uses that will encourage housing near employment and services, and locating new housing in areas already served by infrastructure and public services.
- ❖ **Balancing Jobs and Housing** Goals and policies support increased employment uses in or near Hemet, as well as additional support for existing businesses. The General Plan update includes policies to support high-quality jobs that will provide higher wages and better benefits to residents.



- ❖ **Encouraging Connections between Transportation Corridors and Housing** Goals and policies encourage the location of higher density housing along major transportation corridors that provide transit services as well as neighborhood commercial uses.

Relevant Community Design Element goals and policies include:

- ❖ **Creating Walkable Communities** Policies and goals emphasize creating residential areas where pedestrians are welcomed and encouraged.
- ❖ **Improving Community Safety** Goals and policies encourage utilizing safescape and defensible space design principles to improve community image, personal safety, and the use of public gathering spaces.

Relevant Circulation Element goals and policies include:

- ❖ **Maintaining the roadway network** Goals and policies guide how the roadway network is maintained so residential development is adequately served. This includes policies that direct the improvement of roads during new development, the collection of impact fees, and creative solutions to finding adequate capacity.
- ❖ **Transportation choices** Goals and policies support non-automobile transportation, emphasizing pedestrian pathways, bicycle facilities, and enhanced transit services.

Relevant Community Services and Infrastructure Element goals and policies include:

- ❖ **Schools** Goals and policies support linking the development of new schools with the needs of residents. The City will work with the school districts to enable timely planning and funding for schools.
- ❖ **Seniors and the physically disabled** Goals and policies provide for the appropriate placement of senior facilities, support affordable housing that is accessible for the disabled, and support other facilities and services for these populations. The City plans to use the Housing Element sites inventory to locate areas that would be appropriate for senior housing. Specifically, the City will seek sites that are close to public transportation, shopping, and services.
- ❖ **Facilities and Services** Goals and policies support the provision of services (water, sewer, and solid waste), facilities, and utilities for new development, adequate to serve the project sites.
- ❖ **Energy Efficiency** Goals and policies include energy conservation techniques that would use green building materials, methods, and operations. These, and other policies, are also referenced in the Energy Conservation section of the Housing Element.



The City has reviewed the Housing Element for consistency with the other General Plan Elements and found that the goals, policies, and implementation programs of the Housing Element are consistent with those of the other Elements. Implementation of the Housing Element will support the objectives of the City's other General Plan Elements in striving to meet the community's vision. Any future amendments to the Housing Element, or any other Element of the General Plan, will be reviewed for internal consistency at the time of the amendment proposal.

11.5 COMMUNITY PROFILE

The purpose of the Community Profile is to provide a comprehensive assessment of the characteristics and trends in Hemet's population, economy, and housing. Population and demographic data is key in determining housing needs, but economic trends and assessments of the local housing stock are essential in formulating predictions of how many and what kind of housing units will be in high demand in upcoming years. With Hemet's continuing evolution from a retirement community to a destination for younger families seeking affordable living, planning for housing must reflect the City's changing needs. Detailed community profile information is included in Appendix C, which includes Housing Data associated with the General Plan.

11.6 CONSTRAINTS

Governmental, market, infrastructure, and environmental factors may limit the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to lower- and moderate-income households, not readily available for households with special needs, or may cause certain types of residential construction to be economically infeasible for developers.

Private developers play a significant role in the provision of affordable housing. Nonprofit developers generally have access to a wider range of public funding to subsidize affordability than for-profit developers; however, the competition for such funding is usually tight. For-profit developers may have the financial capacity to provide affordable housing, but are generally not obligated to do so.

In recent years, recognizing that affordable housing cannot be provided by the market, local jurisdictions have created a variety of methods to facilitate and encourage the development of affordable housing. Effective methods include provision of subsidies, flexible development standards, regulatory concessions, and development agreements.

11.6.1 NONGOVERNMENTAL CONSTRAINTS

Nongovernmental constraints are those factors outside of local government control that limit the availability of housing and/or the feasibility of building affordable housing. The assessment of these constraints provides a basis for possible actions by the City to offset potential effects on housing supply and cost. However, the City has little or no control over many of the nongovernmental factors that influence the cost and availability of housing.



Nongovernmental factors such as land, construction, and financing costs and availability are described in detail in Appendix C.

11.6.2 GOVERNMENTAL CONSTRAINTS

The intent of local government regulations is to protect public health and safety, and to ensure a decent quality of life for the community. However, local policies and regulations affect the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing.

State and federal regulations also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability. Perhaps one of the greatest constraints to the production of housing affordable to lower-income households is the chronic shortage of State and federal financial assistance for such housing.

While constraints exist at other levels of government, the City has little or no control over these regulations and no ability to directly mitigate their effects on housing. The City's efforts, therefore, emphasize policies and regulations that can be mitigated by the City.

Governmental constraints include land use controls and their enforcement, site improvements, fees, exactions required of developers, and local processing and permit procedures. Land use controls may limit the amount or density of development, thus increasing the cost of housing. Building codes set specific building standards that may add material costs, limit the amount of buildable area, or otherwise constrain housing production. Governmental constraints are described in detail in Appendix C.

11.7 HOUSING RESOURCES

This section of the Housing Element deals with those social and financial resources that aid the City in providing for the housing needs of its population. The following sub-sections include additional information on financial, and policy resources that the City will rely on for this planning period. A residential land inventory and discussion of the City's ability to meet its regional housing needs allocation (RHNA) are provided in Appendix C.

11.7.1 FINANCIAL RESOURCES

This section offers a summary of funding sources which are currently used by the City, as well as additional funding sources which are potentially available to support various housing programs.

Federal Sources of Funds

The primary source of federal funding for housing in Hemet is the United States Department of Housing and Urban Development (HUD). It supports public housing units, including operating subsidies and



rehabilitation. HUD also provides Housing Choice Vouchers (formerly Section 8 certificates), a tenant-based subsidy program. Housing Choice Vouchers funding can also be used to support homeownership and project-based rental assistance.

As an entitlement city under HUD regulations, Hemet is also eligible for Community Development Block Grants (CDBG), Home Investment Partnership (HOME) funds, Emergency Solutions Grants (ESG), and Housing for People with AIDS/HIV (HOPWA).

HOME funds are used for the new construction and rehabilitation of affordable housing, covering both homeownership and rental properties. HOME funds can be used to support homeownership programs, as “gap” loans for multifamily rental development and rehabilitation. CDBG funds designated for housing primarily support rehabilitation and First Time Homebuyer programs.

Mortgage Revenue Bonds (Federal)

Tax-exempt mortgage revenue bonds can be issued by the City for housing developments that restrict a portion of their units for very-low income and low income households. The basic federal requirements are that 20 percent of the units must be restricted to very-low income households (50 percent of area median income), or 40 percent of the units restricted to households at 60 percent of area median income. The funds raised as a result of the bond sales carry below market interest rates, but these favorable terms are often not sufficient to produce a feasible mixed income development. Under these conditions, developers may couple their bond applications with Low Income Housing Tax Credits to raise the equity needed for the project’s affordability and feasibility. Bond-funded developments with tax credits may have a longer affordability period (55 years) than the 30-year regulatory term on a project with bonds alone.

Proposition 1C Funding (State)

Proposition 1C authorized about \$2.85 billion in State funding for a variety of housing programs. Potential uses of Proposition 1C funds include brownfield cleanup and infill incentives, multifamily housing programs, implementation of Transit Oriented Development (TOD), the State’s Homeowner Downpayment Assistance program, supportive housing, farmworker housing, emergency housing assistance, and programs for homeless youth.

Mortgage Credit Certificates (Federal)

The Mortgage Credit Certificate (MCC) program provides financial assistance to first time homebuyers for the purchase of new or existing single-family homes. The MCC provides qualified first time homebuyers with a federal income tax credit. Income tax credits reduce an individual's tax payment(s) by an amount equal to the credit. The MCC program can be used to increase homeownership.

Multifamily Housing Program (State)

The Multifamily Housing Program (MHP) is used to assist the new construction, rehabilitation, and preservation of permanent and transitional



rental housing for lower income households. Special allocations have been made for supportive housing with associated health and social services for low income renters with disabilities, or individuals or households that are moving from emergency shelters or transitional housing, or are at risk of homelessness. MHP funding can be used by local governments, for-profit and nonprofit corporations, limited equity housing cooperatives, and individuals to construct, rehabilitate, or preserve permanent and transitional rental housing.

Affordable Housing Innovation Program (State)

Affordable Housing Innovation Program funds the creation of pilot programs to demonstrate innovative, cost-saving approaches to creating or preserving affordable housing through grants and loans.

Building Equity and Growth in Neighborhoods (State)

Building Equity and Growth in Neighborhoods funding includes grants to local public agencies to make deferred-payment second mortgage loans to qualified buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability enhanced by local regulatory incentives or barrier reductions. These grants are used to increase homeownership among low- and moderate income residents.

HOME (Federal)

HOME provides formula grants to states and localities that communities use-often in partnership with local nonprofit groups-to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

CalHOME (State)

CalHOME funding includes grants to local public agencies and nonprofit corporations to assist individual households through deferred-payment loans, as well as direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions. These grants are used to enable low and very-low income residents to become or remain homeowners.

CalHOME Self-Help Housing Technical Assistance Allocation (State)

CalHOME Self-Help funding includes grants to local public agencies and nonprofit corporations for programs that assist low and moderate income families to build their homes with their own labor. These grants are used to increase homeownership and asset-building among low- and moderate income residents.

Emergency Housing and Assistance Program (State)

Emergency Housing and Assistance Program funding includes both operating grants and deferred loans for capital development. Grants can be used for facility operations of emergency shelters, transitional housing projects, and supported services for homeless individuals and families. Loans to local public agencies and nonprofit developers may be used for capital development activities for emergency shelters, transitional housing



and safe havens that provide shelter and supportive services for homeless individuals and families.

Predevelopment Loan Program (State)

Predevelopment Loan Program funding includes short term loans to provide capital to finance the start of low income housing projects. These loans can fund redevelopment costs of projects to construct, rehabilitate, convert or preserve assisted housing, including manufactured housing and mobile home parks.

Workforce Housing Reward Program (State)

This program provides financial incentives to cities and counties that issue building permits for new housing affordable to very-low or low income households. Grants can be used for construction or acquisition of capital assets.

Federal Tax Credits

Tax credits enable low-income housing developers to raise project equity through the sale of tax benefits to investors. Two types of federal tax credits are available: 9% credits and 4% credits. The program is administered by the California Tax Credit Allocation Committee.

11.7.2 POLICY RESOURCES

Energy Conservation

State law (Government Code Section 65583[a][7]) requires housing elements to contain an analysis of opportunities for residential energy conservation. According to HCD, the energy conservation section of a Housing Element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Housing Element policies and programs should address the environmental significance and operational benefits of employing energy conservation in the building and retrofitting of housing.

According to the U.S. Department of Energy, residential energy use accounts for about 21 percent of all energy use nationwide, although homes in the Pacific region, with its milder climate, use up to 35 percent less energy than homes in other parts of the country. Space heating and cooling account for about 43 percent of residential energy use, followed by water heating (12 percent), and lighting (11 percent). Greater energy efficiency in these three residential components would greatly contribute to an overall reduction in energy use.

Opportunities for residential energy conservation exist at all levels: the individual dwelling unit, the residential project, the neighborhood, the community, and the region. As described in this chapter, the City of Hemet has adopted or will adopt strategies, policies, and programs to address opportunities for energy conservation, including residential energy conservation, at all of these levels. Opportunities for residential energy conservation include:



- ❖ Compliance with minimum energy conservation standards for residential construction and operations (heating, cooling, cooking, refrigeration, etc.). California requires cities and counties to enforce minimum energy efficiency standards through State building code standards (Title 24 of the California Code of Regulations) and through energy efficiency standards for household appliances.
- ❖ Retrofitting of existing homes that are energy inefficient through weatherization, rehabilitation, and the replacement of older appliances.
- ❖ Energy efficient project site planning that takes maximum advantage of natural systems (sun, shade, wind) for lighting, heating, cooling, and generation of electricity.
- ❖ Neighborhood design and layout that encourage alternatives to automobile use through higher density, mixing of uses, greater connections, and street design for all types of mobility.
- ❖ Community and regional growth strategies that emphasize infill development; higher intensity and mixed-use development along transportation corridors.
- ❖ Neighborhood, community, and regional centers with a mix of employment, housing, retail, and services.
- ❖ The placement of housing for a variety of households and income levels as close as possible to job centers and services.
- ❖ Water conservation, water conserving landscaping, and stormwater management systems that reduce energy use.

The City's strategies and policies related to energy conservation are shaped by several State, regional, and local initiatives and programs. Among the most important initiatives and programs described in this chapter are:

- ❖ State building code standards for energy efficiency (Title 24);
- ❖ The State's climate change strategies focused on reductions in greenhouse gas emissions, as required by AB 32, the California Global Warming Solutions Act of 2006; and
- ❖ The City of Hemet General Plan.

State Energy Efficiency Requirements for New Construction

Title 24 of the California Code of Regulations contains California's building standards for energy efficiency. Each city and county must enforce these standards as part of its review of building plans and issuance of building permits. The standards, prepared by the California Energy Commission, were established in 1978 in response to a State legislative mandate to reduce California's energy consumption. The standards are updated periodically to consider and incorporate new energy efficiency technologies and methods. The Energy Commission estimates that California's building efficiency



standards (along with those for energy efficient appliances) have saved more than \$56 billion in electricity and natural gas costs since 1978. It is estimated the standards will save an additional \$23 billion by 2013.

California Green Building Standards Code

The 2010 California Green Building Standards Code (CALGreen) took effect January 1, 2011. CALGreen is the first statewide mandatory green building code in the nation. It sets minimum standards for all new structures as part of a broad effort to significantly reduce California's carbon emissions. The code has approximately 52 mandatory measures and an additional 130 optional provisions. The code addresses compliance verification by using the existing building code enforcement structure. Public agencies incorporate CALGreen code provisions into their building inspection procedures.

Greenhouse Gas Emissions Reduction

The California Legislature adopted the California Global Warming Solutions Act in 2006 (Assembly Bill 32) and declared that “global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California.” In adopting the act, the Legislature found that human activity is one of the leading contributors to an increase in carbon dioxide, methane, and other “greenhouse gases” (GHGs). The State has declared that these gases are leading to an increase in average global temperatures and contributing to changes in climate throughout the world. The purpose of AB 32 is to reduce GHG emissions to 1990 levels by 2020 (25 percent reduction over current levels). Executive Order S-03-05 requires further reduction of GHGs to 80 percent below 1990 levels by 2050.

AB 32 is being implemented by the California Air Resources Board and local air pollution control districts. The California Air Pollution Control Officers Association (CAPCOA), which represents local air districts, recently released a report describing ways to measure and reduce GHGs at the local level, including steps that cities and counties can take to contribute to the goals of AB 32. An important local strategy recommended by CAPCOA is the adoption of general plan policies and implementation measures that encourage energy conserving community layout and design. Many of the recommendations are relevant for residential energy conservation. Among the suggestions are:

- ❖ Promote walkability through a highly connected street system with small blocks;
- ❖ Promote mixed-use neighborhood centers and transit-oriented development;
- ❖ Reduce the amount of water used for landscaping and encourage the use of recycled water for landscaping;
- ❖ Promote the use of fuel-efficient heating and cooling equipment and other appliances;



- ❖ Encourage green building designs in both new construction and building renovation;
- ❖ Encourage building orientations and landscaping that enhance natural lighting and sun exposure;
- ❖ Encourage the expansion of neighborhood-level products and services and public transit opportunities throughout the area to reduce automobile use;
- ❖ Promote energy-efficient design features, including appropriate site orientation, use of light color, roofing, and building materials;
- ❖ Encourage the development of affordable housing throughout the community, as well as development of housing for elderly and low and moderate income households near public transportation services; and
- ❖ Ensure that a portion of future residential development is affordable to low and very-low income households.

Hemet General Plan

The City of Hemet recently updated its General Plan in 2012. The updated General Plan includes goals and policies in several elements which support energy conservation in order to comply with AB 32. Goals and policies include:

- ❖ Make use of federal, State, and utility energy conservation incentive and education programs.
- ❖ Support conversion of asphalt to green space where possible to help reduce urban heat island effects.
- ❖ Coordinate the locations of new public facilities with mass transit services to encourage alternative transportation use.
- ❖ Encourage increased use of passive solar design and day-lighting in new and rehabilitated structures, as well as new developments.
- ❖ Encourage installation and use of cogeneration facilities.
- ❖ Promote mixed-use development. The General Plan Update includes mixed-use designations, and development standards associated with these zones that seek to facilitate energy-efficient development patterns.
- ❖ The City will review its Zoning Code to ensure that provisions encourage and facilitate infill development, especially development of infill sites that might otherwise remain undeveloped or under-used due to economic or physical site constraints.



- ❖ The City will encourage more energy efficient subdivision design through standards for lot orientation to take advantage of natural solar power during the preliminary subdivision design evaluation process.

11.7.3 CITY ORGANIZATIONAL RESOURCES FOR HOUSING

Successor Agency to the Hemet Redevelopment Agency

Prior to 2012, the City of Hemet Redevelopment Agency was involved with a number of housing-related activities, including the purchase of land for new housing development, partnering with other agencies and organizations to provide financial assistance for new housing development, and providing funds for housing programs including housing rehabilitation. Much of the funds for housing-related activities were provided through a required Housing Set-Aside, an obligation of the Redevelopment Agency to provide a minimum of 20 percent of the tax increment on activities to support affordable housing.

In January 2012, the Redevelopment Agency was dissolved, consistent with State legislation (ABx1 26). As part of the dissolution process, the City Council confirmed that the City of Hemet will serve as the Successor Agency to the Hemet Redevelopment Agency. All assets, properties, and contracts were transferred to the Successor Agency. An Oversight Board has been established to assist the Successor Agency in the close out and wind down of affairs of the dissolved Redevelopment Agency. The Oversight Board is generally intended to supervise the activities of the Successor Agency. Once obligations of the former Redevelopment Agency are met, the Successor Agency will be discontinued. The Successor Agency cannot enter into any new contracts or other obligations. The Successor Agency is charged with monitoring the continued affordability of projects previously developed using Redevelopment Agency funds based on the affordability requirements of each project.

Hemet Housing Authority

The City of Hemet Housing Authority is an independent agency, separate from the City of Hemet and the former Hemet Redevelopment Agency. The Housing Authority is able to undertake a number of housing-related activities including the development of new affordable housing and administering programs to provide housing opportunities for lower and moderate income households. Prior to 2012, the Housing Authority worked alongside the Hemet Redevelopment Agency to develop new affordable housing. In the future, the Hemet Housing Authority may partner with outside organizations and agencies to implement policies and programs identified in the Housing Element.

11.8 HOUSING PLAN

11.8.1 EVALUATION OF ACHIEVEMENTS

Appendix C, Section C.3 includes a description of the City's accomplishments in implementing the existing Housing Element. State law requires that the Housing Element include:



- ❖ An evaluation of the “effectiveness of the element,” including a review of the actual results of the previous element’s goals, objectives, policies, and programs (Government Code 65588(a)(2)).
- ❖ An evaluation of “progress in implementation” of the Housing Element programs, including an analysis of the significant difference between what was projected or planned in the previous element and what was achieved (Government Code 65588(a)(3)).
- ❖ An evaluation of the “appropriateness of goals, objectives and policies” of the existing element. This includes a description of how the goals, objectives, policies, and programs of the updated element incorporate lessons learned from the results of the previous element (Government Code 65588(a)(1)).

Appendix C, Section C.3 briefly describes the programs contained within the existing element. The objective of each program is identified, and the results of each program are evaluated. Based on the results and the requirements of State law (Government Code 65583(c)(1) through 65583(c)(6)(d)), programs were continued, modified or deleted.

11.8.3 QUANTIFIED OBJECTIVES

The City anticipates achieving the objectives outlined in Table 11.1 for the RHNA planning period from January 1, 2014 through October 31, 2021.

Table 11.1
Quantified Objectives
January 1, 2014 through October 31, 2021

Objective	New Construction	Rehabilitation	Conservation
Extremely-Low Income	67	105	--
Very-Low Income	67	150	--
Low Income	96	369	158
Moderate income	112	--	--
Above-Moderate Income	262	--	--
Total	604	624¹	158²

Notes:

¹ Includes 75 loans/grants per year (20% for extremely-low income, 20% for very-low income, and 60% for low income); 5 senior ramp grants per year (all very-low income); 20 CalHOME loans (10 for very-low income and 10 for low income); Mobley Lane Apartment rehabilitation (44 low income units).

² Includes 18 units at Ability First, 65 units at Oasis Senior and 75 units at Sahara Senior.



11.9 GOALS AND POLICIES

HOUSING

This chapter contains Hemet’s housing goals, policies, and programs. Goals were developed in direct response to the observed needs for Hemet identified in the analyses conducted during the preparation of this Housing Element.

The goals of the Housing Element aim to provide: 1) equitable access to housing; 2) adequate provision of housing; 3) adequate housing sites; 4) neighborhood preservation, rehabilitation of the existing housing stock, and maintenance of affordable housing costs; and 5) reduced constraints to the provision of housing.

The broad goals of the Housing Element provide a framework for compliance with California Government Code Section 65583, which requires that the Housing Element contain a “statement of the community’s goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.”

GOAL H-1	Provide for the attainment of quality housing within a satisfying living environment for households of all socio-economic, age, and ethnic types in Hemet.
---------------------	---

POLICIES

- H-1.1:** Promote fair housing practices throughout the City.
- H-1.2:** Promote a variety of housing types to meet the special needs of persons with disabilities, elderly households, and others who may need assisted living, group home, institutional care, and other alternative residential environments.
- H-1.3:** Ensure that families with children have equal access to housing through enforcement of anti-discrimination policies and by facilitating the construction of housing to meet the needs of such families.

IMPLEMENTATION

Program H-1a:	Implement Fair Housing Laws
Program Description:	The City of Hemet actively furthers fair housing in the community. Specifically, the City will continue to contract with an appropriate agency to promote fair housing. The City will continue to refer complaints regarding fair housing and discrimination issues to the appropriate agency. At present, the City contracts with the Fair Housing Council of Riverside County for these services. The City will also advertise fair housing and



housing discrimination services in City and public buildings.

Objective: Continue to support the Fair Housing Council of Riverside County and provide referral services.

Responsible Agency: Community Investment Department; City of Hemet Housing Authority

Timeframe: Current and ongoing

Funding: CDBG funds

Program H-1b: Emergency Shelters and Homeless Facilities

Program Description: The City will continue to coordinate with the County of Riverside, Valley Restart and other applicable service providers to address the needs of homeless individuals and families. Activities may include, but are not limited to, monitoring the capacity of existing shelters within the City and coordinating outreach services with applicable providers and agencies.

Objective: Provide for the housing needs of homeless persons

Responsible Agency: Community Investment Department; City of Hemet Housing Authority

Timeframe: Ongoing

Funding: General Fund; CDBG; Riverside City and County Continuum of Care

Program H-1c: Accessibility for Persons with Disabilities

Program Description: The City will continue to enforce State requirements to include accessibility in housing and public facilities for persons with disabilities. The City will undertake the following actions:

- ❖ Encourage housing developers to include accessibility for individuals with disabilities in their project designs and ensure compliance with the accessibility requirements in the California Building Standards Code (Title 24).
- ❖ Periodically evaluate City regulations and procedures to ensure that they do not exclude participation by persons with disabilities.



- ❖ Include accessibility considerations in the preparation of the City’s capital improvement plan and the allocation of funding for capital improvements to housing and residential neighborhoods.
- ❖ Continue to administer and fund the Handicapped Ramp Program and the Senior and Disabled Home Repair Program as resources are available.
- ❖ Continue to monitor and support the Ability First Apartments – an 18-unit apartment complex for the developmentally and physically disabled.
- ❖ Continue to provide exceptions to regulatory provisions for housing for persons with disabilities through the adopted reasonable accommodation procedures.

Objective: Increase accessibility in housing for persons with disabilities.

Responsible Agency: Community Development Department, Building Division; Community Investment Department; City of Hemet Housing Authority

Timeframe: Current and ongoing implementation of State requirements and housing programs

Funding: General Fund; CDBG funds

Program H-1d: Special Housing Needs

Program Description: In implementing affordable housing programs, the City will work with housing providers to provide a range of low-cost housing options for special needs groups, including seniors, large families, female-headed households, single-parent households with children, persons with disabilities, persons with developmental disabilities, and homeless individuals and families. The City will support development of housing for special needs groups through a combination of regulatory incentives, zoning standards, housing rehabilitation, and supportive services programs described in other implementation programs. In addition, the City will seek funding under State and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, persons with developmental disabilities, and persons at-risk of homelessness.



Objective: Increase the availability of housing for special needs groups while meeting the City’s overall goals for the production of housing affordable to extremely-low, low, very-low, and moderate income households.

Responsible Agency: Community Investment Department, Housing Division; Community Development Department, Planning Division; City of Hemet Housing Authority

Timeframe: Current and ongoing.

Funding: General Fund, HOME funds, County tax allocation bonds

Program H-1e: Zoning Code Revision to Comply with State Law Regarding Emergency Shelters and Transitional and Supportive Housing

Program Description: The City will review and revise, as necessary, definitions, standards, and other provisions for emergency shelters and transitional and supportive housing in the Zoning Code to comply with State law.

To accommodate transitional and supportive housing, the City will amend its zoning code in accordance with Government Code Section 65583(a)(5) to consider transitional housing and supportive housing as a residential use of property, subject only to those development standards that apply to other residential dwellings of the same type in the same zone.

In addition, definitions for “target population”, “transitional housing” and “supportive housing” will be revised consistent with Government Code Section 65582.

The City will amend standards and provisions in Chapter 90 Article X Division 4 of the Municipal Code to comply with all statutory requirements related to emergency shelters pursuant to State law, including use separation requirements.

Objective: Accommodate the development of emergency shelters and transitional and supportive housing in compliance with State law

Responsible Agency: Community Development Department, Planning Division



HOUSING

Timeframe: Within one year of adoption of the Housing Element

Funding: General Fund

GOAL H-2 Facilitate the provision and improvement of affordable housing to meet the needs of the community.

POLICIES

H-2.1: Encourage the participation and financial commitment of private entities (both non-profit and for-profit) in attaining housing goals.

H-2.2: Encourage the provision and continued availability of a range of housing types throughout the community, including mobile homes and rental housing, for all economic segments of the community.

H-2.3: Continue to plan and facilitate the rehabilitation of lower and moderate income housing through all relevant federal, State, and county housing assistance programs, as well as local development standards.

H-2.4: Encourage supportive services for special needs populations through implementation of the City's Consolidated Plan.

IMPLEMENTATION

Program H-2a: Facilitate Development of Affordable Ownership and Rental Housing through Regulatory Incentives

Program Description: Development of affordable housing requires substantial leverage of public funds, and multiple layers of funding are often required to address the subsidies required. The City will continue to partner with public and private entities to pursue available local, State, and federal funding resources.

Currently, the City offers a number of housing programs, including HOME funds. The City will advertise the availability of these programs on the City website and at public counters through brochures.

As applicable, the City will continue to refer interested individuals to the County of Riverside for first-time homebuyer assistance through low-interest loans and/or mortgage credit certificates financed through Riverside County mortgage revenue bonds.

The City will continue to work with Riverside County in



issuing mortgage revenue bonds, tax credit, and mortgage credit certificates to finance housing construction and home purchase for low and moderate income households. Specific actions by the City will include:

- ❖ Annual meetings (or more frequent, if needed) with the County to determine the financial feasibility of City participation in new mortgage bond, tax credit, or mortgage credit certificate allocations;
- ❖ Contribution to the cost of applying for an allocation and administering the program based on the City’s share or participation in the program; and
- ❖ Distribution of information on the program to developers, lenders, the real estate industry, and homebuyers via the City’s website and at public counters.

Objective: Continue to work with housing developers and the County of Riverside to pursue various funding mechanisms.

Responsible Agency: Community Investment Department; City of Hemet Housing Authority

Timeframe: Current and ongoing

Funding: HOME funds, CDBG funds, and other State and federal opportunities as available.

Program H-2b: Participate in Regional Solutions to Housing Issues

Program Description: Continue to coordinate with the California League of Cities, Western Regional Council of Governments (WRCOG) and other applicable organizations to monitor legislation, work directly with local legislators, and propose and/or promote State and federal legislation that supports the goals and objectives of the City’s Housing Element and the needs of the community.

Objective: Support legislative activities that promote the goals and objectives of the City’s Housing Element.

Responsible Agency: City Council, City of Hemet Housing Authority; City Manager; City Staff

Timeframe: Current and ongoing



HOUSING

Funding: General Fund

Program H-2c: Provide Dedicated Staff for Coordination of the City’s Housing Programs

Program Description: Maintain staff positions as funding sources allow to oversee the development and administration of housing programs and to serve as a liaison with other agencies offering housing programs in Hemet.

Objective: Maintain program oversight and smooth coordination with other City departments and agencies providing housing programs.

Responsible Agency: Community Investment Department; City of Hemet Housing Authority

Timeframe: Current and ongoing

Funding: CDBG funds; General Fund

Program H-2d: Development Permit System Review

Program Description: To ensure that the City can accommodate its RHNA regional share of new housing construction need and its quantified objectives for the construction, conservation, and rehabilitation of housing, the City will continue to implement a permit process that:

- ❖ Includes concurrent review of multiple permit applications.
- ❖ Provides one-stop permit processing with a case manager for each permit application.
- ❖ Expedites residential development review consistent with the complexity of the project and planning/environmental issues to be resolved.

The City will annually review its development permit system to ensure effective implementation.

Objective: Continue expediting the permit process.

Responsible Agency: Community Development Department, Planning and Building Divisions; Engineering Department; Fire Department



Timeframe:	Current and ongoing
Funding:	General Fund; Development permit fees
Program H-2e:	Address Flooding Issues
Program Description:	Hemet will continue efforts to resolve flooding problems by collecting development impact fees and requiring implementation of planned flood control improvements in all affected residential projects. As part of these efforts, the City will develop and implement a master drainage plan for west Hemet, including the Salt Creek area.
Objective:	Ensure that new residential developments are protected from flooding, and improve flood protection for existing homes.
Responsible Agency:	Engineering Department
Timeframe:	Develop Master Drainage Plan for West Hemet by 2015; Ongoing improvements
Funding:	General Fund and Development Impact Fees for Drainage
Program H-2f:	Coordination for Entitlement Funding
Program Description:	The City's departments will coordinate internally on an annual basis for the use and distribution of federal entitlement programs to better integrate Housing Element policies, programs and reporting requirements with the City's Consolidated Plan.
Objective:	Interdepartmental coordination for Consolidated Plan process.
Responsible Agency:	Community Investment Department, City of Hemet Housing Authority
Timeframe:	Annually
Funding:	General Fund; CDBG; HOME



GOAL	Provide adequate sites for housing.
H-3	

POLICIES

- H-3.1:** Locate appropriate residential uses with convenient access to employment centers and services.
- H-3.2:** Plan for residential land uses that accommodate anticipated growth of new employment opportunities.
- H-3.3:** Plan for residential land uses to support development of housing affordable to all income levels.
- H-3.4:** Continue to allow the installation of manufactured housing on permanent foundations in accordance with State law requirements for factory built housing and mobile homes.
- H-3.5:** Continue to permit second units in single-family residential areas by right in accordance with State law.
- H-3.6:** Promote the inclusion of a percentage of affordable units in market-rate development projects.

IMPLEMENTATION

Program	Compliance with Regional Housing Needs Allocation
H-3a:	

Program Description: The City has a sufficient inventory of available sites to ensure capacity to accommodate the City’s 2014-2021 RHNA allocation. This includes existing zoning for sites which are adequate to accommodate the City’s allocation of 67 units affordable to extremely low income households, 67 units affordable to very-low income households, 96 units affordable to low income households, 112 units affordable to moderate income households, and 262 units affordable to above-moderate income households. The City’s existing capacity for housing, including projects in the approval process, will allow the City to meet or exceed the RHNA need. In order to implement the City’s 2006-2014 Housing Element and provide adequate sites for the City’s Cycle 4 RHNA allocation, the City rezoned a number of parcels. The City’s Cycle 5 (2014-2021) RHNA allocation is lower than the previous RHNA allocation, resulting in a surplus of available sites for residential development at all income levels. The City will continue to monitor development of current projects to meet its RHNA allocation.



Objective: Meet the 2014-2021 RHNA

Responsible Agency: Community Development Department, Planning Division; Community Investment Department; City of Hemet Housing Authority

Timeframe: 2021

Funding: General Fund

Program H-3b: Maintain Inventory of Housing Sites, Including Infill Sites

Program Description: Maintain an inventory of sites suitable for future residential development, including infill sites, that provide housing opportunities to all income levels.

The City has prepared an inventory of infill sites with residential development potential. The City will make this information available to interested nonprofit or for-profit developers.

Objective: Provide inventory of residential sites to housing developers.

Responsible Agency: Community Development Department

Timeframe: Ongoing maintenance of sites inventory

Funding: General Fund

Program H-3c: Coordinate with Annual Capital Improvement Program

Program Description: The City will annually coordinate the Capital Improvement Program (CIP) with the Housing Element objectives to ensure that facilities and infrastructure are available to accommodate housing needs.

Objective: Ensure infrastructure availability to accommodate housing needs.

Responsible Agency: Public Works Department; Engineering Department

Timeframe: Current and ongoing



HOUSING

Funding: General Fund, Development Impact Fees, State and federal infrastructure grants

Program H-3d: Encourage the Use of Density Bonuses

Program Description: To provide greater affordability in new housing development, the City shall encourage the use of density bonuses in accordance with the State Density Bonus Law and the City’s density bonus ordinance, Chapter 90, Article 6 of the Hemet Municipal Code.

The City will disseminate information to the development community about the density bonus provisions.

Objective: Encourage use of density bonuses for affordable housing

Responsible Agency: Community Development Department

Timeframe: Current and ongoing

Funding: General Fund

Program H-3e: Monitoring Potential Constraints

Program Description: The City will periodically review City regulations, procedures and fees to identify any potential constraints to the reasonable development and maintenance of housing. The City will outreach to the development community to assist in this review. If the City finds that regulations or procedures are a constraint to the provision of adequate housing, the City will examine revisions to identified requirements or policies as reasonable and necessary.

Objective: Ensure that City regulations, procedures and fees do not unreasonably constrain production and maintenance of housing

Responsible Agency: Community Development Department, Planning Division

Timeframe: Ongoing

Funding: General Fund



GOAL H-4	Preserve existing neighborhoods and rehabilitate the existing housing stock.
---------------------	---

POLICIES

- H-4.1:** Encourage the maintenance and repair of existing housing to prevent deterioration within the City.
- H-4.2:** Strive to abate substandard housing conditions.
- H-4.3:** Provide and maintain an adequate level of community facilities and municipal services in all community areas.
- H-4.4:** Improve and upgrade community facilities and municipal services where necessary and feasible.

IMPLEMENTATION

Program H-4a: Provide Rehabilitation Loans and Senior Repair Grants

Program Description: The City will continue to provide grants and loans to assist in housing rehabilitation and home repairs. The City will implement these programs according to guidelines that are reviewed and amended periodically to assure effective implementation. Forms of assistance may include:

- ❖ Loans to low-income homeowners for housing rehabilitation.
- ❖ Home repair grants for very-low income elderly and/or disabled homeowners (including mobile home owners).
- ❖ Mobile home repair loans.

Objective: Support the rehabilitation of approximately 75 single family dwellings per year through loans/grants, 5 senior homes per year through handicap ramp grants, 20 CalHOME loans for owner-occupied units, and the 44 units at the Mobley Lane Apartments.

Responsible Agency: Community Investment Department; City of Hemet Housing Authority

Timeframe: Annually

Funding: CDBG funds, HOME funds, CalHOME funds, other State and federal funds as appropriate.



Program H-4b: Maintain Cooperative Relationships with Other Public and Private Nonprofit Organizations

Program Description: The City of Hemet will continue to seek cooperative relationships with other public or private organizations to more effectively leverage financial resources and staff capabilities in delivering home repair and housing rehabilitation programs. Continue existing agreements with the Riverside County Housing Authority, and identify one or more agencies or organizations with organizational and financial capacity to operate home repair and/or housing rehabilitation programs in Hemet.

Objective: Deliver home repair and rehabilitation programs through cooperation with other public and private nonprofit organizations.

Responsible Agency: City of Hemet Community Investment Department

Timeframe: Current and ongoing

Funding: General Fund, CDBG

Program H-4c: Rental Registration and Inspection Program

Program Description: The City will evaluate the feasibility and appropriateness of developing a rental registration and inspection program. This program would provide for periodic survey and inspection of rental units within the City to proactively identify and address substandard housing conditions.

Objective: Evaluate developing a rental registration and inspection program.

Responsible Agency: Community Development Department

Timeframe: Evaluate program development by 2014

Funding: General Fund



Program H-4d: Use Tax Exemptions to Encourage Maintenance of Rental Housing

Program Description: The City will work with the Franchise Tax Board to enforce the provisions of the California Revenue and Tax Code prohibiting owners of substandard rental housing from claiming depreciation, amortization, mortgage interest, and property tax deductions on State income tax. The City will develop procedures to guide enforcement of these provisions.

Objective: Improve condition of rental housing by preventing owners of rental housing from claiming tax benefits from substandard units.

Responsible Agency: Community Development Department, Code Enforcement and Building Divisions

Timeframe: Develop guidelines by 2015

Funding: General Fund

Program H-4e: Health and Safety Inspections of Mobile Home Parks

Program Description: The City will continue to be proactive in surveying and inspecting mobile home parks to identify issues affecting habitability. Based on the surveys, the City will conduct building and code enforcement inspections, and require specific improvements in park conditions based on inspection results. The purpose of the study will be to target mobile home parks with the most serious problems while preventing the deterioration of parks currently in sound condition, in accordance with Title 25.

Objective: Conduct approximately 6 mobile home park inspections per year based on the survey and inspection schedule. Require specific improvements to address deficiencies identified in inspections to improve park conditions.

Responsible Agency: Community Development Department, Code Enforcement and Building Divisions; Fire Department

Timeframe: Annually

Funding: General Fund, CDBG, other State funding programs



HOUSING

Program H-4f:	Neighborhood Preservation
Program Description:	The City will continue comprehensive neighborhood improvement and preservation efforts that combine community policing, social and supportive services, infrastructure and other public improvements, and code enforcement activities in targeting neighborhoods with high concentrations of substandard property conditions, crime, and other problems. The City is currently coordinating these efforts through the Hemet Restoring Our Community Strategy (ROCS).
Objective:	Neighborhood preservation and improvement
Responsible Agency:	Community Development Department, Code Enforcement Division; Police Department; Fire Department
Timeframe:	Current and ongoing
Funding:	General Fund, CDBG and other State and federal funding sources as available

GOAL H-5	Preserve affordable housing opportunities.
-----------------	---

POLICIES

- H-5.1:** Preserve the affordability of existing assisted housing units through rehabilitation and/or acquisition and management by entities dedicated to maintaining the affordability of these units.
- H-5.2:** Enforce energy efficiency standards in new construction and increase energy efficiency in older neighborhoods.
- H-5.3:** Promote compact, mixed-use development patterns that use land efficiently, reduce pollution and increase energy and resource efficiency.

IMPLEMENTATION

Program H-5a:	Improve Residential Energy Efficiency
Program Description:	Through the General Plan, the City has adopted goals and policies to reduce Greenhouse Gas (GHG) emissions in accordance with AB 32. Many of these GHG emission reduction measures will increase energy efficiency. Specific actions include:



- ❖ Enforcement of State energy conservation standards (Title 24) in new residential construction;
- ❖ Inclusion of energy efficient home improvements and modifications in the City’s home repair and housing rehabilitation programs;
- ❖ Coordination with Southern California Edison (SCE) to encourage participation in the Customer Assistance Program for low-income, senior citizens, permanently handicapped, and non-English speaking customers to control their energy use;
- ❖ Distribution of public information on methods of achieving energy conservation in residential design, construction, and rehabilitation via the City’s website and brochures at the public counter, and;
- ❖ Implementation of General Plan policies and zoning standards for energy conservation in project design, including:
 - ◆ Promote mixed-use development in its updated General Plan. Development standards associated with these mixed-use areas seek to facilitate energy-efficient development patterns.
 - ◆ Encourage more energy efficient subdivision design through standards for lot orientation to take advantage of natural solar power, light, and heating and cooling during the preliminary subdivision design evaluation process.
 - ◆ Support conversion of asphalt to green space to help reduce urban heat island effects.
 - ◆ Coordinate the locations of new public facilities, higher density housing, and employment centers with public transit services to encourage alternative transportation use.
 - ◆ Advertise federal, State, and utility energy conservation incentive and education programs via the City’s website and public counter brochures.

Objective: Increase energy efficiency of new and existing housing

Responsible Agency: Community Development Department, Planning and Building Divisions; Engineering Department; Public Works Department



HOUSING

Timeframe: Continue ongoing implementation of existing programs

Funding: General Fund, State and federal grant programs

Program H-5b: Preserve Existing Assisted Units

Program Description: The City of Hemet will continue to monitor and coordinate with the owners and management of Oasis Senior Villa, Oasis Senior and Ability First (housing for low-income persons with disabilities) to ensure preservation of the rental housing units as affordable housing for low-income households.

Objective: Preserve 158 units of housing affordable to lower income households.

Responsible Agency: Successor Agency; Community Investment Department, Housing Division

Timeframe: Ongoing

Funding: Successor Agency Administration Budget

Program H-5c: Riverside County Housing Choice Vouchers

Program Description: The Riverside County Housing Authority administers the Housing Choice Voucher Program for the City of Hemet. The program extends rental subsidies to very-low income households that cannot afford the cost of rental housing without assuming a cost burden. Vouchers pay the difference between the current fair-market rent established by HUD and what a tenant can afford to pay.

Objective: Continue to report potential fraudulent use vouchers, substandard housing conditions, and other concerns to the Riverside County Housing Authority.

Responsible Agency: Riverside County Housing Authority

Timeframe: As needed

Funding: County of Riverside; HUD

Program H-5d: Evaluate Development Impact Fees

Program Description: Pursuant to the requirements of AB 1600, the City will annually evaluate development impact fees to ensure that such fees are the minimum necessary to cover actual costs; update and implement the General Plan; and to



ensure protection of the public health, safety, and welfare.

Objective: Ensure that development impact fees are no higher than they must be to cover costs.

Responsible Agency: Community Development Department, Engineering Department, Finance Department

Timeframe: As needed

Funding: General Fund

Program H-5e: Mobile Home Rent Review Commission

Program Description: The City shall continue to meet the provisions of Hemet Municipal Code Chapter 2 (Administration), Article IV (Boards, Commissions, and Committees), Division 3 (Mobile Home Rent Review Commission) regarding rent increases at mobile home parks.

Objective: Maintain a process to conduct hearings on mobile rent issues.

Responsible Agency: City Manager; Community Investment Department

Timeframe: Current and ongoing

Funding: Application fees; General Fund

**APPENDIX C:
HOUSING ELEMENT REFERENCE DATA**



Sahara Affordable Senior Apartments



C.1 COMMUNITY PROFILE

The purpose of the Community Profile is to provide a comprehensive assessment of the characteristics and trends in Hemet’s population, economy, and housing. Population and demographic data is key in determining housing needs, but economic trends and assessments of the local housing stock are essential in formulating predictions of how many and what kind of housing units will be in high demand in upcoming years. With Hemet’s continuing evolution from a retirement community to a destination for young families seeking affordable living, planning for housing must reflect the City’s changing needs.

POPULATION CHARACTERISTICS

Hemet’s population increased from 58,812 people in 2000 to 78,657 people in 2010, an increase of 33.7 percent. This follows steady increases of 17 percent or more every five years since 1980 (**Table H-1**). When compared with other nearby cities in 2010, Hemet had more people than Perris (68,386), San Jacinto (44,199), and Lake Elsinore (51,821), and fewer than Moreno Valley (193,365) and Temecula (100,097). As of January 2013, the California Department of Finance estimates that Hemet’s population ranks 9th among Riverside County’s 28 incorporated cities. The Southern California Association of Governments (SCAG) forecasts that Hemet’s population will continue to grow through at least 2035 (**Table H-2**). They expect Hemet’s population to exceed 83,000 persons by 2020 and continue to grow through 2035, more than doubling Hemet’s 2000 Census count by that date. A lack of land elsewhere in Southern California necessitates that growth occur in the Inland Empire. SCAG expects other area cities and Riverside County as a whole to continue to see gains in their population. It should be noted that, by their nature, population forecast figures are estimates. Nevertheless, the City of Hemet should be prepared for a large influx of new residents in coming years.

**Table H-1
Population Change: 1980-2010**

City/County	1980	1985	1990	1995	2000	2010
Hemet	22,454	28,400	36,094	50,100	58,812	78,657
<i>Percent Increase*</i>	<i>N/A</i>	<i>26.5%</i>	<i>27.1%</i>	<i>38.8%</i>	<i>17.4%</i>	<i>33.7%</i>
Lake Elsinore	5,982	10,450	18,316	23,850	28,928	51,821
<i>Percent Increase</i>	<i>N/A</i>	<i>74.7%</i>	<i>75.3%</i>	<i>30.2%</i>	<i>21.3%</i>	<i>79.1%</i>
Moreno Valley	N/A	58,300	118,779	132,700	142,381	193,365
<i>Percent Increase</i>	<i>N/A</i>	<i>N/A</i>	<i>103.7%</i>	<i>11.7%</i>	<i>7.3%</i>	<i>35.8%</i>
Perris	6,827	10,150	21,500	32,050	36,189	68,386
<i>Percent Increase</i>	<i>N/A</i>	<i>48.7%</i>	<i>111.8%</i>	<i>49.1%</i>	<i>12.9%</i>	<i>89.0%</i>
San Jacinto	7,098	10,150	16,210	22,250	23,779	44,199
<i>Percent Increase</i>	<i>N/A</i>	<i>43.0%</i>	<i>59.7%</i>	<i>37.3%</i>	<i>6.9%</i>	<i>85.9%</i>
Temecula	N/A	N/A	27,099	40,850	57,716	100,097
<i>Percent Increase</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>50.7%</i>	<i>41.3%</i>	<i>73.4%</i>
Riverside County	663,199	815,100	1,170,413	1,365,500	1,545,387	2,189,641
<i>Percent Increase</i>	<i>N/A</i>	<i>22.9%</i>	<i>43.6%</i>	<i>16.7%</i>	<i>13.2%</i>	<i>41.7%</i>

*Percent increase is between the two adjacent columns such as percent increase from 1980 to 1985, 1985 to 1990, 1990 to 1995, 1995 to 2000, and 2000 to 2010.

Sources: California Department of Finance, E-4 Population Estimates, 1980; E-4 Population Estimates, 1990; E-5 City/County Population and Housing Estimates, 2000, US Census Bureau 2010, DP-1.



**Table H-2
Population Estimates and Forecasts: 2005-2035**

City	2005	2008	2020	2035	Increase 2005-2035
Hemet	68,589	76,400	83,400	110,300	41,711
					60.81%
Lake Elsinore	39,856	50,200	70,500	93,800	53,944
					135.35%
Moreno Valley	171,416	187,400	213,700	255,200	83,784
					48.88%
Perris	46,265	65,900	82,000	114,000	67,735
					146.41%
San Jacinto	30,008	42,600	50,300	99,100	69,092
					230.25%
Temecula	92,382	95,100	109,800	118,900	26,518
					28.70%
Riverside County	1,931,332	2,128,000	2,592,000	3,324,000	1,392,668
					72.11%

Source: Southern California Association of Governments, Adopted 2012 RTP Growth Forecast; California Department of Finance, E-5 City/County Population and Housing Estimates, 2005.

Age Characteristics

Though a variety of factors influence an individual’s or family’s choice of home, age characteristics can help identify a community’s housing needs. Typically, young adults (18-34) tend to seek lower-cost housing such as apartments or smaller houses due to their more modest incomes compared to older, higher income-earning adults. They are often single or may be just starting families. Persons between the ages of 35 and 54 often have more and older children, and may have acquired the means to purchase larger houses. Seniors with fixed or limited incomes looking to save on expenses and maintenance may prefer a smaller, one-story unit or mobile home. Also, finances, family size, and ability to perform maintenance tasks may follow trends with age, but differ with each household. Ultimately one’s choice of housing depends on preference, financial situation, and market availability.

Much of Hemet’s character has been shaped by its status as a retirement community. More young families have been moving in to Hemet in recent years, however, and the average age has been decreasing. Still, the population in Hemet is older than in Riverside County as a whole.

As seen in **Table H-3**, nearly a fourth (22 percent) of the City’s residents in 2010 were aged 65 or above, and its median age is 39 years. By contrast, within Riverside County as a whole, only 11 percent of the population was aged 65 or above, and the median age (33.7 years) was more than 5 years younger. Most other nearby cities have median ages below or comparable to the County median.

APPENDIX C: HOUSING DATA



**Table H-3
Age Profile: 2010**

Total	Hemet		Lake Elsinore		Moreno Valley		Perris		San Jacinto		Temecula		Riverside County	
	78,657		51,821		193,365		68,386		44,199		100,097		2,189,641	
Under 5 years	5,692	7.24%	4,748	9.16%	16,175	8.37%	6,836	10.00%	3,902	8.83%	7,053	7.05%	162,438	7.42%
5 to 19 years	16,713	21.25%	13,920	26.86%	53,711	27.78%	21,061	30.80%	12,105	27.39%	26,643	26.62%	531,834	24.29%
20 to 24 years	4,749	6.04%	3,583	6.91%	16,173	8.36%	5,342	7.81%	2,884	6.53%	6,311	6.30%	154,572	7.06%
25 to 34 years	8,882	11.29%	7,761	14.98%	27,967	14.46%	10,190	14.90%	6,139	13.89%	12,003	11.99%	282,429	12.90%
35 to 44 years	8,441	10.73%	7,970	15.38%	25,759	13.32%	9,898	14.47%	5,746	13.00%	15,866	15.85%	293,305	13.40%
45 to 54 years	8,485	10.79%	6,758	13.04%	25,044	12.95%	7,571	11.07%	5,148	11.65%	15,686	15.67%	292,738	13.37%
55 to 64 years	8,291	10.54%	4,116	7.94%	16,402	8.48%	4,140	6.05%	3,607	8.16%	8,730	8.72%	213,739	9.76%
65 to 74 years	7,682	9.77%	1,842	3.55%	7,465	3.86%	2,060	3.01%	2,470	5.59%	4,482	4.48%	140,598	6.42%
75 to 84 years	6,388	8.12%	854	1.65%	3,586	1.85%	968	1.42%	1,609	3.64%	2,569	2.57%	85,796	3.92%
85 years and over	3,334	4.24%	269	0.52%	1,083	0.56%	320	0.47%	589	1.33%	754	0.75%	32,192	1.47%
Median Age	39		29.8		28.6		25.9		30.3		33.4		33.7	

Source: U.S. Census Bureau 2010, DP-1.

Hemet's age composition changed significantly between the 2000 and 2010 Censuses (**Table H-4**). The proportion of residents over the age of 65 decreased from 33 percent to 22 percent. Over the same period, a dramatic increase in the number of school-age children occurred, from 10,661 in 2000 to 16,713 in 2010. Between 2000 and 2010, increases in population have occurred across every age category except for those over the age of 75. Underscoring the changes in Hemet since its days as a retirement community, though, the smallest increase occurred among those from ages 65 to 74.



Table H-4
Age Profile Change: 2000-2010

Age Range	2000		2010		Difference 2000-2010	
	Number	Percent	Number	Percent	Number	Percent
Under 5 years	3,843	6.53%	5,692	7.24%	1,849	48.11%
5 to 19 years	10,661	18.13%	16,713	21.25%	6,052	56.77%
20 to 24 years	2,978	5.06%	4,749	6.04%	1,771	59.47%
25 to 34 years	5,983	10.17%	8,882	11.29%	2,899	48.45%
35 to 44 years	6,142	10.44%	8,441	10.73%	2,299	37.43%
45 to 54 years	5,039	8.57%	8,485	10.79%	3,446	68.39%
55 to 64 years	4,719	8.02%	8,291	10.54%	3,572	75.69%
65 to 74 years	7,550	12.84%	7,682	9.77%	132	1.75%
75 to 84 years	8,403	14.29%	6,388	8.12%	-2,015	-23.98%
85 years and over	3,494	5.94%	3,334	4.24%	-160	-4.58%
Total population	58,812	100%	78,657	100%	19,845	33.74%

Source: U.S. Census Bureau 2000 and 2010, DP-1.

Race/Ethnicity Characteristics

Different racial and ethnic groups often have different household characteristics and cultural backgrounds, which may affect their housing needs and preferences.

Data from the U.S. Census shows that the largest share of Hemet's population is non-Hispanic White—just above 50 percent (**Table H-5**). By comparison, only 40 percent of the total County population was White in 2010. The second largest group in Hemet in 2010 was Hispanic or Latino (about 35 percent). Throughout Riverside County, Hispanics comprised about 45 percent of the overall population in 2010. While Hemet remains more predominately White and non-Hispanic compared to the rest of Riverside County, the ethnic composition of the City is changing. The Census shows an increase in the number of Hispanic residents in Hemet from 2000 to 2010 amounting to more than 70 percent of the total increase in Hemet's population. This results in an increase of the Hispanic percentage of Hemet's population from 23 to over 35 percent. Over the same period, the number of White residents decreased. African American and Asian or Pacific Islander residents also increased. As a proportion of Hemet's population, these changes result in a decrease in the White population from 70 percent to less than 52 percent, and proportional increases for the African American, Asian and Pacific Islander, and Native American racial or ethnic groups (**Table H-6**).



**Table H-5
Ethnic Distribution: 2010**

	Hemet		Lake Elsinore		Moreno Valley		Perris		San Jacinto		Temecula		Riverside County	
Total	78,657		51,821		193,365		68,386		44,199		100,097		2,189,641	
Non-Hispanic White	40,723	51.77%	19,604	37.83%	36,573	18.91%	7,499	10.97%	15,508	35.09%	57,246	57.19%	869,068	39.69%
Hispanic or Latino	28,150	35.79%	25,073	48.38%	105,169	54.39%	49,079	71.77%	23,109	52.28%	24,727	24.70%	995,257	45.45%
African American	5,049	6.42%	2,738	5.28%	34,889	18.04%	8,307	12.15%	2,928	6.62%	4,132	4.13%	140,543	6.42%
Asian and Pacific	2,636	3.35%	3170	6.12%	12,984	6.71%	2,747	4.02%	1465	3.31%	10,133	10.12%	137,342	6.27%
Native American	1,223	1.55%	483	0.93%	1,721	0.89%	589	0.86%	812	1.84%	1079	1.08%	23,710	1.08%
Other	876	1.11%	753	1.45%	2,029	1.05%	165	0.24%	377	0.85%	2,780	2.78%	23,721	1.08%

Source: U.S. Census Bureau 2010, DP-1.

**Table H-6
Change in Ethnic Distribution: 2000-2010**

Ethnicity	2000		2010		2000-2010
	Population	Percent	Population	Percent	Change
Non-Hispanic White	41,345	70.30%	40,723	51.77%	-622
Hispanic	13,585	23.10%	28,150	35.79%	14,565
African American	1,407	2.40%	5,049	6.42%	3,642
Asian & Pacific	906	1.50%	2,636	3.35%	1,730
Native American	447	0.80%	1,223.00	1.55%	776
Other	1,122	1.90%	876	1.11%	-246
Total	58,812	100%	78,657	100%	19,845

Sources: US Census Bureau 2000 and 2010, DP-1.

HOUSEHOLD CHARACTERISTICS

In 2010, Hemet had a total of 30,092 households. Approximately 62 percent (18,580) were owner households and approximately 38 percent were renter households. Also in 2010, Hemet had a much larger share of its population living in single-person households (30 percent) than other nearby cities (8 to 18 percent). The City has a higher percentage of married couples without minor children at home (26 percent, compared to a range of 19 to 28 percent). Hemet had a much smaller share of married couples with children, about 17 percent, less than half of the figure for Perris. The City's share of single-parent households with children was also lower than in other area cities and close to County as a whole. (Table H-7).



Table H-7
Household Characteristics: 2010

Type of Household	Hemet	Lake Elsinore	Moreno Valley	Perris	San Jacinto	Temecula	Riverside County
Single Persons	30.3%	13.2%	11.8%	8.8%	18.7%	13.8%	19.3%
Married with Children	17.3%	35.8%	31.4%	40.3%	29.4%	36.6%	27.0%
Married, no Children	26.5%	23.3%	24.8%	19.4%	23.5%	27.9%	27.8%
Male Householder with Children	3.0%	4.5%	4.3%	5.1%	3.8%	2.8%	3.2%
Male Householder, no Children	2.4%	3.3%	3.8%	3.7%	3.1%	2.2%	3.0%
Female Householder with Children	8.0%	8.4%	11.0%	11.8%	9.3%	7.3%	7.3%
Female Householder, no Children	6.4%	5.6%	8.4%	7.3%	6.8%	4.5%	6.0%
Nonfamily Groups	36.4%	19.1%	16.3%	12.3%	24.1%	18.7%	25.6%
Total Households	30,092	14,788	51,592	16,365	13,152	31,781	686,260
<i>Average Household Size</i>	<i>2.59</i>	<i>3.48</i>	<i>3.74</i>	<i>4.16</i>	<i>3.34</i>	<i>3.15</i>	<i>3.14</i>

Source: U.S. Census Bureau 2010, DP-1.

The average household size in Hemet (2.59 persons per household) is significantly lower than in Riverside County as a whole (3.14 persons per household). This is reflective of the high number of seniors in Hemet living alone or as couples without children. **Table H-8** shows that in Hemet, the largest percentage of the family households consist of only two persons (43 percent), compared with 31 percent in Riverside County. In Hemet, 83 percent of nonfamily households consist of single persons, more than the 75 percent in Riverside County. Both family and nonfamily households are relatively small in Hemet, and assessments of housing need must take this into account. This indicates a need for smaller one to two bedroom units. As described in the next section, 44 percent of households earn less than \$24,999 per year. There is a need for affordable smaller units for single-person and two-person family households.



Table H-8 Household Size: 2010				
Household Size	Riverside County		City of Hemet	
	<i>Households</i>	<i>Percent</i>	<i>Households</i>	<i>Percent</i>
Family Households, total	510,241	100.00%	19,146	100.00%
2 Persons	160,534	31.46%	8,156	42.60%
3 Persons	99,313	19.46%	3,508	18.32%
4 Persons	106,418	20.86%	3,316	17.32%
5 Persons	70,685	13.85%	2,191	11.44%
6 Persons	36,859	7.22%	1,032	5.39%
7 or more Persons	36,432	7.14%	943	4.93%
<hr/>				
Nonfamily Households, total	176,019	100.00%	10,946	100.00%
1 Person	132,494	75.27%	9,119	83.31%
2 Persons	33,915	19.27%	1,524	13.92%
3 Persons	5,328	3.03%	184	1.68%
4 Persons	2,413	1.37%	62	0.57%
5 Persons	1,018	0.58%	36	0.33%
6 Persons	478	0.27%	9	0.08%
7 or more Persons	373	0.21%	12	0.11%
<hr/>				
Total Households	686,260		30,092	
<i>Average Household Size</i>	<i>2.59</i>		<i>3.14</i>	

Source: U.S. Census Bureau 2010, P28.

Household Income

Hemet’s large retirement communities have made the City historically less affluent than Riverside County. In 2011, Hemet’s mean household income was \$45,447 and the City’s per capita income was \$17,851 (Table H-9). Each of these was below the equivalent income measures for Riverside County.

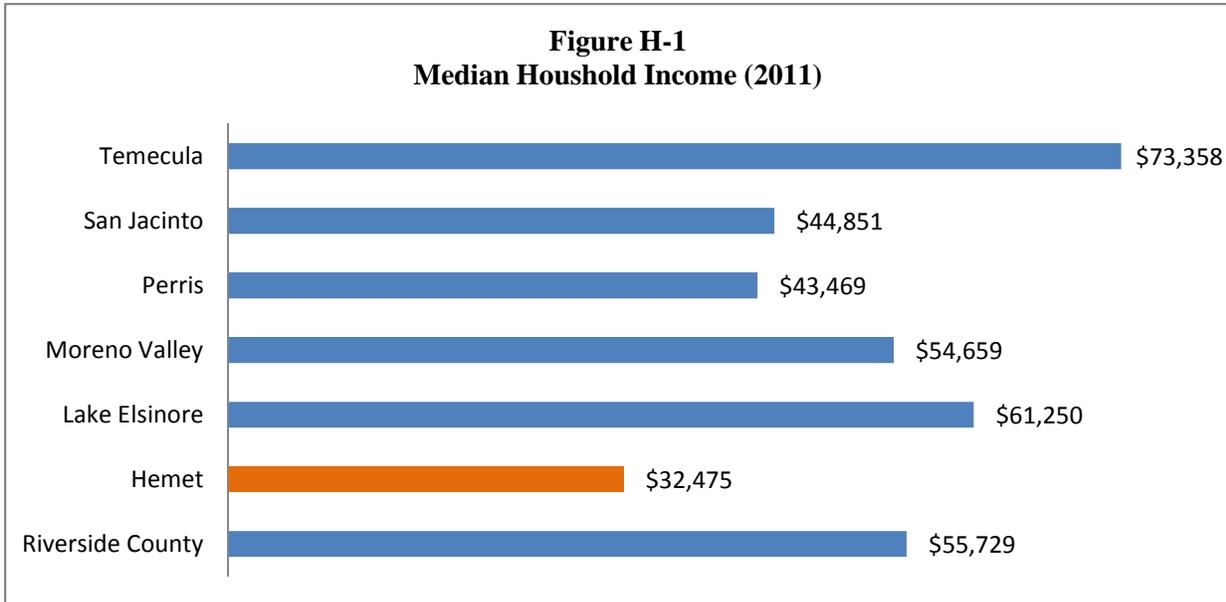
In 2011, as measured in the US Census Bureau’s American Community Survey, Hemet’s median income of \$32,475 fell below that of other nearby cities (Figure H-1).



**Table H-9
Household Income Distribution: 2011**

Income Range in 2011	Hemet		Riverside County	
	Households	Percent	Households	Percent
Less than \$10,000	3,556	11.00%	40,897	5.97%
\$10,000 to \$14,999	3,908	12.09%	38,198	5.58%
\$15,000 to \$24,999	6,743	20.87%	77,539	11.32%
\$25,000 to \$34,999	4,848	15.00%	70,391	10.28%
\$35,000 to \$49,999	4,356	13.48%	97,247	14.20%
\$50,000 to \$74,999	4,157	12.86%	123,697	18.06%
\$75,000 to \$99,999	2,320	7.18%	85,421	12.47%
\$100,000 to \$149,999	1,692	5.24%	91,562	13.37%
\$150,000 to \$199,999	277	0.86%	35,407	5.17%
\$200,000 or more	457	1.41%	24,435	3.57%
Total Households	32,314	100.00%	684,794	100.00%
Median Household Income	\$32,475		\$52,883	
<i>Mean Household Income</i>	<i>\$45,447</i>		<i>\$72,368</i>	
<i>Per capita income</i>	<i>\$17,851</i>		<i>\$22,359</i>	

Source: 2011 American Community Survey, DP03.



Source: 2011 American Community Survey, DP03.



Income by Household Type and Tenure

Table H-10 presents a profile of different household types in Hemet and their income distribution by category. This data is provided by the Federal Department of Housing and Urban Development (HUD) based on income categories that are consistent with those established by the California Department of Housing and Community Development (HCD) and are used throughout this Element to discuss housing affordability. **Table H-10** is divided by tenure (i.e., whether a household owns or rents its home) and shows that owners are much more likely to have higher incomes than renters. Small or large families who own their homes, in particular, are more likely to have higher incomes. More than half of the elderly owners, however, are in the lower income categories. These householders may be on fixed incomes, but may have paid off their mortgages or are living in mobile homes. Renters of all different household types are fairly evenly divided among the four income categories.

**Table H-10
Income Levels by Household Type and Tenure: 2005-2009**

Household Type	Percent of Household Type at Income Level				
	Elderly	Small Families	Large Families	Other	Total
Renters					Total Renters
Extremely Low Income < 30% MFI	29%	45%	4%	22%	25%
Very Low Income >30% <50% MFI	37%	30%	14%	19%	25%
Low Income >50% <80% MFI	27%	39%	17%	16%	21%
Moderate to Upper Income >80% MFI	16%	37%	13%	35%	29%
Owners					Total Owners
Extremely Low Income < 30% MFI	62%	19%	3%	16%	12%
Very Low Income >30% <50% MFI	74%	11%	4%	10%	18%
Low Income >50% <80% MFI	64%	18%	13%	5%	22%
Moderate to Upper Income >80% MFI	38%	42%	14%	7%	48%

Source: HUD CHAS Data based on 2005-2009 ACS.

Table H-11 further illustrates the differences in income levels between households in the City of Hemet and Riverside County. In the 2011 American Community Survey, the median household income for both renters and homeowners was lower in Hemet than in the County as a whole. The difference in income levels among homeowners, however, was greater than the difference for renter households. In 2011, the median household income for households in owner-occupied units in Riverside County was \$65,474, about 50 percent higher than the median income of a Hemet homeowner at \$32,923. For renters, however, the Riverside County income figure is less than 32 percent greater than the Hemet figure. Another way of framing the data would be to say that in the County, homeowners earned 47 percent more income than renters, while in Hemet, homeowners earned only 29 percent more than renters. This may reflect a high number of homeowners in Hemet who may be seniors on limited incomes.



Table H-11
Income Levels by Tenure - City of Hemet, County of Riverside: 2011

2011 Household Income	Riverside County	Percent	Hemet	Percent
Owner Occupied Total	451,415		19,066	
Less than \$5,000	7,896	1.7%	289	1.5%
\$5,000 to \$9,999	7,775	1.7%	769	4.0%
\$10,000 to \$14,999	16,141	3.6%	1,990	10.4%
\$15,000 to \$19,999	18,557	4.1%	1,981	10.4%
\$20,000 to \$24,999	20,511	4.5%	2,150	11.3%
\$25,000 to \$34,999	38,613	8.6%	3,149	16.5%
\$35,000 to \$49,999	62,711	13.9%	2,813	14.8%
\$50,000 to \$74,999	84,896	18.8%	2,361	12.4%
\$75,000 to \$99,999	65,115	14.4%	1,570	8.2%
\$100,000 to \$149,999	74,705	16.5%	1,387	7.3%
\$150,000 or more	54,495	12.1%	607	3.2%
<i>Median Household income</i>	<i>\$65,474</i>		<i>\$32,923</i>	
Renter Occupied Total	233,379		13,248	
Less than \$5,000	11,631	5.0%	1,299	9.8%
\$5,000 to \$9,999	13,595	5.8%	1,199	9.1%
\$10,000 to \$14,999	22,057	9.5%	1,918	14.5%
\$15,000 to \$19,999	19,091	8.2%	1,152	8.7%
\$20,000 to \$24,999	19,380	8.3%	1,460	11.0%
\$25,000 to \$34,999	31,778	13.6%	1,699	12.8%
\$35,000 to \$49,999	34,536	14.8%	1,543	11.6%
\$50,000 to \$74,999	38,801	16.6%	1,796	13.6%
\$75,000 to \$99,999	20,306	8.7%	750	5.7%
\$100,000 to \$149,999	16,857	7.2%	305	2.3%
\$150,000 or more	5,347	2.3%	127	1.0%
<i>Median Household income</i>	<i>\$34,718</i>		<i>\$23,444</i>	
Total Occupied Housing Units	684,794		32,314	
<i>Median Household income</i>	<i>\$52,883</i>		<i>\$29,679</i>	

Source: 2011 American Community Survey, B25118 and B25119.

EMPLOYMENT

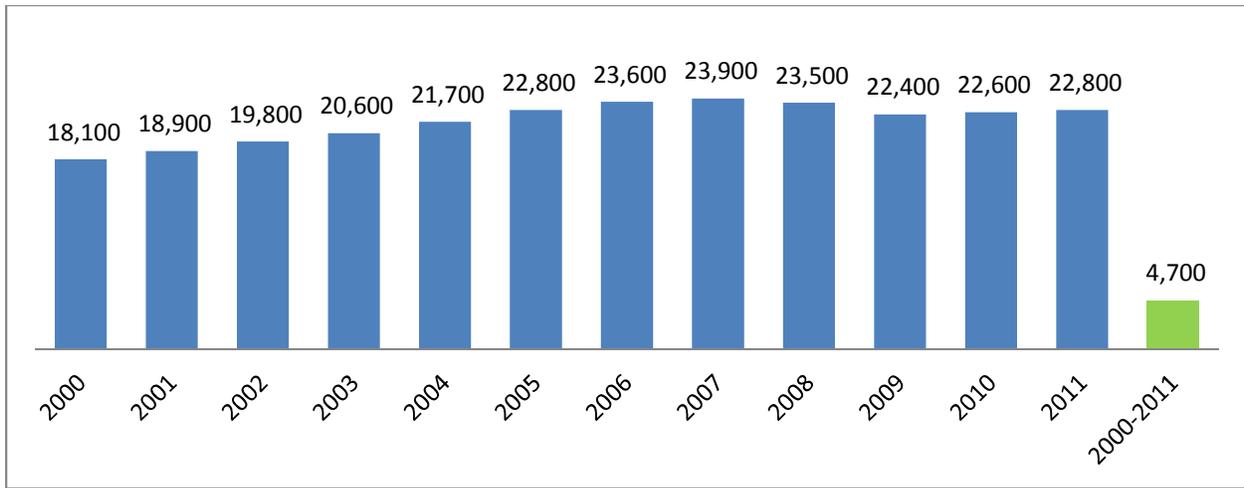
Until very recently, Hemet's economy was oriented toward providing goods and services to its large base of middle-class retirees. The City's retail and consumer service sectors have thus represented a significant share of its jobs and payroll. Also, the community has developed an extensive network of medical and adult care facilities. Hemet is also home to one of the Inland Empire's most extensive banking complexes due to many retirees' preferences to keep their savings in banks, rather than stocks or bonds. Today, the City's economy is changing with the influx of corporate builders and younger working families buying homes from them.

Employment of Hemet Residents

Between 2000 and 2011, employment of Hemet residents rose from 18,100 to 22,800, up 20 percent (**Figure H-2**). The top employment sectors as of 2011 were the educational services, and health care and social assistance; arts, entertainment, and recreation, and accommodation and food services; retail trade; and professional, scientific, and management, and administrative and waste management services (**Table H-12**).



**Figure H-2
Total Employment: 2000-2011**



Sources: State of California. Employment Development Department. Unemployment Rates (Labor Force), 2000-2011.
<http://www.labormarketinfo.edd.ca.gov/cgi/dataanalysis/labForceReport.asp?menuchoice=LABFORCE>.

**Table H-12
Employment by Industry: 1997-2011**

	2005-2007	2006-2008	2007-2009	2008-2010	2009-2011	Change	Percent Change
	2007	2008	2009	2010	2011	(2007-2011)	
Agriculture, forestry, fishing and hunting, and mining	417	285	197	468	361	-56	-15.5%
Construction	4,116	3,144	2,352	2,385	2,152	-1964	-91.3%
Manufacturing	1,961	1,832	1,518	1,398	1,300	-661	-50.8%
Wholesale trade	631	719	535	498	342	-289	-84.5%
Retail trade	3,642	3,617	2,527	2,921	2,680	-962	-35.9%
Transportation and warehousing, and utilities	1,231	1,169	1,250	1,359	1,163	-68	-5.8%
Information	247	292	350	417	492	245	49.8%
Finance and insurance, and real estate and rental and leasing	1,106	1,239	1,419	1,428	1,117	11	1.0%
Professional, scientific, and management, and administrative and waste management services	1,257	1,063	1,555	2,128	2,643	1386	52.4%
Educational services, and health care and social assistance	4,160	5,182	5,555	6,188	5,511	1351	24.5%
Arts, entertainment, and recreation, and accommodation and food services	2,185	3,020	2,975	2,835	2,702	517	19.1%
Other services, except public administration	1,383	1,277	1,291	1,490	1,440	57	4.0%
Public administration	1,315	1,111	1,284	1,048	1,201	-114	-9.5%



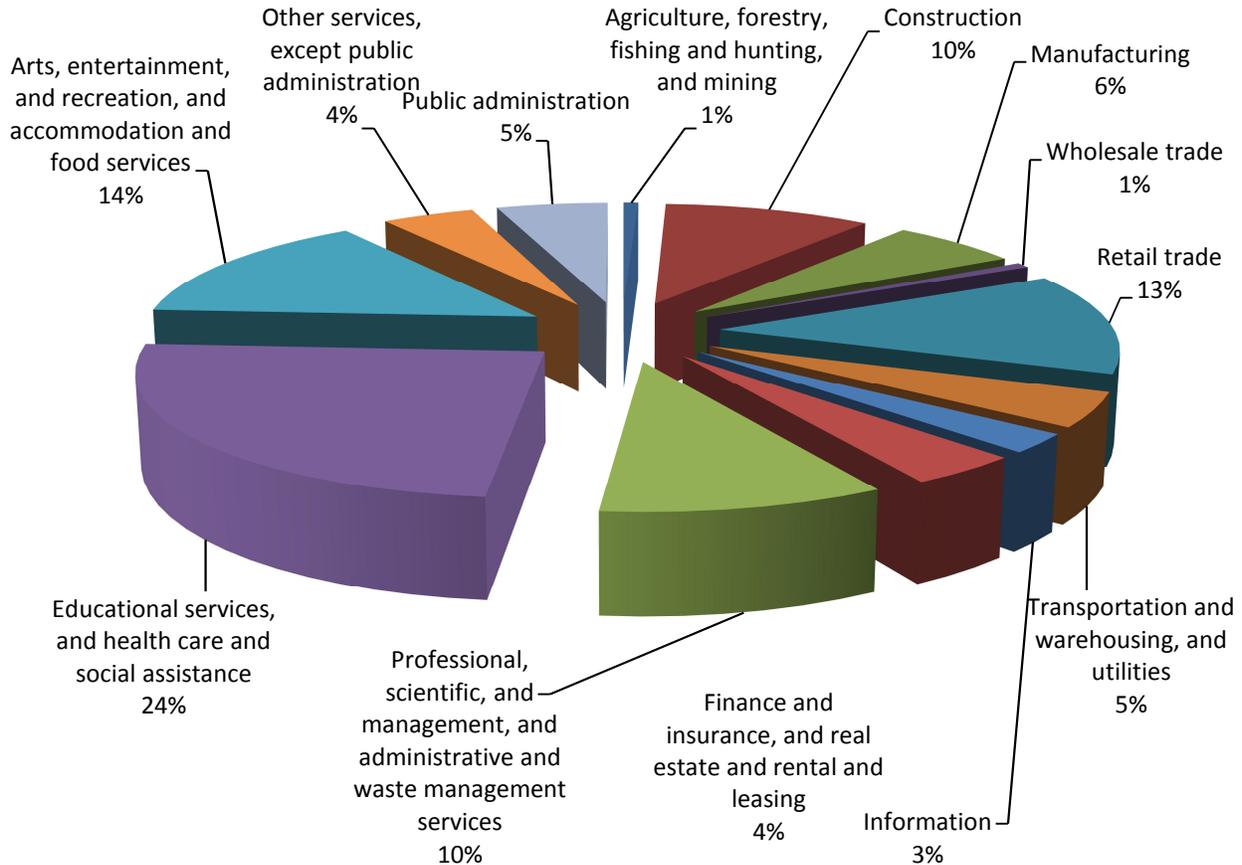
**Table H-12
Employment by Industry: 1997-2011**

	2005-2007	2006-2008	2007-2009	2008-2010	2009-2011	Change	Percent Change
	2007	2008	2009	2010	2011		
Civilian employed population 16 years and over	23,651	23,950	22,808	24,563	23,104	-547	-2.4%

Source: 2011, 2010, 2009, 2008, 2007 American Community Survey, S2405, 3-Year Estimates.

Several shifts have occurred in the employment of Hemet residents as the City has felt the effects of the economic recession. Between 2007 and 2011, the percentage of residents employed in educational services, and health care and social assistance increased from 18 percent to 24 percent. The second largest industry is arts, entertainment, and recreation, and accommodation and food services. The largest change in employment was in professional, scientific, and management, and administrative and waste management services. The number of residents employed by this industry increased by 1,386. (Figure H-3).

**Figure H-3
Employment Distribution by Industry - Hemet: 2011**



Source: 2011 American Community Survey, DP03.



SPECIAL HOUSING NEEDS

Senior Households

Seniors have long been a major part of life in Hemet. Seniors are attracted to the area by the retirement communities and mobile home parks, as well as by the warm, dry weather. While modern medicine allows for longer and more active retirement lifestyles, seniors still may have special housing needs. Often times, seniors face declining mobility and self-care capabilities that create special housing needs and challenges for them. Many seniors, even those that own their own homes, face financial challenges because of limited incomes from Social Security and other retirement benefits. Data on the incomes and housing expenses of householders 65 and older indicate that a substantial number (although by no means the majority) of these older adults may need assistance related to:

- ◆ repair and maintenance of owned dwelling units;
- ◆ modifications to existing homes to better meet mobility and self-care limitations;
- ◆ financial assistance to meet rising rental housing costs for those who do not own; and
- ◆ supportive services to meet daily needs, such as those provided at assisted care residences.

Many live alone and may have difficulty performing physical tasks, including home maintenance, climbing stairs, or driving. Health care costs, availability and quality of housing are also important considerations for seniors.

According to the 2010 Census, there were a total of 17,404 persons age 65 years or older in Hemet, representing 22 percent of the total population. The senior population has decreased 11 percent since 2000. Care must be taken to address seniors' housing needs and preferences, particularly for seniors living by themselves. Because most of these individuals moved to Hemet to retire from other locations, it is likely that they do not have family members nearby to assist with their daily needs and will rely on service providers to fill this gap as their self-care abilities diminish. Examples of resources and services available to seniors in Hemet are provided in **Table H-13**.

Most seniors in Hemet are homeowners, and many of these individuals live in mobile home communities. The mobile home parks have high unit ownership rates, but the spaces are rented to occupants. According to the 2005-2009 American Community Survey, 8,830 senior households were homeowners (76 percent) and 2,745 were renters (24 percent). With homeownership comes the added responsibility and cost of home maintenance. As seniors age, they often become less capable of maintaining their homes and/or paying for professional assistance for home maintenance and repairs. Rising housing costs can cause particular hardships for retirees on fixed incomes.

In 2010, Hemet's senior population (65 years and older) had a lower poverty rate than the population age 18 to 64. This shows that, as a group, seniors in Hemet are not adversely affected by poverty any more than other population age groups. It is not unusual for seniors to have low poverty rates, even though a large percentage may be low income, because Social Security and other retirement benefits provide a guaranteed minimum income. Rising energy and housing costs can strain this fixed income however, resulting in more seniors seeking emergency assistance.

There are 43 residential care facilities for the elderly in Hemet that are licensed or have their license pending by the State Department of Social Services. See **Tables H-13 and H-14** for a lists of Senior Housing Resources.



**Table H-13
Available Senior Resources and Services**

Program Name	Location	Services
Riverside County Office of Aging, Senior Service Center	1075 N. State Ave	Provides a variety of programs: Adult Day Care - adult day care, Alzheimer's disease; Veteran Services - veteran benefits advocacy, veteran education benefits; SOARx - drug abuse counseling, prescription drugs, alcohol abuse; Retired & Senior Volunteer Program - volunteer recruitment/placement; Office on Aging - senior ride, senior housing information & referral, senior advocacy, nutrition, employment, education; Grandparents Raising Grandchildren Task Force - mutual support groups; Community Action - utility bill payment assistance; C.A.R.E. - elder abuse prevention, public awareness/education, consumer fraud reporting, Care-a-Van - senior ride program; senior meals program
Salvation Army	340 S. Palm Ave.	Government surplus food distribution sites, emergency assistance, clothing, disaster services, rest home visits
United Way	418 E. Florida Ave	Foster grandparent program, retired senior volunteer program, senior companion program
City of Hemet	445 E. Florida Ave	Senior citizen minor home repairs, home loan rehabilitation, wheelchair ramp program
Riverside County Depart. Of Public Social Services	547 N. San Jacinto St.; 561 N. San Jacinto St.	In home assistances, housekeeping assistance, in home meal preparation, adult protective services, Medicaid applications; Adult Protective Services - individual & family support services, adult protective services
C.A.S.A.	info@swcasa.org	Center Against Sexual Assault

Source: City of Hemet, March 2013

**Table H-14
Senior Housing Resources**

Complex Name	Location	Housing Type
Akshay's Paradise	853 Pike Drive	Residential Care Home
Amrik Elderly Home (Bridging Lives)	3081 Hampton Ave	Residential Care Home
Anna's Park Haven	3911 Park Ave	Retirement & Assisted Living Communities
Aunt Edna's Guest Homes	176 Zolder St	Retirement & Assisted Living Communities
Buena Vista Assisted Living	1393 Buena Vista Ave	Retirement & Assisted Living Communities
Catalina Garden Senior Apartments	875 S. Buena Vista Ave	Apartments
Catalina Garden West Senior Apartments	1750 Mundo Dr	Apartments
Chateau Battiste at Hemet	161 N. Hemet St	Assisted Living, Alzheimer's Memory Care
Chicago Hope Assisted Living	25858 New Chicago	Assisted Living
Christmas Cottage Assisted Living	330 S. San Jacinto St	Retirement & Assisted Living Communities
Citrus Gardens	25911 Stanford St.	Residential Care Home
Cloverleaf Health Care	275 N. San Jacinto St	Retirement & Assisted Living Communities
Cove Home Care	4530 Cove St	Residential Care Home
Country Gardens Guest Home	1220 S. Santa Fe St.	Residential Care Home
Desert Hills Alzheimer's Special Care Center	25818 Columbia St	Alzheimer's Memory Care



Table H-14
Senior Housing Resources

Complex Name	Location	Housing Type
Eldercare of Park Ave	2347 Park Ave	Residential Care Home
Emeritus at Hemet	1177 S. Palm Ave	Assisted Living, Alzheimer's Memory Care
Fronie's Board and Care	26477 Hamre Pl	Residential Care Home
Hedges House	330 S. San Jacinto St	Retirement & Assisted Living Communities
Hemet Senior Assisted Living	1353 E. Devonshire Ave	Retirement & Assisted Living Communities
Hillside Park Apartments	1000 S. Gilbert St	Apartments
Holy Ghost Retirement Home	309 E. Whittier Ave	Retirement & Assisted Living Communities
JMP Care Home	2771 Cambridge Ave	Residential Care Home
Kirby Terrace Senior Apartments	333 N. Kirby St	Apartments
Maisey's Guest Home	495 S. Tahquitz Ave.	Residential Care Home
Maple Guest Home	3485 Sugar Maple Ct.	Residential Care Home
Meadowbrook Health Care Center	461 E. Johnston Ave	Retirement & Assisted Living Communities
Merrill Gardens at Sunwest Village	1001 N. Lyon	Independent Living, Assisted Living, & Alzheimer's Memory Care
Morningstar Cottage	4026 Bordeaux Ln	Retirement & Assisted Living Communities
Oak Terrace Senior Apartments	551 N. Santa Fe	Apartments
Paris Garden Facility	3699 Paris St	Residential Care Home
Park Yale Senior Apartments	190 S. Yale St	Apartments
Parkside Gardens	2789 Rafferty Rd	Independent Living, Assisted Living, & Alzheimer's Memory Care
Putters Lane Assisted Living	43307 Putters Lane	Residential Care Home
Quality Elder Care	1227 S. Palm Ave	Retirement & Assisted Living Communities
Rose Garden Family Care	2116 Begonia Ct	Retirement & Assisted Living Communities
Sahara Senior Villa	476 N. Palm Ave	Apartments
San Jacinto Manor	1762 S. Santa Fe St	Apartments
Seema's Elderly Home (Gentle Souls Guest Home)	862 Pike Dr	Residential Care Home
Special Care Family Home	593 Almarie Wy	Retirement & Assisted Living Communities
St. Peter's Manor Care	291 N. Yale	Care Home
The Camelot	800 W. Oakland Ave	Retirement & Assisted Living Communities
The Cornell House (Angels Gardens Retirement Estates)	255 N. Cornell St	Retirement & Assisted Living Communities
The Terrace at Seven Hills	1711 Pepper Tree Dr.	Apartments
The Village Retirement Community	2200 W. Acacia Ave	Retirement & Assisted Living Communities, Nursing Care, Continuing Care
Valley Christian Home	155 N. Girard St	Retirement & Assisted Living Communities
Vandelon 1	1024 Halstead Way	Residential Care Home, Alzheimer's Memory Care
Vandelon 2	1335 E. Whittier Ave	Residential Care Home, Alzheimer's Memory Care



**Table H-14
Senior Housing Resources**

Complex Name	Location	Housing Type
Vandelon 3	1365 E. Whittier Ave	Residential Care Home, Alzheimer's Memory Care
Villa Hemet Apartments	550 N. Santa Fe St	Apartments
Villa San Juan	798 De Passe Way	Residential Care Facility
Whittier Board and Care	1425 E. Whittier Ave	Residential Care Home
Yorkshire House	26933 Cornell Ave.	Residential Care Facility

Source: Various Online Resources; California Department of Social Services

Farmworkers

The 2011 American Community Survey (5 Year Estimates) reported 343 persons in the City of Hemet employed in the agriculture, forestry, fishing or hunting industries. An additional 62 persons in East Hemet and another 17 in Valle Vista are also employed in these industries. Farm laborers often have low incomes. Thus, while much of the agricultural land in and near Hemet is being converted into other uses, it is important to ensure that low-income housing is provided in the remaining agricultural areas, particularly those in the southeast portion of Hemet’s Sphere of Influence.

According to the local district office of the Riverside County Agricultural Commissioner in San Jacinto, the majority of the local agricultural operations in the Hemet area are associated with vegetable crops, dairies, and horse farms. The type of agricultural employment associated with these operations generally consists of year-round employment, for which housing is provided through the conventional housing market. When temporary labor is required in Hemet, such as when vegetables are being harvested, farmers typically contract with a labor contractor to bring in workers for a set period of time. The contractors are responsible for providing housing for their workers, and according to the Agricultural Commissioner office, this use of temporary workers does not result in an increase in rural homelessness.¹

Large Households

In an allocation of housing needs, care must be taken to provide housing suitable for many different types of households. Large families with five or more members as defined by HUD may have difficulty finding comfortable housing, especially if they do not own their homes and are seeking rental housing. The 2010 Census reported a total of 4,223 large family households in Hemet consisting of 2,147 large households who owned a home and a nearly identical number of families who rented their home (2,076). This represents a five percentage point increase since 2000, when nine percent of households in Hemet had five or more members. These households are usually families with three or more children, or families with extended family members such as in-laws or grandparents. Large families faced housing problems and cost burden more often than other households. According to HUD’s CHAS data for 2005-2009, 82 percent of large renter families experienced housing problems compared to 67 percent of all renter households. Thus, large families that are renting have a disproportionate need for housing assistance.

According to 2010 Census data, there were a total of 4,050 housing units (3,258 owner occupied units and 792 renter occupied units) with four or more bedrooms in Hemet. There appears to be an insufficient number of units for large family renters in the City potentially due to the market focusing resources towards seniors, small families, and married couples with no children.

¹ Don Domenigoni, Riverside County Agricultural Commission, San Jacinto District Office. Telephone conversation, March 16, 2006.



Homeless Persons

An accurate count of the homeless population can be difficult to ascertain, as by their very nature homeless persons are transient and do not live in conventional housing. Furthermore, identifying persons as homeless may be difficult if they are living with friends or at a homeless shelter. As shown in **Table H-15**, the 2010 Census identified 26 homeless persons in Hemet. Due to the transient nature of homelessness, this number may not reflect the true homeless population in Hemet.

In 2011, the County of Riverside undertook an ambitious census of the County’s homeless population. The 2011 County of Riverside Homeless Count and Survey found 6,203 homeless individuals living in Riverside County and 114 living in the Hemet vicinity. The incidence of homelessness varies widely within the County. Household incomes in Hemet tend to be lower than in surrounding areas. Lower incomes and the concentration of public and private social service providers in Hemet may help to explain the high incidence of homelessness in the City.

Countywide, only about 18 percent of homeless persons were found living in an emergency shelter or some other kind of temporary housing on any given day in 2011. About 59 percent of homeless adults were men (gender of children was not recorded). About 4.6 percent of the adults counted were age 60 or older. There were approximately 169 homeless families with children throughout the County. The 2011 Homeless Count also concluded that about 19 percent of the homeless adults surveyed in Riverside County reported symptoms of mental illness, and 42 percent of the homeless adults surveyed reported a substance abuse problem.

The 2013 Homeless Count and Subpopulation Survey found 1,816 unsheltered adults throughout the County and 126 unsheltered adults in Hemet. Approximately 24 percent reported having a mental illness and 28 percent reported having a substance abuse problem. Table H-15 summarizes the numbers of unsheltered adults in Hemet and surrounding jurisdictions.

Table H-15 Homeless Population: Unsheltered Adults 2013			
Community	Population (Estimated)	Homeless Persons	Homeless Persons/1,000
Hemet	78,657	126	1.6
Riverside County	2,135,973	1,816	0.85
Lake Elsinore	51,821	91	1.76
Moreno Valley	193,365	50	0.26
Perris	68,386	57	0.83
San Jacinto	44,199	19	0.43
Temecula	100,097	57	0.57

Source: SCAG Existing Housing Needs Data Report for Riverside County, 2011. <http://rtpscs.scag.ca.gov/Pages/Housing-Elements-2012.aspx> and Riverside County 2013 Homeless Count and Subpopulation Survey, May 2013.

The homeless survey is an important early step in developing a plan to reduce homelessness and its harmful effects. Private shelters and other resources for homeless people in Hemet are listed in **Table H-16** below.



**Table H-16
Homeless Resources**

Organization	Address	Phone Number	Services
Catholic Charities - Our Lady of the Valley Catholic Church	780-D State Street	(951) 485-2185	Rent/Mortgage, Food, Meal Vouchers, Motel Vouchers
Community Pantry	137 N. San Jacinto Street	(951) 929-1101	Food, Rent/Mortgage, Motel Vouchers
Evangequip Missions	306 N. Buena Vista Street, Suite 3	(951) 766-5912	Food, Rental Assistance
Phoenix Programs	28120 State Street	(951) 925-9362	Counseling, Mental Health, Housing and Rehabilitation for the Seriously Mentally Ill and Substance Abusers
The Salvation Army	1779 E. Florida Avenue, Suite D-3	(951) 766-2020	Rent/Mortgage, Food, Motel Vouchers
Valley Restart Shelter, Inc.	200 E. Menlo	(951) 766-7476	Housing, Support Services, Mass Shelter, Food, Rent/Mortgage, Cold Weather Shelter

Sources: Riverside County Department of Public Social Services, *Continuum of Care Application*, 2005. Community Action Partnership, Riverside, California. *Sponsor List*, 2003. Updated December 2012.

Persons with Disabilities

The Americans with Disabilities Act defines a disabled person as having a physical or mental impairment that substantially limits one or more major life activities. Persons with disabilities may have special needs. Many earn very low incomes, have higher health care costs, and are dependent on supportive services. Some persons with disabilities also require special accommodation in the design of housing (such as ramped access, one-story construction, or elevators).

According to the 2011 American Community Survey, 17,532 persons in Hemet had a disability, comprising approximately 22 percent of the population. **Table H-17** displays the tally of disabled persons in Hemet by age. Since the proportion of individuals with disabilities increases with age, Hemet’s older population means a significant fraction of its residents have some kind of disability. Among the working-age population, more disabled persons are not employed and may have difficulty meeting their needs.

**Table H-17
Individuals with Disabilities and Employment in Hemet: 2011**

Age	Total Persons with and without Disabilities	Persons with Disabilities	Percent with Disabilities
Civilian, Non-institutionalized Persons 5 Years and Older			
Under 5 years	4,385	0	0.00%
5 to 17 years	14,296	797	5.60%
18 to 64 years	41,101	7,811	19.00%
65 years and over	20,129	8,924	44.30%
Total	79,911	17,532	21.94%
<i>Employed*</i>	<i>21,580</i>	<i>1,652</i>	<i>7.66%</i>
<i>Unemployed*</i>	<i>5,722</i>	<i>494</i>	<i>8.63%</i>

Source: U.S. Census Bureau 2011 American Community Survey, S1810 and B18120*.

As a result of these limitations, this group might require special housing accommodations and supportive services or other assistance. These individuals have mobility impairments, self-care limitations, or other



conditions that may require special housing accommodations or financial assistance. Such individuals can have a number of special needs that distinguish them from the population at large:

- ❖ Individuals with mobility difficulties (for instance those confined to wheelchairs) may require special accommodations or modifications to their homes to allow for continued independent living. Such modifications are often called “handicapped access.”
- ❖ Individuals with self-care limitations, including mobility difficulties, may require residential environments that include in-home or on-site support services. These housing types range from group homes with limited staffing or services to more comprehensive residential care facilities. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- ❖ Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- ❖ Individuals with disabilities may require financial assistance to meet their housing needs because typically a higher percentage are lower income than the population at large and their special housing needs are often more costly than conventional housing.

Some people with mobility and/or self-care limitations are able to live with their families, who can assist in meeting housing and daily living needs. A segment of the population with disabilities, particularly low-income and retired individuals, may not be able to pay for needed accommodations or modifications to their homes. In addition, even those able to pay for special housing accommodations may find them unavailable in the city.

Individuals with physical and developmental disabilities often require special housing features to accommodate physical limitations. Some residents with disabilities may experience financial difficulty in locating suitable housing because of the cost of modifications to meet their daily living needs. They may also have difficulty finding appropriate housing near places of employment. Although the California Administrative Code (Title 24) requires that all public buildings be accessible to the public through architectural standards such as ramps, large doors, and restroom modifications to enable handicapped access, not all available housing units have these features. In addition, other types of physical and design modifications may be necessary to accommodate various types of disabilities.

SB 812, which took effect January 2011, amended State Housing Element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism. The US Census does not have specific information regarding persons with developmental disabilities. However, each nonprofit regional center contracted with the California Department of Developmental Services maintains an accounting of the number of persons served. The Inland Regional Center serves persons in the City of Hemet, as well as other cities in the Inland Empire. The Inland Regional Center currently serves 837 persons with developmental disabilities in Hemet.

Female-Headed Households

Most female-headed households are either single women over the age of 65, or single females (mothers or other female relatives) with minor children. Traditionally, female-headed households have been considered special needs groups because their incomes tend to be lower, making it difficult to obtain affordable housing, or because they have specific physical needs related to housing (such as child care or assisted living support for older adults). Single mothers, in particular, tend to have difficulty in obtaining suitable, affordable



housing. Such households also have a greater need for housing with convenient access to child-care facilities, public transportation, and other public facilities and services.

As seen in **Table H-18**, of the 30,092 households in the city in 2011, 14 percent (or 4,314) were female-headed family households. Included in this category, 9.6 percent (or 2,914) of all households were female-headed with minor children. It may be assumed that most of these households are overpaying for housing (i.e., more than 30 percent of their income), or are experiencing other unmet housing needs. As a result of poverty, female heads of households often spend more on immediate needs such as food, clothing, transportation, and medical care, than on home maintenance, which results in housing units falling into disrepair. According to the 2011 American Community Survey, 43.4 percent of female-headed households with children in Hemet were living below the poverty level.

Table H-18
Types of Families and Poverty: 2011

Type of Family	Number of Families, City of Hemet	Percent below poverty level in 2011
Married-couple families	12,946	15.5%
with children under 18	5,071	21.8%
without children under 18	7,875	60.8%
Female householder, no husband present	4,314	41.1%
with children under 18	2,914	43.4%
without children under 18	1,400	56.6%
Total Families	18,838	21.2%

Source: U.S. Census Bureau, 2011 American Community Survey, S1702.

Housing and support needs of female-headed families are addressed through County rental assistance programs, City recreational programs, and services provided by a network of religious and nonprofit service organizations.

Persons Living with HIV/AIDS

The Inland Empire HIV Planning Council (IEHPC) reports that, as of January 18, 2013, there were 100 people living with HIV or AIDS within the three ZIP code areas comprising Hemet and the adjacent unincorporated area (92543, 92544, and 92545).³

Federal funding for HIV/AIDS care providers is disbursed through the Ryan White CARE Act (RWCA), and allotted according to local need. There are currently no RWCA providers in Hemet. The Inland AIDS Project (IAP) office in Riverside offers a wide variety of services, including case management, home health care, food services, transportation, SAFE-T Net, legal services, mental health, and substance abuse counseling. A smaller IAP office closer to Hemet in Sun City offers case management only.

RWCA care providers surveyed by the IEHPC were asked to describe existing barriers to services for their clients. The largest barriers were, in order, transportation, lack of providers and resources, and homelessness and poverty. These barriers are certainly relevant to Hemet’s residents with HIV or AIDS, since there is no RWCA provider within the area⁴.

³ Angelia Fox – Council Liason, Department of Public Health. Inland Empire HIV Planning Council. E-mail communication, January 23, 2013.

⁴ Inland Empire HIV Planning Council, 2005 Comprehensive Needs Assessment.



Extremely-Low Income Households

Households with extremely-low incomes (ELI) earn 30 percent or less of the area median income. These households typically include seniors on social security, individuals with disabilities, single parents, low-wage workers, homeless individuals and families, and others with the lowest incomes who experience the greatest challenges in finding suitable, affordable housing. ELI households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or a lack of affordable housing opportunities.

According to the 2005-2009 CHAS data, roughly 27 percent of Hemet's total households were ELI households. In Hemet, 55 percent of ELI households are renter households with the largest percentage being small families with two to four members.

Nearly 82 percent of ELI households in Hemet are faced with housing problems. CHAS defines housing problems as a cost-burden greater than 30 percent of income, and/or overcrowding and/or housing without complete kitchen or plumbing facilities. Approximately 28 percent of ELI households paid more than 30 percent of their income for housing, including 24 percent who paid more than 50 percent. By comparison, 12 percent of very-low income households paid more than 50 percent of their income for housing.

In 2011, the upper limit of the ELI income category was \$8,903 for a family of four, which is equal to a wage of \$8.56 per hour for a single-wage earner working 20 hours per week. Nearly every ELI household is expected to need aid, including housing subsidies and social services.

HOUSING STOCK CHARACTERISTICS

Hemet is now part of a string of communities along Riverside County's South I-215 Corridor that have become the Inland Empire's newest "hot spot" for residential real estate development. After being relatively dormant through the 1990s and early 2000s, the City's new home sales shot up to a record level in 2003 and had their second highest sales in 2004. Home sale prices reached a peak of \$432,000 in Riverside County in 2006 and have since declined due to the downshift and correction in the housing market. The housing market has seen slowing as a result of the economic recession.

In Hemet, the median home price was \$127,700 in November 2012. According to the Los Angeles Times, the average home price in Hemet had increased from \$103,800 in November 2000 to about \$312,900 in November 2005. During the housing boom period of 2002 to 2006, the proportion of new homes being built in Hemet had leaned more toward single-family houses and away from the less expensive mobile homes and multi-family units that formerly made up a greater share of the City's housing market.

Since 2006, prices and home sales have declined. Looking ahead, several key factors will influence Hemet's real estate market. One will be the general health of Southern California's real estate market. Second, even after the declines since 2006, the Southland's prices are generally at very high levels. Riverside County has been particularly hard hit by the subprime mortgage crisis and rising foreclosures, and the impact will continue to be felt, at least in the short term. Because of Hemet's relatively low prices compared to surrounding markets, and the presence of developable land, the City will likely see growth resume following the current market correction, although tightened lending requirements may limit the number of eligible buyers and work to keep prices down.

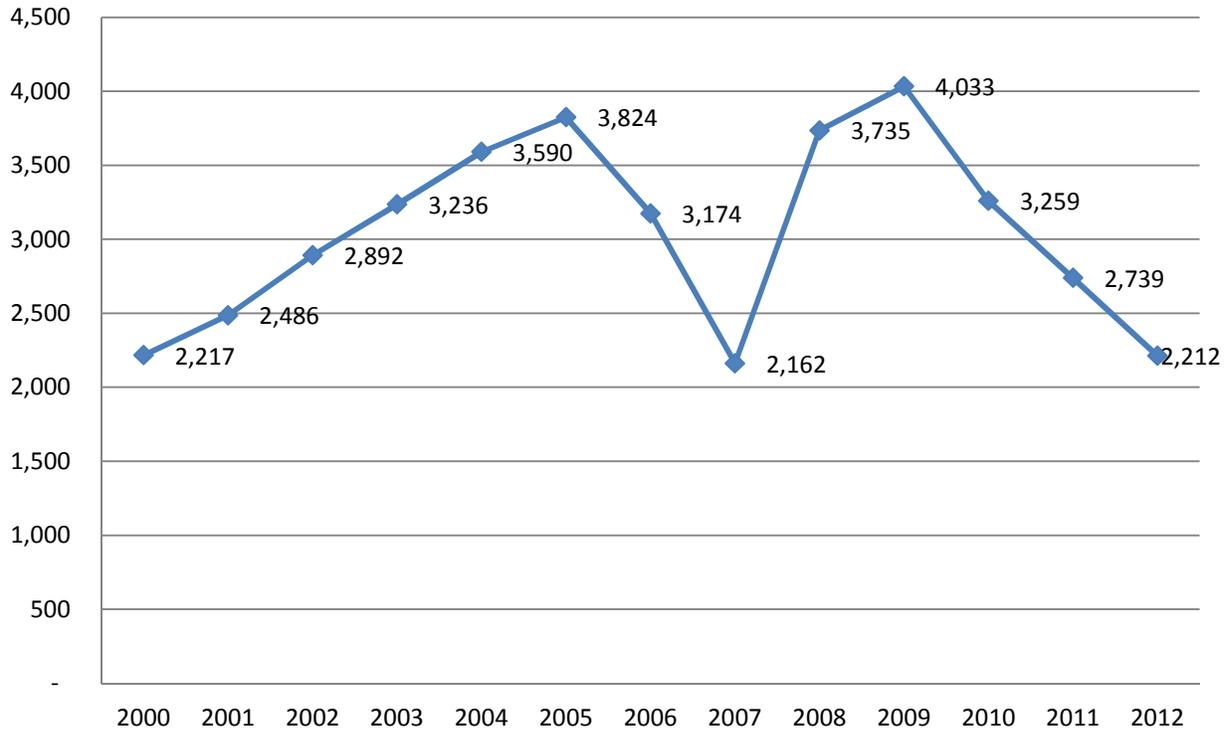
Housing Trends

Hemet's existing home sales set a record at 4,033 units in 2009, up from the 2005 volume of 3,824 (**Figure H-4**). For a historical context, Hemet's new home sales reached a record high in 1989 but plunged in 1993 during the economic downturn of the early 1990s. Sales remained low for the rest of the 1990's, except for a brief spike in 1996. In 1999, Hemet's affordable land caused developers to start focusing on the City, sending



new home sales to record highs until 2005. From 2009 to 2012, Hemet’s annual home sales fell by 1,821 units.

Figure H-4
Number of Home Sales: November 2000 to November 2012



Source: *Total Homes Sold*, www.zillow.com.

Table H-19 presents a breakdown of the housing types found in Hemet and compares the local and countywide composition of the housing stock. While there has been tremendous growth in the number of single family houses in Hemet, they still make up a smaller proportion of the housing stock in the City than in Riverside County. Much of that difference comes from the very high percentage of mobile homes in Hemet, over 25 percent in the 2010 Census.

Table H-19
Housing Characteristics: 2000-2010

Housing Type	Riverside County				Hemet			
	2000		2010		2000		2010	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Single Family, detached	356,447	60.97%	544,728	68.00%	11,883	40.33%	17,511	51.80%
Single Family, attached	42,300	7.23%	49,678	6.20%	1,752	5.95%	1,587	4.70%
Multi-Family, 2-4 units	30,185	5.16%	72,485	12.39%	2,130	7.23%	3,882	13.18%
Multi-Family, 5-19 units	33,634	5.75%	63,819	10.91%	2,007	6.81%	4,137	14.04%
Multi-Family 20 or more units	39,247	6.71%	34,044	4.20%	2,428	8.24%	2,788	8.30%
Mobile Homes	76,411	13.07%	73,182	9.10%	8,274	28.08%	8,501	25.20%

APPENDIX C: HOUSING DATA



Other	6,450	1.10%	1,698	0.20%	990	3.36%	68	0.20%
<i>Total</i>	<i>584,674</i>	<i>100.00%</i>	<i>801,324</i>	<i>100.00%</i>	<i>29,464</i>	<i>100.00%</i>	<i>33,791</i>	<i>100.00%</i>

Source: U.S. Census Bureau 2000 and 2011 American Community Survey, DP04.

Table H-20 lists the many mobile home parks in Hemet, based on data supplied by the City’s Housing Department. Most of the mobile home parks in Hemet are restricted to seniors, providing an affordable residence with low maintenance and a community structure. However, the number of families in mobile home parks is increasing. A total of 8,056 mobile home spaces and 2,448 RV spaces are listed, which is greater than the number of households living in mobile homes enumerated by the 2011 American Community Survey. This is accounted for by the fact that not all spaces have housing units built on them, and not all housing units are occupied. Nevertheless, mobile homes form a substantial portion of Hemet’s housing stock. Although there are no affordability covenants on these mobile home parks or spaces, they nevertheless represent market rate sources of affordable housing for lower income households. Hemet’s mobile home parks are aging, and maintenance of some parks has suffered. The age and condition of the parks is reflected in the low space rents. Mobile homes in Hemet are more affordable than many income-restricted affordable housing projects. However, they are not acknowledged in the calculation of the RHNA, and are not acknowledged as helping to meet the affordable housing goals of the Housing Element.

**Table H-20
Mobile Home and RV Parks: 2013**

Name of Park	Type of Park	Total # of RV Spaces	Total # of MH Spaces	Age Restrictions
Californian*	MH	0	159	All Age
Casa del Rey Estates	MH	0	265	Senior
Colonial Country Club	MH	0	550	Senior
Desert Palms	MH	56	340	All Age
Devonshire Downs	MH	0	182	Senior
Echo Hills	MH	0	101	Senior
Eden Roc North	MH	0	122	Senior
Eden Roc South	MH	0	146	Senior
Foothills of Hemet	MH	0	253	Senior
Golden Coach Manor	MH	0	171	Senior
Heather Estates	MH	0	180	Senior
Hemet Park Estates	MH	0	108	All Age
Hemet Valley	MH	0	125	Senior
Hemet West	MH	0	771	Senior
Jackson Park	MH	20	73	All Age
Juniper Terrace*	MH	20	71	Senior
London Spires	MH	0	165	Senior
Mirage Estates*	MH	25	136	All Age
Mobile Hacienda*	MH	0	57	All Age
Palm Villa	MH	0	107	Senior
Royal Holiday	MH	23	173	Senior
Saddleback Estates	MH	0	227	Senior
Santa Rosa	MH	0	367	All Age
Sun Valley Estates*	MH	0	115	All Age
Sunburst	MH	0	148	Senior
Sunrise	MH	0	45	All Age



**Table H-20
Mobile Home and RV Parks: 2013**

Name of Park	Type of Park	Total # of RV Spaces	Total # of MH Spaces	Age Restrictions
Town and Country*	MH	10	26	All Age
Villa del Sol	MH	0	197	Senior
Village Green	MH	0	73	Senior
Subtotal MH Parks		154	5,453	
Casa del Sol	RV	358	0	All Age
Cozy Trailer Park	RV	35	0	All Age
Desert Sky	RV	113	189	All Age
Golden Village RV Resort	RV	998	0	Senior
Hemet Valley RV Park*	RV	96	0	Senior
Mountain Valley	RV	169	0	Senior
Subtotal RV Parks		1,769	189	
Eastlake	Ind. Owned	0	202	Senior
Mountain Shadows	Ind. Owned	525	0	Senior
Seven Hills	Ind. Owned	0	368	Senior
Sierra Dawn North	Ind. Owned	0	335	Senior
Sierra Dawn South	Ind. Owned	0	1,474	Senior
Whispering Palms	Ind. Owned	0	35	Senior
Subtotal Individually Owned		525	2414	
TOTAL		2,448	8,056	10,504

*Not confirmed
Source: City of Hemet, January 2013

Age and Condition of Housing Stock

The age of housing stock is an important characteristic of the housing supply because it is a good rough indicator of housing condition. Many federal and State programs use the age of housing as one factor in determining housing rehabilitation needs. **Table H-21** illustrates the year that occupied housing units in Hemet, Riverside County, and the State of California were built, as reported by the U.S. Census. The data is divided by tenure into owner-occupied units and renter-occupied units.

**Table H-21
Year Housing Built**

Year Built	State of California		Riverside County		City of Hemet	
	Units	Percent	Units	Percent	Units	Percent
Owner occupied units	6,843,369	100.00%	451,415	100.00%	19,066	100.00%
Built 2008 or later	104,430	1.53%	12,888	2.86%	298	1.56%
Built 2000 to 2007	832,213	12.16%	121,569	26.93%	5,248	27.53%
Built 1990 to 1999	790,613	11.55%	77,144	17.09%	1,912	10.03%
Built 1980 to 1989	1,051,350	15.36%	100,641	22.29%	3,758	19.71%
Built 1970 to 1979	1,147,002	16.76%	62,348	13.81%	5,146	26.99%



**Table H-21
Year Housing Built**

Year Built	State of California		Riverside County		City of Hemet	
	Units	Percent	Units	Percent	Units	Percent
Built 1960 to 1969	898,848	13.13%	32,674	7.24%	1,463	7.67%
Built 1950 to 1959	1,050,311	15.35%	27,569	6.11%	881	4.62%
Built 1940 to 1949	424,323	6.20%	7,315	1.62%	124	0.65%
Built 1939 or earlier	544,279	7.95%	9,267	2.05%	236	1.24%
<i>Median Year Built*</i>	1974		1989		1984	
Renter occupied units	5,625,374	100.00%	233,379	100.00%	13,248	100.00%
Built 2008 or later	118,301	2.10%	6,044	2.59%	171	1.29%
Built 2000 to 2007	494,106	8.78%	53,964	23.12%	1,093	8.25%
Built 1990 to 1999	531,020	9.44%	32,546	13.95%	1,133	8.55%
Built 1980 to 1989	845,252	15.03%	49,341	21.14%	3,572	26.96%
Built 1970 to 1979	1,124,774	19.99%	38,201	16.37%	3,254	24.56%
Built 1960 to 1969	823,330	14.64%	22,609	9.69%	2,088	15.76%
Built 1950 to 1959	706,679	12.56%	17,387	7.45%	1,780	13.44%
Built 1940 to 1949	378,462	6.73%	7,018	3.01%	157	1.19%
Built 1939 or earlier	603,450	10.73%	6,269	2.69%	0	0.00%
<i>Median Year Built*</i>	1973		1985		1978	
Total occupied housing units	12,468,743		684,794		32,314	
<i>Median Year Built*</i>	1974		1987		1981	

Source: U.S. Census Bureau, 2011 American Community Survey, B25028 and B25037.*

Owner-occupied units have a more recent median year built due to the spike in new home construction in the 2000s. The decade with the largest share of new rental housing is the 1980s, while for owner-occupied housing, it is the 2000s. For the most recent decade reported, more owner-occupied units than renter-occupied units were built. Note that in the State of California there were more rental units built in the last decade than owner-occupied units and the reverse in Riverside County. In both the City of Hemet and Riverside County, the median year built is approximately one decade more recent than in the State as a whole.

The quality of original construction and the level of regular maintenance on a home are major factors in a home's physical condition. All else being equal, however, a home's condition will deteriorate over time and an older home will be in need of more repairs than a newer one. Approximately 47 percent of the housing stock is over 30 years old, with approximately 1.6 percent over 60 years old.

Mobile homes are more difficult to rehabilitate than single-family houses. A significant number are not placed on permanent foundations, and therefore do not qualify for conventional bank financing for rehabilitations. Furthermore, many housing service providers note that even if financing for repairs is obtained, older mobile homes are often difficult to repair because of their poor quality and inconsistencies in building technology.



The relatively low incomes in Hemet also may make maintenance, rehabilitation, or modification of homes cost-prohibitive, especially for homeowners (elderly households in particular) who may find the physical labor involved difficult.

The City conducted a survey of housing conditions in selected areas of the City, mobile homes excluded, providing a detailed categorization of homes needing rehabilitation. Approximately 10,000 housing units were surveyed (including both single-family homes and multi-family units), and about 15 percent were found to need some form of repair. About 5 percent of the units were judged to be “sound, but in need of maintenance,” about 4 percent were found to be in need of “minor rehabilitation,” about 5 percent were in need of “moderate rehabilitation,” about 0.3 percent were in need of “substantial rehabilitation,” and 7 units, all single-family homes, were judged to be “dilapidated,” beyond rehabilitation. Including mobile home parks in this survey would have added significantly to the total number of homes needing rehabilitation.

HOUSING MARKET

Housing Tenure and Vacancy

With only 57 percent of its occupied dwellings occupied by owners rather than renters in 2011, Hemet had the lowest homeownership rate of the nearby comparison cities (**Table H-22**). The 2013 Profile of the City of Hemet provided by SCAG estimates that the homeownership rate in Hemet as of 2012 is 62.2 percent, higher than the County-wide homeownership rate of 54.3 percent.

Table H-22							
Tenure of Occupied Housing Units: 2011							
Type	Hemet	Lake Elsinore	Moreno Valley	Perris	San Jacinto	Temecula	Riverside County
Owners	44,872	34,830	124,368	46,144	28,445	67,591	1,445,772
<i>Percent</i>	<i>57.47%</i>	<i>66.99%</i>	<i>64.30%</i>	<i>67.83%</i>	<i>64.75%</i>	<i>67.41%</i>	<i>66.86%</i>
Renters	33,204	17,159	69,037	21,881	15,488	32,681	716,632
<i>Percent</i>	<i>42.53%</i>	<i>33.01%</i>	<i>35.70%</i>	<i>32.17%</i>	<i>35.25%</i>	<i>32.59%</i>	<i>33.14%</i>
Total Persons in Occupied Units	78,076	51,989	193,405	68,025	43,933	100,272	2,162,404

Source: U.S. Census Bureau, 2011 American Community Survey, B25008.

Also in the 2011 ACS, over 12 percent of Hemet’s dwellings were vacant, the third highest among comparable cities. Hemet’s vacancy rate was lower the Riverside County average where in the past it has been higher. A significant factor in Hemet’s vacancy rate is its large number of mobile homes and alternate dwellings such as boats, and recreational vehicles. Mobile homes, which make up more than a quarter of the dwelling units in Hemet, have higher vacancies than single-family homes (**Table H-23**).



**Table H-23
Vacant Housing Units: 2011**

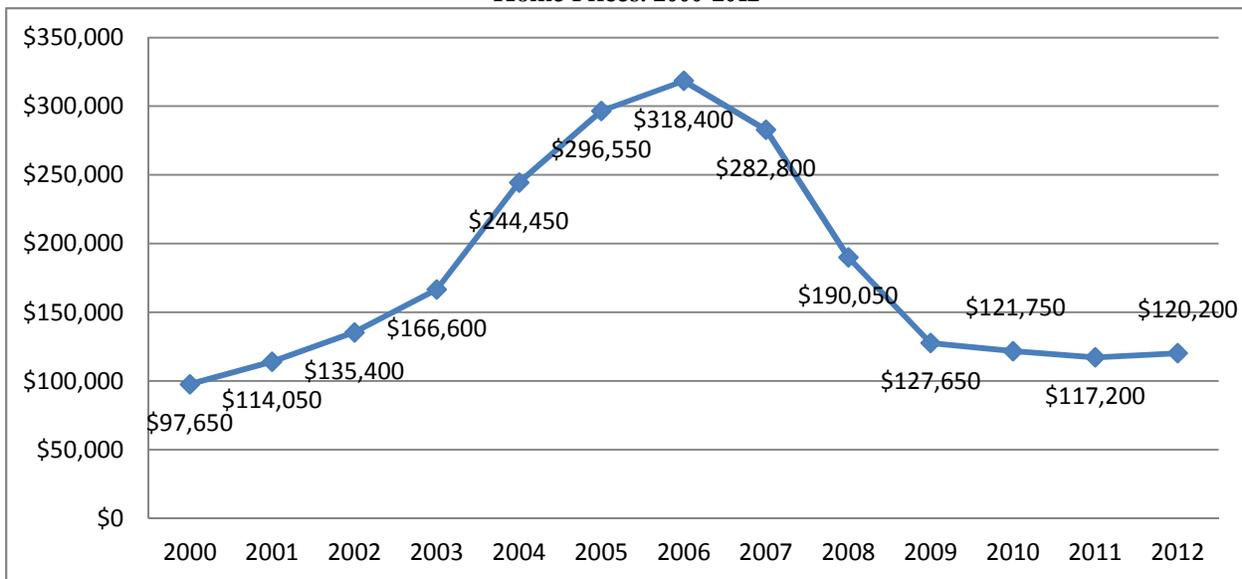
Units	Hemet	Lake Elsinore	Moreno Valley	Perris	San Jacinto	Temecula	Riverside County
Total Housing Units	35,341	15,884	54,014	18,049	14,983	32,785	801,957
Vacant Housing Units	4,360	1,745	4,352	1,768	2,106	1,479	127,694
Percent Vacant	12.34%	10.99%	8.06%	9.80%	14.06%	4.51%	15.92%

Source: 2011 American Community Survey, DP04.

Housing Costs

Between about 2002 and 2006, home prices rose rapidly in Hemet as the available supply of land and homes in Southern California’s coastal counties declined, and buyers looked inland. Hemet’s existing homes appreciated rapidly. In 2000, the City’s median existing home price was \$97,650. By 2006, that level had more than tripled to a record \$318,400 (Figure H-5). However, prices declined rapidly in 2006, and continued to drop in response to slowing economic growth, tightening in the mortgage loan market, and response to the subprime mortgage crisis. The Inland Empire area, including Riverside and San Bernardino Counties, has suffered particularly high foreclosure rates, further depressing prices. In 2012, the median home price was approximately \$120,200 in Hemet (based on interpretation of data published by Zillow.com).

**Figure H-5
Home Prices: 2000-2012**



Source: Hemet Market Trends, www.Zillow.com.

As shown in Table H-24, very few condominiums were sold in Hemet between November 2011 and November 2012 compared to single-family homes. Households wishing to own homes, but amenable to condominium living may be able to purchase condominiums at prices considerable less than a single-family house, but the market for condominiums in Hemet is small, with more than 25 times as many single-family homes sold as condominiums.



**Table H-24
Home Sales by Type of Housing, 2012**

Community Name	ZIP Code	Single Family Residences			Condominiums			SFR Only
		Sales of Single Family Homes	Price Median SFR (\$1,000)	Price % Chg from Nov 2011	Sales Count Condos	Price Median Condos (\$1,000)	Price % Chg from Nov 2011	Median Home Price/Sq. Ft
Riverside County		32,804	\$190	-2.60%	4,381	\$145	3.60%	\$99
Hemet	92543	321	\$75	-3.20%	10	\$39	-14.40%	\$63
Hemet	92544	638	\$117	-2.90%	17	\$50	0.00%	\$70
Hemet	92545	775	\$132	-5.90%	21	\$63	-14.30%	\$70
Hemet Totals		1,734	\$117	-3.20%	48	\$50	-14.30%	\$70

www.DQNNews.com, *Southern California Home Sale Activity*, L.A. Times Sunday Edition Charts - Data for the Year 2011.

RealFacts reported the average rent in Hemet during the third quarter of 2012 was \$787 (Table H-25). Table H-26 compares average rents by unit type with Fair Market Rents determined by HUD. Fair Market Rents are what landlords receive when they contract with the County Housing Authority Section 8 program. The Fair Market Rents are generally higher than average monthly rents surveyed by the City, which ranged from \$623 for a studio apartment to \$974 for a three-bedroom unit.

**Table H-25
Monthly Apartment Rents: 3rd Quarter 2012**

Unit Type	Average Rent	Average sf	Average \$/sf	HUD Fair Market Rent ²
Studio	\$623	463	\$1.35	N/A
1 Bed, 1 Bath	\$696	664	\$1.05	\$974
2 Bed, 1 Bath	\$785	909	\$0.86	\$1,149
2 Bed, 2 Bath	\$849	933	\$0.91	\$1,149
3 Bed, 2 Bath	\$974	1,125	\$0.87	\$1,886
4 Bed	N/A	N/A	N/A	\$1,886
Total	\$787	837	\$0.94	N/A

Sources:

¹ RealFacts Market Comparison, 3rd Quarter 2012.

² US Department of Housing and Urban Development, FY2012 Fair Market Rent Documentation System, Riverside County for All Bedroom Sizes.

Housing Affordability

Housing affordability is determined by income and housing costs. The maximum affordable home prices in Riverside County are presented in Table H-26.

The distribution of different types of households at the different income levels is shown in Table H-10.

Extremely-low income households earn up to 30 percent of the County Area Median Income (AMI). Very-low income households in Hemet earn 50 percent or less of the County Area Median Income and low income households earn up to 80 percent of AMI. Based upon financing criteria noted earlier and median home sales prices ranging from \$75,000 and \$132,000, all four categories of low and moderate income households can afford to purchase a single family home.



The National Association of Homebuilders and Wells Fargo Home Mortgage publish a Housing Opportunity Index, which provides information on housing affordability in different metropolitan areas. The index number describes the percentage of households in the metropolitan area that can afford the area’s median home price. For the Riverside-San Bernardino-Ontario area, which includes Hemet, the Housing Opportunity Index declined from a recent high of 77.5 (meaning that 77.5 percent of the area’s households could afford to purchase the median-priced home) in the first quarter of 2012 to a low of 74 in the second quarter of 2012, and has since recovered slightly to 74.2 in the third quarter of 2012 (the most recent data available).

Table H-26
Affordable Rent and Purchase Price by Income Category - Riverside County

Household Income Category ¹	Annual Income Range ²	Affordable Monthly Rent Payment ³	Estimated Affordable Purchase Price ⁴
Extremely Low Income	≤ \$18,990	≤ \$475	≤ \$79,200
Very-Low Income	\$19,623 - \$31,650	\$491 - \$791	\$82,000 - \$132,000
Low-Income	\$32,283 - \$50,640	\$807 - \$1,266	\$134,600 - \$211,300
Moderate-Income	\$51,273 - \$75,960	\$1,282 - \$1,899	\$213,900 - \$316,700
Above-Moderate Income	> \$75,960	\$1,899	\$316,700

Notes:

¹ Based on HCD income categories.

² Based on FY 2012 HUD Median Family Income of \$63,300 (family of 4-persons) for Riverside County.

³ Affordable monthly rent payment is equal to 30% of a family’s monthly income.

⁴ Estimated affordable purchase price is based on an affordable monthly payment equal to 30% of a family’s monthly income and assumes a 30-year fully amortized mortgage with a 6% annual interest rate.

Table H-27 lists a brief sampling of jobs available in Hemet. Annual salaries, extrapolated from listed monthly salaries or hourly wages, are correlated in the table with the income groups shown in **Table H-26**.

Table H-27
Selected Occupations and Salaries: 2012

Example Occupation	Example Employer	Income Range	Income Category for a Household of Four
Sales Associate	Wal-Mart	\$15,629.12 ^a	Extremely Low Income
Manager	McDonald’s	\$35,000 - \$52,000	Low Income Top of Form Bottom of Form
Elementary School Teacher	Hemet Unified School District	\$42,721 - \$84,995	Low to Moderate Income
Police Officer	City of Hemet	\$55,428 - \$67,368	Moderate Income
Water/Wastewater Supervisor	City of Hemet	\$58,368 - \$74,496	Moderate Income Top of Form Bottom of Form

^a Calculation based on an hourly rate of \$8.84 for a 34-hour work week (*National Average*).

Sources:

Glass Door Salaries, accessed January 2013 <http://www.glassdoor.com/Salary/Walmart-Stores-Salaries-E715.htm>

McDonalds, accessed January 10, 2013, <http://www.mcstate.com/careers/jobs/6291/30904>

Hemet Unified School District, accessed January 10, 2013, <http://www.hemetusd.k12.ca.us/prsonnel/vacncies/crtfctd/100783.pdf>

City of Hemet, accessed January 10, 2013, <http://www.cityofhemet.org/jobs.aspx>

An extremely-low income household can afford up to \$475 in monthly rent, which, as seen in **Table H-25**, is not even provided for by studio apartments. In practical terms, this means that, for example, a sales associate at Wal-Mart heading an extremely-low income household could not afford an average priced one- or two-bedroom apartment without overpayment or overcrowding. To avoid this, a very low income household would need to find a subsidized apartment or secure Housing Choice Voucher (commonly known as Section 8) assistance, which has a very lengthy waiting list in Riverside County.



Low income households, such as those headed by a manager at McDonald’s, could afford \$807 to \$1,266 in rent, which gives them a range of affordable rental housing options in Hemet. One-bedroom apartments have an average monthly rent of \$623, two-bedroom units average \$817, and three-bedroom rentals average \$974 (Table H-25). Condominiums present an affordable homeownership opportunity for low income households, but down payment assistance would likely be needed to help move low income household renters to homeownership.

Moderate income households earn 80 percent to 120 percent of the County’s median income. Depending on the family’s size, they earn between \$51,273 and \$75,960 and can pay between \$1,282 and \$1,899 a month for rent. A Hemet police officer’s base pay is within this range. As a result, they should be able to afford most rental units in Hemet.

HOUSING PROBLEMS: OVERCROWDING AND COST BURDEN

An overcrowded household is defined as one with more than one person per habitable room, excluding bathrooms, kitchens, hallways, porches, etc. Overcrowding often occurs in response to a mismatch between household income and housing costs as renters and owners take smaller-sized housing. Overcrowding often reflects one of four different scenarios: 1) a family is unable to afford a larger home, 2) a family chooses to house more relatives, 3) a family rents living space to non-family members, or 4) students double up to afford housing.

Table H-28 describes overcrowding in Hemet and in Riverside County. In both Hemet and in the County, renters are several times more likely than owners to be overcrowded. In all categories, though, overcrowding is less severe in Hemet than in the County as a whole. This reflects Hemet’s smaller household sizes and the broader affordability of housing in Hemet.

Table H-28 Overcrowding: 2005-2009						
Jurisdiction	Household Type	Total Households	Overcrowded Households		Severely Overcrowded Households	
			(>1.0 persons/ room)		(>1.5 persons/ room)	
			Count	Percent	Count	Percent
City of Hemet	Owner Households	16,698	364	2.18%	185	1.11%
	Renter Households	10,218	747	7.31%	291	2.85%
	<i>Total Households</i>	<i>26,916</i>	<i>1,587</i>	<i>5.90%</i>	<i>476</i>	<i>1.77%</i>
Riverside County	Owner Households	543,241	15,496	2.85%	4,376	0.81%
	Renter Households	191,944	17,264	8.99%	6,855	3.57%
	<i>Total Households</i>	<i>645,185</i>	<i>43,991</i>	<i>6.82%</i>	<i>11,231</i>	<i>1.74%</i>

Source: SCAG Existing Housing Needs Data Report (ACS 2005-2009).

State and federal standards define a “housing cost burden” as a situation where a family is spending more than 30 percent of its gross income on housing. A “severe housing cost burden” occurs when a family spends more than 50 percent of its gross income on housing. A household spending more of its income on housing has less to spend on transportation, food, and other necessities. Extremely-low income households with a housing cost burden are more likely to be at risk of becoming homeless than other families, especially in the event of a job loss or emergency expenses.

Table H-29 lists the percentage of residents of various family types and tenure that experienced a housing cost burden in 2012. As shown in the table, a total of 8,770 lower income households (5,900 renters and 2,870 owners) are cost burdened, representing 55 percent of all lower income households. More lower

APPENDIX C: HOUSING DATA



income renters are cost burdened (approximately 81 percent) compared to lower income owners (approximately 33 percent).

**Table H-29
Cost Burden: 2012**

Renters	Cost Burden	Elderly	Small Families	Large Families	Other	Total Renters
Extremely Low Income	>30% ≤ 50%	17%	3%	15%	1%	7%
≤30% MFI	>50%	50%	86%	85%	92%	77%
Total Extremely Low Income Households		750	1,150	100	555	2,550
Very Low Income	>30% ≤ 50%	48%	61%	55%	39%	51%
>30% ≤ 50% MFI	>50%	38%	31%	45%	54%	40%
Total Very Low Income Households		945	765	365	495	2,570
Low Income	>30% ≤ 50%	44%	48%	56%	58%	50%
>50% ≤ 80% MFI	>50%	26%	9%	18%	10%	16%
Total Low Income Households		595	855	365	355	2,165
Moderate to Upper Income	>30% ≤ 50%	22%	16%	18%	14%	17%
>80% MFI	>50%	12%	0%	0%	0%	2%
Total Moderate to Upper Income Households		455	1,070	385	1,020	2,930
Total Renter Households		2,745	3,840	1,215	2,425	10,215
All Renters	>30% ≤ 50%	34%	40%	18%	20%	112%
	>50%	34%	48%	11%	30%	123%
Owners	Cost Burden	Elderly	Small Families	Large Families	Other	Total Owners
Extremely Low Income	>30% ≤ 50%	41%	8%	0%	6%	3%
≤30% MFI	>50%	100%	83%	71%	73%	1%
Total Extremely Low Income Households		650	400	70	330	2,085
Very Low Income	>30% ≤ 50%	25%	20%	24%	43%	26%
>30% ≤ 50% MFI	>50%	18%	55%	36%	15%	22%
Total Very Low Income Households		2,185	325	125	305	2,940
Low Income	>30% ≤ 50%	18%	28%	32%	8%	21%
>50% ≤ 80% MFI	>50%	5%	33%	49%	15%	16%
Total Low Income Households		2,365	660	490	200	3,710
Moderate to Upper Income	>30% ≤ 50%	9%	21%	33%	50%	20%
>80% MFI	>50%	2%	7%	10%	6%	6%
Total Moderate to Upper Income Households		2,995	3,310	1,115	545	7,965
Total Owner Households		8,195	4,695	1,800	1,380	16,700
All Owners	>30% ≤ 50%	18%	12%	7%	5%	39%
	>50%	15%	12%	5%	4%	21%

Source: State of the Cities Data Systems, *Comprehensive Housing Affordability Data*, 2012.



AFFORDABLE HOUSING

Existing housing that receives governmental assistance represents one of the largest supplies of affordable housing in Hemet and other communities. Because of the importance of these assisted units in maintaining affordable housing, each Housing Element must include an analysis of existing multi-family rental units at risk of conversion to market-rate housing through the next ten years. This risk of conversion might be due to termination of subsidy contract, mortgage prepayment or expiring use restrictions. Assisted units include projects which received funding under federal, State or local programs, including HUD, State and local bond programs, density bonuses, and local redevelopment or direct assistance programs. This section identifies publicly assisted rental housing at risk of conversion in Hemet, evaluates the potential of assisted housing to convert to market rates, and analyzes the cost to preserve those units. The period of analysis for units at risk of conversion is a 10-year period, from 2013 through 2023.

Subsidized Rental Housing Inventory and Programs

Table H-30 provides an inventory of publicly assisted multi-family rental housing in Hemet. There are no units at-risk during the next 10 years (through 2023).

Table H-30 Publicly Assisted Multi-Family Rental Housing							
Property Name	Address	Number of Assisted Units	Program	Expiration Date	Financing	Owner Type	Risk Level Through 2023
Ability First	1360 Acacia	17	PRAC/8 11	2059	811	Non-Profit	None
Hemet Estates	1101 E. Menlo Ave.	80	Section 8/RDA	2033	--	Profit-Motivated	None
Oasis Senior	1015 N. Oakland Ave.	64	PRAC/8 11	2050	202	Non-Profit	None
Sahara Senior	465 N. Palm	74	PRAC/2 02	2048	202	Non-Profit	None
Village Meadows	700 Arbor Pkwy.	68	Section 8/RDA	2068	--	Limited Dividend	None

Source: California Housing Partnership Corporation, as reported in SCAG Existing Housing Needs Data Report, 2012; HUD Multifamily Assistance and Section 8 Contracts Database, accessed May 23, 2013; City of Hemet

The Housing Choice Voucher Program (formerly Section 8) provides property owners guaranteed rental payments, equal to the HUD determined fair market rent, in return for renting units to very low income tenants. The owner receives tenant payments restricted to 30 percent of income and HUD pays the remaining rent. Hemet has three locations receiving project-based Housing Choice Voucher assistance: Hemet Estates and Village Meadows Apartments, and Sahara Senior Village.

In addition to specific properties that provide publicly project based subsidized housing, portable vouchers for rental assistance are provided to individual families through the U.S. Department of Housing and Urban Development’s Housing Choice Voucher Program. The Riverside County Housing Authority, administers the tenant-based Housing Choice Voucher rental assistance program in Hemet. As of April 2013, 988 households in Hemet were provided with assisted housing through these vouchers. The County Housing Authority gives preferences to families with high rent burdens or homeless and working families with dependents. However, as of April 2013 there were 959 Hemet families on the waiting list for housing assistance. There are a total of 14,635 households on the waiting list. Wait times for assistance can be very long; the Housing Authority warns prospective applicants that the wait may be 18 months to five years. Also, because of the prevalence of



one and two bedroom apartments in the City, it may be a challenge for large families with Housing Choice Vouchers to find suitable units⁵.

The Housing Authority serves families with children as well as elderly or disabled families. For Housing Authority purposes, though, elderly or disabled single persons count as families. Other adults or families without minor or dependent children are not served by the Housing Authority.⁶

Resources for Preservation of Assisted Housing

There are a number of resources available to finance the acquisition and preservation of existing affordable housing. The most important is HUD’s willingness to renew and extend Housing Choice Voucher contracts. HCD also has programs available to finance the acquisition of at-risk projects, and the California Housing Finance Agency has also provided bond financing coupled with low income housing tax credits. The City makes funds available for preservation projects. Funding resources include HOME Investment Partnership Program funding. Priority within acquisition and rehabilitation projects is given to preservation projects.

Tax-exempt mortgage revenue bonds with and without Low Income Housing Tax Credits have been the primary means by which projects have been acquired, rehabilitated, and preserved as affordable housing in the City of Hemet.

There are several organizations active in the region that have the managerial capacity to own, manage, and have expressed an interest in being notified of the availability of assisted rental housing. These organizations listed in **Table H-31** have expressed interest in working with the City to preserve affordable units.

Table H-31 Active Local Affordable Housing Developers in Hemet		
Organization	Address	City
Ability First, Inc.	300 E. Green Street	Pasadena
HDSI Management Inc.	3460 South Broadway	Los Angeles
Palm Desert Development Inc.	PO Box 3958	Palm Desert
Crestwood Apartments Owner Association	1255 Valencia Avenue, Unit A	Hemet
Bentall Residential Inc	8105 Irvine Center Drive, Suite 830	Irvine
Habitat for Humanity	515 Kimball Ave	Hemet
Dominium, LLC	2355 Polaris Lane North, Suite 100	Minneapolis, MN
National Community Renaissance	9065 Haven Ave, Suite 100	Rancho Cucamonga

Source: City of Hemet, April 2008.

Estimates of Housing Needs

The Comprehensive Housing Affordability Strategy, or CHAS, developed by the Census for HUD provides detailed information on housing needs (e.g. housing cost burden) by income level for different types of households in Hemet. The CHAS data are presented in **Table H-32**. According to the CHAS, housing problems in Hemet include:

- ❖ Units with physical defects (lacking complete kitchen or bathroom)
- ❖ Overcrowded conditions (housing units with more than one person per room)

⁵ Housing Authority of the County of Riverside and Housing Authority of the City of Hemet, February 29, 2008.

⁶ Kary Klock, Housing Authority of the County of Riverside, personal e-mail communication, March 20, 2006.



- ❖ Housing cost burden, including utilities, exceeding 30 percent of gross income

Disproportionate Needs

The types of problems vary according to household income, type, and tenure. Some highlights include:

- ❖ In general, renter-households had a higher level of housing problems (83.2 percent) compared to owner-households (51.2 percent).
- ❖ The number of lower-income large households in Hemet is limited, but a large proportion of these households experienced one or more housing problems.

**Table H-32
Housing Assistance Needs of Lower Income Households (Calculations)**

Household by Type, Income and Housing Problem	Renters			Owners			Total
	Elderly	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% MFI)	750	100	2,550	650	70	2,085	4,635
% with any housing problem	66.7%	100.0%	84.1%	163.8%	100.0%	77.2%	81.0%
% with cost burden >30% ≤50%	16.7%	15.0%	8.4%	40.8%	0.0%	3.4%	5.1%
% with cost burden > 50%	50.0%	85.0%	91.1%	100.0%	71.4%	1.2%	42.6%
Very Low Income (31-50% MFI)	945	365	2,570	2,185	125	2,940	5,510
% with any housing problem	86.2%	100.0%	91.6%	42.3%	56.0%	48.8%	68.8%
% with cost burden >30% ≤50%	48.1%	54.8%	56.1%	24.7%	24.0%	53.3%	37.8%
% with cost burden > 50%	38.1%	45.2%	43.5%	17.6%	36.0%	45.3%	30.4%
Low Income (51-80% MFI)	595	365	2,165	2,365	490	3,710	5,875
% with any housing problem	71.4%	83.6%	72.1%	22.8%	87.8%	38.5%	50.9%
% with cost burden >30% ≤50%	43.7%	56.2%	69.2%	17.5%	31.6%	53.8%	31.5%
% with cost burden > 50%	26.1%	17.8%	21.8%	5.3%	49.0%	42.7%	16.2%
Total Lower Income Households	2,290	830	7,285	5,200	685	8,735	16,020
% with any housing problem	76.0%	92.8%	83.2%	48.7%	83.2%	51.2%	65.8%

Source: HUD CHAS Data 2012.



C.2 CONSTRAINTS

Governmental, market, infrastructure, and environmental factors may limit the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to lower and moderate income households, not readily available for households with special needs, or may cause certain types of residential construction economically infeasible for developers.

Private developers play a significant role in the provision of affordable housing. Nonprofit developers generally have access to a wider range of public funding to subsidize affordability than for-profit developers; however, the competition for such funding is usually tight. For-profit developers may have the financial capacity to provide affordable housing, but are generally not obligated to do so.

In recent years, recognizing that affordable housing cannot be provided by the market, local jurisdictions have created a variety of methods to facilitate and encourage the development of affordable housing. Effective methods include provision of subsidies, flexible development standards, regulatory concessions, and development agreements.

NONGOVERNMENTAL CONSTRAINTS

Nongovernmental constraints are those factors outside of local government control that limit the availability of housing and/or the feasibility of building affordable housing. The assessment of these constraints provides a basis for possible actions by the City to offset potential effects on housing supply and cost. However, the City has little or no control over many of the nongovernmental factors that influence the cost and availability of housing.

This section evaluates nongovernmental factors such as land, construction, and financing costs and availability among other nongovernmental constraints.

Land Costs

Land costs typically account for a large share of housing costs. Very high land costs may make housing development infeasible unless expected rents or sales prices are high enough to account for such costs. Even if raw land costs are low, high site preparation costs (such as grading, dewatering, and special engineering requirements to provide utilities to a property) can affect the cost of housing and the feasibility of developing affordable housing for low and moderate income households.

A data query on Loopnet.com in March 2013 found more than 15 parcels of residential land for sale in the City of Hemet. Some of the land for sale is raw land that would require entitlements, including rezoning, prior to development. This raw land ranged in price from a low of about \$3,000 per acre to a high of almost \$150,000 per acre. Parcels with entitlements for residential development ranged in price from about \$17,700 per acre to almost \$450,000 per acre.

Construction Costs

Many factors can affect the cost of building a home, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. Once a vacant parcel is purchased, the contractor must complete site improvements to prepare for building on the property. Such improvements include connections to existing utility systems, rough grading, and installation of water and sewer lines. Construction costs are a significant portion of the overall development cost, and represent a constraint to housing production. However, construction costs are consistent throughout the region, and the City of Hemet can do little to reduce this constraint.

RS Means Online estimates that cost for multifamily construction in Riverside County is approximately \$150 to \$160 per square foot.



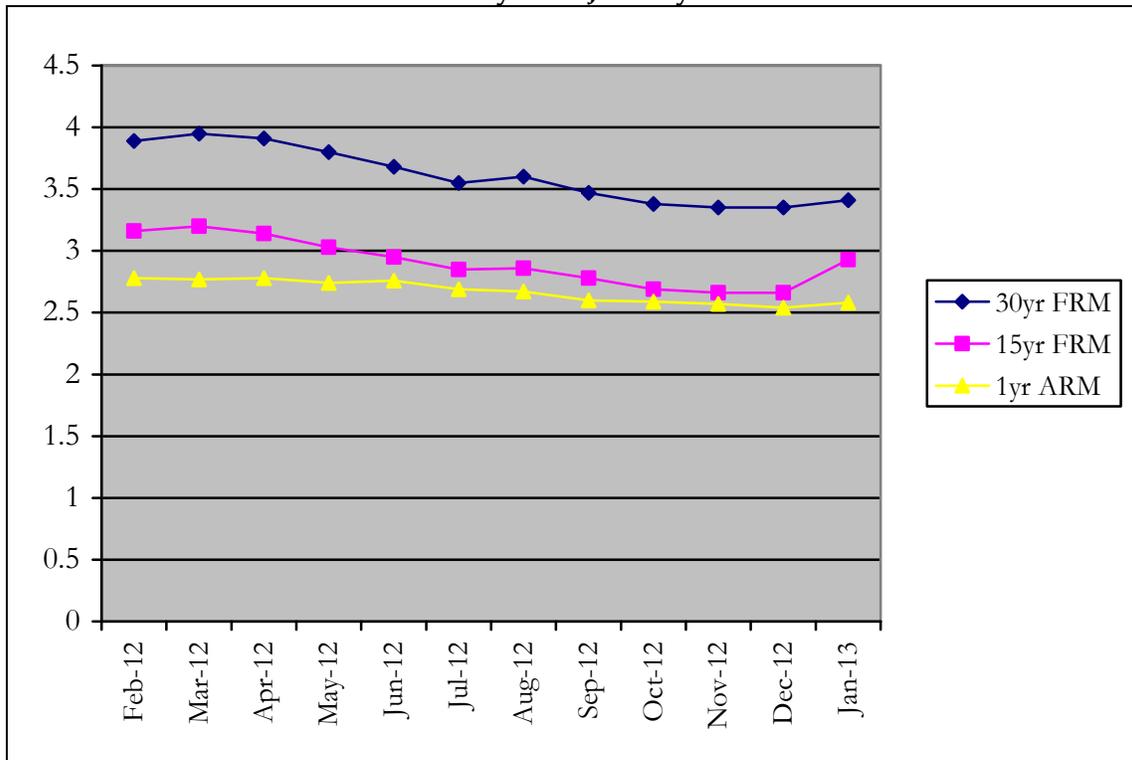
Availability of Financing

The rise in foreclosures, and the corresponding tightening of credit and loan standards, has greatly reduced the availability of financing in the Inland Empire, California, and the nation as a whole. The use of alternative mortgage products significantly increased over the past two decades. These loans (which include graduated payment mortgages, variable and adjustable rate mortgages, interest-only loans, “stated income” loans with no income verification, and zero down payment loans) allowed homeowners to take advantage of lower initial interest rates and monthly payments and obtain larger home loans than their incomes might otherwise suggest. Even during periods of high interest rates, these alternative products allow more buyers to qualify for homeownership, thus minimizing the swings in home sales that accompany changes in interest rates. However, long term costs for the homeowner are less predictable with these loan types. If a buyer has an adjustable rate mortgage, for example, the “resetting” of the interest rate to a higher rate can lead to significant increases in monthly payments, even though amount of principal owed remains the same. The unpredictability of an interest rate rise on an adjustable rate mortgage can be especially troublesome to a homeowner who just barely qualified for a home loan at the initial low interest rate. The availability of these loans has declined in response to the subprime mortgage crisis, reducing the number of potential homebuyers with sufficient income or wealth to qualify for mortgage financing.

The fixed-interest-rate mortgage remains the preferred type of loan, especially during the current period of low interest rates. Most governmental programs that seek to increase homeownership among low and moderate income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. Many programs offer deferred second loans to facilitate homeownership.



Figure H-6
Average Interest Rates
February 2012-January 2013



Source: Freddie Mac Primary Mortgage Market Survey

Figure H-6 shows the average interest rates between February 2012 and January 2013. The interest rates have generally decreased in the past year. Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates.

The historically large gap between local incomes and housing costs increases the challenge of delivering affordable housing when credit becomes tight. Historically, substantial changes in interest rates have correlated with swings in home sales. When interest rates decline, sales increase. The reverse has been true when interest rates increase.

Most governmental programs that seek to increase homeownership among low and moderate income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. The recent tightening of mortgage lending standards may result in a decrease in homeownership opportunities despite government programs to assist low and moderate income homebuyers (see the section below on foreclosures).

Troubled Subprime Loans and Foreclosures

The growing use of alternative mortgage products such as those described previously has allowed more individuals to qualify for home loans. Loans with low initial payments often had provisions for substantial payment increases after several years (usually between one and three years). These loan products enticed many investors into the single-family market in the Inland Empire. The increasing availability of these loan products also allowed homebuilders to qualify many more households for home purchase and provided more



business opportunities for virtually every profession linked to the homebuilding and residential real estate markets (mortgage brokers, real estate agents, and title companies).

Rapidly rising housing prices since the late 1990s provided homebuyers and investors a sense of security that, even if loan payments adjusted upward significantly after an initial period, the growth in home equity would allow the borrower to either refinance or re-sell the home and thus avoid financial difficulties. The ability to “grow” one’s way out of potential financial trouble with equity growth changed dramatically after 2006, when home prices began to level off and then decline in many parts of California (both for new and existing homes). Many borrowers who purchased homes, particularly those with subprime loans, found that they owed more on their homes than their homes were worth. The changing mortgage market also affected borrowers without subprime loans in more expensive housing markets in California. In these markets (including parts of the Inland Empire), borrowers have to qualify for “jumbo” loans—relatively large loans that are not federally backed. Individuals who, two or three years ago, could qualify to purchase high-priced homes with jumbo loans have found it increasingly difficult to find willing lenders.

The confluence of flattening or declining home prices and the growing number of subprime and alternative loans resulted in a spike in defaults on home loans beginning in 2007.

GOVERNMENTAL CONSTRAINTS

The intent of local government regulations is to protect public health and safety, and to ensure a decent quality of life for the community. However, local policies and regulations can affect the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing.

State and federal regulations also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes, and other topics can impact housing cost and availability. Perhaps one of the greatest constraints to the production of housing affordable to lower-income households is the chronic shortage of State and federal financial assistance for such housing.

While constraints exist at other levels of government, the City has little or no control over these regulations and no ability to directly mitigate their effects on housing. The City’s efforts, therefore, emphasize policies and regulations that can be mitigated by the City.

Potential governmental constraints include land use controls and their enforcement, site improvements, fees, exactions required of developers, and local processing and permit procedures. Land use controls may limit the amount or density of development, thus increasing the cost of housing. Building codes set specific building standards that may add material costs, limit the amount of buildable area, or can otherwise constrain housing production.

Land Use Controls

Hemet’s zoning code is described below.

Zoning Districts

Hemet’s zoning ordinance includes a wide assortment of zones permitting residential development, including single-family districts, multifamily districts, zones intended for development of senior housing products, planned development zones, office-residential zones, and a variety of mobile home and travel trailer zones.

R-A Residential Agricultural

The R-A zone provides for the development of large residential lots or parcels that may combine the attributes of rural and urban living, allowing the continuation of agricultural uses in appropriate areas, and



precluding premature or untimely land development at urban densities in area inappropriate or ill-suited for such development.

R-1-C Single Family Zone (County)

The R-1-C zone provides appropriate areas for the establishment of single-family residences and related uses in a manner consistent with County standards.

R-1 Single Family

The R-1 zone provides for the development of single-family homes.

R-1-D Single Family Downtown

The R-1 zone specifically recognizes the unique development characteristics of single-family residential property in the downtown area.

R-1-H Single Family Hillside

The R-1-H zone provides appropriate areas for the establishment of single-family residences and related uses in areas of steep topography or terrain. This zone is intended to assure that development occurs in a manner which protects the hillside's natural and topographical character, environmental sensitivities and aesthetic qualities, and minimizes the adverse effects of grading.

R-2 Low-Medium Density

The R-2 zone provides for the development of low to medium density multiple-family residential uses with density not-to-exceed 8 du/ac.

R-3 Medium-High Density

The R-3 zone provides for the development of medium to high density multiple-family residential uses with density not-to-exceed 25 du/ac.

R-4 Very High Density

The R-4 zone provides for the development of high to very high density multiple-family residential uses with density not-to-exceed 45 du/ac.

SLR Small Lot Residential

The SLR zone provides for the development of small lot single-family residential subdivisions in a planned neighborhood setting. The development may, but is not required to, restrict occupancy to senior citizens. This zone has no minimum lot area, but the maximum lot size is 5,000 square feet.

SR-3 Senior Apartment

The SR-3 zone provides for the development of affordable, attractive, comfortable and accessible rental housing for retired individuals and couples. Such housing shall be located close to shopping and in reasonable proximity to medical facilities and churches, or within 600 feet of suitable public transportation facilities or routes providing access to these services.

PCD Planned Community Development

The PCD zone provides for the development of areas of at least 100 acres under a master plan.

Mobile Home Parks

The Mobile Home Park zone provides for the establishment, maintenance and operation of mobile home parks in the city. Except as provided in section 90-73, pertaining to temporary uses, no mobile home shall be occupied or used for living or sleeping purposes unless it is located in a mobile home park or in an approved TR-20 independent mobile home subdivision or travel trailer park.



TR-20 Independent Mobile Home Subdivision

The TR-20 zone provides an area where subdivisions of not less than 20 acres may be permitted for independent mobile homes, and allows the sale of individual lots to private individuals in strict conformance with the terms and conditions under which the subdivision was approved by the planning commission.

PUMH Planned Unit Mobile Home Development

The PUMH zone provides an alternative to the traditional mobile home subdivision development. The planned unit mobile home development district will differ from the traditional mobile home subdivision in some respects, particularly as to development standards and jointly held common areas. Ownership of open space, private streets, recreational vehicle storage areas, service and recreational facilities shall be as jointly held common areas.

Travel Trailer Parks

The Travel Trailer Park zone provides regulations for the establishment, maintenance and operation of travel trailer parks in the city. The construction and operation of all travel trailer parks in the state is governed by the state Health and Safety Code, Section 18860-18874. These state requirements shall apply, except where ordinances and requirements of the city are more restrictive. The city shall enforce all state travel trailer park requirements in the city.

TTPD Travel Trailer Planned Development

The TTPD zone provides for the development and maintenance of travel trailer subdivisions with common open space.

R-P Residential Professional

The R-P zone reserves appropriately located areas for desirable mixes of medium density multiple-family residential uses and compatible professional uses. Residential uses are permitted at a maximum density of 15 units per acre.

A Agriculture

The A zone reserves land for the orderly development of large areas of open land which will have a definite public value as open space or which have been intended for eventual development, pending proper timing for the economical provision of utilities, major streets and other facilities, so that orderly development will occur. The A zone is also used to provide appropriate areas for the establishment of light agricultural uses. The A-1-C and A-2-C zones provide for light (A-1-C) or heavy (A-2-C) agricultural land uses in a manner consistent with County standards.

In addition to the designations described above, Hemet also has a Planned Unit Development (PUD) overlay which may be applied in conjunction with an underlying residential designation as part of a master planned development with a Specific Plan or similar document. A Senior Housing Designation designates areas of current and future senior (55 + years) residential use.

Table H-33 presents densities and development standards for zones which permit residential development.



**Table H-33
Residential Development Standards**

Zoning District (maximum density)	Minimum Lot Area	Minimum Lot Dimensions	Setbacks	Lot Coverage (%)	Minimum Building Area (sf)	Maximum Height of Main Building	Parking	
RA (2 units/acre)	6,000 sf	Width-100 ft. Depth-120 ft.	Front-20 ft. Side/Rear-10 ft./ 20 ft. Street Side-10 ft.	1-story-40% 2-story-40% gross site area (parking area included in calculation)	900 sf	35 ft	2 covered spaces	
R-1-6 (7 units/acre)	6,000 sf	Width-60 ft. Depth-100 ft.	Front-18 ft. Side/Rear-5-7.5 ft./15 ft. Street Side-10 ft.	1-story-65% 2-story-45%				
R-1-7.2 (6 units/acre)	7,200 sf	Width-72 ft. Depth-100 ft.	Front-18 ft. Side/Rear-5-7.5 ft./15ft. Street Side-10 ft.	1-story-65% 2-story-45%				
R-1-10 (4 units/acre)	10,000 sf	Width-85 ft. Depth-100 ft.	Front-20 ft. Side/Rear-10ft./ 20 ft. Street Side-10 ft.	1-story-40% 2-story-40%	1,200 sf			
R-1-20 (2 units/acre)	20,000 sf	Width-100 ft Depth-100 ft.						
R-1-40 (1 unit/acre)	40,000 sf	Width-100 ft. Depth-100 ft.						
R-1-H (0.1-2 units/acre, based on slope)	20,000 sf	Width-120 ft Depth-100 ft.	Front-20 ft. Side/Rear-10 ft. / 20 ft. Street Side-15 ft	1-story-40% 2-story-40%	1,600 sf	40 ft		
R-1-D (7 units/acre)	5,000 sf	Width-50 ft. Depth-100 ft.	Front-20 ft. Side/Rear-5 ft. / 10 ft. Street Side-5 ft.		900 sf	35 ft		
R-1-C (2 units/acre)	Per Riverside County Standards							
R-2 (8 units/ acre)	6,000 sf	Width-60 ft. Depth-100 ft.	Front-20 ft. Rear-10 ft./1 story; 15 ft./2 story Side- 5 ft./story Street Side-10 ft. landscaped	50%	Floor area (interior): Studio – 550 sf 1 bedroom – 750 sf 2 bedroom – 900 sft 3 bedroom – 1,000 sf	30 ft 2 stories		<500 sf: 1 <=700 sf:1.5 >500 sf or 700 sf: 2 covered Visitor: 1 uncovered space per 5 dwelling units
R-3 (30 units/ acre)	1acre	Width-100 ft. Depth-150 ft.	Front-25 ft. Rear- 10 ft./ 1 story; 20 ft/ 2 story; 30 ft/3 story Side-5 ft./ story Street Side-15 ft. landscaped	60%	Floor area (interior): Studio – 550 sf 1 bedroom – 750 sf 2 bedroom – 900 sft 3 bedroom –	45 ft 3 stories		



**Table H-33
Residential Development Standards**

Zoning District (maximum density)	Minimum Lot Area	Minimum Lot Dimensions	Setbacks	Lot Coverage (%)	Minimum Building Area (sf)	Maximum Height of Main Building	Parking
					1,000 sf		
R-4 (45 du/ac)	2 acres	Width – 100 ft. Depth- 150 ft.	Front-25 ft. Rear- 10 ft./ 1 story; 20 ft./ 2 story; 30 ft./3 or more stories Side-5 ft./ story Street Side-15 ft. landscaped	60%	Floor area (interior): Studio – 550 sf 1 bedroom – 750 sf 2 bedroom – 900 sf 3 bedroom – 1,000 sf	55 ft 4 stories	
R-P	8,000 sf	Width-60 ft. Depth-100 ft.	Front-20 ft. Rear-10 ft. Side- 5-10 ft.	60% 10 % Open Space		35 ft	1-2
SLR	No Minimum	None	Front-15 ft. Rear-5 ft. Side-0-3 ft	60% 10 % Open Space	None	25 ft.	1 covered, 1 uncovered
SR-3 (25 units/ acre)	8,000 sf	None	Same as R-3	60% No Open Space	1BR 460 sf, 2BR 860 sf	35 ft	1 covered space per unit
MHP (7 units/ acre)	4,400 sf	55 ft by 80 ft	Front-10 ft. Rear-5 ft. Side-10 ft.	60% 20% Open Space	None	20 ft	2
TR-20 (7 units/ acre)	4,400 sf	Width-55 ft Depth-80 ft	Front-10 ft. Rear-5 ft. Side-5 ft	60% 10 % Open Space	None	20 ft	2
PUMH (7 units/ acre)	4,400 sf	Width-55 ft Depth-80 ft	Front-10 ft. Rear-5 ft. Side-10 ft	60% 10 % Open Space	None	None	2 covered spaces per lot
TTPD	900- 1,750 sf	18-35 ft by 50 ft	Front-10 ft. Rear-5 ft. Side-5 ft	No maximum		15 ft	1 space per lot
TTP (No Max)			Front-5 ft. Rear-5 ft. Side-5 ft	Less than 60% paved.		15 ft	1 paved space per lot + 1/10 space for guests
A, A-1-C, A-2-C	20,000 sf	20-100 by 150 ft	Front-20 ft Rear-10 ft Side-5 ft per story, or 10 ft.	None	None	40-75 ft	2 covered spaces per single family residence.

Source: City of Hemet Zoning Code, 2013.

Lot Size and Area

The Zoning Code establishes minimum lot areas for single-family residentially zoned properties. The minimum lot area varies from 5,000 square feet in the R-1-D to 40,000 square feet in the R-1-40 district. Minimum lot dimensions range from 50 to 100 feet in width. The SLR zone has no minimum lot size, but a maximum lot size of 5,000 square feet. In addition to the standard single-family zones, the City also has zones designed for mobile homes and travel trailers. The TR-20, MHP, and PUMH zones have a 4,400 square foot minimum lot size, while the TTPD zone has a minimum lot size that varies from 900-1,750 square feet



depending on the location. The minimum dimensions for the mobile home and travel trailer designations are typically based on the required setback distances.

The City's zoning districts provide options for a variety of lot sizes, including small-lot homes. However, the SLR zone, which has no minimum lot size, is restricted to senior housing. This designation should be broadened to permit non age-restricted units as well as senior housing. Otherwise, lot sizes and minimum lot dimensions do not represent a constraint to housing development in any of the City's residential zones.

Yards and Setbacks

Front yard setback requirements range from five to 25 feet, depending on the zone district. Side yard setbacks range from three to 10 feet for non-street side yards and vary depending on the number of stories and five to 15 feet for side yards fronting a street, with "zero lot line" homes permitted in the SLR zone. Rear yard setbacks range from five feet to 20 feet depending on the zone district. The setback requirements do not pose a constraint to housing development in any of the City's residential zones.

Lot Coverage

The City imposes reasonable limits on lot coverage, which includes covered and uncovered structures, including buildings and accessory buildings (such as recreation buildings), but not including steps, courts, patios, terraces and swimming pools. In single-family zone districts, lot coverage limits range from 40% for the RA zone to 65 percent for one-story buildings in the R-1-6 and R-1-7.2 zones. Within the multifamily zone districts, structures and parking may occupy up to 50 percent of the lot in the R-2 zone, and up to 60 percent of the lot in the R-3 and R-4 zones. These limits would permit sufficient square footage to facilitate construction of a range of variously sized apartment units up to the maximum allowable densities. In the mobile home and travel trailer districts, maximum lot coverage is typically 60%, although the TTPD district has no maximum lot coverage. Hemet's lot coverage standards do not prevent parcels from being built to the maximum density permitted by their zones, and are not considered to represent a constraint on housing development.

Minimum Floor Area

Minimum floor area requirements are maintained within multiple family and some single-family residential zone districts. Within the R-2, R-3 and R-4 districts, a minimum of 550 square feet for studio units, 750 square feet for one-bedroom units, 900 square feet for two-bedroom units and 1,000 square feet for three-bedroom units is required. Within the RA to R-1-40,000 districts, a minimum of 900 to 1,600 square feet is required. These minimum floor area requirements do not constrain the ability of projects to achieve the maximum densities within these districts.

Building Height

Land use regulations establish a height limit of 35 feet for most zone districts. The SLR zone permits structures up to 25 feet in height, and the R-4 zone permits structures up to 55 feet in height for four stories. In the mobile home and travel trailer districts, maximum height is 15 or 20 feet, which reflects the one-story nature of these units. Height limits do not prevent a project from achieving the maximum density permitted within the City's residential zones.

Parking

Two covered off-street parking spaces per unit are required for all single-family residential units. Parking requirements within multiple-family districts vary by unit size and density. Units less than 500 square feet in size must provide one covered space (garage or carport), while units larger than 700 square feet must provide 1.5 covered spaces. The SR-3 zone, intended for senior apartment complexes, has lower parking requirements (1 covered space per unit) than the standard R-3 zone. The SLR zone, permitting small lot residential development, allows one space to be uncovered in addition to one covered space.



Regardless of unit size or density, one visitor parking space per five units is required of all projects within the R-2, R-3 and R-4 districts. For projects meeting the density bonus requirements, the State parking standards (Government Code 65915[p]), which are generally lower than City standards, will be used.

The City has not found that the current parking standards are an undue constraint to residential development. Projects meeting the State's density bonus requirements are permitted to follow the State's parking standards. The City should consider making these lower parking standards available for projects meeting other conditions as a way to address this constraint.

Open Space

In general, Hemet's Zoning Code requires a minimum of 10 percent of the lot area to be landscaped open space in mobile home zones. Single-family zones do not have open space requirements, with the exception of the SLR zone, where a minimum of 10 percent of the lot area must be landscaped open space. In the MHP zone, 20 percent of each lot must be landscaped, including at least one tree per space. No open space is required in the SR-3, TTP or TTPD zones.

In multifamily zones R-2, R-3 and R-4, 100 to 150 feet of private open space must be provided per unit (patio or balcony). In addition, 250 square feet of common open space shall be provided, with a minimum of 1,000 square feet of open space for any project. Pools are required in developments with more than 100 units, and clubhouses may be provided. Open space requirements are reduced by two square feet for each square foot of clubhouse space.

The City's open space requirements do not prevent parcels from being built to their maximum permitted densities. The requirement that larger multifamily complexes provide pools has the potential to increase cost per unit, but market conditions typically demand that complexes provide pools even in jurisdictions which do not have a requirement. Landscaping requirements for open space also add to costs, but an alternative (in the form of a clubhouse) is also available. These requirements do not represent constraints on the development of housing.

Recreational Facilities

In the SLR zone, a patio with a minimum size of 100 square feet must be provided adjacent to each residence. SR-3 developments with less than 100 units must have a recreation building at least 1,200 square feet in size, or 25 square feet per unit, whichever is greater. If SR-3 developments have more than 100 units, the minimum size is 1,600 square feet, or 10 square feet per unit, up to a maximum of 3,000 square feet. The MHP, PUMH, and TR-20 zones require that 270 square feet of public recreation space be provided per unit, including a clubhouse with a minimum of 25 square feet per unit. In travel trailer parks, 90 square feet of public recreation space, including 15 square feet of clubhouse space, must be provided per unit. In the TTPD zone, a minimum of 90 square feet of public recreation space per unit must be provided, including a clubhouse with a minimum size of 1,200 square feet. Recreational facility requirements have the potential to increase cost per unit, but provide public and community space in developments which feature small units. Recreational facility requirements are not considered to be a constraint on the development of housing in Hemet.

Senior Residential Projects

Development standards for senior residential projects permitted within the R-2, R-3 and R-4 zones may be reduced according to the following:

- ❖ Floor area. The interior floor area of the individual senior housing units may be reduced below the minimum floor area per unit provided that additional square footage is allocated to common area



activity centers or facilities. In no case shall a one-bedroom units be less than 460 square feet or a two-bedroom unit be less than 690 square feet

- ❖ Open space. Senior-only housing developments may request a reduction in private and common open space required per unit, provided that compensating alternative indoor, recreational or outdoor open space amenities is approved by the Community Development Director or the Planning Commission as a component of the Site Development Review

Density Bonus

Developers of affordable housing are entitled to a density bonus and/or equivalent concessions or incentives under certain conditions. Senate Bill 1818, which went into effect January 1, 2005, significantly reduced the percentage of affordable units that a developer must provide in order to receive a density bonus, and requires up to three concessions, depending upon the percentage of affordable units in the development. The maximum density bonus a developer can receive is 35 percent when a project provides either 10 percent of the units for very-low-income households, 20 percent for low-income households, or 40 percent for moderate-income households. The legislation also imposed new statewide parking standards and density incentives for developers that donate land for affordable housing. State density bonus parking standards are as follows:

- ❖ 0-1 Bedroom: one parking space
- ❖ 2-3 Bedrooms: 2 parking spaces
- ❖ 4 or more Bedrooms: 2.5 parking spaces

These requirements include both guest and handicapped parking.

Density incentives may include reductions in zoning standards, other development standards, design requirements, mixed use zoning, and any other incentive that would reduce costs for the developer. The City has revised its density bonus ordinance to be consistent with state law through adoption of Ordinance 1743.

Permitted Uses within Residential Zones

The Zoning Code stipulates the residential types permitted, conditionally permitted, or prohibited in each zone allowing residential uses. Residential types in Hemet include single-family dwellings, second dwelling units, manufactured housing, residential care facilities, multi-family dwellings, and mixed-use residential development. **Table H-34** summarizes the different types of residential uses permitted or conditionally permitted in various residential zones within the City.

Table H-34 Housing Types by District									
Residential Uses	SR-3	RA, R-1, SLR	R-2	R-3	R-4	CP	CM	C-1	M
Single-family Homes		P	P	P		P*			P*
Single-family Detached Condominiums			P	P	P				
Multi-family Housing including duplexes, condominiums, apartments or similar residential units:									
Senior			P	P	P				
Two-family dwellings			P	P					
Multiple family dwellings			P	P	P				



Accessory Second Units**		P except in R-1-H; CUP	P	P	P				
Manufactured homes		P but not in R-1-H	P	P	P	P*			P*
Mobile home parks		P but not in RA or R-1-H	CUP			CUP in R-P & O-P			
Small licensed residential care facilities (6 or fewer persons)		P	P	P		P			P
Large group homes (7 or more persons)			A (10 or fewer); CUP (11 or more)						
Small group homes (6 or fewer persons)		Small Group Home Permit Required, but not permitted in SLR	Small Group Home Permit Required	Small Group Home Permit Required					
Emergency Shelters							CUP	P ¹	
Assisted Living Facility			CUP	CUP	CUP				
Boarding House or Congregate Care Facilities			CUP	CUP		CUP (R-P, O-P)			

“P” = permitted uses

“A”= Administrative Permit

“CUP” = conditionally permitted uses

* Existing single-family dwellings including manufactured homes and mobile homes built after 1986 are permitted to remain in commercial and manufacturing districts.

**Subject to criteria (lot size and/or locational criteria)

¹ Existing Valley Restart Shelter (200 E. Menol Ave.) is permitted by right

Note: MHP, TR-20, TTP, and TTPD districts are not included in this table because they are intended primarily for use of mobile homes or travel trailers.

Source: City of Hemet, 2013

Single-Family Dwellings

Detached, single-family dwelling units are permitted in all residential zones, except for SR-3 and mobile home/trailer zones. This provision, along with the SLR designation, allows the development of small-lot single-family homes that fall within the density range of the multiple-family districts, but offers a product type that may be more compatible with surrounding uses.

Multiple-Family Dwellings

Multi-family dwellings including condominiums and apartments are permitted in the R-2, R-3 and R-4 zones. Senior multi-family housing is permitted in the R-2, R-3 and R-4 as well.

Accessory/Second Units

Hemet adopted conditions under which second dwelling units may be permitted in the SLR, R-1, R-2, and R-3 districts. These conditions are consistent with state law and include:

- ❖ Minimum lot size by district
- ❖ Unit size not more than 50 percent of principal structure
- ❖ One off-street parking space per bedroom

**Mixed-Use**

Residential development may be permitted in the Planned Community (PCD), Neighborhood Commercial (C-1) and General Commercial (C-2), Downtown (D1 and D2), Scenic Highway Setback Overlay (S) and Parking (P) districts with a conditional use permit, provided that the residential uses are a component of a larger mixed-use development. Residential uses are encouraged to be located on the second floor above commercial uses.

Manufactured Housing

Manufactured homes meeting national standards and installed on a foundation system pursuant to the California Health and Safety Code on individual lots are treated as a standard single-family residential development. No additional standards are required for approval or construction of units.

Mobile Home Parks

Mobile home parks are permitted within the R-1-C, R-1, R-1-D, TR-20, R-P, O-P, and M districts pursuant to State requirements for this type of housing. The City sets minimum space size at 4,400 square feet, access drive widths of 30 feet, utility undergrounding, sidewalk, screening and landscaping, drainage, and recreation standards for mobile home parks. These restrictions are not considered a constraint to the development of mobile home parks. In addition, additional zoning designations permit only mobile home or travel trailer development – MHP, TR-20, TTP, and TTPD, as well as PUMH zones.

Residential Care Facilities

Residential care facilities serving six or fewer persons are considered a regular residential use and are permitted in all residential districts pursuant to the State Health and Safety Code and State Welfare and Institutions Code. Residential care facilities serving more than six persons are permitted in the multi-family zones, the R-P zone and the O-P zone subject to a conditional use permit or an administrative use permit.

Emergency Shelters

Emergency shelters are permitted in the CM zone with a conditional use permit. In addition, the City recognizes the existing Valley Restart Shelter located at 200 E. Menlo Avenue as being permitted by-right in the C-1 zone.

The City has established the following development and management standards for new emergency shelters:

- ❖ The shelter shall prepare and file a management plan with the Community Development Department.
- ❖ The shelter shall limit the number of beds available nightly to 35, unless a greater number of beds is allowed as a condition of approval to the shelter's Conditional Use Permit.
- ❖ The shelter should have not less than one space for every four beds, plus one space for each staff person.
- ❖ The client intake area shall be no less than 500 square feet in total floor area.
- ❖ Outdoor activities on site are limited to the hours of 9:00 am to 9:00 pm.
- ❖ A shelter client cannot stay at the facility for more than 180 consecutive days.
- ❖ The shelter shall be located at least 1,000 feet, as measured from property line to property line, from another emergency shelter.



- ❖ The shelter must be located within one half mile of a bus stop or transit station.
- ❖ Adequate lighting shall be provided.
- ❖ A minimum of 1 staff person for every 15 beds must be on site during operational hours.
- ❖ Refuse collection shall conform to the requirements for multiple family housing.
- ❖ Signage is required pursuant to sign standards for institutional uses.
- ❖ The shelter must have a city business license.
- ❖ The shelter shall provide sufficient bathroom and laundry facilities.
- ❖ The shelter must meet ADA accessibility and adaptability requirements.

The existing Valley Restart property may continue as a shelter use or the site may be used for a different emergency shelter by-right. If the shelter is significantly altered or expanded, the use is terminated for a continuous six month period, or the use regularly exceeds its capacity, the shelter will be subject to the development and management standards that new shelters are subject to.

The City has included a program to amend standards and requirements to comply with statutory requirements related to emergency shelters pursuant to State law, including use separation requirements. The City will review and revise Chapter 90 Article X Division 4 (Emergency Shelters) of the Municipal Code to meet the statutory requirements. The C-1 zone has sufficient capacity to provide for emergency shelters.

Other Special Needs Housing

Farmworker housing of up to 36 beds or 12 family units is permitted by-right in the A, A-1-C and A-2C zones as a component of an agricultural use, and housing for six or fewer persons is permitted as a single family residential use pursuant to the Employee Housing Act. According to the local district office of the Riverside County Agricultural Commissioner in San Jacinto, the majority of the local agricultural operations in the Hemet area are associated with vegetable crops, dairies, and horse farms. The type of agricultural employment associated with these operations generally consists of year-round employment, for which housing is provided through the conventional housing market. When temporary labor is required in Hemet, such as when vegetables are being harvested, farmers typically contract with a labor contractor to bring in workers for a set period of time. The contractors are responsible for providing housing for their workers.

Single Room Occupancy (SRO) units are not permitted by right in any of the City's zones. Boarding houses are permitted in the R-P and O-P zones with a conditional use permit.

Convalescent hospitals (nursing homes) and homes for mentally, physically, or emotionally handicapped persons are permitted in the R-A, R-2, R-3, and commercial zones (excepting downtown zones) with a conditional use permit.

Supportive housing, including elderly care, alcohol and drug treatment, congregate health facilities, and community residential mental health services are also permitted in all commercial zones with a conditional use permit.

HOUSING FOR PERSONS WITH DISABILITIES

Hemet permits state-licensed residential care facilities serving six or fewer persons in all of its residential zoning districts by right. Residential care facilities serving more than six persons are permitted in the multi-



family zones, the R-P zone and the O-P zone subject to a conditional use permit or an administrative use permit. No separation or siting requirements are imposed for special needs housing developments. Special permit or processing requirements, including extended comment periods, are not used for special needs housing developments, including licensed residential care facilities.

Accessory uses such as wheelchair ramps are permitted within all residential zones as incidental structures related to the residence. Building procedures within the City are also required to conform to the California Building Code (Title 24), as adopted in the City's Municipal Code. Standards within the Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act.

The City has not adopted amendments to Title 24 which might diminish the ability to accommodate persons with disabilities. The City also has not adopted universal design standards.

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The City requires 10 percent of multi-family residential development to be ADA accessible and offers seniors a home repair and handicap ramp program. The City established reasonable accommodation procedures through Ord. No. 1852 in June 2012. The adopted procedure includes a process for reasonable accommodations, including retrofit applications.

The City's definition of "family" for the purposes of housing is "a group of individuals, not necessarily related by blood or marriage, or adoption, or guardianship living together in a dwelling unit as a single housekeeping unit." This definition is sufficiently broad to comply with fair housing law.

FEES AND EXACTIONS

Site Improvement Standards

Site improvements and property dedications are important components of new development. Exactions (property dedications) for new subdivisions include:

- ❖ Reservation of sites for parks, recreation facilities, fire stations, libraries, or other public uses.
- ❖ Dedication for streets, highways, alleys, access rights, bikeways, walkways, equestrian trails, rights-of-way for drainage and erosion control facilities, open space and other public easements, and public utility easements.

Other site improvements required of new subdivisions include:

- ❖ Collector streets constructed according to roadway classifications identified in the Circulation and Mobility Element of the General Plan.
- ❖ Local streets and alleys constructed as shown on the approved tentative map and/or as required by the tentative map conditions of approval. The City's standard curb-to-curb street width for residential streets is 36 feet.
- ❖ Curbs, gutter, sidewalk, driveway and other applicable improvements in accordance with City of Hemet standard specifications for public works construction.
- ❖ Private streets designed and constructed in accordance with City of Hemet Ordinance No. 634.
- ❖ Street trees installed in accordance with the City of Hemet Street Tree Master Plan.



- ❖ Each unit or lot within the subdivision served by a domestic water system and a sanitary sewer system approved by the Public Works Director. Septic tanks and other private sanitation systems are prohibited unless an exemption is approved by the Public Works Department.
- ❖ Drainage facilities designed and constructed in accordance with the City Master Storm Drain Plan. Payment of in-lieu fee for area-wide retention basins may be substituted for basin construction, if applicable.
- ❖ Sewer mains and sewer laterals installed or upgraded in accordance with City of Hemet standard specifications for public works projects.

Planning and Development Fees

Planning and processing fees cover administrative review of proposed developments by City Planning, Building, and Engineering Departments. The City's fee schedule is based on anticipated reasonable costs associated with review and approval of proposed projects. Hemet's planning and development fee schedule for residential projects as of March 2013 is summarized in **Table H-35**. These development fees were last revised in February 2013. According to the City's Building Department, fees charged by the City are moderate compared to surrounding and similar communities. Fees are due upon issuance of permits, but may be deferred beyond the final building permit stage. However, if a fee increase occurs prior to the payment of the deferred fee, the increased rate must be paid.

Table H-35	
Planning and Development Fees for Residential Projects	
Planning and Processing Fees	Fee/Deposit
Administrative use permit	\$2,500
Annexation processing (normal project)	\$4,575 (Base charge includes the first 20 hours of the Project Planner. Additional time billed based on actual cost.)
Certificate of compliance (no lot line adjustment)	\$285
Conditional use permit	\$1,630 Minor CUP Project \$4,100 Major CUP Project
Development agreement	\$4,220 plus cost of attorney
Environmental review	\$180 Categorical exemption \$1,980 Initial study \$120 Negative declaration \$8,000 Environmental impact report (Actual cost charged against the initial deposit of \$8,000) Recordation of Documents: \$50 Negative declaration de minimis fee \$2,156.25 Negative declaration Fish and Game review \$2,995.25 Environmental impact report \$1,018.50 Certified Regulatory Program
General plan amendment	\$1,000 Initial review for normal project \$1,525 Initial review for complex project \$4,480 Revisions for normal project \$33,800 Revisions for complex project
Lot line adjustment application	\$610
Site development review	\$2,010
Planned community development (review & revision)	\$33,800 Planned community development fee \$4,480 Revision to planned community development
Planned unit development application	\$200 (plus \$10.00/acre on 0-99 acres and \$5.00/acre for 200+ acres)
Specific plan	\$11,400 includes first 60 hours of the Project Planner. Additional time billed based on actual cost.



**Table H-35
Planning and Development Fees for Residential Projects**

Planning and Processing Fees	Fee/Deposit
Tentative map	\$3,050 Tentative parcel map (plus \$2.00/lot plus \$175 for the Certificate of Compliance or Parcel Merger) \$50 waiver of parcel map \$5,140 Tentative subdivision/tract map
Variance	\$3,400
Zone change or Zoning Code amendment	\$4,050 application without general plan amendment. Base charge includes the first 15 hours of the Project Planner. Additional time billed based on actual cost. \$5,000 application with a general plan amendment. Base charge includes the first 17 hours of the Project Planner. Additional time billed based on actual cost.
Development/Permit Fees	Fee
Airport influence area review	\$155
Flood control fees	\$440 (plus \$11.00/acre, rounded to the nearest whole number, + 10% of total for administrative costs)
Special redevelopment review	\$270
Time extension review	\$1,510 (with a conditional use permit) \$925 (other projects)
Agenda mailing service	\$35/year plus 24 self-addressed, stamped envelopes
Determination of use	\$90
Home occupation permit	\$22
Occupancy conversion	\$1,205
Planning appeals process	\$110 deferment or relief from code requirement \$220 Planning Commission decision on variance application \$220 public hearing
Project logs	\$3-6 (picked up or mailed out)
Sign permit review	\$125 \$32 (temporary sign review)
Temporary use permit	\$100 for a for-profit group, no fee for not-for-profit schools
Zoning letter	\$55 residential single-family \$245 normal conditions \$1,340 complex projects

Note: All applications requiring deposits will be charged the hourly rate. A deposit will be charged when the application is submitted. The review cost will be charged against the deposit.

Source: City of Hemet, March 2013.

Development Impact Fees

Development impact fees offset the costs of improvements serving the development. These fees fund infrastructure, public facilities, transportation, and habitat protection efforts associated with new units. Hemet’s impact fees have been established in compliance with statutory requirements in Government Code 66000 et seq. for the adoption of impact fees. **Table H-36** provides a list of the City’s impact fees for new housing units.



**Table H-36
City of Hemet Impact Fees for New Housing Units**

	Single-family Residential	Condominium /Duplex	Multifamily Residential
Bridge signals and thoroughfares	\$2,948	\$1,805	\$2,030
Fire suppression facilities	\$560	\$424	\$480
General facilities	\$780	\$591	\$669
General plan	\$300	\$300	\$300
Law enforcement facilities	\$471	\$357	\$404
Library expansion facilities	\$735	\$557	\$631
Lighting and landscaping maintenance fees	\$40	\$40	\$26
Parks and recreation facilities	\$1,453	\$1,101	\$1,247
Retention basin capacity fee (per acre)	\$1,900	\$1,900	\$1,900
Sewer connection fee	\$250	\$250	\$145
Storm drainage facilities	\$1,405	\$1,013	\$474
Valley Wide Parks and Recreation District	\$283	\$214	\$243
Water holding and distribution fee	\$483	\$483	\$225
Processing fee	3%	3%	3%
Habitat Conservation Plan Mitigation Fees			
Residential projects <8 units/acre	\$1,938	\$1,938	\$1,938
Residential projects 8-14 units/acre	\$1,241	\$1,241	\$1,241
Residential projects >14 units/acre	\$1,008	\$1,008	\$1,008
Administration fee	1%	1%	1%
Transportation Uniform Mitigation Fee			
Administration fee	\$8,873	\$8,873	\$6,231
Administration fee	1% of total TUMF fee	1% of total TUMF fee	1% of total TUMF fee

A typical single-family unit in a residential development (<8 du/ac) would pay an impact fee of approximately \$22,874. A typical unit in a multifamily residential development (>14 du/ac) would pay an impact fee of approximately \$16,348.

Analysis of Fees and Exactions

The City of Hemet’s required fees and exactions have been established based on reasonable processing costs and the cost of providing improvements to new developments. While fees, particularly impact fees, add to the cost of new development, the City’s fees are required in order to provide reasonable services to new development. Fees are levied upon issuance of permits. The City’s fees add to the cost of both single- and multifamily housing, and constraint on the development of housing in Hemet. However, the City has established its fees at the lowest levels possible to fund the required services to new development. The City also offers the possibility of deferring fees.

Development Review and Permit Processing

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer.



In Hemet, the review process takes approximately four to six months for a typical single-family project, subdivision or a typical multifamily project. Projects in environmentally sensitive areas requiring an Environmental Impact Report can take up to two years for review to prepare and certify the Environmental Impact Report. **Table H-37** provides processing times for common applications.

Table H-37 City of Hemet Processing Times for Permit Applications	
Type of Application	Time
Garage, detached	5–7 days (2–3 days if expedited)
Room addition/remodels	7–10 days (3–5 days if expedited)
Single-family dwelling	10–15 days (5–7 days if expedited)
Single-family dwelling, tract	14–21 days (7–10 days if expedited)
Small commercial building	15–30 days (7–10 days if expedited)
Interior tenant improvement (small)	10–21 days (5–7 days if expedited)
Interior tenant improvement (large)	10–21 days (7–10 days if expedited)
Single-family dwelling, architectural review	15–30 days
Multifamily dwelling	15–30 days (7–10 days if expedited)
Large commercial building (\$25,000 valuation and over)	21–45 days (10–15 days if expedited)
Lot line adjustment	5–8 weeks (5–10 weeks with certificate of compliance)
Determination of use	1–3 weeks
Tentative parcel map	14–20 weeks
Final parcel map*	4–6 months
Administrative use permit	12 weeks
Site development plan review	14 weeks
Conditional use permit	14–36 weeks
Variance	14–36 weeks
Tentative tract map	16–24 weeks
Final tract map	4–6 months
Zone change, regular	24–30 months
Specific plan (replaces PUD and planned community development)	8–30 months
General plan amendment	30–48 months (6–20 months if no issues)

Notes:

95% of applications are incomplete when submitted.

Environmental assessments, including CEQA Negative Declarations and Environmental Impact Reports will extend review periods.

Staff resources are not sufficient to address applications submittals.

The sections below describe the stages of Hemet’s development review process.

Pre-Application/Application Review

As an option, the City offers a pre-application conference and preliminary Development Review Committee review to help identify and address potential issues. A 30-day staff review of an application for completeness and compliance with zoning and development standards is required for all applications.

Environmental Review

Individual single-family homes are exempt from environmental review. Other residential projects are subject to varying levels of environmental clearance depending on potential impacts. However, the required public hearing can be held concurrently with the land use or architectural review hearing.



Land Use Review

City Planning Department staff generally reviews projects permitted by right. Projects requiring a conditional use permit, general plan amendment, zone change, variance, and/or land subdivision require a public hearing and review by the Planning Commission. These projects, except for conditional use permits and variances, also require a public hearing and review by the City Council.

Planned unit developments are not required for any type of housing development.

Architectural Design Review

City staff conducts architectural design review of new homes in all districts, except individual single-family residences on single lots. The Architectural Commission reviews all new multiple-family developments, new homes and additions/modifications located in the HC and AV districts, and all new single-family home developments consisting of five or more lots. Architectural review can occur concurrently with land use review. The City's architectural review process is conducted at staff level and with the Planning Commission. Expensive materials and design elements are less important than making sure the project site is designed to address adequate access, shade, landscaping and style elements such as building massing and location on the site. The City's architectural review process is not expected to add cost to housing production due to material or architectural requirements.

Building Code and Enforcement

The City adopted the 2010 California Building Standards Code. Local amendments were made to the Building Standards Code, including the requirement for automatic sprinklers. While this requirement adds to the cost of housing, it also helps prevent urban fires that may have far more costly impacts.

Habitat Conservation

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP or Plan) is a comprehensive, multi-jurisdictional habitat conservation plan focusing on conservation of species and their associated habitats in western Riverside County. The MSHCP is one of several large, multi-jurisdictional habitat-planning efforts in Southern California with the overall goal of maintaining biological and ecological diversity within a rapidly urbanizing region. Large-scale habitat conservation planning efforts have been completed in San Diego and Orange Counties and a similar effort is underway in the Coachella Valley. The MSHCP will allow Riverside County and its cities to better control local land-use decisions and maintain a strong economic climate in the region while addressing the requirements of the state and federal Endangered Species Acts.

The MSHCP Plan Area encompasses approximately 1.26 million acres (1,966 square miles). It includes all unincorporated Riverside County land west of the crest of the San Jacinto Mountains to the Orange County line, as well as the jurisdictional areas of the cities of Temecula, Murrieta, Lake Elsinore, Canyon Lake, Norco, Corona, Riverside, Moreno Valley, Banning, Beaumont, Calimesa, Perris, Hemet, and San Jacinto. The MSHCP is one of the largest habitat conservation plans ever attempted. It covers multiple species and multiple habitats within a diverse landscape, from urban centers to undeveloped foothills and montane forests, under multiple jurisdictions. It extends across many bioregions as well, including the Santa Ana Mountains, Riverside Lowlands, San Jacinto Foothills, San Jacinto Mountains, Agua Tibia Mountains, Desert Transition, and San Bernardino Mountains. It will provide a coordinated MSHCP Conservation Area and implementation program to preserve biological diversity and maintain the region's quality of life.⁷

Properties in which a development application is intended to be filed are required to be evaluated to determine if all or part of the property is necessary for inclusion in the MSHCP Conservation Area. This

⁷ Western Riverside County MSHCP, Volume 1 Section 1.0 (Introduction)



evaluation may take up to 45 days. If a portion or all of the property is determined to be necessary for inclusion, negotiations to acquire interests in the property will commence. If the property is not necessary for inclusion, a mitigation fee of \$9,492 per acre may be required. This fee adds to the cost of providing housing in Hemet. However, the fee is necessary to support the health and welfare of the community by reducing natural resource and habitat loss. Furthermore, the fee is based on acreage, and so higher-density residential development would be less affected.



C.3 RESIDENTIAL LAND INVENTORY

The City's share of the region's housing need was determined by the Southern California Association of Governments (SCAG) through the RHNA adopted on October 4, 2012. SCAG determined that the City must accommodate 604 housing units between January 1, 2014 and October 31, 2021. The City's RHNA allocation is accommodated by projects in progress, planned or within specific plan areas, and by an inventory of vacant parcels that may be used for future residential development. Outlined below is a brief summary of legal requirements framing the land inventory, a description of the actions the City will take to create adequate sites with realistic capacity, and information regarding environmental constraints affecting the sites and availability of infrastructure for the sites.

Legal Requirements

California law (Government Code Section 65583 (a)(3)) requires that the Housing Element contain "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites."

Government Code Section 65583.2(c) requires the local government to demonstrate that the projected residential development capacity of the sites identified in the inventory can realistically be achieved. The City must determine whether each site in the inventory can accommodate some portion of its share of the regional housing needs by income level during the planning period. The number of units calculated must be adjusted as necessary based on land use controls and site improvement requirements.

Regional Housing Need Allocation

The RHNA is divided into four income groups established by HCD. Pursuant to State Housing Element law, a jurisdiction must demonstrate in its Housing Element that it has adequate residential sites at appropriate densities and development standards to accommodate its RHNA. In January 2007, a new law (AB 2634 [Lieber]) took effect that requires housing elements to include an analysis of extremely-low income needs and address those needs in proposed programs. According to §65583(a)(1) Hemet may "presume that 50 percent of the very-low income households qualify as extremely-low income households." For this reason, the number of very-low income units provided in the RHNA number has been split into two equal categories. The RHNA is divided into five income categories as follows:

- ❖ Extremely-Low Income (<30 percent of the Area Median Income [AMI]) – 67 units (a subset of Very-Low Income units, assumed to be 50 percent of the Very-Low Income RHNA allocation)
- ❖ Very-Low Income (31-50 percent AMI) – 134 units
- ❖ Low Income (51-80 percent AMI) – 96 units
- ❖ Moderate Income (81-120 percent AMI) – 112 units
- ❖ Above-Moderate Income (>120 percent AMI) – 262 units

Generally, the RHNA allocation for moderate and above-moderate income households can be met with housing constructed at any of the City's permitted density ranges. Housing affordable to low, very-low and extremely-low income households is typically constructed at densities of at least 30 dwelling units (dus) per acre per HCD's default density standard. These sites are identified as Very High Density sites on the land inventory.

Progress in Meeting the RHNA Goal

Hemet's efforts to meet its "fair share" of regional housing go beyond simply identifying adequate sites. The City actively encourages housing production.

**Units in Progress: Specific Plans and Projects**

Six specific plan areas are included among the in-progress projects. These are the McSweeney Farms, Tres Cerritos, Arthofer, Ramona Creek, Page Ranch, and North Hemet specific plan areas, as described below and listed in Table H-38.

Page Ranch Specific Plan

Page Ranch is located in the southwestern portion of the City. Approved in 1979, the Page Ranch Specific Plan allows for the construction of 7,116 dwelling units. As of March 31, 2013, 3,190 units have been constructed.

McSweeney Farms Specific Plan

The plan for the area known as McSweeney Farms was adopted in 2003. McSweeney Farms is located in the southernmost part of the City and includes 673 acres. The Specific Plan proposes 1,640 units, to be constructed in three phases. Final maps in Phase I are completed; Phase II was initiated, but ceased development until early 2013. Between the two phases, 231 moderate income units have been built (as of March 31, 2013). Phase I includes 295 units, Phase II includes 493 units, and Phase III includes 852 units. Tres Cerritos Specific Plan/2011 Amendment The Tres Cerritos Specific Plan was originally adopted in 1990. It was amended in 1999, 2004, and 2012 to add new acreage and increase the number of dwelling units to 887. It is anticipated that approximately 274 of these units will be moderate income, and the balance, above-moderate.

Arthofer Specific Plan

The Arthofer Specific Plan has designated two parcels for high density use. The parcels are 2.9 and 4.0 acres, respectively. Each carries a high density residential General Plan land use designation and is expected to develop at 18.1 dwelling units per acre. Combined planned capacity is 124 moderate income units.

North Hemet Specific Plan

The North Hemet Specific Plan was a project of the Riverside County Redevelopment Agency to increase affordable housing and retail opportunities in the City of Hemet. With the dissolution of redevelopment agencies in California, new funding sources are being sought. The project is comprised of seven planning areas of which six contain affordable and high density housing. The seventh planning area is intended for neighborhood commercial and quasi-public agencies to serve the residents. The project is located on State Street, a major City thoroughfare that provides a bus line and access to regional commercial and service uses. The Specific Plan is still under review, but is anticipated to provide up to 302 affordable housing units.

Ramona Creek Specific Plan.

The Ramona Creek Specific Plan was initiated in 2012 and is still in progress. The Specific Plan is anticipated to provide for 1,077 moderate and above-moderate units.



**Table H-38
Housing and Specific Plan Projects in Process**

Project Name	Description	Funding	Operator/ Developer	Status	Target	Location	Number of Units*	Type of Unit	Owner/ Renter
Page Ranch Specific Plan (PCD 79-93)	New SFR within SP area	Private	Tracts sold to several builders	Construction Deferred due to Economy; Construction Re-initiated First Qtr 2013.	Above-Moderate	South of Stetson, generally west of Sanderson	3,926	Single-family	Owner
Tres Cerritos Specific Plan (SP 90-009)	New LDR and MDR within SP area	Private	Equitas Fund	Construction Deferred due to Economy	Moderate; Above-Moderate	NWC Devonshire Av and Cawston St	887	Single-family	Owner
McSweeney Farms (SP 01-002)	New LDR within SP area	Private	McSweeney Farms Properties	Construction Deferred due to Economy; Construction Re-initiated First Qtr 2013.	Moderate; Above-Moderate	Newport Rd and State St	1,409	Single-family	Owner
North Hemet Specific Plan (SP 11-001)	New HDR within SP area	TBD (formerly LMIHF)	Hemet HA; Riv Co EDA	New Plan in Progress	Very-Low (202); Low (63), Moderate (37)	State St at Menlo Av	302	Multiple-family	Rental and Owner
Ramona Creek Specific Plan (SP 12-001)	New LDR, MDR, HDR in Mixed Use SP area	Private	Regents Property	New Plan in Progress	Moderate; Above-Moderate	NWC Florida Av and Myers Rd	1,077	Single-family; Multiple-family	Owner; Rental
Tierra West Senior Apartments (CUP05-002)	New HDR within Arthofer Specific Plan (SP 85-001)	Private	Tierra West	Construction Deferred due to Economy	Moderate	Sanderson Av at Florida Av	124	Multiple-family	Rental
Jasmine Gardens (CUP 11-004)	New Affordable	Private; Tax Credits	1027 Wilshire Associates	Project Entitled 05/15/2012; Finalizing Funding	Low/Senior	Johnston Av between State and Gilbert Sts	124	Multiple-family	Rental
Neighborhood Stabilization Program	New Affordable	HUD-NSP	Housing Authority	Rehabilitation in Progress	Moderate	HUD Target Area	4	Single-family	Owner
Total							7,853		



Available Residential Sites

In addition to the projects in the pipeline, the City can accommodate additional units on vacant land or agricultural land that can accommodate new residential units. The inventory of sites available to fulfill Hemet’s RHNA requirements includes the vacant Very High Density (R-4) sites identified in Table H-39, as well as sites for 9,115 additional units appropriate for all other housing. The inventory consists of parcels with sufficient capacity to accommodate a variety of multifamily and single-family housing types for both renters and owners and provide up to 12,437 new units as shown in Table H-40. Sites included in the inventory are identified by zoning and General Plan land use designations, which are in-turn used to identify affordability status based on their density ranges.

To estimate the capacity of the opportunity sites, realistic unit densities were created based on the density range of the General Plan land use designation. Realistic unit densities for General Plan land use designations were created using the lower end of the allowed density range in most cases. Realistic unit densities for designations with a minimum density of zero were estimated at the midrange. Descriptions of each General Plan land use designation are provided in the Land Use Element and included in Appendix C, Section C.4 to this Housing Element.

The inventory assumes that housing for low, very-low and extremely-low income households can be accommodated on 21 parcels zoned for 30 or more units per acre. The capacity of the parcels zoned for 30 or more units per acre exceeds the City’s RHNA. In order to implement the City’s 2006-2014 Housing Element and provide adequate sites for the City’s Cycle 4 RHNA allocation, the City rezoned a number of parcels. The City’s Cycle 5 (2014-2021) RHNA allocation is lower than the previous RHNA allocation, resulting in a surplus of available sites for residential development at all income levels.

The City’s RHNA allocation is a planning target used in the Housing Element. Actual construction of housing, and construction at the various income levels, will depend on a number of factors including market conditions and financing availability. While the City has utilized the default density of 30 du/ac in order to accommodate the City’s lower-income RHNA allocation, new housing units with rents or purchase prices affordable to lower-income households may accommodate the City’s projected need for lower-income units regardless of the densities they are constructed at.

Table H-39 Vacant Parcels for Very High Density Housing						
Site Number	APN	GP/Zoning	Allowed Density (dus per acre)	Anticipated Density (dus per acre)	Acreage	Anticipated Capacity (units)
1	445-300-014	VHDR/R-4	30.1-45	30.1	4.1	123
	445-290-023	VHDR/R-4	30.1-45	30.1	0.6	19
2	446-300-001	VHDR/R-4	30.1-45	30.1	3.8	114
3	446-300-002	VHDR/R-4	30.1-45	30.1	0.70	21
	446-300-003	VHDR/R-4	30.1-45	30.1	4.5	135
4	464-270-002	VHDR/R-4	30.1-45	30.1	5.3	160
5	464-270-005	VHDR/R-4	30.1-45	30.1	5.1	154
6	464-270-006	VHDR/R-4	30.1-45	30.1	4.9	147
7	446-280-005	VHDR/R-4	30.1-45	30.1	1.9	58
8	446-280-016	VHDR/R-4	30.1-45	30.1	4.7	143
9	446-280-017	VHDR/R-4	30.1-45	30.1	4.8	143
10	446-300-008	VHDR/R-4	30.1-45	30.1	4.3	128
11	446-300-005	VHDR/R-4	30.1-45	30.1	4.7	143
12	446-300-011	VHDR/R-4	30.1-45	30.1	4.3	128
13	451-100-022	VHDR/R-4	30.1-45	30.1	4.1	124



**Table H-39
Vacant Parcels for Very High Density Housing**

Site Number	APN	GP /Zoning	Allowed Density (dus per acre)	Anticipated Density (dus per acre)	Acreage	Anticipated Capacity (units)
14	451-100-026	VHDR/R-4	30.1-45	30.1	2.0	62
15	451-100-036	VHDR/R-4	30.1-45	30.1	5.1	152
16	442-060-046	VHDR/R-4	30.1-45	30.1	3.3	99
17	448-120-010	VHDR/R-4	30.1-45	30.1	12.2	367
18	448-090-003	MU-1	30.1-45	30.1	20.0	602
19	443-120-003	MU-D	30.1-45	30.1	10.0	300
Total High Density					110.4	3,322

Source: City of Hemet 2012

**Table H-40
Residential Land Inventory by
General Plan Land Use Designation and Density Category**

General Plan Residential Designation	Density Range (du/acre)	Realistic Unit Density	Vacant/ Agricultural Acreage	Realistic Unit Capacity (All other housing)	Realistic Unit Capacity (> 30 du/ac)
Hillside Residential	0-0.5	0.10	50.30	12	
Rural Residential	0-2.0	1.00	20.13	22	
Low Density Residential	2.1-5.0	2.10	796.88	1,344	
Low Medium Density Residential	5.1-8.0	5.10	58.35	291	
Medium Density Residential	8.1-18	8.10	97.95	758	
High Density Residential	18.1-30	18.10	80.64	1,460	
Very High Density Residential	30.1-45	30.10	80.4	0	2,420
Mixed Use 1	8.1-18	8.10	457.61	640	602
Mixed Use 2	8.1-18	8.10	211.33	1,697	
Mixed Use 3	12.1-25	12.10	82.08	992	
Mixed Use 4	8.1-18	8.10	107.12	867	
Mixed Use 5	10.1-22	10.10	61.98	283	
Mixed Use Downtown	5-45 dus/ac	5.00	60.53	749	300
Total			2,235	9,115	3,322

Source: City of Hemet, 2013



Table H-41 shows that the City is able to accommodate all remaining need within its land inventory. The inventory is expected to create the opportunity for a surplus of more than 19,400 units with many of these being in the affordable range. In order to implement the City’s 2006-2014 Housing Element and provide adequate sites for the City’s Cycle 4 RHNA allocation, the City rezoned a number of parcels. The City’s Cycle 5 (2014-2021) RHNA allocation is lower than the previous RHNA allocation, resulting in a surplus of available sites for residential development at all income levels.

Table H-41 RHNA Summary Table 2014-2021				
Income Category	RHNA	Units In Progress	Sites Inventory	Adequate Capacity
Extremely-Low (<30% AMI)	67	0	3,322	Yes
Very-Low (31-50% AMI)	67	202		
Low (51–80% AMI)	96	187		
Moderate (81%–120% AMI)	112	283	2,287	Yes
Above-Moderate (>120% AMI)	262	7,181	6,828	Yes
Total	604	7,853	12,437	Yes

Source: City of Hemet, 2013

Environmental Constraints

Several environmental constraints were considered during the selection of sites. Sites with significant environmental constraints were removed from consideration for higher-density housing, and many have been removed from the inventory completely. In some cases, the realistic dwelling unit capacity was adjusted based on the development policy requirements applicable to various constraints. Environmental constraints considered in the analysis include:

- ❖ Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)
- ❖ Hemet-Ryan Airport Land Use Compatibility Zones
- ❖ 100-Year Floodplain
- ❖ Fire Hazard Severity Zones

MSHCP. The MSHCP serves as a Habitat Conservation Plan (HCP) pursuant to Section 10(a)(1)(B) of the Federal Endangered Species Act. It is used to direct conservation efforts in the City towards areas with threatened or endangered species. Through the general plan process, MSHCP conservation areas were spatially delineated using “MSHCP cells”. These cells were assigned percentages of expected development and preservation depending on the resource(s) present within each cell. Realistic dwelling unit capacity was adjusted for each parcel located within an MSHCP cell. Parcels located within an MSHCP cell were not



considered for higher-density housing, with one exception. Site numbers 12 and 25 are a part of a MSHCP cell, but will be available for development as the City will be brokering agreements with landowners to focus needed preservation on nearby parcels.

Hemet-Ryan Airport Land Use Compatibility Zones. Airport Land Use Compatibility Zones surround the Hemet-Ryan Airport and range from moderate to extreme risk areas. For units in high-risk areas, the realistic dwelling unit capacity was adjusted per the density requirements expressed within the Airport Land Use Plan. No parcels in extreme-risk or transition areas were used for the site inventory. No modifications to the realistic capacity were needed to include parcels in the moderate-risk area. Additional information on the Airport Land Use Plan and its density requirements can be found in the Land Use Element.

Floodplain. Flood Insurance Rate Maps show potential flood zones for the 100-year and 500-year floods. Chapter 14, Article V of the Municipal Code includes flood hazard reduction standards for construction, subdivisions, manufactured homes, utilities, and recreational vehicles. Parcels within a 100-year floodplain were only included in the inventory where drainage improvements or slight elevation can easily remove the flood hazard.

Fire Hazard Severity Zones. Fire hazard severity zones were also used to evaluate a parcel's potential for use as housing. Severity zones are determined by CAL FIRE and range from moderate to extreme fire hazard. Development within Very High and Extremely High fire hazard severity zones must comply with standards found in Article IX of the City's Municipal Code Section 14-416 et seq. The code outlines standards for roadways, water supplies, structural design and construction, landscaping, and perimeter protection.

Infrastructure

The City of Hemet has determined that all properties identified within the land inventory are available and feasible for development. All of the properties are located within suburban or urban areas of the City that are presently served by utilities/water/sewer facilities and future capacity is available through will-serve letters, water supply analyses and communications with utility companies.



C.4 EVALUATION OF ACHIEVEMENTS

This section describes the City’s accomplishments in implementing the existing Housing Element. State law requires that the Housing Element include:

- ❖ An evaluation of the “effectiveness of the element,” including a review of the actual results of the previous element’s goals, objectives, policies, and programs (Government Code 65588(a)(2)).
- ❖ An evaluation of “progress in implementation” of the Housing Element programs, including an analysis of the significant difference between what was projected or planned in the previous element and what was achieved (Government Code 65588(a)(3)).
- ❖ An evaluation of the “appropriateness of goals, objectives and policies” of the existing element. This includes a description of how the goals, objectives, policies, and programs of the updated element incorporate lessons learned from the results of the previous element (Government Code 65588(a)(1)).

The following sections briefly describe the programs contained within the existing element. The objective of each program is identified, and the results of each program are evaluated. Based on the results and the requirements of State law (Government Code 65583(c)(1) through 65583(c)(6)(d)), modifications, continuation, or deletion are recommended for each program.

Progress in Achieving Quantified Objectives

Table H-42 summarizes the current progress toward achieving the Quantified Objectives identified in the 2006-2014 Housing Element.

**Table H-42
Progress in Achieving Quantified Objectives
January 1, 2006 through May 31, 2013**

Income Category	New Construction Objective	New Construction Achievement ¹	Rehabilitation ² Objective	Rehabilitation Achievement ²	Conservation Objective	Conservation Achievement ³
Extremely Low Income	0	0	1,000	659	0	0
Very Low Income	147	150	1,000		108	108
Low Income	219	224	200	97	72	72
Moderate income	772	806	0	0	31	26
Above Moderate Income	912	989	0	0		
Total	2,050	2,169	2,200	756	211	206

¹ Included Sahara Senior (75 units); Oasis Senior (65 units); Habitat for Humanity (7 units); mobile homes (79); Tracts 30158, 31295, 30969, 33075, 30724, 31188, 31280, 29843, 31970, 32183, 32359 (481), Madrid Condominiums (15); Stoney Mountain (96); McSweeney Ranch (427); Four Seasons (321); Willow Walk (192); Montero (68); Countryside (3); Solera (170); Citywide (11); Seven Hills Senior Apartments (40).

² Included Senior Minor Home Repair Program (659 units) and Home Rehabilitation Loan Program (97 units).

³ Hemet Estates Apartments (80 units); Village Meadows (68 units); Neighborhood Stabilization Program (48); and First Time Homebuyer (10).

Progress in Implementing the 2006-2014 Housing Element Policy Program

Table H-39 summarizes the goals, programs and objectives adopted in the 2006-2014 Housing Element and the progress in implementing the programs during the planning period.



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
GOAL H-1. Provide for the attainment of quality housing within a satisfying living environment for households of all socio-economic, age, and ethnic types in Hemet.		
Program H-1a: Implement Fair Housing Laws		
Program Description:	The City of Hemet actively furthers fair housing in the community. Specifically, the City will continue to contract with an appropriate agency to promote fair housing. The City will continue to refer complaints regarding fair housing and discrimination issues to the appropriate agency. At present, the City contracts with the Fair Housing Council of Riverside County for these services.	The City currently contracts with the Fair Housing Council of Riverside County to provide fair housing services. During a portion of the planning period, the City contracted with the Inland Fair Housing and Mediation Board for fair housing services. From FY2008-2009 through FY 2011-2012, approximately 3,320 Hemet households received fair housing services.
Objective:	Continue to support the Fair Housing Council of Riverside County and provide referral services. Advertise fair housing and housing discrimination services in City and public buildings.	Persons contacting the City in need of services are referred to the Fair Housing Council. Information about services provided and ways to contact the Fair Housing Council can be found on the City's website. Print materials including brochures can be found at City Hall.
Program H-1b: Emergency Shelters and Homeless Facilities		
Program Description:	Per State law, the City will update the Zoning Code to allow emergency and homeless shelters in an overlay zone, unless an agreement is signed with the County of Riverside for provision of regional facilities. This overlay zone will be used in conjunction with underlying zones to allow emergency and homeless shelters without a conditional use permit. This zone will have adequate sites to accommodate emergency and homeless shelters to serve Hemet needs. The review process for emergency and homeless shelters will ensure adequate access to utilities and other public services, as well as appropriate site design for the proposed location and public safety. Approval of emergency and homeless shelters will relate to compatibility with the surrounding neighborhood, public safety, and management operations – aspects of the land use, not the clientele. Pursuant to Government Code 65583, emergency and homeless shelters will be allowed in the overlay zone without other discretionary actions.	The City amended the Zoning Code to permit emergency shelters in the C-1 zone by-right and shelters in the C-M zone with a CUP.
Objective:	Amend the Zoning Code by Spring 2013 to specify emergency and homeless shelters as separate uses, and permit these uses in an overlay zone without other discretionary actions. Rezone sites as necessary to ensure that adequate sites to accommodate emergency and homeless shelters are available. This area will generally be bounded by Esplanade Ave to the north, Menlo Ave to the south, Buena Vista St to the east, and State St to the west.	



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
Program H-1c: Accessibility for Persons with Disabilities		
Program Description:	<p>The City will implement state requirements to include accessibility in housing and public facilities for persons with disabilities. The City will undertake the following actions:</p> <ul style="list-style-type: none"> • Require housing developers to include accessibility for individuals with disabilities in their project designs. • Review regulations and procedures for City funded or operated housing programs to ensure that they do not exclude participation by persons with disabilities. • Include accessibility considerations in the preparation of the City’s capital improvement plan and the allocation of funding for capital improvements to housing and residential neighborhoods. • Continue to administer and fund the Handicapped Ramp Program and the Senior and Disabled Home Repair Program as resources are available. • Continue to monitor and support the Ability First Apartments – an 18-unit apartment complex for the developmentally and physically disabled. The Hemet Housing Authority participated in the funding of the project. • The City will adopt a written reasonable accommodation ordinance to provide exceptions in zoning and land use policy for housing for persons with disabilities. This procedure will be with minimal or no processing fee, subject to administrative approval based on the following criteria: <ol style="list-style-type: none"> 1. The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws. 2. The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. 3. The requested accommodation would not impose an undue financial or administrative burden on the City. 4. The requested accommodation would not require a fundamental alteration in the nature of the City’s land-use and zoning program. 	<p>The City continues to enforce ADA requirements for accessible design through the building plan check and inspection process.</p> <p>The City has reviewed its regulations and procedures to identify any constraints for participation by persons with disabilities. No changes to the regulations and procedures were found necessary.</p> <p>The City is currently in process of integrating accessibility improvements and funding for improvements in residential neighborhoods into the capital improvement plan. The City continues to offer the Senior and/or Disabled Ramp Program utilizing Community Development Block Grant (CDBG) funds. From FY 2008-2009 through FY 2011-2012, 52 households received funding through the Senior Handicapped Ramp Program.</p> <p>The City established reasonable accommodation procedures through Ord. No. 1852 in June 2012.</p> <p>The City continues to monitor and support the Ability First Complex.</p>
Objective:	Increase accessibility in housing for persons with disabilities through facilitation of development, maintenance, and improvement of new and existing housing.	



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
Program H-1d: Special Housing Needs		
<p>Program Description:</p> <p>In implementing affordable housing programs, the City will work with housing providers to provide a range of low-cost housing options for special needs groups, including seniors, large families, female-headed households, single-parent households with children, persons with disabilities, homeless individuals and families. The City will support development of housing for special needs groups through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance programs, and supportive services programs described in other implementation programs. In addition, the City will seek funding under state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk of homelessness.</p>	<p>Objective:</p> <p>Increase the availability of housing for special needs groups while meeting the City's overall goals for the production of housing affordable to low, very low, and moderate income households. The City's goal is develop or acquire 24 units affordable to extremely low income households.</p> <p>The City will continue to partner with Riverside County on the North Hemet Revitalization Project, which targets 462 family units for rental at affordable levels, with a range of affordability from very low to low income households.</p>	<p>The City has assisted non-profit and private developers and property owners with increasing the housing options for special needs groups on a number of projects, including:</p> <ul style="list-style-type: none"> • Sahara Senior Villas/Oasis Senior Housing- 140 apartment units for very low income seniors. The project received project-based Housing Choice Voucher assistance, \$9.6 million in section 202 funding and \$330,000 in LMHF funding. • Habitat for Humanity- 6 units on 1.08 acres at Latham and Tahquitz Avenues. The City provided grading and off site utility improvements valued at \$133,000 from RDA. • Crestwood Apartments- 40 four-plex buildings that are independently owned on separate parcels in a high crime area of the City. As an incentive for landlords to join the Apartment Owners Association and contribute monthly fees for centralized on-site property management, landscape maintenance and security, the City of Hemet Housing Department provided RDA funding for improvements including new parkway trees, alley repaving and speed bumps. Approximately \$1 million in revolving loan RDA funds were used to rehabilitate 106 apartments in this complex and now have rent restrictions. • Valley View Apartment Owners Association- 108 units on the 200 block of North Elk, Valley View, Hamilton and Devonshire, are independently owned by several absentee landlords. • The City continues to collaborate with the County of Riverside on the North Hemet Specific Plan. The Specific Plan is anticipated to be adopted in 2013-2014.



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM	PROGRESS IN IMPLEMENTATION
<p>GOAL H-2. Assist in provision of affordable housing.</p>	
<p>Program H-2a: Facilitate development of affordable ownership and rental housing through funding and regulatory incentives</p>	
<p>Program Description:</p> <p>The City will continue to support development of additional affordable ownership and rental units. Development of affordable housing requires substantial leverage of public funds, and multiple layers of funding are often required to address the subsidies required. The City will continue to pursue available local, State, and federal funding resources.</p> <p>Currently, the City offers a number of housing programs, including first-time homebuyer assistance, HOME funds, and mortgage credit certificates. The City will advertise the availability of these programs on the City website and at public counters through brochures.</p> <p>The City will continue to provide first-time homebuyer assistance through:</p> <ul style="list-style-type: none"> • Financing through low-interest loans and/or mortgage credit certificate financed through Riverside County mortgage revenue bonds. • Down payment assistance through deferred second loans in which a percentage of loan is forgiven for each year a participant lives in the dwelling unit financed by the program. • The City will continue to work with Riverside County in issuing mortgage revenue bonds, tax credit, mortgage credit certificates, and using the Low and Moderate Income Housing Fund to finance housing construction and home purchase for low and moderate income households. Specific actions by the City will include: <ul style="list-style-type: none"> ○ Annual meetings (or more frequent, if needed) with the County to determine the financial feasibility of City participation in new mortgage bond, tax credit, or mortgage credit certificate allocations; ○ Contribution to the cost of applying for an allocation and administering the program based on the City's share or participation in the program; and ○ Distribution of information on the program to developers, lenders, the real estate industry, and homebuyers via the City's website and at public counters. 	<p>The City's Neighborhood Stabilization Program (NSP) offers up to \$5,000 in down payment assistance to households that are at or below 120% of the Average Median Income and are purchasing an NSP property located in the City of Hemet.</p> <p>Between 2000 and 2004, the City utilized a State HOME grant to fund a First Time Home Buyer (FTHB) program. The FTHB program provided down payment assistance for lower income home buyers and made 23 loans through a contract consultant. When grant funds were exhausted, the City discontinued the program, partially because as housing prices escalated, the not-to-exceed \$25,000 loans were not enough to qualify lower income households for the homes on the market. Downpayment assistance was provided in FY 2009-2010 and 2010-2011 using RDA funds for 32 households. The City's Redevelopment Agency was dissolved in early 2012, consistent with the dissolution of RDA's in California. RDA funds are no longer available to fund the downpayment assistance program.</p> <p>Qualified buyers may receive assistance through the Riverside County mortgage credit certificate program.</p> <p>The City continues to work with Riverside County to evaluate options and funding sources for projects and programs to assist with the construction and purchase of housing for low and moderate income households. With the dissolution of the Redevelopment Agency and the loss of the housing set-aside funds, the City is working with the County to identify alternative funding and financing sources.</p> <p>Information on housing programs can be found on the City's website and at City Hall.</p>



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
Objective:	<p>Continue to work with housing developers to pursue various funding mechanisms, including but not limited to, multifamily housing bonds, low income housing tax credits, homebuyer assistance programs to be used in conjunction with new construction of ownership housing.</p> <p>Continue review of the funding programs offered by HCD and HUD, and pursue additional funding sources as appropriate.</p> <p>Apply for funding sources including the HUD Neighborhood Stabilization Program, HOME Grant funds, and CDBG funds for handicapped ramp construction.</p> <p>Use the Redevelopment Agency’s Low/Moderate Income Housing Funds as a funding source for First-Time Homebuyer programs, Senior and Disabled Home Repair Program, acquisition of rental units for rehabilitation and restriction, and provision of matching funds for affordable new housing construction.</p> <p>Continue to publish the availability of housing assistance to residents and developers via the City website and brochures at public counters.</p> <p>Partner with Riverside County to provide mortgage revenue bonds, tax credits, and mortgage credit certificates. Conduct annual meetings, contribute to application costs, and distribute program information to stakeholders.</p>	
Program H-2b: Participate in Regional Solutions to Housing Issues		
Program Description:	Continue to coordinate with the California League of Cities and WRCOG to urge state and federal representatives to advocate for and monitor legislation, work directly with local legislators, propose legislation, and promote State legislation that supports the goals and objectives of the City’s Housing Element.	The City continues to participate in the California League of Cities and WRCOG. The Community Development Director represents the City of Hemet on housing matters in these organizations.
Objective:	Support legislation promoting goals and objectives of the City’s Housing Element at the State and federal levels.	



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
Program H-2c: Provide Dedicated Staff for Coordination of the City’s Housing Programs		
Program Description:	Maintain staff positions as funding sources allow to oversee the development and administration of housing programs and to serve as a liaison with other agencies offering housing programs in Hemet.	The City continues to maintain one full-time Housing Specialist in addition to staff which support housing efforts such as the Community Development Block Grant Coordinator. These staff allow for smooth coordination with other City departments and outside agencies providing housing programs.
Objective:	Maintain program oversight and smooth coordination with other City departments and agencies providing housing programs.	
Program H-2d: Development Permit System Review		
Program Description:	To assure that the City can accommodate its RHNA regional share of new housing construction need and its quantified objectives for the construction, conservation, and rehabilitation of housing, the City will continue to implement a permit process that: <ul style="list-style-type: none"> • Includes concurrent review of multiple permit applications. • Provides one-stop permit processing with a case manager for each permit application. • Expedites residential development review consistent with the complexity of the project and planning/environmental issues to be resolved. • The City will annually review its development permit system to assure effective implementation. 	The City continues to provide concurrent review of multiple permit applications, one-stop permit processing and expedited residential review whenever feasible. The City is currently reviewing its development permitting process to identify additional ways to streamline processing.
Objective:	Continue expediting the permit process, including concurrent review and one-stop processing.	
Program H-2e: Address Flooding Issues		
Program Description:	Hemet will continue its efforts to resolve Salt Creek flooding problems by utilizing redevelopment funds, collecting development impact fees, and requiring implementation of planned flood control improvements in all affected residential projects.	A Request for Proposals was issued in February 2013 and a consulting firm was selected to prepare a master drainage plan for west Hemet. The master drainage plan will address the flooding issues. The plan is scheduled to be completed in fall 2014.
Objective:	Ensure that new residential developments are protected from flooding, and improve flood protection for existing homes. Utilize redevelopment funds and impact fees to	



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
	implement flood control improvements.	
Program H-2f: Implement the City’s Consolidated Plan		
Program Description:	<p>The City will implement the goals and programs of its Consolidated Plan, Consolidated Plan goals include:</p> <ul style="list-style-type: none"> • Increase the City’s supply of affordable housing. • Rehabilitate the City’s housing units. • Provide financial assistance for housing. • Enhance neighborhoods. • Provide fair housing services. • Support assisted housing, services and/or emergency shelters for homeless persons and families. • Provide supportive services for special needs groups, including youth, seniors, individuals with disabilities, and individuals with HIV/AIDS. • Improve infrastructure and accessibility. • Provide economic opportunities for lower income residents. 	<p>The City continues to implement its Consolidated Plan, with annual reporting through the CAPER.</p> <p>Achievements during the Planning Period include:</p> <ul style="list-style-type: none"> • Development assistance for the Sahara Senior Villas/Oasis Senior Housing. • Contracting for fair housing services. • Rehabilitation and conservation of units at Crestwood Apartments and Village Meadows • Homeless services funding for Community Pantry, Valley Restart and Alternatives to Domestic Violence • Funding for infrastructure improvements and • Funding for other community services to support stable neighborhoods.
Objective:	Improve housing conditions and availability, improve accessibility and services for special needs residents, provide supportive services, maintain a continuum of care for homeless persons and families, and improve fair housing.	
GOAL H-3. Assure adequate provision of sites for housing.		
Program H-3a: Regional Housing Needs Allocation		
Program Description:	<p>The City shall accommodate development of affordable housing to meet the City’s RHNA allocation. This includes providing sites which are adequate to accommodate the City’s allocation of 1,242 units affordable to extremely low income households, 1,242 units affordable to very low income households, 1,781 units affordable to low income households, 2,080 units affordable to moderate income households, and 4,898 units affordable to above moderate income households. The City will rezone parcels identified in the sites inventory (Figure 11-1) as necessary to ensure that the City has an adequate area available for development to accommodate the allocation.</p>	<p>In July 2013, the City amended the Zoning Code to include a Very High Density residential zoning district (R-4) and rezoned parcels consistent with the General Plan Very High Density Residential designation. The R-4 zone allows a maximum density of 45 du/ac. The Zoning Code was also amended to permit multi-family dwellings in the R-2, R-3 and R-4 zones by-right.</p>



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM	PROGRESS IN IMPLEMENTATION
<p>The City shall establish a mixed use zone(s) that includes the following requirements:</p> <ul style="list-style-type: none"> • The very high density range must allow no fewer than 30.1 dwelling units per acre on the Very High Density residential portion of each mixed-use property. • The high density range must allow no fewer than 18.1 dwelling units per acre on the High Density residential portion of each mixed-use property. • This zone district will be applied the land inventory designated as Mixed Use and shown in Figure 2.1 Land Use Map. • The City will establish a process by which multi-family housing in this zone is allowed by-right. By-right, pursuant to Section 65583.2(i) of the Government Code, means the City must not require a conditional use permit, planned unit development, or other discretionary review or approval for the intended use. <p>The City shall establish a very high-density residential zone to accommodate the General Plan Very High Density Residential designation and rezone vacant parcels within this designation to accommodate the RHNA allocation for extremely low, very low, and low income housing needs.</p> <p>The City shall establish a high-density residential zone to accommodate the General Plan High Density Residential designation.</p> <p>The City shall create residential zones corresponding to the proposed General Plan designations, and shall establish minimum densities for each. The City must rezone sites to permit owner-occupied and rental multi-family uses by-right sufficient to accommodate the remaining need for lower-income households. and allow:</p> <ul style="list-style-type: none"> • A minimum of 30.1 units per site; and • At least 50 percent of the lower-income needs to be accommodated on sites designated for residential use only. 	
<p>Objective:</p>	<p>Accommodate housing to meet the City’s allocation of need. Encourage the development of housing to meet the City’s quantified production objectives.</p>



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
Program H-3b: Production of New Housing		
<p>Program Description:</p> <p>In addition to ensuring that an adequate inventory of land is available to accommodate the RHNA, the City will encourage the development of units to meet the quantified objective of 1,242 units affordable to extremely low income, 1,242 units affordable to very low income, 1,781 units affordable to low income, 2,080 units affordable to moderate income, and 4,898 units affordable to above moderate income households.</p> <p>As shown in Table 11.2, the City has begun to consider future affordable housing development and six projects are already planned for this period. These projects will accommodate a variety of needs, housing renters, seniors, and families. Many projects have funding but the City is still seeking development partners. While the City cannot anticipate at this time where developer interest for housing may occur, the City and/or the Hemet Housing Authority will participate in the following incentives based on available funding:</p> <ul style="list-style-type: none"> • Land assemblages and write-downs • Subsidized on and off-site improvements • Subsidy of City development fees • Flexibility in development standards, including setback and height requirements and parking. <p>Objective: Encourage the development of housing to meet the City’s quantified production objectives.</p>	<p>The City has assisted non-profit and private developers and property owners with increasing the housing options for special needs groups on a number of projects, including:</p> <ul style="list-style-type: none"> • Sahara Senior Villas/Oasis Senior Housing- 140 apartment units for very low income seniors. The project received project-based Housing Choice Voucher assistance, \$9.6 million in section 202 funding and \$330,000 in LMIHF funding. • Habitat for Humanity- 6 units on 1.08 acres at Latham and Tahquitz Avenues. The City provided grading and off site utility improvements valued at \$133,000 from RDA. <p>The City’s Redevelopment Agency was dissolved in early 2012, consistent with the dissolution of RDA’s in California. RDA funds are no longer available to fund housing programs.</p>	
Program H-3c: Maintain Inventory of Housing Sites, Including Infill Sites		
<p>Program Description:</p> <p>Maintain an inventory of sites suitable for future residential development, particularly for housing affordable to low- and moderate-income households.</p> <p>The City has prepared an inventory of infill sites with residential development potential that identifies infrastructure and environmental issues to be addressed prior to development as part of the Housing Element update. The City will make this information available to interested nonprofit or for-profit developers.</p> <p>Objective: Ensure that sites, especially infill sites, are available for the development of affordable</p>	<p>The Planning Division maintains the inventory of suitable sites developed as part of the Housing Element. The inventory is provided within the Housing Element and will be updated as part of the 2013-2021 Housing Element update.</p>	



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
	housing.	
Program H-3d: Capital Improvement Program (CIP) Review		
Program Description:	The City will annually review the Capital Improvement Program (CIP) and infrastructure provided by developers as conditions of approval to ensure that facilities and infrastructure needed to implement the Housing Element and meet its RHNA allocation are included in the CIP.	The City continues to review project applications and proposed conditions of approval to ensure facilities necessary to adequately support the project development. The City will be undertaking review of the CIP to ensure infrastructure will be provided to support the 2014-2021 RHNA allocation.
Objective:	Ensure that infrastructure will meet affordable housing needs.	
Program H-3e: Encourage the Use of Density Bonuses		
Program Description:	To provide greater affordability in new housing development, the City shall encourage the use of density bonuses in accordance with the State Density Bonus Law. The City will also encourage a mix of housing types be developed to address special needs groups in Hemet. The City will continue to distribute a brochure to inform developers of density bonus advantages and work closely with builders to ensure a mixture of housing.	The City continues to encourage the use of density bonuses. During the planning period, no projects have requested a density bonus.
Objective:	Encourage use of density bonuses for affordable housing to produce 5 additional units annually between 2006 and 2014.	
Program H-3f: Remove Constraints to the Development of Housing		
Program Description:	The City will amend its building code, zoning code and development standards to remove constraints on the production of affordable housing in Hemet by December 2013. Specific changes will include: <ul style="list-style-type: none"> • Modification of the zoning district regulations to remove conditional use permit requirements for apartments in multifamily zones. • Establishment of permit procedures for multifamily residential zones that will encourage multifamily residential development, streamline processing, and promote certainty for applicants. • The zoning code will be updated to include residential care facilities serving more than six persons in one or more zones, and describe the development 	<p>The City amended its Zoning Code to remove the requirement to obtain a Conditional Use Permit for multi-family housing in the R-2, R-3 and R-4 zones, and updated the standards and processes to provide greater clarity and certainty in the development process.</p> <p>The City amended its Zoning Code through Ord. No. 1852 in June 2012 to establish development standards and remove permit requirements from the appropriate zones for boarding housing, large group homes, group homes, and small licensed residential care facilities. The City considers these facilities to be transitional housing pursuant to</p>



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM	PROGRESS IN IMPLEMENTATION
<p>standards or approval requirements for these uses.</p> <ul style="list-style-type: none"> Single Room Occupancy (SRO) units are not permitted by right in any of the City’s zones. Boarding houses are permitted in the R-P and O-P zones with a conditional use permit. The City will establish development standards for these facilities, and remove the use permit requirement from the appropriate zones. Update the zoning code to consider transitional and supportive housing as residential uses that are only subject to those requirements that apply to other residential uses of the same type in the same zone. Transitional and supportive housing means housing and housing programs developed pursuant to Sections 50675-50675.14 of the Health and Safety Code. Update the zoning code to include reference to Health and Safety Code Section 17021.5, which specifies that employee housing of 6 or fewer employees is treated as a single-family residence and is only subject to those requirements that apply to other residential uses of the same type in the same zone. Update the zoning code to include reference to Health and Safety Code Section 17021.6, which specifies that farmworker housing of up to 36 beds or 12 family units is included in the definition of agricultural use and may not be restricted by conditional use permit requirements or other zoning clearance. Update the zoning code to remove the age restrictions on the SLR and SR-3 zone district. Update the zoning code to establish minimum densities for each residential zone district consistent with those used in Appendix C. Where standard conditions or development standards are developed for specific housing types, these might include adequate access to utilities and other public services and appropriate site design for the proposed location and maintenance of public safety. Approval criteria will relate to compatibility with the surrounding neighborhood, public safety, and management operations – aspects of the land use, and not the clientele. The City will ensure that conditions placed on these facilities would not be different from conditions placed on similar uses in the same zones and therefore would not unduly constrain the development of such facilities. The City will update its building code to reference the current building standards in Title 24. 	<p>Sections 50675-50675.14 of the Health and Safety Code.</p> <p>The City amended the Zoning Code in May 2013 to permit emergency shelters by right in the C-1 zone, and additional shelters subject to a conditional use permit in the C-M zone.</p> <p>The Zoning Code has been updated to address farmworker housing as an agricultural use pursuant to Health and Safety Code Sections 17021.5 and 17021.6</p> <p>The Zoning Code has been updated to remove age restrictions in the SLR and SR-3 zones.</p> <p>The City has adopted the most recent version of the California Building Code (Title 24).</p>
Objective:	Ensure that the zoning code and development standards do not constrain production



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
	of housing, especially affordable housing and housing for special-needs residents.	
GOAL H-4. Preserve existing neighborhoods and rehabilitate the existing housing stock.		
Program H-4a: Provide Rehabilitation Loans and Senior Repair Grants		
<p>Program Description:</p> <p>The City will continue to provide grants and loans to assist in housing rehabilitation and home repairs. The City will implement these programs according to guidelines that are reviewed and amended periodically to assure effective implementation. Forms of assistance will include:</p> <ul style="list-style-type: none"> • Loans to low-income homeowners for housing rehabilitation. • Home repair grants for very low-income elderly homeowners (including mobile home owners). • Mobile home repair loans. • Loans to rental property owners whose rental units are occupied by very low- or low-income homeowners. <p>These housing improvement activities will be undertaken as part of comprehensive neighborhood improvement and preservation efforts that combine community policing, social and supportive services, infrastructure and other public improvements, and code enforcement activities in targeting neighborhoods with high concentrations of substandard property conditions, crime, and other problems.</p> <p>Objective:</p> <p>Assist in housing rehabilitation and home repairs as part of a comprehensive neighborhood improvement strategy. The City will support the rehabilitation of approximately 200 homes (25 per year) through loans to low income homeowners and the minor repair of approximately 2,000 homes (250 per year) through grants to extremely low- and very low- income senior homeowners.</p>	<p>Owner-Occupied Rehabilitation Program was made available to eligible homeowners to obtain zero interest, deferred loans (no monthly payments) to rehabilitate and improve their single-family/mobile home residential property. The maximum loan is \$20,000 per eligible household for mobile homes and \$30,000 for single family residences. From FY 2008-2009 through FY 2011-2012, 91 low to moderate income households participated in this program.</p> <p>The City continues to offer the Senior and/or Disabled Ramp Program utilizing CDBG funds. From FY 2008-2009 through FY 2011-2012, 52 households were assisted through this program.</p> <p>The City also offers a Senior Citizen Minor Home Repair for disabled and senior citizens. Assistance up to \$800 per fiscal year with a lifetime maximum of \$3,000 (retroactively to July 1, 2004) of free home repair is available per fiscal year. No repayment is required. From FY 2008-2009 through FY 2011-2012, 525 households were assisted through this program. This program was funded with RDA set aside funds. Following the dissolution of redevelopment agencies, the City has continued this program on a smaller scale using CDBG funds.</p>	
Program H-4b: Maintain Cooperative Relationships with Other Public and Private Nonprofit Organizations		
<p>Program Description:</p> <p>The City of Hemet will continue to seek cooperative relationships with other public or private nonprofit organizations to more effectively leverage financial resources and staff capabilities in delivering home repair and housing rehabilitation programs. Continue existing agreements with the Riverside County Housing Authority, and identify one or more nonprofit agencies by December 2012 with organizational and</p>	<p>The City continues to seek partnerships with outside agencies and organizations to provide home repair and housing rehabilitation programs. No formal partnerships have been developed to date.</p>	



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
	financial capacity to operate home repair and/or housing rehabilitation programs in Hemet.	
Objective:	Deliver home repair and rehabilitation programs through cooperation with other public and private nonprofit organizations.	
Program H-4c: Occupancy Inspections		
Program Description:	The City will continue to conduct occupancy inspections, upon request, to residential units or apartment structures when sold.	There have not been any requests for occupancy inspections during the planning period. However, the City continues to offer these inspections upon request. In September 2013, the City adopted a rental registration and inspection program to be proactive in indentifying sub-standard housing through annual inspections.
Objective:	Conduct 40 occupancy inspections for code requirements between 2006 and 2014. These inspections will be conducted upon request when sold.	
Program H-4d: Use Tax Exemptions to Encourage Maintenance of Rental Housing		
Program Description:	The City will work with the Franchise Tax Board to enforce the provisions of the California Revenue and Tax Code Sections 17299 and 24436.5, which prohibit owners of substandard rental housing from claiming depreciation, amortization, mortgage interest, and property tax deductions on State income tax. The City will annually determine whether any properties within the City warrant enforcement of the provisions of the California Revenue and Tax Code Sections 17299 and 24436.5. If warranted, the City will contact the Franchise Tax Board.	The City is in the process of establishing program guidelines to address these issues. In September 2013, the City adopted a rental registration and inspection program to be proactive in indentifying sub-standard housing through annual inspections.
Objective:	Improve condition of rental housing by preventing owners of rental housing from claiming tax benefits from substandard units.	
Program H-4e: Improve Mobile Home Parks		
Program Description:	The City will continue to survey and inspect mobile home parks to identify conditions, amenities, and issues affecting habitability. Based on these surveys, the City will conduct code enforcement and inspections, and require specific improvements in park conditions based on inspection results. The purpose of the study will be to target mobile home parks with the most serious problems while preventing the deterioration of parks currently in sound condition.	The City continues to inspect mobile home parks. An inspection schedule has been established with annual inspections on a rotating basis.



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
Objective:	Conduct mobile home park inspections. Conduct 2 code enforcement inspections per year of parks with “fair” or lower conditions based on the survey. Require specific improvements to address deficiencies identified in inspections to improve park conditions.	
GOAL H-5. Maintain affordable housing costs.		
Program H-5a: Improve Residential Energy Efficiency		
Program Description:	<p>Through the updated General Plan, the City is adopting goals and policies to reduce Greenhouse Gas (GHG) emissions in accordance with AB 32. Many of these GHG emission reduction measures will increase energy efficiency. Specific actions include:</p> <ul style="list-style-type: none"> ♦ Enforcement of state energy conservation standards (Title 24) in new residential construction; ♦ Inclusion of energy efficient home improvements and modifications in the City’s home repair and housing rehabilitation programs; ♦ Coordination with Southern California Edison (SCE) to encourage participation in the Customer Assistance Program for low-income, senior citizens, permanently handicapped, and non-English speaking customers to control their energy use; ♦ Distribution of public information on methods of achieving energy conservation in residential design, construction, and rehabilitation via the City’s website and brochures at the public counter, and; ♦ Development and implementation of General Plan policies and zoning standards for energy conservation in project design, including: <ul style="list-style-type: none"> ○ Promote mixed-use development in its updated General Plan. Development standards associated with these mixed-use areas seek to facilitate energy-efficient development patterns. ○ Review the zoning code to ensure that provisions encourage and facilitate infill development, especially development of infill sites that might otherwise remain undeveloped or under-used due to economic or physical site constraints. The city will offer owners of such properties more flexible development standards that may be applied at their option. ○ Encourage more energy efficient subdivision design through standards for lot orientation to take advantage of natural solar power, light, and heating and cooling during the preliminary subdivision design evaluation process. ○ Support conversion of asphalt to green space to help reduce urban heat island effects. ○ Coordinate the locations of new public facilities, higher density housing, and employment centers with public transit services to encourage alternative 	<p>The City continues to enforce energy conservation standards through the building code and plan check process.</p> <p>The City working with WRCOG on preparation of a regional Climate Action Plan that will address greenhouse gas emissions city-wide and in the region. The Climate Action Plan is scheduled for completion in September 2014.</p>



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
	<p>transportation use.</p> <ul style="list-style-type: none"> o Advertise federal, State, and utility energy conservation incentive and education programs via the City’s website and public counter brochures. 	
Objective:	Increase energy efficiency of new and existing housing	
Program H-5b: Preserve Existing Assisted Units		
Program Description:	<p>The City of Hemet will work with the owner and management of Hemet Estates and the Village Meadows Apartments to ensure preservation of the rental housing units as affordable housing for low-income households. These properties are privately owned, and are at risk of conversion in 2013. However, both owners are working with agencies to extend the affordability of these units, and the risk of conversion is considered low.</p> <p>Should the affordability requirements for Hemet Estates and/or the Village Meadows Apartments change, the City will attempt to preserve the affordability of the rental housing by identifying another public or private entity (nonprofit or for-profit) that will continue to operate these complexes as affordable housing for low-income seniors. If necessary, the City may use redevelopment housing set-aside funds to assist in maintaining affordability, or apply for HOME or other state or federal funding on behalf of a non-profit housing entity to acquire and maintain the affordability of the dwelling units. Acquisition of the units would be more cost-effective than the construction of replacement units.</p> <p>California law requires property owners to provide a 12-month advance notice before opting out of low-income use restrictions. The City will inform the current owners of the Village Meadows Apartments and Hemet Estates of the requirement to notify tenants, affected public agencies, and qualified entities which may wish to purchase the properties within the time period designated in California Government Code Sections 65863.10 and 65863. The City will work with tenants of at-risk units and provide them with information regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk properties information regarding Section 8 rent subsidies through a non-profit housing entity, and other affordable housing options in the city.</p>	<p>The affordability covenants for Hemet Estates have been extended until February 15, 2033.</p> <p>Village Meadows was acquired by a new owner and the 68 units will remain affordable for another 55 years. The City provided RDA funds and the project received state and federal funds to conserve the units.</p>
Objective:	The City will preserve 68 units of housing affordable to lower income households.	



**Table H-43
Progress in Implementing the 2006-2014 Housing Element Policy Program**

GOAL/PROGRAM		PROGRESS IN IMPLEMENTATION
Program H-5c: Work with Riverside County regarding Housing Choice Vouchers		
<p>Program Description: The City will cooperate with the Riverside County Housing Authority to continue to extend rental subsidies to qualified applicants who are meeting the legal requirements for eligibility in the program. The Riverside County Housing Authority administers the Housing Choice Voucher Program for the City of Hemet. The program extends rental subsidies to very low income households that cannot afford the cost of rental housing without assuming a cost burden. Vouchers pay the difference between the current fair-market rent established by HUD and what a tenant can afford to pay. The City currently accommodates a significantly larger percentage of the County’s voucher holders than its corresponding percentage of County population.</p> <p>Objective: Continue to contract with the Riverside County Housing Authority to administer the program to existing Hemet residents in need, and support the Housing Authority’s efforts in identifying fraudulent use of the funds and petitioning for increases in the payment standards. The City will continue to work with Riverside County Housing Authority to insure that the program is not being administered to disproportionately increase or attract voucher recipients from other communities.</p>	<p>There are currently 972 voucher holders in Hemet as of 2013.</p>	
Program H-5d: Evaluate Development Impact Fees		
<p>Program Description: Pursuant to the requirements of AB 1600, the City will annually evaluate development impact fees to ensure that such fees are the minimum necessary to cover actual costs; update and implement the General Plan; and to ensure protection of the public health, safety, and welfare.</p> <p>Objective: Ensure that development impact fees are no higher than they must be to cover costs.</p>	<p>The City continues to monitor fees and update fees as needed.</p>	
Program H-5e: Continue to Conduct Hearings on Mobile Home Rent Issues		
<p>Program Description: Pursuant to Ordinance No. 772 establishing the Rent Review Commission, the City will continue to conduct hearings on mobile home rent issues on an as-needed basis.</p> <p>Objective: Maintain affordable mobile home rents.</p>	<p>The City continues to conduct hearings on mobile home rent issues on an as-needed basis. There have been no reuests for rent review hearings in the past few years.</p>	



C.5 LAND USE DESIGNATIONS

RESIDENTIAL DESIGNATIONS

Residential uses are located throughout Hemet at varying development densities. The highest residential densities exist in the core areas of the City near Downtown Hemet. The lowest residential densities are largely located in the Hillside areas to the west and south of the City limits.

Seven residential land use categories allow for a range of housing types and densities. The City also has one mixed use land use designation. The City also permits accessory units and non-residential uses such as schools, parks, group homes, child day care, and religious and charitable organizations in these areas, consistent with State law and City zoning requirements.

RR	Rural Residential 0-2.0 du/ac
----	----------------------------------

The RR—Rural Residential designation is intended to reserve areas for the pursuit and protection of rural and equestrian lifestyles and the character of existing rural communities. Representative form of development is single-family homes on lots from one-half acre to 10 acres and larger.



Subcategories

- RR 2.5.....2.5 acre minimum lot size
- RR 5.....5.0 acre minimum lot size

HR	Hillside Residential 0-0.5 du/ac
----	-------------------------------------



The HR—Hillside Residential designation is used in rural portions of the Planning Area that are characterized by hilly topography. Clustering of units and use of other hillside protection techniques are encouraged in these areas, to the extent that such techniques are compatible with the overall rural character desired for the area.

Subcategories

- HR-10.....10 acre minimum lot size



LDR

Low Density Residential
2.1-5.0 du/ac



The LDR—Low Density Residential designation provides for traditional residential subdivisions, planned residential developments, mobile home subdivisions and parks, and low density senior housing. Typical lot size is 7,200 square feet (sq. ft.) with a range of lot sizes from 6,000 sq. ft. to 20,000 sq. ft.

LMDR

Low Medium Density Residential
5.1-8.0 du/ac



The LMDR—Low Medium Density Residential designation provides for traditional residential subdivisions, planned residential developments, mobile home subdivisions, and parks, and lowdensity senior housing. Common open spaces may be required. Typical lot size is in the 5,000—6,000 sq. ft. range.

MDR

Medium Density Residential
8.1-18 du/ac



The MDR—Medium Density Residential designation provides for patio homes and attached single-family and multiple-family units. MDR areas are typically located at the edges of single-family neighborhoods, and are often planned as a transition between higher intensity uses and single-family neighborhoods.



HDR

High Density Residential
18.1-30 du/ac



The HDR—High Density Residential designation provides for attached multiple-family units. HDR areas are typically located near commercial nodes, school sites, parks and other activity centers. Typical housing types include townhomes at the low end of the density range and stacked units at the high end of the density range.

VHDR

Very High Density Residential
30.1-45 du/ac



The VHDR—Very High Density Residential designation provides for multiple-family units with surface parking, although podium designs or parking structures may be constructed as a means of providing a greater amount of open space than would otherwise be possible. VHDR areas are typically located along major streets and near major activity centers or transit districts.

MU

Mixed Use



The MU—Mixed Use designation provides for a mix of residential and compatible office and retail/service uses integrated as a cohesive development, or such uses developed side-by-side in a manner that encourages interaction between uses. Density and intensity ranges vary based on location. There are six mixed-use areas identified for this General Plan.



C.6 COMMUNITY OUTREACH SUMMARY

The City held a community and stakeholder workshop to discuss housing policy and the update to the Housing Element on November 15, 2012 at the Hemet Public Library. Workshop participants included residents as well as representatives from organizations and agencies working in housing programs and development. Following a brief presentation about the Housing Element content, update process and schedule, participants were asked to identify housing challenges and opportunities in Hemet. The following are the comments provided. The comments are provided verbatim.

Challenges

- ❖ Disabled housing
- ❖ Lack of affordable safe housing
- ❖ Mental health homeless
- ❖ Regulatory constraints
- ❖ People do not know tenet/provide:
- ❖ Lack of education of rights & responsibility
- ❖ Major repair request not attended to by housing providers – Need for repair LPG calls. 70% + repairs w/N.H.'s
- ❖ Rehabilitation of mobile home parks.
- ❖ SB-2 regarding homeless
- ❖ Chronic homeless who refuse City services
- ❖ Rehab Valley Restart facilities
- ❖ Financing
- ❖ Adequate support (financial) to maintain services at Valley Restart Shelter
- ❖ Others
- ❖ Local homeless shelter being used by other Cities
- ❖ Lots of homeless
- ❖ Homeless families
- ❖ Adequate facilities for Valley Restart Homeless Shelter
- ❖ Sidewalks connecting housing developments
- ❖ Housing values decreasing
- ❖ Economic uncertainty
- ❖ Bad economy
- ❖ Deteriorating mobile home parks – many low/very low income
- ❖ Cleaning up blighted homes
- ❖ Too many rental units – not kept in good condition
- ❖ Quality of low cost housing
- ❖ Lots of vacant homes/boarded-up
- ❖ Crime
- ❖ Providing for enough affordable housing with the public's negative perceptions
- ❖ Lack of quality housing
- ❖ Low cost affordable housing
- ❖ Lack of safe/habitable housing
- ❖ Affordable decent rentals for families



- ❖ Low median income in City
- ❖ Green elements
- ❖ No RDA - \$\$ for new + rehab
- ❖ Mobile homes – maintenance

Opportunities

- ❖ Outreach to MHP owners?
- ❖ Balance of needs of policy and community green, dups, etc.
- ❖ Straightforward (develop) application process + make sure developers know it is state, etc. grant funding
- ❖ Supporting agencies + organizations working with homeless to find housing
- ❖ Addressing difference between chronically homeless & situationally homeless
- ❖ Opportunity to address hidden homeless doubled up in motels
- ❖ Explore west Riverside County cities cooperating in support of homeless shelter
- ❖ Education/information on Fair Housing Laws/practices
- ❖ Education is available
- ❖ Restoring our community strategy:
- ❖ ROCS!
- ❖ Flex housing product
- ❖ Mixed use commercial/residential
- ❖ Partnering with Developers
- ❖ Partner with Habitat for Humanity
- ❖ To work with non-profit building organizations for low income housing
- ❖ Private/public partnership
- ❖ Incorporating green technologies
- ❖ Room for growth
- ❖ With low cost of homes it bring opportunity for home ownership
- ❖ More senior housing

Stakeholder Invitees

The following stakeholder organizations were invited to participate in the workshop via mail.

- ❖ Grid Alternatives Inland Empire
- ❖ Alternatives to Domestic Violence
- ❖ Building the Way
- ❖ California Family Life Center
- ❖ Care-A-Van Transit
- ❖ Center Against Sexual Assault
- ❖ Community Pantry
- ❖ Central County United Way
- ❖ EXCEED
- ❖ Fair Housing Council of Riverside County
- ❖ Green Coalition



- ❖ Habitat for Humanity
- ❖ Inland Fair Housing & Mediation Board
- ❖ Kin Care
- ❖ Ramona VNA & Hospice
- ❖ Long Term Care Ombudsman Program
- ❖ MFI Recovery
- ❖ Valley Restart
- ❖ Valley-Wide Park & Recreation District
- ❖ Hemet Unified School District
- ❖ RHDC
- ❖ Housing Development Services
- ❖ West Coast Development, Inc.
- ❖ VCD Corp.
- ❖ Hemet San Jacinto Chamber of Commerce

APPENDIX C: HOUSING DATA



This page is intentionally left blank.

Attachment 2

Letter of Certification
California Department of
Housing and Community
Development

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



November 19, 2013

Ms. Deanna Elliano, Director
Community Development Department
City of Hemet
445 East Florida
Hemet, CA 92543

Dear Ms. Elliano:

RE: Review of the City of Hemet's 5th Cycle (2013-2021) Draft Housing Element

Thank you for submitting the City of Hemet's draft housing element update received for review on October 1, 2013, along with additional revisions received on October 31 and November 18, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. A telephone conversation on October 29, 2013 with you, Ms. Nancy Gutierrez, Contract Planner, and Mr. David Barquist and Ms. Michelle Lieberman of RBF Consulting, the City's consultants, as well as subsequent communications with Mr. Barquist and Ms. Lieberman, facilitated the review.

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The City also utilized SCAG's pre-approved housing element data.

The draft element with revisions meets the statutory requirements meets the statutory requirements of State housing element law. The draft element with revisions will comply with State housing element law (Article 10.6 of the Government Code) when the draft element and revisions are adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

To remain on an eight year planning cycle the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2013 for SCAG localities (Government Code Section 65588(e)(4)). If adopted after this date, the City will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

RECEIVED

NOV 25 2013

PLANNING DEPT

The City's prior 4th cycle housing element compliance meets one of the threshold requirements of the Housing Related Parks (HRP) Program. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying housing unit affordable to lower-income households permitted since 2010. Grant awards can be used to fund park-related capital asset projects. The recent HRP Program 2013 Notice of Funding Availability announced the availability of \$25 million in grant funds to eligible applicants with applications due January 22, 2014. Further information about the HRP Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department appreciates your efforts in preparation of the housing element and looks forward to receiving Hemet's adopted housing element. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,

A handwritten signature in black ink, appearing to read "P. McDougall", with a stylized flourish at the end.

Paul McDougall
Housing Policy Manager

Attachment 3

Addendum to the City of
Hemet General Plan EIR
for the 2014-2021 Housing
Element Update

ADDENDUM TO THE
CITY OF HEMET GENERAL PLAN 2030
ENVIRONMENTAL IMPACT REPORT
SCH NO. 2010061088

Housing Element Update
Fifth Cycle, 2014 – 2021 Planning Period



Prepared For:

City of Hemet
Community Development Department
445 East Florida Avenue
Hemet, California 92543

Contact: Ms. Deanna Elliano, Community Development Director
951.765.2375

Prepared By:

RBF Consulting
14725 Alton Parkway
Irvine, California 90245
Contacts: Mr. Glenn Lajoie, AICP
Ms. Rita Garcia

December 10, 2013

JN 132154

TABLE OF CONTENTS

	<u>Page</u>
SECTION 1.0 – INTRODUCTION AND PURPOSE	1-1
1.1 Introduction and Purpose	1-1
1.2 Statutory Authority and Requirements	1-1
1.3 CEQA Compliance	1-3
1.4 Incorporation by Reference	1-3
SECTION 2.0 – BACKGROUND	2-1
2.1 Housing Elements and Regional Housing Needs Assessment	2-1
2.2 2014-2021 Growth Needs	2-2
SECTION 3.0 – DESCRIPTION OF PROPOSED PROJECT CHANGES.....	3-1
3.1 Project Location and Setting	3-1
3.2 Characteristics of Proposed Project Changes	3-4
SECTION 4.0 – ENVIRONMENTAL ANALYSIS.....	4-1
4.1 Aesthetics.....	4-1
4.2 Agriculture and Forest Resources	4-2
4.3 Air Quality.....	4-3
4.4 Biological Resources	4-5
4.5 Cultural Resources	4-7
4.6 Geology and Soils	4-9
4.7 Greenhouse Gas Emissions	4-11
4.8 Hazards and Hazardous Materials.....	4-12
4.9 Hydrology and Water Quality.....	4-15
4.10 Land Use and Planning	4-17
4.11 Mineral Resources.....	4-18
4.12 Noise.....	4-19
4.13 Population and Housing	4-22
4.14 Public Services.....	4-23
4.15 Recreation.....	4-24
4.16 Transportation/Traffic.....	4-25
4.17 Utilities and Service Systems	4-26
4.18 Mandatory Findings of Significance	4-28
4.19 Conclusion	4-29



1.0 INTRODUCTION

1.1 Introduction and Purpose

The City of Hemet (City) is the lead agency under the California Environmental Quality Act (CEQA). On January 24, 2012, the City Council adopted the City of Hemet General Plan 2030 (Approved Project) (General Plan), inclusive of the Housing Element. At the same time, the City Council certified the City of Hemet General Plan 2030 Final Environmental Impact Report [State Clearinghouse (SCH) No. 2010061088] (General Plan FEIR) in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Housing Element adopted as part of the General Plan 2030 is for the 2006-2014 planning period (4th cycle). The current 2014-2021 Housing Element Update is for the 5th cycle (Modified Project or "Project"). The Modified Project involves minor changes/additions to the Housing Element and environmental conditions under which it would be implemented.

Following preliminary review of the proposed Housing Element Update, the City of Hemet, as the Lead Agency, has determined that it is subject to CEQA Guidelines and regulations (Public Resources Code (PRC) Sections 21000-21177). This Addendum to the General Plan FEIR has been prepared by the City to analyze the potential impacts associated with the Housing Element Update and satisfy the requirements of CEQA Guidelines Section 15164, *Addendum to an EIR or Negative Declaration*.

1.2 Statutory Authority and Requirements

CEQA Guidelines Section 15164 states the following with respect to an Addendum to an EIR:

- a) *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- b) *An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- c) *An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- d) *The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*



CEQA Guidelines Section 15162, *Subsequent EIRs and Negative Declarations*, states the following with respect to Subsequent EIRs:

- (a) *When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
- (1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
 - (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:*
 - (A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*
- (b) *If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.*



1.3 CEQA Compliance

This document is an Addendum to the General Plan FEIR. CEQA Guidelines Section 15164 allows preparation of an Addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions calling for preparation of a Subsequent EIR have occurred. The City has determined that, although the Modified Project necessitates some changes/additions to the General Plan FEIR, none of the conditions calling for preparation of a Subsequent EIR have occurred. Namely, the changes/additions to the General Plan FEIR are limited in the following respects:

- The changes required by the Modified Project do not require major revisions to the General Plan FEIR. No new significant environmental effect or substantial increase in the severity of previously identified significant effects would occur with implementation of the Modified Project.
- Substantial changes have not occurred with respect to the circumstances under which the Modified Project would be undertaken. Thus, major revisions of the General Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects are not required.
- The new available information does not show that the Modified Project would have one or more significant effects not already discussed in the General Plan FEIR, or that the significant effects previously examined would be substantially more severe than shown in the General Plan FEIR.

Therefore, because the Modified Project would not satisfy any of the conditions that warrant preparation of a Subsequent EIR, the City, as Lead Agency, has determined that preparation of an Addendum is appropriate.

1.4 Incorporation by Reference

The documents outlined below, which were utilized during preparation of this Addendum and are a matter of public record, are hereby incorporated by reference. These documents are available for public inspection at the City of Hemet Planning Department at 445 East Florida Avenue, Hemet, and on the City's website at <http://www.cityofhemet.org/index.aspx?nid=420>.

City of Hemet General Plan 2030, January 24, 2012. The City Council comprehensively adopted the City of Hemet General Plan 2030, inclusive of the Housing Element, on January 24, 2012. The General Plan is the primary source of long-range planning and policy direction that is used to guide the City's growth and change, and preserve and enhance the community's quality of life. The General Plan, which contains the goals, policies, and plans to guide land use and development decisions in the future, is organized into twelve elements, as follows:

- Land Use;
- Community Design;
- Circulation;
- Community Services and Infrastructure;



**Housing Element Update, 2014-2021
Addendum to the General Plan FEIR**

- Public Safety;
- Open Space and Conservation;
- Recreation and Trails;
- Historic Resources;
- Art and Culture; and
- Housing.

The proposed Housing Element Update (5th cycle, 2014-2021 planning period) is the subject of this Addendum.

Land Use Element Table 2.3, *Development Capacity*, presents the Land Use Plan's maximum development capacity and assumptions. As indicated in Land Use Element Table 2.3, full implementation of the General Plan is anticipated to result in 70,410 dwelling units (DU), approximately 59.7 million square feet (SF) of nonresidential land uses, and a population of approximately 167,850 persons within the Planning Area. Within the City, full implementation of the General Plan is anticipated to result in 46,998 DU, approximately 33.9 million SF of nonresidential land uses, and a population of approximately 112,070 persons; see Land Use Element Table 2.3.

City of Hemet General Plan 2030 Final Environmental Impact Report (SCH No. 2010061088), January 12, 2012. The City of Hemet General Plan 2030 Final Environmental Impact Report (General Plan FEIR) provides a program-level analysis of the environmental impacts resulting from full implementation of the General Plan 2030. The General Plan FEIR's analysis is based on the change between development under existing conditions (at the time of document preparation in 2006) and those projected for likely development in accordance with the General Plan by buildout in 2030. According to General Plan FEIR Table 3-1, *Draft 2030 Land Use*, the General Plan FEIR assumed and analyzed the environmental impacts resulting from the following within the Planning Area: 22,615 additional DU; approximately 47.9 million additional SF of nonresidential land uses; and approximately 72,466 additional persons. This growth assumed 14,316 additional DU, approximately 23.7 million additional SF of nonresidential land uses, and approximately 46,847 additional persons within the City. The General Plan FEIR concluded that full implementation of the General Plan would result in less than significant impacts, with mitigation incorporated, for all issue areas analyzed, except the following, which would remain significant and unavoidable, after mitigation and General Plan Policy compliance: Agricultural Resources; Air Quality; Greenhouse Gas Emissions; Noise; Transportation/Traffic; and Utilities/Services (Water). The General Plan FEIR's background and policy information and environmental impact conclusions are cited throughout this Addendum.

City of Hemet Municipal Code, as (continuously) updated. The Hemet Municipal Code (Municipal Code) establishes detailed zoning districts and regulations based on the General Plan. The Hemet Zoning Code (Municipal Code Chapter 90) serves as the primary implementation tool for the General Plan. Whereas the General Plan is a policy document that sets forth direction for development decisions, the Zoning Code is a regulatory document that establishes specific standards for the use and development of all properties in the City. The Zoning Code regulates development intensity using a variety of methods, such as setting limits on building setbacks, yard landscaping standards, and building heights. The Zoning Code also indicates which land uses are permitted in the various zones. The Municipal Code includes all of the City's zoning ordinance provisions and has been supplemented over time to include other



***Housing Element Update, 2014-2021
Addendum to the General Plan FEIR***

related procedures such as subdivision regulations, environmental review procedures, and a sign code. Municipal code regulations and maps must be consistent with the General Plan land uses, policies, and implementation programs. The Municipal Code is referenced throughout this Addendum to establish the Project's baseline requirements according to the City's regulatory framework.



2.0 BACKGROUND

2.1 Housing Elements and Regional Housing Needs Assessment

Each governing body (i.e., City Council) of a local California government is required to adopt a comprehensive, long-term general plan for the physical development of the city (or county). The housing element is one of seven State-mandated general plan elements. Housing element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements. Housing element law also requires that the California Department of Housing and Community Development (HCD) review local housing elements for compliance with State law and report its written findings to the local government.

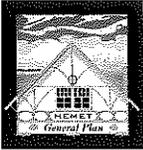
The City's Housing Element was last updated in 2012 for the January 1, 2006 through June 30, 2014 planning period, or 4th cycle. Table H-42 in Appendix C of the 2014-2021 Housing Element provides a program-by-program analysis of the implementation of the 2006-2014 Housing Element. Consistent with the update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region, the proposed Housing Element Update, subject of this Addendum, is for the October 15, 2013 through October 15, 2021 planning period.¹ The 2014-2021 Housing Element (Project) identifies and analyzes existing and projected housing needs and articulates the City's official policies for the preservation, conservation, improvement, and production of housing within the City.

Pursuant to California Government Code (CGC) Section 65584 applicable to the Regional Housing Need Allocation (RHNA) process, HCD is required to determine the RHNA, by income category, for Council of Governments (COGs). The City of Hemet is a member agency of the Southern California Association of Governments (SCAG). In August 2011, HCD provided SCAG with its RHNA Determination for the January 1, 2014 through October 31, 2021 projection period.² In turn, COGs (i.e., SCAG) are required to allocate to each locality a share of housing need totaling the RHNA for each income category. Pursuant to GC 65583, localities are required to update their housing element to plan to accommodate their entire RHNA share by income category. It is noted that a community is not necessarily obligated to provide housing to all in need. Thus, rather than a construction need allocation, the RHNA is a distribution of housing development capacity that each city and county must zone for in a given planning period. As noted above, the 5th cycle RHNA Allocation Plan is for the January 1, 2014 to October 31, 2021 projection period. The 5th cycle housing element updates, which are for the October 15, 2013 to October 15, 2021 planning period, must be submitted to HCD by October 15, 2013 and adopted within 120 days thereafter.³

¹ California Department of Housing and Community Development Website, Housing Element Update Schedule and Regional Housing Need Assessment (RHNA), http://www.hcd.ca.gov/hpd/hrc/plan/he/web_he_duedate.pdf, Accessed September 10, 2013.

² Ibid.

³ Ibid.



The current RHNA incorporates reform provisions contained in the AB 2158 and SB 375. Housing element updates are synchronized with the Regional Transportation Plan (RTP) adoption and the RHNA must be consistent with the *2012-2035 Regional Transportation Plan/Sustainable Communities Strategy: Towards a Sustainable Future* (RTP/SCS) and its development pattern. The RHNA methodology must still address anticipated housing needs for all income groups related to population and employment growth and reduce the concentration of lower income households. However, it now must incorporate sufficient land use capacity to support improved mobility and job housing balance, including complementary transportation efficiency adjustments that reduce greenhouse gas (GHG) and tailpipe emissions.

2.2 2014-2021 Growth Needs

A local jurisdiction's "fair-share" of regional housing need is the number of additional housing units that will need to be constructed in the jurisdiction to: accommodate the forecast growth in the number of households; replace expected housing demolitions and conversions to non-housing uses; and achieve a future vacancy rate that allows for healthy functioning of the housing market. The allocation is divided into four income categories: Very Low; Low; Moderate; and Above Moderate. The allocation is further adjusted to avoid an over-concentration of lower-income households in any one jurisdiction. Based on AB 2632 requirements, each jurisdiction must address the projected need for extremely low income households, defined as households earning less than 30 percent of the county's median family income (MFI). As of 2013, Riverside County's MFI is \$60,700.⁴ The projected extremely low income need is assumed to be 50 percent of the very-low income need.

Table 2-1, *RHNA Allocation (2014-2021)*, presents the RHNA housing need by income category for the 5th cycle Housing Element Update. As indicated in Table 2-1, SCAG has determined that Hemet's "fair-share" of the regional housing growth need is 604 units, including 134 very low income units, 96 low income units, 112 moderate income units, and 262 above moderate income units.

**Table 2-1
RHNA Allocation (2014-2021)**

Income Category	Number of Units
Very Low	134
Low	96
Moderate	112
Above Moderate	262
Total Construction Need	604
Source: Southern California Association of Governments Website, http://rtpscsc.scag.ca.gov/Documents/rhna/5thCyclePFinalRHNAplan.pdf , Accessed September 10, 2013.	

⁴ Housing Authority of the County of Riverside Website, <http://www.harivco.org/Program/IncomeLimits/tabid/72/Default.aspx>, Accessed September 10, 2013.



3.0 DESCRIPTION OF PROPOSED PROJECT CHANGES

3.1 Project Location and Setting

The City of Hemet is located in the San Jacinto Valley, in western Riverside County, approximately 30 miles southeast of Riverside, 60 miles east of Anaheim, and 80 miles north of San Diego. Hemet is located directly adjacent to the City of San Jacinto to the north and otherwise surrounded by unincorporated areas, including the community of Winchester to the west. Regional access to Hemet is provided by State Route (SR) 74 and SR 79. SR 79 is currently aligned with portions of San Jacinto Street, Florida Avenue, and Winchester Road, however, is proposed to be realigned as an expressway running through the western portion of the City and planning area. These highways also serve to connect Hemet to three major interstates including I-10 to the north in Beaumont, I-215 to the west in Perris, and I-15 to the south in Temecula.

Hemet's Planning Area encompasses approximately 97.4 square miles. Approximately 28.3 square miles are within the City's corporate limits, 37 square miles are within the City's existing Sphere of Influence (which is largely developed and primarily located east of Hemet), and 32.1 square miles are in the remaining unincorporated portion of the City's Planning Area, primarily located west and south of Hemet and including the area around Diamond Valley Lake.

Hemet is an historic community undergoing a unique period of transition. As one of the oldest communities in Riverside County, Hemet grew from an agricultural town in the early 1900s, to a widely recognized retirement community in the 1960s. Hemet has become a popular destination for retirees from throughout Southern California and the nation with its scenic locations, warm climate, small town community charm and proximity to urban centers. Reflective of the City's senior-orientation, over 25 percent of the current housing stock is comprised of mobile home units, far exceeding the percentage in other communities in western Riverside County. The City currently ranks seventh highest in population and fourth highest in the number of housing units and anticipates continued growth in the future.

The land use pattern in Hemet today reflects the City's history as a small agricultural community. The densest residential and commercial areas are centered around Downtown Hemet, with lower density residential development generally at the edges of the planning area. The presence of vast areas of vacant land and open space on the east and south reflect areas that are in the process of converting from historically agricultural uses to urban uses. The western portion of the planning area (outside of the City limits) consists mostly of rural residential uses and open space. The area south of Florida Avenue has been included in the planning area due to the future extension of SR 79 - the preliminary alignments of the highway are shown to bisect the planning area. The eastern parts of the planning area outside of the City are commonly known as east Hemet (south of Florida Avenue) and Valle Vista (north of Florida Avenue). The areas closest to the eastern City limits are primarily residential and the areas at the outer eastern edges of the planning area consist of open space, undeveloped land, and some agricultural land.



Land use distribution within the planning area differs from City land uses due to the high levels of undeveloped land outside the City limits. Resource preservation (32 percent), resource production (13 percent) and vacant land (16 percent) represent a large portion of the planning area given the undeveloped nature of much of the area at the edges of the City and just beyond the City limits.

General Plan Buildout. The land use distribution and residential and nonresidential development levels that can be expected from full implementation of the General Plan's land use policies are illustrated on General Plan Figure 2.1, *Land Use Map* and outlined in General Plan Table 2.3, *Development Capacity*. The General Plan's anticipated residential development within the Planning Area is summarized below, according to land use designation:

- Rural Residential (0-2.0 DU/AC): 4,050 acres, 2,805 DU
- Hillside Residential (0-0.5 DU/AC): 10,429 acres; 2,035 DU
- Low Density Residential (2.1-5.0 DU/AC): 10,202 acres; 36,408 DU
- Low Medium Density Residential (5.1-8.0 DU/AC): 1,239 acres, 6,622 DU;
- Medium Density Residential (8.1-18 DU/AC): 567 acres, 7,845 DU;
- High Density Residential (18.1-30 DU/AC): 263 acres, 5,775 DU;
- Very High Density Residential (30.1-45 DU/AC): 141 acres, 4,952 DU;
- Mixed Use: 1,366 acres, 3,823 DU;
- Public Facilities - Agricultural: 2,927 acres, 146 DU.

Overall, full implementation of the General Plan is anticipated to result in 70,410 DU, including 46,998 DU within the City.

POPULATION

As indicated in Table 3-1, *Population Estimates and Projections*, the City's population was an estimated 58,812 persons in 2000 and 78,657 persons in 2010, representing a population growth rate of approximately 34 percent between 2000 and 2010. As of January 1, 2013, the City's population was approximately 80,877 persons.

SCAG forecasts the City's population will increase to approximately 83,400 persons by 2020, or approximately three percent between 2013 and 2020. The General Plan forecasts a population of 167,850 persons at buildout (2030), including 112,070 persons in the City. Appendix C, *Housing Element Data*, of the revised Housing Element discusses the City's population size and age, and racial/ethnic composition.



**Table 3-1
Population Estimates and Projections**

Year	City of Indian Wells
2000 Census ¹	58,812
2010 Census ²	78,657
2000 - 2010 Change	+19,845
2000 - 2010 % Change	+34%
2013 Existing Conditions ³	80,877
2010 - 2013 Change	+2,220
2010 - 2013 % Change	+3%
2020 SCAG Forecasts ⁴	83,400
2013 - 2020 Change	+2,523
2013 - 2020 % Change	+3%
Notes:	
1. U.S. Census Bureau, <i>Census 2000</i> .	
2. U.S. Census Bureau, <i>Census 2010</i> .	
3. State of California, Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2011 - 2013</i> . Sacramento, California, May 2013.	
4. Southern California Association of Governments Website, <i>Adopted 2012 RTP Growth Forecast</i> , http://www.scag.ca.gov/forecast/index.htm , Accessed September 9, 2013.	

HOUSING

The City's housing data is presented in Table 3-2, Household and Housing Estimates and Projections. The City's 2010 housing inventory was an estimated 35,305 DU, representing an increase of approximately 20 percent over the 2000 inventory of 29,464 DU. As of January 2013, the City's housing inventory totaled 35,610 DU with a 14.8 percent vacancy rate. Housing Element Appendix C, *Housing Data*, evaluates the City's housing stock, including housing stock profile and tenure, and housing costs for both rental and owner-occupied units. Based on SCAG's household forecasts for the City, the housing inventory is forecast to total approximately 39,554 DU by 2020. The General Plan forecasts 70,410 housing units at buildout (2030), including 46,998 units within the City.

As of January 2013, the City's households totaled 30,352 with an average of 2.64 persons per household. Housing Element Appendix C provides an overview of the City's household characteristics, including household formation/composition and income. SCAG forecasts the City's households will total 33,700 by 2020, representing an increase of approximately 0.1 percent between 2013 and 2020; refer to Table 3-2.



**Table 3-2
Household and Housing Estimates and Projections**

Year/Description	City of Hemet	
	Households	Dwelling Units
2000 Census ¹	25,252	29,464
2010 Census ²	30,092	35,305
2000 - 2010 Change	+4,840	+5,841
2000 - 2010 % Change	+19%	+20%
2013 Existing Conditions ³	30,352	35,610
2010 - 2013 Change	+260	+305
2010 - 2013 % Change	+0.01%	+0.01%
2013 Existing Vacancy Rate ³	--	14.8%
2013 Existing Persons per Household ³	2.64	--
2020 SCAG Forecasts ⁴	33,700	39,554
2013 - 2020 Change	+3,348	+3,944
2013 - 2020 % Change	+0.1%	+0.1%
Notes:		
1. U.S. Census Bureau, <i>Census 2000</i> .		
2. U.S. Census Bureau, <i>Census 2010</i> .		
3. State of California, Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2011 - 2013</i> . Sacramento, California, May 2013.		
4. Southern California Association of Governments Website, <i>Adopted 2012 RTP Growth Forecast</i> , http://www.scag.ca.gov/forecast/index.htm , Accessed September 9, 2013.		
5. SCAG provides population and household forecasts, however, no housing forecasts. Therefore, the 2020 housing forecasts have been extrapolated based on 14.8 percent vacancy rate for the City.		

Typically, vacancy rates are a measure of the general availability of housing within a community. They also indicate how well the types of available units meet the housing market demand. A vacancy rate between 4.0 and 6.0 is typically considered “healthy.” As of January 2013, 14.8 percent of Hemet’s dwellings were vacant, which is comparable to Riverside County’s vacancy rate of 14.3 percent.⁵ A significant factor in Hemet’s vacancy rate is its large number of mobile homes and alternate dwellings such as recreational vehicles. Mobile homes, which comprise approximately 28 percent of Hemet’s housing, have higher vacancies than single-family homes.

3.2 Characteristics of Proposed Project Changes

The State Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans (CGC Section 65302(c)). Specifically, the housing element comprises one of the seven State-mandated general plan elements, as expressed in CGC Sections 65580 to 65589.8. State law mandates that jurisdictions within the SCAG region

⁵ State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2011 - 2013*. Sacramento, California, May 2013.



***Housing Element Update, 2014-2021
Addendum to the General Plan FEIR***

The changes to the Housing Element that updated existing conditions, and revised policies/programs to meet the City's RHNA (604 DU Citywide) and housing needs of all income groups, as required by State law, do not represent significant changes to the Approved Project relative to CEQA in that they do not change the assumptions, analysis, conclusions, or mitigation for the Approved Project. The changes required by the Modified Project do not alter the Approved Project's significance conclusions or represent significant new information. Additionally, the changes do not require major revisions to the General Plan FEIR and no new significant environmental effect or substantial increase in the severity of previously identified significant effects would occur with implementation of the Modified Project. The Modified Project would not satisfy any of the conditions that warrant preparation of a Subsequent EIR.

As outlined in the General Plan FEIR and this Addendum analysis, all impacts of the Modified Project were fully examined in the previous EIR and mitigated to the extent discussed in that document, and the proposed changes do not require substantial changes to the prior-certified EIR, or previously adopted mitigation measures. Therefore, the preparation of an Addendum to the existing certified EIR is the appropriate CEQA document to support the City's consideration of the Modified Project, as outlined in CEQA Guidelines Sections 15162 and 15164.



update and submit their housing element for the 5th cycle by October 15, 2013 and adopt it within 120 days thereafter. State law also requires that the housing element consist of “an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing.” It is intended that the housing element be reviewed and updated not less than every eight years, in order to remain relevant and useful, and reflect a community’s changing housing needs.

In compliance with State law requirements, the City of Hemet has prepared the 2014-2021 Housing Element (Project) to identify and analyze existing and projected housing needs, and articulate the City’s official policies for the preservation, conservation, improvement, and production of housing within the City. The proposed Housing Element Update covers the October 15, 2013 through October 15, 2021 planning period. The Housing Element represents the required update and responds to the issues that currently face the City.

The RHNA prepared by SCAG for the January 1, 2014 through October 31, 2021 projection period identifies Hemet’s share of the region’s housing needs as 604 new housing units; refer to Table 2-1. The City of Hemet’s share of the region’s housing needs for 2014-2021 is the projected need for housing used in the Housing Element’s evaluation. State Housing Element law mandates that a city demonstrate it has capacity or adequate sites to accommodate the projected housing need. The City must show it has adequate sites available through appropriate zoning and development standards, with the required public services and facilities for a variety of housing types and incomes. The required evaluation of adequate sites, which represents goals for planning and not goals for actual housing production within the planning period, is summarized below. The actual housing production over the planning period would depend upon a number of factors including market demand and financing availability.

HOUSING ELEMENT SCOPE AND CONTENT

The Housing Element is required to be updated every eight years, at minimum, to satisfy the City’s desire to track changes in the community and respond to State law requirements. The proposed Housing Element Update includes adjustments to implementing actions and objectives to ensure the City continues to move toward its housing goals. This Housing Element Update covers the October 15, 2013 through October 15, 2021 planning period. Housing Element Section 11.7, *Housing Resources*, which addresses the physical, social, and financial resources that aid the City in providing for the housing needs of its population, is summarized below.

RESIDENTIAL LAND INVENTORY

The City’s share of the region’s housing need was determined by SCAG through the RHNA adopted on October 4, 2012. As shown on Table 2-1, SCAG determined that the City must accommodate 604 housing units between January 1, 2014 and October 31, 2021. The City has evaluated its capacity to meet RHNA goals with existing development capacities and its findings are summarized below. Municipal Code Section 90-5, *Establishment of Zones*, establishes the City’s zones and indicates there are 19 established zones that permit residential uses. The availability of land suited to accommodate the various income levels is based upon the allowed density within these zones.



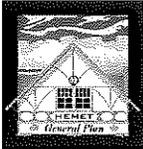
Hemet's efforts to meet its "fair share" of regional housing go beyond simply identifying adequate sites. The City actively encourages housing production. As summarized below, the City's RHNA allocation is accommodated by projects completed, in progress, planned or within specific plan areas, and by an inventory of vacant parcels that may be used for future residential development.

Units in Progress (Specific Plans and Projects): The Housing Element has identified six specific plan areas that are included among the completed or in-progress projects: McSweeney Farms; Tres Cerritos; Arthofer; Ramona Creek; Page Ranch; and North Hemet specific plan areas. As indicated in Housing Element Table H-38, *Housing and Specific Plan Projects in Process*, there are 7,853 DU that are under construction, approved, or remaining to be constructed within a project or Specific Plan as of March 31, 2013. These projects have complied with CEQA environmental review requirements.

Available Residential Sites. In addition to the projects in the pipeline, the City can accommodate additional units on vacant or agricultural lands that can accommodate new residential units. The inventory of sites available to fulfill Hemet's RHNA requirements includes the vacant Very High Density (R-4) sites identified in Housing Element Table H-39, *Vacant Parcels for Very High Density Housing*, as well as sites for 9,115 additional units appropriate for all other housing. Sites included in the inventory in Housing Element Table H-40, *Residential Land Inventory by General Plan Land Use Designation and Density Category*, are identified by zoning and General Plan land use designations, which are in-turn used to identify affordability status based on their density ranges. The inventory identified in Housing Element Table H-40 consists of parcels with sufficient capacity to accommodate a variety of multifamily and single-family housing types for both renters and owners. As a result, up to 12,437 new DUs (3,322 high density units plus 9,115 units associated with all other densities) could be provided.

Sites Summary. The City's potential development yield from the projects in progress and the available residential sites (vacant and agricultural lands) is 20,072 DU. As indicated in Table 3-3, Sites Summary, the City is able to meet the RHNA allocation within its land inventory, which is expected to create the opportunity for a surplus of more than 19,400 units, with many of these being in the affordable range.

Full implementation of the General Plan is anticipated to result in 70,410 DU (22,615 beyond existing 2006 conditions), including 46,998 DU in the City (14,316 beyond existing 2006 conditions). The General Plan FEIR assumed and analyzed the environmental impacts resulting from the development of these additional units. Although the City's RHNA allocation for the 2014-2021 projection period is 604 DU, the City's potential development yield from the projects in progress and available residential sites is 20,072 DU, which were accounted for in the General Plan FEIR. Additionally, the Housing Element does not propose to change existing land use designations or zoning districts, or increase residential densities. Therefore, as verified by the analysis contained in this Addendum, all potentially significant effects resulting from the Housing Element's anticipated residential development have been adequately analyzed in the earlier General Plan FEIR, and avoided/mitigated pursuant to that earlier document. Further, the Project does not satisfy the conditions that warrant preparation of a subsequent EIR.



**Table 3-3
Sites Summary**

Income Category	2014-2021 RHNA Allocation ¹	Units in Progress ²	Sites Inventory ²	Remaining 2014-2021 RHNA Need ²
Extremely Low	67	0	3,322	Surplus 3,481
Very Low	67	202		
Low	96	187		
Moderate	112	283	2,287	Surplus 2,458
Above Moderate	262	7,181	6,828	Surplus 13,747
Total	604	7,853	12,437	Surplus 19,686
Sources:				
1. Southern California Association of Governments Website, http://rtpsc.scag.ca.gov/Documents/rhna/5thCyclePFinalRHNAplan.pdf , Accessed September 9, 2013.				
2. Housing Element Table H-41, <i>RHNA Summary Table, 2014-2021</i>				

HOUSING PLAN

Housing Element Section 11.8, *Housing Plan*, addresses the requirements involving implementation of the existing Housing Element (see also Housing Element Appendix C, Section C.3) and provides the Housing Element's quantified objectives. The City's quantified objectives for the 2014-2021 planning period, as outlined in Housing Element Table H-42, *Progress in Achieving Quantified Objectives*, are to construct 2,050 new DU, including 147 very low income, 219 low income, 772 moderate income, and 912 above moderate income units.

GOALS AND POLICIES

Housing Element Chapter 11.9, *Goals and Policies*, contains Hemet's housing goals, policies, and programs. Goals were developed in direct response to the observed needs for Hemet identified in the analyses conducted during the preparation of the Housing Element. The Housing Element Goals outlined in Chapter 11.9 aim to provide: 1) equitable access to housing; 2) adequate provision of housing; 3) adequate housing sites; 4) neighborhood preservation, rehabilitation of the existing housing stock, and maintenance of affordable housing costs; and 5) reduced constraints to the provision of housing.

SUMMARY OF HOUSING ELEMENT CHANGES

As previously noted, State law also requires that the Housing Element be reviewed and updated not less than every eight years to remain relevant and useful, and reflect a community's changing housing needs. In January 2012, the General Plan was comprehensively updated to anticipate buildout in the year 2030. A Housing Element for the 2006-2014 planning period (fourth cycle) was part of that General Plan Update. The City now proposes the current 2014-2021 Housing Element Update (5th cycle). The proposed Housing Element Update, subject of this Addendum, involves minor changes/additions to the Housing Element and environmental



***Housing Element Update, 2014-2021
Addendum to the General Plan FEIR***

conditions under which it would be implemented. The following summarizes the modifications to the Housing Element, as compared to the Housing Element addressed in the General Plan FEIR:

Scope and Context and State Law Requirements. These sections were revised to describe the current planning period of October 15, 2013 through October 15, 2021 and include minor non-substantive editorial changes.

Public Involvement: This Section was revised to describe the methods and level of community involvement during preparation of the Housing Element Update.

General Plan Consistency: Non-substantive and editorial changes were made to this section.

Community Profile: The community profile provided in Housing Element Appendix C, which addresses characteristics and trends in Hemet's population, economy, and housing, as well as includes General Plan housing data, was updated.

Constraints: Non-substantive and editorial changes were made to this section.

Housing Resources: The various portions of this section were updated as follows:

- RHNA discussion was updated;
- *Units in Progress* and *Available Residential Sites* descriptions, tables, and calculations were updated to reflect current conditions;
- RHNA summary descriptions and table were updated to reflect current conditions; Non-substantive and editorial changes were made to the environmental constraints discussions.
- Redevelopment Area Tax Increment Reviews and Neighborhood Stabilization Program discussions were removed from the Financial Resources section. Non-substantive and editorial changes were also made to this section.

Policy Resources: Non-substantive and editorial changes were made to this section.

City Organization Resources for Housing: This section was added to identify the City Council as the successor agency to the City Redevelopment Agency (dissolved in 2012) and describe the Hemet Housing Authority as an independent housing agency.

Housing Plan: This section was updated to reflect the revised quantified needs calculations and City's current goals, policies, and implementation programs to address the City's current housing needs and State mandates.

The following programs/objectives from the 4th cycle Housing Element were substantively revised or excluded from this 2014-2021 Housing Element, because they were no longer relevant (had already been accomplished) or were replaced with current objectives:

Attainment of Quality Housing:

- Program H-1b, *Emergency Shelters and Homeless Facilities*; and
- Program H-1c, *Accessibility for Persons with Disabilities*.



Affordable Housing:

- Program H-2a, *Facilitate Development of Affordable Ownership and Rental Housing through Regulatory Incentives*; and
- Program H-2f, *Coordination for Entitlement Funding*.

Adequate Sites for Housing:

- Program H-3a, *Regional Housing Needs Allocation*;
- Program H-3b, *Production of New Housing*;
- Program H-3c, *Maintain Inventory of Housing Sites, Including Infill Sites*;
- Program H-3d, *Capital Improvements Program*;
- Program H-3e, *Encourage the Use of Density Bonuses*; and
- Program H-3f, *Remove Constraints to the Development of Housing*.

Preserve/Rehabilitate Existing Housing Stock.

- Policy H-4.3, *Promote the removal and replacement of substandard units which cannot be rehabilitated*;
- Program H-4a, *Provide Rehabilitation Loans and Senior Repair Grants*;
- Program H-4c, *Occupancy Inspections*;
- Program H-4d, *Use Tax Exemptions to Encourage Maintenance of Rental Housing*;
- Program H-4e, *Improve Mobile Home Parks*; and
- Program H-4f, *Neighborhood Preservation* (added to fifth cycle).

Maintain Affordable Housing Units:

- Program H-5a, *Improve Residential Energy Efficiency*;
- Program H-5b, *Preserve Existing Assisted Units*;
- Program H-5c, *Work with Riverside County Housing Choice Vouchers*; and
- Program H-5e, *Rent Review Commission*.

Appendix C - Housing Element Reference Data: Appendix C was substantially revised to update the characteristics and trends in Hemet's population, economy, and housing.



4.0 ENVIRONMENTAL ANALYSIS

The purpose of this Section is to provide an analysis of the potential environmental consequences that are anticipated to occur as a result of implementation of the proposed changes to the City of Hemet Housing Element. This Section is patterned after the CEQA Guidelines Appendix G Checklist. The characteristics of the proposed Project changes are described in Section 3.0, *Description of Proposed Project Changes*. The changes proposed in the Modified Project are described in the *Summary of Modifications* Section of Section 3.0 above.

4.1 AESTHETICS

Would the project:

- a. *Have a substantial adverse effect on a scenic vista?*
- b. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c. *Substantially degrade the existing visual character or quality of the site and its surroundings?*
- d. *Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Scenic Vista: Implementation of the General Plan would result in new urban development that would permanently alter and block some views of scenic vistas within the planning area, including views of the San Gabriel Mountains, San Jacinto Mountains, and San Bernardino National Forest and Mountains, as well as views of hillsides and other topographic features. As a result of implementing General Plan policies and programs that reduce the loss of views, this impact would be less than significant. (Impact 4.1-1)
- Visual Character: Implementation of the General Plan would result in new urban development that would substantially alter the current visual character present within and surrounding the planning area. As a result of implementing General Plan policies and programs, this impact would be less than significant. (Impact 4.1-2)
- New Sources of Light and Glare: Implementation of the General Plan would result in development of new urban uses, which would create substantial new sources of light and glare in areas that are currently agricultural or agricultural in character. As a result of implementing General Plan policies and programs, this impact would be less than significant. (Impact 4.1-3)



Analysis of Modified Project

Future residential development anticipated by the Project could have a substantial adverse effect on a scenic vista and/or substantially alter the current visual character within and surrounding the planning area. The anticipated residential development could also create substantial new sources of light and glare in areas that are currently agricultural or agricultural in character. However, the anticipated residential development was already accounted for and analyzed in the General Plan FEIR. Additionally, the Housing Element does not propose to change existing land use designations or zoning districts, or increase residential densities. Therefore, all potentially significant effects resulting from the Housing Element's anticipated residential development, such as those relating to aesthetics, have already been adequately analyzed in the earlier General Plan FEIR and can be avoided/mitigated through compliance with General Plan policies and programs; see General Plan FEIR Impacts 4.1-1 through 4.1-3. Further, the revisions to the Housing Element do not trigger new aesthetic impacts requiring preparation of a subsequent EIR.

4.2 AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- c. *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*
- d. *Result in the loss of forest land or conversion of forest land to non-forest use?*
- e. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

General Plan FEIR Conclusions

- Loss of Farmland: Implementation of the General Plan would result in the conversion of farmland to nonagricultural use. Development of land uses consistent with the Land Use Plan could convert approximately 2,166 acres of Farmland in the planning area to urban uses. Future development within the planning area could indirectly result in the



conversion of adjacent agricultural properties. No feasible mitigation is available and this impact would be significant and unavoidable. (Impact 4.2-1)

- Conflict with Existing Agricultural Zoning or Williamson Act Contracts: The City includes 1,837 acres of land zoned for agricultural use. There are 2,189 acres of land under Williamson Act contracts in the planning area. Implementation of the General Plan would result in the designation of 564 acres of Williamson Act contract land to nonagricultural uses. This impact would be less than significant. (Impact 4.2-2)

Since certification of the General Plan FEIR, the CEQA Guidelines Appendix G Checklist has been revised to include a new category for Forestry Resource impacts. Accordingly, a review has been conducted and is presented below.

Analysis of Modified Project

The Modified Project would include future development on agricultural lands, including lands zoned for agricultural use or under a Williamson Act Contracts. Therefore, the Modified Project could convert Farmlands to non-agricultural use and/or conflict with existing zoning for agricultural use, or a Williamson Act Contracts. Additionally, given the locations of the candidate sites involving agricultural lands, Project implementation could result in conversion of farmland to non-agricultural use. However, the anticipated residential development was already accounted for and analyzed in the General Plan FEIR. Additionally, the Housing Element does not propose to change existing land use designations or zoning districts, or increase residential densities. Therefore, all potentially significant effects resulting from the Housing Element's anticipated residential development, such as those relating to agricultural resources, have already been adequately analyzed in the earlier General Plan FEIR and can be mitigated (although would remain significant) through compliance with General Plan policies and programs; see General Plan FEIR Impacts 4.2-1 through 4.2-2. No new significant impact to agricultural resources or substantial increase in the severity of previously identified significant impacts would occur with implementation of the Modified Project. Further, the revisions to the Housing Element do not trigger new impacts to agricultural resources requiring preparation of a subsequent EIR.

None of the candidate residential development sites contain lands zoned for forest land use. Further, the anticipated residential development would not cause changes that could result in conversion of forest land to non-forest use, because none are present within or surrounding the planning area. Accordingly, the Modified Project would not result in any impacts in this regard.

4.3 AIR QUALITY

Would the project:

- Conflict with or obstruct implementation of the applicable air quality plan?*
- Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality*



standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- d. *Expose sensitive receptors to substantial pollutant concentrations?*
- e. *Create objectionable odors affecting a substantial number of people?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Compliance with SCAQMD Air Quality Management Plan. Implementation of the General Plan would include the construction and operation of new commercial, industrial, and residential uses, resulting in new criteria air pollutant emissions in excess of established SCAQMD thresholds, impeding implementation of the AQMP. Adherence to SCAQMD rules and regulations, General Plan policies, and implementation of General Plan FEIR Mitigation Measures 4.3-1a through 4.3-1e would reduce this impact, but not to a less than significant level. This impact would remain significant and unavoidable. (Impact 4.3-1)
- Violation of an Air Quality Standard – Short Term. Implementation of the General Plan would include the construction of new commercial, industrial, and residential uses, resulting in short-term construction air emissions in excess of SCAQMD thresholds. Adherence to SCAQMD rules and regulations, General Plan policies, and implementation of General Plan FEIR Mitigation Measures 4.3-1a and 4.3-1b would reduce this impact, but not to a less than significant level. This impact would remain significant and unavoidable. (Impact 4.3-2)
- Violation of an Air Quality Standard – Long Term. Implementation of the General Plan would provide for new commercial, industrial, and residential uses and mobile sources, resulting in long-term air emissions in excess of SCAQMD thresholds. This impact would be significant. As indicated in Impact 4.3-1, a variety of General Plan policies are intended to improve air quality and reduce air emissions. Adherence to SCAQMD rules and regulations, General Plan policies, and implementation of General Plan FEIR Mitigation Measures 4.3-1c, 4.3-1d, and 4.3-1e would reduce this impact, but not to a less than significant level. This impact would remain significant and unavoidable. (Impact 4.3-3)
- Impacts on Sensitive Receptors. Implementation of the General Plan would potentially expose sensitive receptors to criteria air pollutants, toxic air contaminants, and carbon monoxide. This impact would be significant. Adherence to SCAQMD rules and regulations, General Plan policies, and implementation of General Plan FEIR Mitigation Measures 4.3-1a, 4.3-1b, 4.3-1c, 4.3-1d, 4.3-1e, 4.3-4a, and 4.3-4b would reduce this impact, but not to a less than significant level. This impact would remain significant and unavoidable. (Impact 4.3-4)
- Exposure to Odors. Implementation of the General Plan would potentially expose sensitive receptors to odors. However, because odors would either result from agricultural activities where disclosure of potential odors is required, or would be temporary and disperse rapidly with distance from the source, odors would not result in frequent exposure of sensitive receptors to objectionable odors. Therefore, this impact would be less than significant. (Impact 4.3-5)



Analysis of Modified Project

As the Housing Element contains an evaluation of potential housing units as a collective whole, no specific development proposals are included, no emission calculations are necessary in the preparation of this Addendum. Construction activities associated with the anticipated residential developments would generate construction-related emissions, including but not limited to site grading, operation of construction equipment, and construction vehicle activities. Additionally, the anticipated residential development would generate pollutant emissions associated with stationary sources, mobile sources (new vehicular trips), and off-site power and natural gas generation. Depending on their location, the anticipated residential development could also impact sensitive receptors and potentially be exposed to odors. Residential development anticipated by the Housing Element could violate air quality standards or contribute substantially to an existing or projected air quality violation. However, the anticipated residential development was already accounted for and analyzed in the General Plan FEIR. Additionally, the Housing Element does not propose to change existing land use designations or zoning districts, or increase residential densities. Therefore, all potentially significant effects resulting from the Housing Element's anticipated residential development, such as those relating to air quality, have already been adequately analyzed in the earlier General Plan FEIR and can be mitigated (although would remain significant) through compliance with General Plan FEIR mitigation measures and policies, and SCAQMD Rules; see General Plan FEIR Impacts 4.3-1 through 4.3-5. Individual development proposals would be subject to review under CEQA, which would specifically evaluate potential impacts to air quality. No new significant air quality impact or substantial increase in the severity of previously identified significant impacts would occur with implementation of the Modified Project. Further, the revisions to the Housing Element do not trigger new air quality impacts requiring preparation of a subsequent EIR.

4.4 BIOLOGICAL RESOURCES

Would the project:

- a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*
- e. *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- f. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*



General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Impacts to Special-Status Plant and Wildlife Species. General Plan implementation could result in the loss or degradation of existing populations or suitable habitat of special-status plant and wildlife species. However, implementation of General Plan policies and programs would require identification, preservation, and avoidance of these resources, which would result in a less than significant impact. (Impact 4.4-1)
- Impacts to Riparian Habitat or Sensitive Natural Communities. General Plan implementation could result in the loss or degradation of riparian habitat or other sensitive natural communities. However, implementation of General Plan policies and programs would require the preservation of riparian habitats and sensitive communities, which would result in a less than significant impact. (Impact 4.4-2)
- Impacts to Federally-Protected Wetlands. General Plan implementation could result in the loss or degradation of federally-protected wetlands or vernal pools. However, implementation of General Plan policies and programs would require the protection of wetlands and vernal pools, which would result in a less than significant impact. (Impact 4.4-3)
- Impacts to Movement of Wildlife. General Plan implementation could impede wildlife movement within the planning area. However, compliance with the MSHCP and implementation of General Plan policies and programs would require the establishment of wildlife corridors and open space connections. This impact on wildlife movement would be less than significant. (Impact 4.4-4)
- Conflicts with Local Policies or Ordinances. General Plan implementation would require the City to coordinate with Riverside County and other agencies to implement applicable plans for the protection of biological resources. In addition, implementation would require that the City adopt a Tree Replacement Ordinance to protect important trees within the City. There would be a less than significant impact (Impact 4.4-5)
- Conflicts with West Riverside County Multi-species Habitat Conservation Plan (MSHCP) or Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP). Both of these Plans identify conservation areas within the planning area. General Plan implementation could result in development pressure on or around these conservation areas, but compliance with General Plan policies and programs would reduce impacts to less than significant levels. (Impact 4.4-6)

Analysis of Modified Project

According to Section 11.7, *Housing Resources*, of the proposed Housing Element, several environmental constraints were considered during the selection of available land sites. Sites with significant environmental constraints were removed from consideration for higher-density housing, and many were been removed from the inventory completely. In some cases, the realistic dwelling unit capacity was adjusted based on the development policy requirements



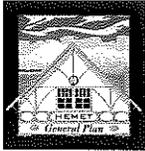
applicable to various constraints. One of the constraints considered in the analysis was the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP serves as a Habitat Conservation Plan (HCP) pursuant to Section 10(a)(1)(B) of the Federal Endangered Species Act. It is used to direct conservation efforts in the City towards areas with threatened or endangered species. Through the General Plan process, MSHCP conservation areas were spatially delineated using "MSHCP cells". These cells were assigned percentages of expected development and preservation depending on the resource(s) present within each cell. Realistic dwelling unit capacity was adjusted for each parcel located within an MSHCP cell. Parcels located within an MSHCP cell were not considered for higher-density housing, with one exception. Site numbers 12 and 25 are a part of a MSHCP cell, but will be available for development as the City will be brokering agreements with landowners to focus needed preservation on nearby parcels.

General Plan FEIR Figure 4.4-2, *Special Status Species*, illustrates the locations where there is potential for special status species to exist. As concluded in the General Plan FEIR, the anticipated residential development would be accommodated within vacant lands, which may contain biological resources. Therefore, the Modified Project could have an adverse effect on sensitive plant/wildlife species, riparian habitat or other sensitive natural community, and/or on federally protected wetlands. The anticipated residential development could also interfere with a wildlife corridor or conflict with local ordinances protecting biological resources or an adopted HCP. However, the anticipated residential development was already accounted for and analyzed in the General Plan FEIR. Additionally, the Housing Element does not propose to change existing land use designations or zoning districts, or increase residential densities. Therefore, all potentially significant effects resulting from the Housing Element's anticipated residential development, such as those relating to biological resources, have already been adequately analyzed in the earlier General Plan FEIR and can be avoided/mitigated through compliance with General Plan FEIR policies and mitigation measures, and the established regulatory framework; see General Plan FEIR Impacts 4.4-1 through 4.4-6. Individual development proposals would be subject to review under CEQA, and site-specific biological surveys would be conducted, as needed, to evaluate potential impacts to biological resources. No new significant impact to biological resources or substantial increase in the severity of previously identified significant impacts would occur with implementation of the Modified Project. Further, the revisions to the Housing Element do not trigger new impacts to biological resources requiring preparation of a subsequent EIR.

4.5 CULTURAL RESOURCES

Would the project:

- a. *Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?*
- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?*
- c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*
- d. *Disturb any human remains, including those interred outside of formal cemeteries?*



General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Destruction of or Damage to Historical Resources. Numerous significant or potentially significant historical resources have been identified within the General Plan planning area. These include historic structures recognized at the State and local level. However, General Plan programs would ensure that potential historic resources are assessed. General Plan programs would ensure that potential historic features are assessed for their significance in advance of future development. Impacts to these resources that could affect potential historic significance could then be mitigated. Implementation of these programs would reduce this impact to a less than significant level and no mitigation is required. (Impact 4.5-1)
- Destruction of or Damage to Archaeological Resources. Development associated with proposed land uses could affect buried archaeological resources. However, General Plan policies and programs would ensure that the discovery of archaeological resources is considered during future development. Implementation of these policies and programs would reduce impacts to a less than significant level and no mitigation is required. (Impact 4.5-2)
- Discovery of Human Remains. Hemet and the surrounding area are known to have been heavily used by Native American groups; in addition, the project area was settled by Spanish immigrants in the late-18th century. While some burial grounds (generally from the historic era) are known, it is possible that ground disturbing activities in the planning area could encounter prehistoric or historic human remains. This impact is considered less than significant and no mitigation is required. (Impact 4.5-3)

Analysis of Modified Project

The anticipated residential development sites are vacant. None of the sites involve historic resources, therefore, no impact would occur in this regard. As concluded in the General Plan FEIR, ground-disturbing activities, such as grading or excavation, could unearth undocumented archaeological or paleontological resources, or disturb unknown human remains. However, the anticipated residential development was already accounted for and analyzed in the General Plan FEIR. Additionally, the Housing Element does not propose to change existing land use designations or zoning districts, or increase residential densities. Therefore, all potentially significant effects resulting from the Housing Element's anticipated residential development, such as those relating to cultural resources, have already been adequately analyzed in the earlier General Plan FEIR and can be avoided/mitigated through compliance with General Plan policies and programs, and established regulatory framework; see General Plan FEIR Impacts 4.5-1 through 4.5-3. Site-specific cultural resources surveys would be conducted, as needed, to evaluate potential impacts to cultural resources. No new significant impact to archaeological/paleontological resources or human remains, or substantial increase in the severity of previously identified significant impacts, would occur with implementation of the Modified Project. Further, the revisions to the Housing Element do not trigger new impacts to cultural resources requiring preparation of a subsequent EIR.



4.6 GEOLOGY AND SOILS

Would the project:

- a. *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*
 - 1) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*
 - 2) *Strong seismic ground shaking?*
 - 3) *Seismic-related ground failure, including liquefaction?*
 - 4) *Landslides?*
- b. *Result in substantial soil erosion or the loss of topsoil?*
- c. *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*
- d. *Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2004), creating substantial risks to life or property?*
- e. *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Fault Rupture. Adoption and implementation of the General Plan would result in future land uses in areas potentially subject to surface rupture during future earthquake events. Implementation of General Plan policies and programs requires compliance with existing state and local regulations, which would result in a less than significant impact. (Impact 4.6-1)
- Exposure to Seismic Ground Shaking. Implementation of the General Plan would result in future land uses in areas prone to strong seismic ground shaking. However, implementation of General Plan policies and programs require compliance with existing state and local regulations and require structural assessments and mitigation to reduce the potential for substantial adverse effects due to exposure to seismic ground shaking. This impact would be less than significant. (Impact 4.2-2)
- Soil Liquefaction and Ground Failure. Implementation of the General Plan would result in future land uses in areas prone to soil liquefaction and ground failure. However, implementation of General Plan policies and programs require compliance with existing state and local regulations, which would reduce the potential for substantial adverse effects due to exposure to soil liquefaction. This impact would be less than significant. (Impact 4.2-3)



Housing Element Update, 2014-2021 Addendum to the General Plan FEIR

- Earthquake-induced Landslides. General Plan implementation would result in future land uses in areas susceptible to earthquake-induced landslides. However, implementation of General Plan policies and programs require compliance with existing state and local regulations, which would reduce the potential for substantial adverse effects due to exposure to earthquake-induced landslides. This impact would be less than significant. (Impact 4.2-4)
- Erosion Hazards. Implementation of the General Plan would result in future land uses in areas susceptible to erosion. However, implementation of the General Plan policies and programs and require compliance with existing state and local regulations, which would reduce the potential for substantial adverse effects due to erosion or soil loss. This impact would be less than significant. (Impact 4.2-5)
- Soil Hazards. Implementation of the General Plan would result in future land uses in areas susceptible to soil hazards, including landslides, debris flows, expansive soils, and collapsible soils. However, implementation of General Plan policies and programs require compliance with existing state and local regulations which would reduce the potential for substantial adverse effects due to exposure to soil hazards. This impact would be less than significant. (Impact 4.2-6)
- Septic Suitability of Soils. General Plan implementation would generally result in the installation of public sewer collection systems. Where new individual septic systems are proposed, existing regulatory requirements for septic permits could not be met in areas with soil not suitable for septic systems. Therefore, no septic system can be installed in an area with unsuitable soils. This impact would be less than significant. (Impact 4.2-7)

Analysis of Modified Project

Several faults within the San Jacinto fault system located within and adjacent to the planning area have been identified as Alquist-Priolo Earthquake Fault Zones, as shown in General Plan Exhibit 4.6-1, *Seismic Hazards*. None of the vacant Multi-family Sites identified in the proposed Housing Element for high density residential development are located within the Alquist-Priolo Earthquake Fault Zones. Therefore, no impact would occur in this regard. As concluded in the General Plan FEIR, the anticipated residential development could be exposed to potential substantial adverse effects involving strong seismic ground shaking, seismic-related ground failure, or unstable geologic units or soils, including moderate liquefaction susceptibility; see General Plan Exhibit 4.6. The anticipated residential development could also result in significant impacts involving erosion and blowsand hazards. However, the anticipated residential development was already accounted for and analyzed in the General Plan FEIR. Additionally, the Housing Element does not propose to change existing land use designations or zoning districts, or increase residential densities. Therefore, all potentially significant effects resulting from the Housing Element's anticipated residential development, such as those relating to geology and soils, have already been adequately analyzed in the earlier General Plan FEIR and can be avoided/mitigated through compliance with General Plan policies and mitigation measures, and established regulatory framework; see General Plan FEIR Impacts 4.2-1 through 4.2-7. Site-specific geologic and soils surveys would be conducted, as needed, to evaluate potential hazards. Additionally, the potential hazards would be sufficiently mitigated through design and construction of residential structures in conformance with current building



codes and engineering standards. The City has adopted several local modifications to the California Building Code, which pertain to geology and soils including to Appendix J concerning erosion and sediment control; see Hemet Municipal Code Section 14.46. Municipal Code Section 14-311 includes Hazardous Fault Zone Regulations that implement State law requirements and govern development within Alquist-Priolo Zones. No new significant impacts involving geology and soils, or substantial increase in the severity of previously identified significant impacts would occur with implementation of the Modified Project. Further, the revisions to the Housing Element do not trigger new impacts involving geology or soils requiring preparation of a subsequent EIR.

4.7 GREENHOUSE GAS EMISSIONS

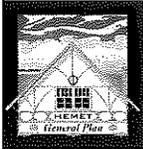
Would the project:

- a. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Generation of Construction-Related Greenhouse Gas Emissions. Future construction of land uses consistent with the General Plan would result in increased generation of Greenhouse Gas Emissions (GHG) emissions. Although General Plan policies require large projects to reduce construction-related emissions, new construction throughout the planning area would contribute considerably to cumulative GHG emissions. Therefore, this impact would be considered significant and unavoidable, even with implementation of City plans, policies and recommended General Plan FEIR mitigation measures. (Impact 4.7-1)
- Increases in Greenhouse Gas Emissions From New Development. Future land uses consistent with the General Plan would allow for up to 21,152 net new dwelling units and up to 47,871 million net new non-residential square feet within the planning area. These uses would result in increased generation of GHGs, which would contribute considerably to cumulative GHG emissions, would exceed plan-level significance thresholds currently being considered by SCAQMD, and may conflict with the ARB Climate Change Scoping Plan. Adherence to state regulations, General Plan policies and programs, General Plan FEIR mitigation measures and future preparation of a Climate Action Plan (CAP) would reduce both communitywide emissions and net new emissions resulting from the General Plan. However, due to uncertainty regarding the degree of General Plan and future CAP implementation, this impact is considered significant and unavoidable. (Impact 4.7-2)



Analysis of Modified Project

As the Housing Element contains an evaluation of potential housing units as a collective whole, no specific development proposals are included, no emission calculations are necessary in the preparation of this Addendum. However, as concluded in the General Plan FEIR, the intensity and duration of construction of the anticipated residential development would make an incremental, cumulatively considerable contribution to GHG emissions. Construction would be temporary, but resulting GHGs would persist in the atmosphere. The anticipated residential development would also result in significant direct and indirect long-term GHG emissions. However, the anticipated residential development was already accounted for and analyzed in the General Plan FEIR. Additionally, the Housing Element does not propose to change existing land use designations or zoning districts, or increase residential densities. Therefore, all potentially significant effects resulting from the Housing Element's anticipated residential development, such as those relating to GHGs, have already been adequately analyzed in the earlier General Plan FEIR and can be reduced/mitigated (although would remain significant) through compliance with General Plan FEIR policies and mitigation measures, and established regulatory framework; see General Plan FEIR Impacts 4.7-1 through 4.7-2. Individual development proposals would be subject to review under CEQA, which would specifically evaluate potential impacts involving GHGs. The anticipated residential development would be subject to compliance with General Plan FEIR Mitigation Measure 4.7-1, which requires implementation of GHG reduction procedures, and Mitigation Measure 4.7-2, which requires implementation of GHG emission reducing strategies. This Measure is considered interim until a City Climate Action Plan (CAP) is adopted. When the CAP is adopted, future development would be required to adhere to CAP policies to reduce GHG emissions. At the time of preparation of this Addendum EIR, a CAP has not yet been adopted. As such, future development would adhere to General Plan FEIR mitigation measures until adoption of the CAP. No new significant impacts resulting from GHG emissions or substantial increase in the severity of previously identified significant impacts would occur with implementation of the Modified Project.

4.8 HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- a. *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*
- c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*
- d. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*
- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*



- f. *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*
- g. *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*
- h. *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Routine Transport, Use, or Disposal and Accidental Release of Hazardous Materials. Implementation of the General Plan would result in an increase in the routine transport, use, and/or disposal of hazardous materials, which could result in exposure of such materials to the public through either routine use or accidental release. New commercial and industrial development would also result in increased use, storage, and/or disposal of hazardous materials that could accidentally leak into soil, groundwater, surface water, or air. Compliance with and enforcement of existing regulations, supported by implementation of General Plan policies and programs, would result in a less than significant impact and no mitigation is required. (Impact 4.8-1)
- Emission or Handling of Hazardous or Acutely Hazardous Materials, Substances, or Waste within One- Quarter Mile of an Existing or Proposed School. Implementation of the General Plan could result in development of uses that would emit or handle hazardous waste in proximity to new or existing school. Compliance with existing regulations would result in a less-than-significant impact related to emission or the handling of hazardous materials near schools and no mitigation is required. (Impact 4.8-2)
- Public Health Hazards from Development on a Known Hazardous Materials Site Compiled Pursuant to Government Code Section 65962.5. Several sites within the planning area are identified on the Cortese List as known hazardous materials sites. Implementation of the General Plan could expose construction workers to hazardous materials from these sites, and hazardous materials could create an environmental or health hazard if left in place. However, compliance with existing regulations supported by implementation of General Plan policies and programs would result in a less-than-significant impact and no mitigation is required. (Impact 4.8-3)
- Safety Hazard for People Working or Residing within Two Miles of an Airport. General Plan implementation would result in an increase in people working or residing within two miles of the Hemet-Ryan Airport, which could result in a safety hazard. Implementation of General Plan policies and programs and existing regulations would result in a less than significant impact and no mitigation is required. (Impact 4.8-4)
- Interference with an Adopted Emergency-Response Plan. General Plan implementation would create additional traffic and future land uses requiring evacuation in case of an emergency. Implementation of General Plan policies and programs would ensure



conformance with countywide emergency-response programs and continued cooperation with emergency-response service providers. This impact would be less than significant and no mitigation is required. (Impact 4.8-5)

- Expose People or Structures to a Significant Risk of Loss, Injury or Death involving Wildland Fires. General Plan implementation would increase population located in proximity to wildlands and Very High Fire Hazard Severity Zones, which would increase the risk from potential wildland fires. Implementation of General Plan policies and programs would reduce the potential for exposure of people or structures to wildland fires. This impact would be less than significant and no mitigation is required. (Impact 4.8-6)

Analysis of Modified Project

The Modified Project does not result in any changes to conditions that would affect public safety and hazardous materials within the City. As concluded in the General Plan FEIR, the anticipated residential development would increase the use of household cleaning products and other materials routinely used in building maintenance. Construction activities associated with the anticipated residential development could release hazardous or potentially hazardous material into the environment. The potential exists that adverse environmental conditions were created by previous uses on the development sites or that some sites may be located on or near hazardous materials sites. Additionally, the anticipated residential development could expose people or structures to a significant risk involving wildland fires, since some sites may be near wildlands.

Future development identified in the Housing Element could be located near the Hemet-Ryan Airport. The Hemet-Ryan Airport Comprehensive Airport Land Use Plan (ALUP) identifies four relative risk areas associated with aircraft and airport operations: Area I, extreme risk; Area II, high risk; Transition Area, between extreme and high risks; and Area III, moderate risk. Each successive area is influenced by less relative risk and less noise than the preceding area. According to General Plan Exhibit 4.8-1, *Airport Land Use Compatibility Zones*, several parcels included in the vacant sites inventory (Parcels 4, 5, 6, 16, 17, and 18) are located within the airport influence area, including within Area II (high-risk) and Area III (moderate risk). For residential units in high-risk areas, the realistic dwelling unit capacity was adjusted per the density requirements expressed within the ALUP. No modifications to the realistic capacity were needed to include parcels in the moderate-risk area. No parcels in extreme-risk or transition areas were used for the site inventory. As explained in Section 4.10, *Land Use and Planning*, of this Addendum, the General Plan includes multiple policies and programs regulating future residential uses within the relative risk areas.

The anticipated residential development was already accounted for and analyzed in the General Plan FEIR. Additionally, the Housing Element does not propose to change existing land use designations or zoning districts, or increase residential densities. Therefore, all potentially significant effects resulting from the Housing Element's anticipated residential development, such as those relating to hazards and hazardous materials, have already been adequately analyzed in the earlier General Plan FEIR and can be avoided/mitigated through compliance with General Plan policies and the established regulatory framework; see General Plan FEIR Impacts 4.8-1 through 4.8-6. New residential developments would undergo environmental



review pursuant to CEQA Guidelines on a project-by-project basis. Adherence to the local, State, and Federal regulatory framework, including the ALUP policies would be required. No new significant impacts involving hazards and hazardous materials, or substantial increase in the severity of previously identified significant impacts would occur with implementation of the Modified Project. Further, the revisions to the Housing Element do not trigger new impacts involving hazards or hazardous materials requiring preparation of a subsequent EIR.

4.9 HYDROLOGY AND WATER QUALITY

Would the project:

- a. *Violate any water quality standards or waste discharge requirements?*
- b. *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*
- c. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*
- d. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
- e. *Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?*
- f. *Otherwise substantially degrade water quality?*
- g. *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*
- h. *Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*
- i. *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*
- j. *Inundation by seiche, tsunami, or mudflow?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Degrade Water Quality. Implementation of the General Plan would result in future land uses that would create additional discharges of pollutants to receiving water bodies from nonpoint sources. Such pollutants would result in adverse changes to the water quality of local water bodies. However, with implementation of General Plan policies and programs and enforcement of current land use, stormwater, grading, and erosion control regulations, this impact would be less than significant. (Impact 4.9-1)
- Stormwater Drainage Systems and Patterns. Implementation of the General Plan would increase the amount of impervious surface within the planning area, thereby increasing



the total volume and peak discharge rate of stormwater runoff. This could alter local drainage patterns, increasing watershed flow rates above the natural background level (i.e., peak flow rates). Increased peak flow rates may exceed drainage system capacities, exacerbate erosion in overland flow and drainage swales and creeks, and result in downstream sedimentation. Sedimentation, in turn, could increase the rate of deposition in natural receiving waters and reduce conveyance capacities, resulting in an increased risk of flooding. Erosion of upstream areas and related downstream sedimentation typically leads to adverse changes to water quality and hydrology. However, implementation of General Plan policies and programs and enforcement of current grading, erosion, and flood control regulations would result in a less than significant impact in this regard. (Impact 4.9-2)

- Groundwater Recharge or Depletion of Groundwater Supplies. Implementation of the General Plan would result in additional impervious surfaces and corresponding loss of groundwater recharge areas. Resulting reductions in groundwater recharge in the groundwater basins underlying the planning area could affect groundwater levels and the yield of hydrologically connected wells. However, with implementation of General Plan policies and programs, this impact would be less than significant. (Impact 4.9-3)
- Flood, Dam Inundation, and Seiche Hazards. General Plan implementation could place residential or commercial structures in areas subject to flood hazards, including floodplains, areas subject to dam inundation, and areas potentially affected by seiche, thereby exposing people and structures to hazards. However, implementation of General Plan policies and programs and enforcement of existing flood control regulations would reduce this impact to a less than significant level. (Impact 4.9-4)

Analysis of Modified Project

As concluded in the General Plan FEIR, the anticipated residential development would result in water quality impacts during the earthwork and construction phase (i.e., erosion, siltation, and sedimentation) and during the operational phase (storm water and urban runoff). The anticipated residential development would increase demands on groundwater resources. Drainage patterns would be locally altered and runoff amounts would increase due to increased impervious areas, potentially resulting in localized flooding. Additionally, housing could be placed within a 100-year or 500-year flood hazard area; refer to General Plan FEIR Figure 4.9-2, *Natural Flood Areas*. However, the anticipated residential development was already accounted for and analyzed in the General Plan FEIR. Additionally, the Housing Element does not propose to change existing land use designations or zoning districts, or increase residential densities. Therefore, all potentially significant effects resulting from the Housing Element's anticipated residential development, such as those relating to hydrology and water quality, have already been adequately analyzed in the earlier General Plan FEIR and can be avoided/mitigated through compliance with General Plan policies and mitigation measures, and the established regulatory framework; see General Plan FEIR Impacts 4.9-1 through 4.9-4. Adherence to the local, State, and Federal regulatory framework would be required for hydrology, water quality, and water conservation. Municipal Code Chapter 14, Article V includes flood hazard reduction standards for construction, subdivisions, and manufactured homes, among others. Parcels within a 100-year floodplain were only included in the inventory where drainage improvements or slight elevation can easily remove the flood hazard. No new



significant impacts involving hydrology and drainage, or substantial increase in the severity of previously identified significant impacts would occur with implementation of the Modified Project. Further, the revisions to the Housing Element do not trigger new impacts involving hydrology or water quality requiring preparation of a subsequent EIR.

4.10 LAND USE AND PLANNING

Would the project:

- a. *Physically divide an established community?*
- b. *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*
- c. *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

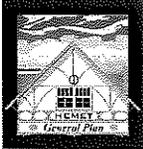
General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Divide an Established Community. Implementation of the General Plan would result in future land uses, roadways, and infrastructure; however new development and redevelopment within the planning area would not physically divide an established community. This impact would be less than significant. (Impact 4.10-1)
- Conflicts with Land Use Plans, Policies, or Regulations. Implementation of the General Plan would be consistent with local and regional land use plans, policies, and regulations and no conflicts with land use plans, policies, or regulations would occur due to future development pursuant to the General Plan. This impact would be less than significant. (Impact 4.10-2)
- Displace Existing People or Housing. Implementation of the General Plan would result in new land uses, roadways, and infrastructure; however new development and redevelopment within the planning area would not physically divide an established community. This impact would be less than significant. (Impact 4.10-3)

Analysis of Modified Project

As concluded in the General Plan FEIR, the anticipated residential development would not physically divide an established community. The City's potential development yield from the units in progress and available residential sites is 20,072 DU. This anticipated residential development was accounted for in the General Plan FEIR, since the Housing Element does not propose to change existing land use designations or zoning districts, or increase residential densities. The City's RHNA allocation for the 2014-2021 projection period is 604 DU Citywide. This allocation would be accommodated through in progress units and available residential sites, as identified in the sites inventory. No new locations for residential sites are proposed by the Modified Project, thus, no new land use compatibility issues would be created. Therefore,



all potentially significant effects resulting from the Housing Element's anticipated residential development, such as those relating to land use and planning, have already been adequately analyzed in the earlier General Plan FEIR and can be avoided/mitigated through compliance with General Plan policies and established regulatory framework; see General Plan FEIR Impacts 4.10-1 through 4.10-3.

ALUP Chapter V establishes policies and identifies the permitted uses within Airport Influence Areas, including Areas II and III. Residential uses with a minimum lot size of 2.5 acres are permitted in Area II, while a wide range of uses are permitted within Area III, including residential. Future residential uses identified in the sites inventory may be located near the Hemet-Ryan Airport. According to General Plan Exhibit 4.8-1, *Airport Land Use Compatibility Zones*, several parcels included in the vacant sites inventory (Parcels 4, 5, 6, 16, 17, and 18) are located within the airport influence area, including within Area II (high-risk) and Area III (moderate risk). However, the anticipated residential development was already accounted for and analyzed in the General Plan FEIR. Additionally, the Housing Element does not propose to change existing land use designations or zoning districts, or increase residential densities. Therefore, all potentially significant effects resulting from the Housing Element's anticipated residential development, such as those involving land use compatibility and the Hemet-Ryan Airport, have already been adequately analyzed in the earlier General Plan FEIR and can be avoided/mitigated through compliance with General Plan policies and programs, and ALUP and California Airport Land Use Planning Handbook (CALUPH) requirements; see General Plan FEIR Impact 4.10-2. General Plan Land Use Element Figure 2-6 identifies the Airport Influence Area and Land Use Element Table 2-5 identifies the compatible uses in each of the risk areas. Further, Program LU-P-35 requires that all projects proposed within the Airport Influence Area be evaluated for consistency with the ALUP's requirements. Program LU-P-35 specifies that evaluation would be conducted by Community Development Department staff during Site Development Plan Review, and would be based on the ALUP and CALUPH requirements. Therefore, program-level impacts related to the consistency with the ALUP would be less than significant. No mitigation measures are required. It is also noted, the Draft Airport Master Plan for the Hemet-Ryan Airport (2004) indicates that the activity capacity (355,000 operations) is well above the projected demand and recommends a southwesterly extension to the runway, which would reduce potential for land use conflicts. However, the 2004 Draft Master Plan has not been adopted to date and another master plan is currently in progress.

Overall, no new significant impacts involving land use and planning, or substantial increase in the severity of previously identified significant impacts would occur with implementation of the Modified Project. Further, the revisions to the Housing Element do not trigger new land use or planning impacts requiring preparation of a subsequent EIR.

4.11 MINERAL RESOURCES

Would the project:

- a. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*



General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Mineral Resources. Implementation of the General Plan could result in land use changes that would affect the availability of mineral resources. However, implementation of General Plan policies and programs require compliance with existing regulations and protection of mineral resources for future use. These regulations, policies, and programs would reduce the potential for substantial adverse effects related to loss of mineral resources. This impact would be less than significant. (Impact 4.2-8)

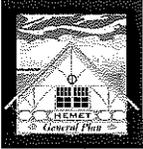
Analysis of Modified Project

Portions of the planning area, including the available residential sites, are designated as MRZ-3, indicating the potential presence of mineral resources. As concluded in the General Plan FEIR, future residential development could result in the loss of availability of a known mineral resource or locally-important mineral resource. However, the anticipated residential development was already accounted for and analyzed in the General Plan FEIR. Additionally, the Housing Element does not propose to change existing land use designations or zoning districts, or increase residential densities. Therefore, all potentially significant effects resulting from the Housing Element's anticipated residential development, such as those relating to mineral resources, have already been adequately analyzed in the earlier General Plan FEIR and can be avoided/mitigated through compliance with General Plan policies and programs; see General Plan FEIR Impact 4.2-8. However, following compliance with General Plan policies and programs, no new significant impacts involving mineral resources, or substantial increase in the severity of previously identified significant impacts would occur with implementation of the Modified Project. Further, the revisions to the Housing Element do not trigger new impacts to mineral resources requiring preparation of a subsequent EIR.

4.12 NOISE

Would the project:

- Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*
- A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*
- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*
- For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*



General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Expose Noise Sensitive Receptors to Construction Noise Levels. Short-term construction source noise levels could exceed City standards at nearby noise-sensitive receptors. In addition, if construction were to occur during noise-sensitive hours, construction noise could also result in annoyance and/or sleep disruption to occupants of existing and proposed noise-sensitive land uses and create a substantial temporary increase in ambient noise levels affecting sensitive receptors. However, implementation of the Hemet Municipal Code and General Plan policies would exempt construction noise during working hours, protect noise sensitive uses, and require evaluation and mitigation of noise conflicts as a condition of future project approvals. This impact would be less than significant. (Impact 4.11-1)
- Transportation Noise Levels. Long-term traffic noise levels would exceed standards and create a substantial permanent increase in ambient noise levels at existing and proposed noise-sensitive receptors. Future land uses consistent with the General Plan would create new vehicle trips that would increase existing noise levels substantially (+3 dBA) above ambient noise levels affecting sensitive receptors. This impact would be significant. No additional feasible mitigation beyond General Plan policies and programs is available at a program level. This impact would remain significant and unavoidable. (Impact 4.11-2)
- Expose Noise Sensitive Receptors to Stationary and Area-Source Noise Levels. Future land uses consistent with the General Plan would result in the siting of new noise sources near sensitive receptors, and would likely increase the number of noise-sensitive receptors in the planning area. However, implementation of the Hemet Municipal Code and General Plan policies and programs would require design features in new construction to reduce noise levels. As a result, this impact would be less than significant. (Impact 4.11-3)
- Aircraft Noise. Construction of new residential land uses or other sensitive receptors within airport overflight areas and noise contours could result in increased exposure to aircraft noise compared to existing conditions. However, implementation of the General Plan would not expose new or existing noise sensitive land uses to elevated aircraft noise levels. This impact is less than significant. (Impact 4.11-4)
- Vibration Levels. Short-term project-generated construction source vibration levels could exceed Caltrans' recommended standard of 0.2 in/sec peak particle velocity (PPV) with respect to the prevention of structural damage for normal buildings and the FTA maximum acceptable vibration standard of 80 vibration decibels (VdB) with respect to human response for residential uses (i.e., annoyance) at vibration-sensitive land uses. Implementation of the General Plan would not expose sensitive receptors to unacceptable levels of vibration related to the BNSF railroad line or light industrial activities. However, short-term construction has the potential to expose sensitive receptors to unacceptable levels of vibration. This impact would be significant. Implementation of Mitigation Measure 4.11-5 would avoid and/or reduce impacts related



to elevated groundborne noise and vibration levels associated with construction to a less than significant level. (Impact 4.11-6)

Analysis of Modified Project

As concluded in the General Plan FEIR, the anticipated residential development would generate short-term noise impacts during grading and construction, and long-term noise impacts during project operations (i.e., vehicular traffic to/from the site, outdoor activities, and stationary mechanical equipment). Additionally, future residential uses may be exposed to noise levels in excess of established standards; refer to General Plan FEIR Table 4.11-11. To determine noise levels and project-related impacts, project-specific information would be required. However, the anticipated residential development was already accounted for and analyzed in the General Plan FEIR. Additionally, the Housing Element does not propose to change existing land use designations or zoning districts, or increase residential densities. Therefore, all potentially significant effects resulting from the Housing Element's anticipated residential development, such as those relating to noise, have already been adequately analyzed in the earlier General Plan FEIR and can be reduced/mitigated (although would remain significant for mobile sources) through compliance with General Plan policies and programs, and established regulatory framework; see General Plan FEIR Impacts 4.11-1 through 4.11-6. Further, the revisions to the Housing Element do not trigger new noise impacts requiring preparation of a subsequent EIR. Individual project proposals would be subject to review under CEQA and site-specific acoustical studies would be conducted, as needed, to evaluate potential noise impacts. All future residential development would be subject to compliance with the General Plan and Municipal Code noise standards. The Municipal Code Chapters 30, 53, 62, 78, and 90 contain regulations to protect residents from exposure to excessive noise.

The ALUP identifies 60 dB and 65 dB CNEL contours surrounding the airport for both existing and future conditions. The anticipated residential development could be located within airport overflight areas and noise contours, resulting in increased exposure to aircraft noise. However, the anticipated residential development was already accounted for and analyzed in the General Plan FEIR. Additionally, the Housing Element does not propose to change existing land use designations or zoning districts, or increase residential densities. Therefore, all potentially significant effects resulting from the Housing Element's anticipated residential development, such as those involving exposure to aircraft noise from the Hemet-Ryan Airport, have already been adequately analyzed in the earlier General Plan FEIR and can be avoided/mitigated through compliance with General Plan policies and programs, and ALUP and CALUPH requirements; see General Plan FEIR Impact 4.11-4. General Plan Land Use Element Figure 2-6 identifies the Airport Influence Area and Land Use Element Table 2-5 identifies the compatible uses in each of the risk areas. Further, Program LU-P-35 requires that all projects proposed within the Airport Influence Area be evaluated for consistency with the ALUP's requirements. Program LU-P-35 specifies that evaluation would be conducted by Community Development Department staff during Site Development Plan Review, and would be based on the ALUP and CALUPH requirements. Therefore, program-level impacts related to the consistency with the ALUP would be less than significant. No mitigation measures are required.



Overall, no new significant noise impacts, or substantial increase in the severity of previously identified significant impacts would occur with implementation of the Modified Project. Further, the revisions to the Housing Element do not trigger new noise impacts requiring preparation of a subsequent EIR.

4.13 POPULATION AND HOUSING

Would the project:

- a. *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*
- b. *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*
- c. *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Displace Existing People or Housing. Implementation of the General Plan would result in new land uses, roadways, and infrastructure; however new development and redevelopment within the planning area would not physically divide an established community. This impact would be less than significant. (Impact 4.10-3)

Analysis of Modified Project

The City's RHNA allocation for the 2014-2021 projection period is 604 DU. The Housing Element anticipates that future residential development would occur within projects/Specific Plans in progress, vacant/agricultural land, and other available land. Assuming 100 percent occupancy and 2.64 persons per household,⁶ the population growth associated with implementation of the 2014-2021 Housing Element is approximately 1,595 persons, representing an increase of approximately 2.0 percent over the City's 2013 population estimate of 80,877 persons.⁷ However, this anticipated residential development and population growth was already accounted for in the General Plan FEIR, since the Housing Element does not propose to change existing land use designations or increase residential densities and the General Plan FEIR assumed and analyzed the environmental impacts resulting from an additional 22,615 DU, with a resultant population growth of approximately 72,466 persons (includes an additional 14,316 DU within the City, with a resultant population growth of approximately 46,847 persons); refer to General Plan FEIR Table 3-1. Therefore, all potentially significant effects resulting from the Housing Element's anticipated residential development, such as those relating to population and housing, have already been adequately analyzed in the earlier General Plan FEIR and can be avoided/mitigated through compliance with General Plan

⁶ State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2011 - 2013. Sacramento, California, May 2013.

⁷ Ibid.



policies and programs; see General Plan FEIR Impact 4.10-3. No new significant impacts involving population and housing, or substantial increase in the severity of previously identified significant impacts would occur with implementation of the Modified Project. Further, the revisions to the Housing Element do not trigger new impacts to population and housing requiring preparation of a subsequent EIR.

4.14 PUBLIC SERVICES

Would the project:

- a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*
- 1) *Fire protection?*
 - 2) *Police protection?*
 - 3) *Schools?*
 - 4) *Parks?*
 - 5) *Other public facilities?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Demand for Additional Fire Protection Facilities. Implementation of the General Plan would result in an increase in population in the planning area and would increase demand for fire protection services, which would result in the need for additional and/or expanded fire protection facilities. However, implementation of General Plan policies and programs would ensure that new fire services facilities are funded and constructed to serve new development. Therefore, this impact would be less than significant. (Impact 4.12-1)
- Demand for Additional Police Protection Facilities. Implementation of the General Plan would result in an increase in population in the planning area and would increase demand for police protection services, which would result in the need for additional and/or expanded police protection facilities. However, implementation of General Plan policies and programs would ensure that police facilities and services would be funded and constructed as-needed to serve new development. This impact would be less than significant. (Impact 4.12-2)
- Demand for Additional School Facilities. Implementation of the General Plan would result in an increase in population and the number of school-aged children in the planning area, which would result in the need for additional and/or expanded school facilities. However, payment of school impact fees would offset the cost of constructing new schools. This impact would be less than significant. (Impact 4.12-3)



- Demand for Additional Park Facilities. Implementation of the General Plan would result in an increase in population in the planning area, which would increase demand for parks and recreation services, resulting in the need for additional and/or expanded parks and recreation facilities. However, General Plan policies and programs would require construction of new facilities, collection of in-lieu fees to fund new parkland construction, and ongoing parkland maintenance to prevent deterioration. Therefore, this impact would be less than significant. (Impact 4.12-4)
- Demand for Library Facilities. Implementation of the General Plan would result in an increase in population in the planning area, and would increase demand for library services, potentially resulting in the need for new or expanded library facilities. However, implementation of General Plan policies would offset the need for additional library services that would be triggered by new growth. This impact would be less than significant. (Impact 4.12-5)

Analysis of Modified Project

As concluded in the General Plan FEIR, the anticipated residential development and population growth would increase the demand on fire and police protection services, schools, parks, and other public facilities. Additionally, the anticipated population growth would increase the usage of existing recreational facilities. However, the anticipated residential development was already accounted for and analyzed in the General Plan FEIR. Additionally, the Housing Element does not propose to change existing land use designations or zoning districts, or increase residential densities. Therefore, all potentially significant effects resulting from the Housing Element's anticipated residential development, such as those relating to public services, have already been adequately analyzed in the earlier General Plan FEIR and can be avoided/mitigated through compliance with General Plan policies and programs, and payment of development impact fees; see General Plan FEIR Impacts 4.12-1 through 4.12-5. Individual project proposals would be subject to review under CEQA to specifically evaluate potential impacts to public services. All future housing developments would be subject to compliance with the City standards for the provision of public services. No new significant impacts involving public services, or substantial increase in the severity of previously identified significant impacts would occur with implementation of the Modified Project. Further, the revisions to the Housing Element do not trigger new impacts to public services requiring preparation of a subsequent EIR.

4.15 RECREATION

Would the project:

- Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
- Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

Refer to Section 4.14, *Public Services*.



4.16 TRANSPORTATION/TRAFFIC

Would the project:

- a. *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*
- b. *Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*
- c. *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*
- d. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*
- e. *Result in inadequate emergency access?*
- f. *Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Peak Hour Intersection Level of Service. Implementation of the General Plan would result in two intersections operating at unacceptable LOS E or LOS F in 2030. This impact would be significant. No additional feasible mitigation measures beyond General Plan policies and programs are available to reduce the intersection LOS impact at Sanderson Avenue at Devonshire and Florida Avenues. These impacts would remain significant and unavoidable. (Impact 4.13-1)
- Air Traffic Patterns. Implementation of the General Plan would not affect air traffic patterns, and compliance with existing airport land use regulations would result in a less-than-significant impact. (Impact 4.13-2)
- Design Hazards. Implementation of the Draft General Plan would include construction of new roadways consistent with the City's existing safety standards. This impact would be less than significant. (Impact 4.13-3)
- Emergency Access. Future land uses consistent with the General Plan would result in additional congestion at intersections throughout the planning area, which may affect emergency access. However, implementation of General Plan policies and programs would result in a less than significant impact. (Impact 4.13-4)
- Non-Motorized Transportation and Transit. Implementation of the General Plan would increase the use of alternative transportation modes, including pedestrian, bicycle, transit, and neighborhood electric vehicle (NEV) trips and provide for additional non-



motorized transportation and transit facilities. This impact would be less than significant. (Impact 4.13-5)

- Rail Hazards. Future land uses consistent with the General Plan would increase the volumes of both vehicular and pedestrian traffic crossing the BNSF rail right-of-way. However, implementation of General Plan policies and programs and compliance with existing regulations would result in a less than significant impact. (Impact 4.13-6)

Analysis of Modified Project

The Modified Project does not result in any changes to the transportation system. The anticipated residential development involves infill sites or sites that are adjacent to existing urban development, thus, the transportation infrastructure is largely already available to these areas. The anticipated residential development site would increase vehicular movement in the vicinity of each respective site during AM and PM peak hour periods. Assuming a standard ITE trip generation rate of approximately 10 trips per day for a single family residential use (trips per day for a multifamily use would be substantially less), the 604 DU anticipated by the Housing Element would generate approximately 6,040 trips per day City-wide. However, the anticipated residential development and resultant traffic volumes were already accounted for in the General Plan FEIR, since the Housing Element does not propose to change existing land use designations or increase residential densities and the General Plan FEIR assumed and analyzed the environmental impacts resulting from 22,615 additional DU, with resultant increased traffic volumes. Therefore, all potentially significant effects resulting from the Housing Element's anticipated residential development, such as those relating to transportation and traffic, have already been adequately analyzed in the earlier General Plan FEIR and can be reduced/mitigated (although would remain significant) through compliance with General Plan policies and programs; see General Plan FEIR Impacts 4.13-1 through 4.13-6. No new significant impacts involving transportation/traffic, or substantial increase in the severity of previously identified significant impacts, would occur with implementation of the Modified Project. Further, the revisions to the Housing Element do not trigger new impacts to transportation and traffic requiring preparation of a subsequent EIR.

Although, the Modified Project could have impacts upon alternative modes of transportation or emergency access, following compliance with the General Plan policies and programs, no new significant impacts involving alternative transportation and emergency access, or substantial increase in the severity of previously identified significant impacts would occur with implementation of the Modified Project.

4.17 UTILITIES AND SERVICE SYSTEMS

Would the project:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*



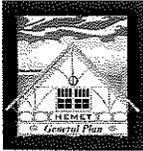
**Housing Element Update, 2014-2021
Addendum to the General Plan FEIR**

- c. *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*
- d. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*
- e. *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*
- f. *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*
- g. *Comply with federal, state, and local statutes and regulations related to solid waste?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- New or Expanded Wastewater Treatment and Conveyance Facilities. Future land uses consistent with the General Plan would increase demand for wastewater collection, conveyance, and treatment facilities. This impact would be less than significant. (Impact 4.14-1)
- New Water Facilities. Implementation of the General Plan would result in population growth that would increase potable water demand, requiring construction of new water supply and distribution facilities. Construction of these facilities could potentially result in adverse impacts on the physical environment. However, General Plan policies and programs are designed to reduce impacts associated with construction of new water facilities, which would occur within the development footprint envisioned within the General Plan. This impact would be less than significant. (Impact 4.14-2)
- Require the Construction of New or Expanded Stormwater Drainage Facilities. The City would need to provide new and expanded stormwater drainage facilities to accommodate future land uses consistent with the General Plan. Construction of such facilities could result in significant adverse environmental affects. However, General Plan policies and programs would minimize the physical environmental impacts that could result from construction of stormwater drainage improvements, which would occur within the development footprint envisioned within the General Plan. This impact would be less than significant. (Impact 4.14-3)
- Sufficient Available Water Supply. Additional water supplies would be needed to meet demand that would be created by future land uses consistent with the General Plan. Implementation of General Plan policies would result in water conservation and a requirement for new development to provide proof of adequate water supply. Furthermore, the City is taking action to improve groundwater recharge and supply. Nevertheless, uncertainty surrounds future water supply to the planning area and southern California as a whole. Thus, the water supply impact is considered significant and unavoidable. (Impact 4.14-4)



- Increased Demand for Landfill Capacity to Accommodate Solid Waste Disposal Needs and Compliance with Solid Waste Regulations. Implementation of the General Plan would allow for future land uses which would result in an increase in the amount of solid waste sent to landfills. However, compliance with General Plan policies and programs would result in a less than significant impact. (Impact 4.14-5)
- Increased Demand for Other Utility Services. Implementation of the General Plan would increase local demand for electricity, natural gas, and telecommunication services. The extension of these utilities to currently unserved portions of the planning area could result in the need for new or expanded facilities. Construction of new or expanded facilities could result in adverse impacts on the physical environment. However, required improvements would occur within existing rights-of-way and already disturbed areas within the development footprint envisioned within the General Plan. This impact would be less than significant. (Impact 4.14-6)

Analysis of Modified Project

As concluded in the General Plan FEIR, the anticipated residential development and population growth would increase the demand for water supplies, treatment, and infrastructure, and wastewater treatment and infrastructure. Additionally, the anticipated residential development and population growth would increase storm water drainage and solid waste generation, and the demand for solid waste disposal. However, the anticipated residential development was already accounted for and analyzed in the General Plan FEIR, since the Housing Element does not propose to change existing land use designations or zoning districts, or increase residential densities, and the General Plan FEIR assumed and analyzed the environmental impacts resulting from an additional 22,615 DU, with a resultant population growth of approximately 72,466 persons. Therefore, all potentially significant effects resulting from the Housing Element's anticipated residential development, such as those relating to utilities and service systems, have already been adequately analyzed in the earlier General Plan FEIR and can be lessened/mitigated (although would remain significant) through compliance with General Plan policies and programs, and payment of development impact fees; see General Plan FEIR Impacts 4.14-1 through 4.14-6. Individual project proposals would be subject to compliance with the City standards for the provision of public utilities and review under CEQA to specifically evaluate potential impacts. No new significant impacts involving public utilities, or substantial increase in the severity of previously identified significant impacts would occur with implementation of the Modified Project. Further, the revisions to the Housing Element do not trigger new impacts to utilities or service systems requiring preparation of a subsequent EIR.

4.18 MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*



- b. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*
- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

As concluded in the General Plan FEIR and Section 4.4 above, the anticipated residential development would be accommodated within vacant lands, which could significantly impact, directly or through habitat modifications, sensitive vegetation communities and/or sensitive plant and wildlife species. Therefore, the anticipated residential development could potentially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Additionally, as concluded in the General Plan FEIR and Section 4.5 above, ground-disturbing activities, such as grading or excavation, associated with future housing development could unearth undocumented archaeological resources or disturb unknown human remains. However, the anticipated residential development was already accounted for and analyzed in the General Plan FEIR, since the Housing Element does not propose to change existing land use designations or zoning districts, or increase residential densities. Therefore, all potentially significant effects resulting from the Housing Element's anticipated residential development, such as those relating to biological and cultural resources, have already been adequately analyzed in the earlier General Plan FEIR and can be avoided/mitigated through compliance with General Plan policies and programs, and the established regulatory framework. Individual development proposals would be subject to review under CEQA, and site-specific biological and cultural surveys would be conducted, as needed, to evaluate potential impacts to such resources. Following compliance with the established regulatory framework, recommended General Plan FEIR mitigation measures, and General Plan policies and programs, no new significant impact to biological or cultural resources or substantial increase in the severity of previously identified significant impacts would occur with implementation of the Modified Project. The anticipated residential development would not result in environmental effects that would cause substantial adverse effects on human beings.

4.19 CONCLUSION

The General Plan FEIR examined all the potential impacts resulting from full implementation of the General Plan, including Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology/Soils/Mineral/Paleontological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Resources, Land Use/Population/Housing, Noise, Public Services and Facilities, Traffic and Transportation, and Public Utilities and Energy Efficiency. The General Plan FEIR concluded that the potential impacts would be less than significant with implementation of mitigation measures and adherence to General Plan policies and programs; however, the General Plan FEIR also concluded that impacts involving the following issue areas would remain significant and unavoidable, despite mitigation and General Plan compliance: Agricultural Resources, Air Quality, GHG, Noise, Transportation/Traffic, and Utilities/Services (Water).



***Housing Element Update, 2014-2021
Addendum to the General Plan FEIR***

The changes to the Housing Element that updated existing conditions, and revised policies/programs to meet the City's RHNA (604 DU Citywide) and housing needs of all income groups, as required by State law, do not represent significant changes to the Approved Project relative to CEQA in that they do not change the assumptions, analysis, conclusions, or mitigation for the Approved Project. The changes required by the Modified Project do not alter the Approved Project's significance conclusions or represent significant new information. Additionally, the changes do not require major revisions to the General Plan FEIR and no new significant environmental effect or substantial increase in the severity of previously identified significant effects would occur with implementation of the Modified Project. The Modified Project would not satisfy any of the conditions that warrant preparation of a Subsequent EIR.

As outlined in the General Plan FEIR and this Addendum analysis, all impacts of the Modified Project were fully examined in the previous EIR and mitigated to the extent discussed in that document, and the proposed changes do not require substantial changes to the prior-certified EIR, or previously adopted mitigation measures. Therefore, the preparation of an Addendum to the existing certified EIR is the appropriate CEQA document to support the City's consideration of the Modified Project, as outlined in CEQA Guidelines Sections 15162 and 15164.



Staff Report

TO: Honorable Chairman and Planning Commissioners

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

DATE: December 17, 2013

RE: **WORK STUDY SESSION NO. 2 REGARDING TEMPORARY SIGNS**

RECOMMENDED ACTION:

1. That the Planning Commission consider previous public comments and input from the Hemet/San Jacinto Valley Chamber of Commerce, and staff's recommendations to date, and provide comments and possible direction to staff regarding the regulation of temporary signs within the City; and
2. Direct staff to schedule a third Work Study in January 2014 to present the final recommendations and draft Zone Text Amendment.

DESCRIPTION:

This second work study for temporary signage will discuss issues raised by the business community, property owners, the Hemet/San Jacinto Valley Chamber of Commerce (H/SJVCC) regarding their issues with the current regulations for temporary signage. Also, staff will recap discussions from previous Planning Commission meetings and present issues related to each type of temporary sign discussed, along with Staff's recommendations for each type of sign.

BACKGROUND:

In an effort to respond to the Hemet business community's need for more effective temporary signage, and to protect the interests of the City in terms of potential liability and prevention of visual clutter/visual blight, staff has collected information and comments regarding temporary signage from a number of sources. Some of this information had previously been presented to the Planning Commission at a Work Study held on November 5, 2013. At a further update to the Commission on November 19, a comparison of temporary signage regulations (see Attachment No. 2) for other Inland Empire cities was provided. A meeting with the Hemet/San Jacinto Valley Chamber of Commerce was held on November 26, 2013 to elicit feedback from the business community. Staff also met with and received additional comments regarding temporary signage from Vice-Chairman Vasquez. The following discussions will summarize information pertaining to specific types of temporary signs, from where staff obtained information, comments, or direction, and staff's recommendations pertaining to temporary signage.

POTENTIAL AMENDMENTS REGARDING TEMPORARY SIGNAGE:

The following discussions will address feedback received by the Planning Commission, the Hemet/San Jacinto Valley Chamber of Commerce, and the public. Also included in each discussion below will be Staff recommendations for changes and/or additions to the sign ordinance for discussion and direction by the

Planning Commission:

1. Banner Signs or Temporary Special Event Signs:

A. Current Regulations for Banner signs

The existing regulations for banner signs are as follows:

Existing Standard or Regulation for Banner Signs
Permit Valid for 30 days, must be removed for 14 days prior to re-permitting
No current limit on number of banner signs
No current maximum size standards
Section 90-1247 (see Attachment No. 3) identifies general locational standards, does not identify approved locations
No current restriction on locating within landscaped areas
No current restriction on locating on fences or handrails

B. Planning Commission Discussion

The following comments/feedback was received from the Planning Commission regarding banner signs:

- Should set a maximum size in square feet, dimensions “not to exceed” x’ wide or y’ high, or maximum percent of wall space on which it is to be located;
- Not to exceed 2 banners per business at any one time;
- Should not be displayed on fences or railings

In addition, Vice Chairman Vasquez offered the following comments to staff after the November 19, 2013 Planning Commission meeting:

- All temporary banner signs should be professionally prepared
- Maximum sign area should equal 1 square foot for each linear foot of store front, up to 80 square feet
- Consider allowing them to be mounted in permanent frames, similar to Temecula (see Matrix), or permanently mounted poles approved by City
- Unpermitted signs should be removed by City and returned once permit fee and/or fine is paid

C. Hemet/San Jacinto Valley Chamber of Commerce Discussion

The H/SJVCC members present at the meeting held on November 26, 2013 offered these comments related to banner signs:

- Allow “permanent” temporary signs, e.g., permanent frames that allow for rotation of banner signs
- Allow banner signs to remain on display for longer periods of time, e.g. 90 to 120 days

D. Staff Recommendations

The following identifies staff’s general recommendations for Temporary Banner signs:

- A temporary sign permit shall be required for each temporary banner sign.
- A permit shall be valid for 45 days with no renewal.

- Maximum number of banners: two per business at any one time.
- Maximum size: Not to exceed 3 feet high or 15 feet long.
- All signs shall be attached to building (business it's advertising for).
- Banner signs shall not be in/on landscaping (draped between trees, etc.).
- Banner signs shall not be located on fences or hand rails, unless no other suitable location is available.

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

A. Current regulations for Community Event/Theatrical Event Banner Signs

There are currently no regulations as this is a new sign category.

B. Planning Commission Discussion

Community Event/Theatrical Event Banner Signs were briefly discussed at the Planning Commission Work Study on November 5, 2013, and the meeting with the Chamber of Commerce on November 26, 2013. Neither the Planning Commission nor the H/SJVCC had expressed any concerns regarding this type of signage except for the issue of fees.

Vice Chairman Vasquez offered the following comments to staff after the November 19, 2013 Planning Commission meeting:

- All temporary banner signs should be professionally prepared
- Event signs should not exceed 3 feet x 20 feet
- Unpermitted signs should be removed by City and returned once permit fee (if applicable) and/or fine is paid

C. Chamber of Commerce Discussion

Members of the Chamber of Commerce did not discuss this category of temporary signage.

D. Staff Recommendations

The following identifies staff's general recommendations for Temporary Banner signs for Civic and Theatrical events:

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

3. Pennants:

A. *Current Regulations for Pennants*

Pennants are currently prohibited in Commercial zones, except for the Hemet Auto Mall, which has its own sign criteria as part of the Specific Plan.

B. *Planning Commission Discussion*

Pennants and/or bunting were briefly discussed at the Planning Commission Work Study on November 5, 2013, and the meeting with the Chamber of Commerce on November 26, 2013. The Planning Commission did not express any significant concerns regarding this type of temporary signage.

Vice Chairman Vasquez offered the following comments to staff after the November 19, 2013 Planning Commission meeting:

- Pennants should not be permitted along major roadways unless related to a Grand Opening for a business. If allowed, they should not exceed 30 days of display time.

C. *Chamber of Commerce Discussion*

Members of the Chamber of Commerce did not discuss this category of temporary signage.

D. *Staff Recommendations*

The following identifies staff's general recommendations for Pennants:

- Staff recommends a continued prohibition on pennants, however, the Planning Commission may consider the following :
 - A permit may be issued for no more than 30 days for a Grand Opening. Any use of pennants or bunting associated with any other type of use permit, e.g., Special Event Permit, shall cease upon the end of the event.
 - Pennants may be attached across building to parking lot light fixtures with owner's written permission
 - May be used only for grand openings in conjunction with a valid Temporary Use Permit or Special Event Permit

4. Balloons:

A. *Current Regulations for Balloons*

The existing regulations for Balloons are as follows:

Existing Standard or Regulation for Balloons
Permit valid for 15 days within a 90-day period
Only one large balloon, larger than three square feet (cross-sectional area), is permitted at any one time on a site
Height shall be no more than 20 feet above roofline, with overall height not to exceed 55 feet. If within Hemet-Ryan Airport Areas of Risk I, the overall balloon height may not exceed 35 feet. All large balloons must be maintained at least 20 feet below any overhead utility line.
Large balloons are permitted in C-1, C-2, and C-M zones only
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.
Small balloons, larger than three square feet (cross-sectional area), are prohibited
Large "character" shaped balloons are not discussed in the sign code and, therefore, are not permitted.

B. *Planning Commission Discussion*

Balloons were briefly discussed at the Planning Commission Work Study on November 5, 2013. The Planning Commission expressed mixed comments regarding this type of temporary signage as follows:

- Some Commissioners felt there is no real need to continue to allow them
- If allowed, they should not be permitted on primary commercial corridors
- If allowed, they should only be allowed in connection with an approved special event permit.

C. *Chamber of Commerce Discussion*

Some of the H/SJVCC members present at the meeting held on November 26, 2013 offered these comments related to balloons:

- Balloons and "dancing" men draw attention to sales
- These types of signs are effective to draw customers driving by auto related uses and car dealerships

D. *Staff Recommendations*

The following identifies staff's general recommendations for Balloon and Inflatable Signs:

- Staff is still evaluating the use of balloons for commercial signage and the existing provisions. This issue will be brought before the Commission in January 2014.

5. Window Signs, Posters, and Picture Tint:

A. Current Regulations for Window Signs, Posters, and Picture Tint

The existing regulations for Window Signs, Posters, and Picture Tint are as follows:

Existing Standard or Regulation for Window Signs
No permit required
Up to 50% window coverage permitted Citywide
Not to exceed 25% window coverage in the Downtown zones and for liquor stores

B. Planning Commission Discussion

Window Signs, Posters, and Picture Tint were discussed at the Planning Commission Work Study on November 5, 2013. The Planning Commission expressed mixed comments regarding this type of temporary signage as follows:

- Framed posters for drive thrus should be permitted but need to adopt performance standards for them
- Clarify differences between “picture” tint, regular window tint, and painted on temporary signs (Commissioners were mixed on the issue of allowing “picture” tint) and wanted more information
- No window coverings should exceed 50% coverage of glass.

C. Additional information regarding types of window tint

Picture tint is typically a perforated mylar or vinyl material with printed graphics on it that can include commercial or non-commercial messages. The mylar or vinyl is typically not translucent, which impairs visibility from the outside but the perforations allow in some natural light and the ability to see out. It is used similarly to conventional window tint which is translucent and covers the entire window, except that it limits visibility into a store from the outside. This can potentially create public safety concerns for law enforcement if responding to a call for service. Like most types of tint, the application can be removed but should be considered permanent for the life of the business due to the costs to purchase and install.

D. Chamber of Commerce Discussion

The H/SJVCC members present at the meeting held on November 26, 2013 offered these comments related to picture tint:

- This can be very effective to attract attention to a business while reducing energy costs for storefronts facing the sun

E. Staff Recommendation

The following identifies staff’s general recommendations for Window Signs, Posters, and Picture Tint:

- Limit ALL commercial message signs to a maximum of 25% of window coverage
- Allow up to an additional 25% of non-commercial message picture tint for a total aggregate of 50% coverage. Window signs, posters, and picture tint shall be allowed as part of the coverage.
- Permanently mounted poster frames may be used for businesses having drive through facilities

- Permanently mounted poster frames may be attached to the building, allowing for unlimited changeable poster copy in pre-approved, designated locations. Planning approval and building permits shall be required for all permanently mounted poster frames.
- Need to adopt criteria for maximum number, size and appropriate locations for permanent poster frames.

Other Types of Signs that are not currently permitted:

6. Cane signs, a.k.a. “feather signs” or “swiffer” signs:

A. Current Regulations for Cane Signs

There are no existing regulations for Cane Signs. They are currently not permitted.

B. Planning Commission Discussion

Cane signs were discussed at length at both the Planning Commission Work Study on November 5, 2013. The Planning Commission expressed mixed comments regarding this type of temporary signage, as follows:

- Some Commissioners thought these should be considered with appropriate performance standards for size and mounting locations, but should not be allowed in Downtown zones.
- Some Commissioners thought they were unsightly and should not be permitted.

C. Chamber of Commerce Discussion

The H/SJVCC members present at the meeting held on November 26, 2013 offered these comments related to cane signs:

- Cane signs are a cost-effective way of advertising. Pre-printed, pre-fabricated signs are readily available from numerous manufacturers.
- They are portable and easily relocated or removed.
- They are available in many different sizes allowing for regulation.

D. Staff Recommendation

The following identifies staff’s general recommendations for Cane Signs:

- Staff is not in favor of this type of signage, but should the Commission choose to consider it, the following standards may apply:
 - Allow only in conjunction with grand openings, or an approved Temporary Use Permit or Special Event Permit.
 - Cane signs shall not exceed 12 feet in height and not to exceed 20 square feet in size.
 - Cane signs shall not be located within the City Right-of-Way, including landscaped parkway areas.
 - Cane signs shall not be placed on any building above finish grade.
 - Cane signs shall not be permitted in the Downtown zones.

7. Stake signs (attached to wood or metal stakes in the ground)

A. Current Regulations for Stake Signs

There are no existing regulations for Stake Signs. They are currently not permitted.

B. Planning Commission Discussion

The following comments/feedback was received from the Planning Commission regarding stake signs:

- Some Commissioners felt they should not be allowed as they create visual clutter and often are abandoned.
- Some Commissioners felt they could be beneficial to businesses but performance standards must be adopted.

C. Chamber of Commerce Discussion

The H/SJVCC members present at the meeting held on November 26, 2013 offered these comments related to cane signs:

- These types of signs are small and are very beneficial for use as directional signage.

D. Staff Recommendation

The following identifies staff's general recommendations for Stake Signs:

- Staff is still evaluating the use of stake signs for commercial signage and the existing provisions. This issue will be brought before the Commission in January 2014.

8. Portable Sandwich Board or "A" Frame Signs

A. Existing Regulations for Sandwich Board Signs

There are no existing regulations for Portable Sandwich Board or "A" Frame Signs. They are currently not permitted. These signs are intended to advertise daily specials to walk up customers, usually restaurants and food service.

B. Planning Commission Discussion

Portable Sandwich Board or "A" Frame Signs were discussed at length at both the Planning Commission Work Study on November 5, 2013, and the meeting with the Chamber of Commerce on November 26, 2013. The Planning Commission and Chamber businesses had similar comments, as follows:

- Sandwich board signs make sense for the Downtown area, and restaurants, coffee shops, and sandwich shops, but performance standards are needed for size and location.
- Sandwich board signs should not be used for retail businesses.

C. Chamber of Commerce Discussion

- Restaurant and coffee house businesses rely on this type of signage which is currently not permitted.

D. *Staff Recommendation*

The following identifies staff's general recommendations for Sandwich Board Signs:

- Sandwich board or "A" frame signs shall be non-illuminated.
- Sandwich board or "A" frame signs shall be exempt from the requirement to obtain a temporary sign permit for the following business types or locations:
 - a. Restaurants
 - b. Coffee Shops
 - c. Delicatessens
 - d. Downtown Businesses
- The following size and locational standards shall apply:
 - a. Only one such sign may be permitted at any time.
 - b. May only be located within 5 feet of the front main entrance to the establishment
 - c. Must maintain a minimum of 4 feet of clearance at all times for pedestrian and disabled persons access
 - d. May not exceed 5 square feet per sign face
 - e. Must be removed and placed indoors when the establishment is closed.

9. **Electronic or LED Display Board Signs**

A. *Current Regulations for Electronic or LED Display Board Signs*

There are currently no regulations for Electronic or LED Display Board Signs. They are currently not permitted.

B. *Planning Commission Discussion*

On-site Electronic or LED Display Board Signs (not billboards) were discussed at the Planning Commission Work Study on November 5, 2013. The Planning Commission expressed mixed comments regarding this type of temporary signage as follows:

- Some Commissioners felt that Hemet might not be "ready" for this type of signage
- Concerns were expressed regarding the amount of illumination and glare that could be generated by such signs.
- Concerns were expressed regarding visibility and visual distraction.
- This type of sign could be a suitable alternative for multi-panel monument or pylon signs.

C. *Chamber of Commerce Discussion*

The H/SJVCC members present at the meeting held on November 26, 2013 offered these comments related to LED signs with changeable or rotating copy:

- These kinds of signs can be very beneficial to multi-tenant centers, allowing them access to signage that some tenants would not otherwise have.
- Not feasible for most stand-alone businesses as this type of signage can be expensive.

D. The following identifies staff's general recommendations for LED Display Board Signs:

- Staff believes there are certain advantages to permitting this type of signage. Staff is in the process

of gathering more information and examples to make recommendations at the Commission's January 14, 2014 meeting. Some of the issues to consider are:

- Maximum overall structure size
- Maximum overall structure height
- Maximum overall structure width
- Maximum dimensions of actual LED Display Area
- Shall multiple panel displays be permitted
- Maximum and or minimum size of individual "panels" if multi-panel display is allowed
- Method of transition (flashing, scrolling, fade in and out, etc.)
- Other regulations deemed necessary by the Planning Commission

10. "Open House" Real Estate Directional Signs

A. Current Regulations for "Open House" Real Estate Directional Signs

There are currently no regulations for Open House Real Estate Directional Signs. As a general rule, off-site signs are currently not permitted anywhere in the City of Hemet.

B. Planning Commission Discussion

Real Estate signs in general were briefly discussed at the Planning Commission Meeting on November 19, 2013. Commissioner Crimeni asked if Real Estate signage would be impacted by new regulations. Community Development Director Elliano reported that on-site real estate signs fell under a different category of signs and are largely exempt signs.

C. Chamber of Commerce Discussion

The H/SJVCC members present at the meeting held on November 26, 2013 offered these comments related to Off-Site Real Estate Directional Signs:

- Realtors offer a valuable service to the community and off-site directional signage is very important to direct clients and potential clients to events such as Open Houses.
- A follow up email from a Hemet Realtor is included as attachment No. 1 of this report which clearly describes the issue.
- Also discussed at the Chamber meeting was the issue of off-site real estate signs advertising Open Houses and other sales events. This particular issue is discussed above. Included as Attachment No. 1 to this staff report is an email from a local realtor requesting that the Planning Commission consider a request to exempt off-site Open House signs.

D. City of Corona, CA Regulations

The City of Corona has adopted standards which allow for the temporary display of off-site directional signs subject to the following regulations (some of the regulations below have been truncated or modified to address the issue of real estate signs only):

- Temporary real estate signs on private property (with the owner's permission) may be permitted in public rights-of-way from 7:00 a.m. Saturday to 7:00 p.m. Sunday, and shall be promptly removed by the real estate agent/company listed on the sign.
- Signs shall not be posted to create a safety or litter hazard by adhering to the following criteria:
 - Sign shall be two feet by three feet in size and no more than three feet high from the ground

- Sign shall be securely fastened to ground on a single metal or wood support – not fixed to another sign, tree, structure, utility or mechanical equipment
- Sign shall be placed no closer than ten feet from the corner to preserve driver sight visibility
Signs shall not be placed within center median
- No more than three signs per business, entity, or person shall be located on a single block
- Sign shall be constructed of substantial sturdy material, not single layer cardboard, paper or bond stock
- Signs posted outside the criteria or times permitted, will be subject to removal by the city with the costs to remove borne by the responsible party or company noted on the sign

E. Staff Recommendation

The following identifies staff's general recommendations for Off-Site Directional Real Estate Signs:

Staff believes there are certain advantages to permitting this type of signage and seeks direction from the Planning Commission regarding the implementation of sign standards similar to those adopted by the City of Corona. It should be noted, however, that no other signs are currently permitted in the City Right-of-Way or LLMD landscaped areas, including garage sale signs.

COORDINATION AND PUBLIC REVIEW:

A work study with the Planning Commission was held on November 5, 2013, with a progress report presented to the Commission on November 19, 2013. The Commission requested that staff set up a meeting with the Chamber of Commerce and meet with business owners to discuss their concerns about temporary signage.

On November 26, 2013, staff met with members of the Hemet/San Jacinto Chamber of Commerce to discuss temporary signage issues, and to hear first hand from business owners their needs and expectations for temporary signage. For the most part, the discussions that occurred at the Chamber meeting have been described in each Section above concerning sign types. Other issues discussed at the Chamber meeting that staff has not yet evaluated include the following: 1) Off-site signage in general; and 2) street Banners over Florida Avenue (which are regulated by the Engineering Department and CalTrans).

Also, at the request of Commissioner Crimeni, staff published a notice of a Planning Commission Work Study on Friday, December 20, 2013 in the Press Enterprise Newspaper, to give more business owners in the community the opportunity to participate in this process.

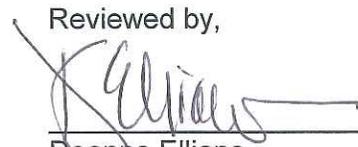
CONCLUSION:

This is the second work study in the process to open dialogue between the business community, the Planning Commission, and City staff in order to provide recommendations to the City Council regarding temporary signage. In accordance with the Planning Commission's comments and direction, staff will schedule an additional work study or begin to prepare amendments to the existing sign Ordinance as it relates to temporary signage for your review, discussion, and consideration at a future meeting in January. Additional sign types to discuss at that meeting will be balloons and the LED signage.

Respectfully submitted,


Emery Papp
Principal Planner

Reviewed by,


Deanna Elliano
Community Development Director

Attachments:

1. Email from Bonnie Bowman RE: Open House Signs, December 2, 2013
2. Matrix Comparison of the Other City's Temporary Sign Regulations
3. Existing City Sign Code regulations with Temporary Sign Regulations highlighted
4. Photo examples of each type of sign (provided at meeting).

Attachment No. 1

Email from Bonnie
Bowman RE: Open
House Signs,
December 2, 2013

Planning Commission
Meeting of
December 17, 2013

From: Bonnie Bowman [REDACTED]
To: <epapp@cityofhemet.org>
Date: 12/2/2013 5:00 PM
Subject: Open house signs used by Realtors
Attachments: PastedGraphic-14.pdf; Part.002

Dear Emery,

Thank you for taking the time to conduct the meeting regarding sign codes. Reviewing the sign code regarding small business use of signs is much needed.

I am a Realtor in Hemet and find doing business here extremely difficult. The economy is bad enough to make business hard work, but the sign codes make it even harder.

Currently sandwich boards and H signs are prohibited. In the real estate industry one of the key ways to get clients is to hold open house events and all open house signs I have seen are either sandwich board or H type signs. The signs for open houses bring in the most attendees. We are not just making a living, we are contributing to our community by being realtors. Most open house attendees attend open houses because they have seen our signs. I am currently not holding any open houses because I have had my signs taken. I have spent a lot of money to have professional, tasteful signs made; they are expensive and I can not risk having them taken.

Our offices pay for any signage for the business. I propose that tasteful, professional open house signs be exempt from any sign codes, and that realtors not have to pay any fees to put them out. Some of us pay a lot for our very professional signs and put them out shortly before the open house, and pick them up immediately after the open house.

I have written our local real estate board and my office brokers urging them to get the word out to attend the meeting on December 17.

Thank you for the opportunity to be heard regarding what we need to be able to do business in our own community.

Sincerely,

Bonnie Bowman

Attachment 2

Matrix Comparison of
other cities' Temporary
Sign regulations

Comparison of Other Jurisdictions Temporary Sign Regulations - November 14, 2013

Sign Type	Hemet	Corona	Moreno Valley	Murrieta	Ontario	Rancho Cucamonga	San Jacinto	Temecula
Temporary Banner (any sign printed or displayed upon cloth or other flexible material, with or without a frame)	Permit required, may be displayed for up to 30 days, must be down for 14 days prior to re-permitting, no max. sign area, no current limit on number of signs	Permit required, allowed for up to 180 days, may not advertise same message as permanent signs, not to exceed 50 s.f.	Permit required, must be attached to building or in a permanent approved frame, shall not obscure windows or doors, 1 s.f. of sign area for each lineal foot of storefront up to 80 s.f. max.	Permit required, may be displayed for up to 90 days, max. sign area = 50 s.f., no more than two banners at a time	Permit required, may be displayed for up to 15 days and up to 45 days per calendar year, only one banner at a time	Permit required, may be displayed for up to 90 days (may be consecutive), longer periods of time may be conditionally permitted, max. sign area = 32 s.f., must be mounted on building	Permit required, allowed for up to 45 days, must be removed for 45 days before re-permitting, not to exceed 180 days per year, shall be maintained in good condition, may not exceed 15'w x 3'h	Permit required, allowed for up to 30 days, with 60 day downtime before re-permitted, width varies depending on business frontage, max. height 3 feet
Promotional Banner (a banner advertising the name of a business, a product, or a service provided on the premises)	Permit required, may be displayed for up to 30 days, must be down for 14 days prior to re-permitting, no max. sign area, no current limit on number of signs	Permit required, allowed for up to 180 days, may not advertise same message as permanent signs, not to exceed 50 s.f.	Permit required, good for as long as business license is valid at same location, 1 per exterior wall, 2 signs max. at any time, area limited to 10% of wall area where sign is to be displayed, banner permit must be displayed at all times	Permit required, valid for up to 30 days within a 90 day period, total square feet of all temp. signs and banners = 25 s.f.	Permit required, may be displayed for up to 15 days and up to 45 days per calendar year, only one banner at a time	Permit required, may be displayed for up to 90 days (may be consecutive), longer periods of time may be conditionally permitted, max. sign area = 32 s.f., must be mounted on building	Permit required, allowed for up to 45 days before re-permitting, not to exceed 180 days per year, shall be maintained in good condition, may not exceed 15'w x 3'h	Attached to Building: one sign per street frontage, up to 100 s.f., 5' high max., width not to exceed 60% of frontage, may be displayed for 30 days per quarter Detached: a maximum of one sign per parcel, shall be mounted to a free standing frame, max. area 32 s.f., max. height 6' above ground, max. sign height 3'
Event Signs (a banner advertising a community event or other special event)	No current provisions, treated as temporary banner	Permitted on private property, located outside of corner cut-off at intersections, permission is obtained from owner or occupant of site, will be removed within 48 after event	Permit required, may be displayed up to 30 days within calendar year, requires written approval of property owner, max. area = 80 s.f., must be maintained in good condition at all times	Permit required, valid for up to 15 days with 30-day down time between events, max. sign area = 50 s.f.	Permit required, may be displayed for up to 15 days and up to 45 days per calendar year, only one banner at a time	May be allowed in conjunction with an approved event permit, requires approval of property owner, max. sign area = 25 s.f.	Permit required, allowed for up to 45 days, must be removed for 45 days before re-permitting, not to exceed 180 days per year, shall be maintained in good condition, may not exceed 15'w x 3'h	Attached to Building: one sign per street frontage, up to 32 s.f., 3' high max., width not to exceed 60% of frontage, may be displayed for 45 days Detached: a maximum of one sign, shall be mounted to a free standing frame, max. area 32 s.f., max. height 6' above ground, max. sign height 3', may be displayed for 14 days
Pennants (a long, tapering, usually triangular flag which is attached by a string to buildings and/or light standards and used for promotional purposes)/ Bunting (decorative sashes usually hung from a building or railing)	No current provisions, treated as temporary banner	Permitted by right where sales are predominantly outdoors, and they are well maintained	Prohibited except as part of approved special event	Prohibited except as part of approved special event	Temporary Sign Permit required, up to 45 days	Temporary Sign Permit required, up to 45 days	Permit required, allowed for up to 45 days, must be removed for 45 days before re-permitting, not to exceed 180 days per year, shall be maintained in good condition, may not exceed 15'w x 3'h	Prohibited unless part of an approved Sign Program
Posters (Temporary advertising usually printed on paper or lightweight cardboard)	No current provisions	Prohibited in public right of way	Prohibited in ROW		Exempt if under 4 s.f.	Prohibited in ROW		Prohibited in public right of way
Balloons (air or gas filled three-dimensional object attached to a string, rope or cable, and tethered to a fixed place or object)	Permit required, may be displayed for up to 15 days within a 90-day period, large balloons permitted in C-1, C-2, and C-M zones only, small balloons prohibited	In conjunction only with a temporary use permit	Allowed in conjunction with an approved event permit, may be displayed up to 30 days in calendar year, max. height = 50 feet above grade, may be illuminated but not made of or having reflective material	Requires approval by Planning Commission, may be displayed for up to 30 days	Prohibited except as part of approved temporary display	Prohibited	Permit required, allowed for up to 45 days, must be removed for 45 days before re-permitting, not to exceed 180 days per year, shall be maintained in good condition, may not exceed 15'w x 3'h	Permit required, max. of 3 per site, spaced 350 feet apart, max. cross-section not to exceed 1,500 s.f., max. height 30', may be electronically illuminated, may be ground or roof mounted, may only be in shape of traditional hot air balloon
Window Signs/Picture Tint (any temporary sign posted, painted, or affixed in or on a window exposed to public view)	No permit required, max. coverage = 25% to 50% depending on zone	No permit required, no more than 25% of window area, on ground floor and second story of a building frontage, placed on interior side of window, shall not be displayed for more than 90 days	No permit required, max. window coverage = 25%, must be within 4' to 7' of finished floor	No permit required, max. sign area = 25% window pane coverage	No permit required, max. sign area varies from 10% to 25% depending on zone	No permit required, 30% maximum window coverage, may use up to 2 neon signs displayed inside window	Less than 25% of window area, on ground floor and second story only, mounted or painted on inside only	
Cane Signs (temporary advertising banner, usually tall and narrow with a pole on one side and across the top)	No current provisions							
Stake Signs (small temporary signs usually made of cardboard or plastic and mounted to a wood or metal stake in the ground)	No current provisions							
Portable Sandwich Signs (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)	Prohibited	Prohibited		Prohibited	Prohibited except as part of approved temporary display		Prohibited	Prohibited
Animated/Moving Signs (any sign which is designed and constructed to attract attention by visual means through the movement, lighting, or special materials to depict action or create a special effect to imitate movement)	Prohibited	Prohibited	Prohibited except as part of approved special event	Inflatables less than 3' in diameter in conjunction with an approved event permit	Prohibited except as part of approved temporary display	Prohibited	Prohibited	Prohibited

No Provision Found

Attachment 3

Existing City of Hemet
Sign Code
Article XXXVI (36) of the
HMC

- CODE
Chapter 90 - ZONING

ARTICLE XXXVI. SIGNS GENERALLY

ARTICLE XXXVI. SIGNS GENERALLY ^[19]

Sec. 90-1241. Purpose of article.

Sec. 90-1242. Definitions.

Sec. 90-1243. Applicability.

Sec. 90-1244. General provisions.

Sec. 90-1245. Signs not requiring a sign permit.

Sec. 90-1246. Administration.

Sec. 90-1247. General location, height and area standards.

Sec. 90-1248. Design, material, construction and maintenance standards.

Sec. 90-1249. Signs permitted in all or multiple zones.

Sec. 90-1250. Signs generally permitted in residential zones.

Sec. 90-1251. Signs permitted in commercial zones.

Secs. 90-1252—90-1254. Reserved.

Sec. 90-1255. Signs permitted in church and institutional zones (S-1, I).

Secs. 90-1256—90-1260. Reserved.

Sec. 90-1261. Signs permitted in parking zones.

Secs. 90-1262—90-1270. Reserved.

Sec. 90-1271. Signs permitted in manufacturing zones (M-1 and M-2).

Sec. 90-1272. Signs for shopping centers and big box uses.

Sec. 90-1273. Signs for outdoor sales.

Sec. 90-1274. Future development signs.

Secs. 90-1275—90-1279. Reserved.

Sec. 90-1280. Prohibited signs.

Sec. 90-1281. Legal nonconforming signs.

Sec. 90-1282. Removal of signs.

Sec. 90-1283. Violation of article; penalty.

Sec. 90-1284. Appeals.

Secs. 90-1285—90-1310. Reserved.

Sec. 90-1241. Purpose of article.

The purposes and intent of these sign regulations include to:

- CODE
Chapter 90 - ZONING

ARTICLE XXXVI. SIGNS GENERALLY

- (1) Regulate signs located on private property within the city and on property owned by public agencies other than the city and over which the city has zoning and land use regulatory power.
- (2) Implement the city's community design and safety standards as set forth in the city's general plan, specific plans, special districts, design guidelines and municipal code.
- (3) Maintain and enhance the city's appearance by regulating the design, character, location, number, type, quality of materials, size, illumination and maintenance of signs.
- (4) Serve the city's interests in maintaining and enhancing its visual appeal for residents, tourists and other visitors, by preventing the degradation of visual quality which can result from excessive and poorly designed, located or maintained signage.
- (5) Generally limit commercial signage to on-site locations in order to protect the aesthetic environment from the visual clutter associated with the unrestricted proliferation of signs, while providing channels of communication to the public.
- (6) Limit the size and number of signs to levels that reasonably allow for the identification of a residential, public or commercial location and the nature of any such commercial business.
- (7) Encourage signs that are appropriate to the zoning district in which they are located and consistent with the permitted uses of the subject property.
- (8) Establish sign sizes in relationship to the scale of the parcel and building on which the sign is to be placed or to which it pertains.
- (9) Minimize the possible adverse effects of signs on nearby public and private property, including streets, roads and highways.
- (10) Protect the investments in property and lifestyle quality made by persons who choose to live, work or do business in the city.
- (11) Protect and improve pedestrian and vehicular traffic safety by balancing the need for signs that facilitate the safe and smooth flow of traffic (e.g., directional signs and on-site signs) without an excess of signage which may distract drivers or overload their capacity to quickly receive information.
- (12) Reduce hazardous situations, confusion and visual clutter caused by the proliferation, placement, illumination, animation and excessive height, area and bulk of signs which compete for the attention of pedestrian and vehicular traffic.
- (13) Regulate signs in a manner so as to not to physically interfere with or obstruct the vision of pedestrian or vehicular traffic.
- (14) Avoid unnecessary and time consuming approval requirements for certain minor or **temporary signs** that do not require review for compliance with the city's building and electrical codes while limiting the size and number of such signs so as to minimize visual clutter.
- (15) Respect and protect the right of free speech by sign display, while reasonably regulating the structural, locational and other noncommunicative aspects of signs, generally for the public health, safety, welfare and specifically to serve the public interests in community aesthetics and traffic and pedestrian safety.
- (16) Enable the fair, consistent and efficient enforcement of the sign regulations of the city.
- (17) Regulate signs in a constitutional manner, which is content neutral as to noncommercial signs and viewpoint neutral as to commercial signs. All administrative interpretations and discretion is to be exercised in light of this policy and consistent with the purposes and intent stated in this section.

(Ord. No. 1751, § 3, 12-20-05)

ARTICLE XXXVI. SIGNS GENERALLY

Sec. 90-1242. Definitions.

The following words, terms and phrases, when used in this article, will have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned sign means any sign which no longer advertises an approved use or activity being undertaken or existing upon the lot, parcel of land or premises on which the sign is located.

Banner sign means any sign printed or displayed upon cloth or other flexible material, with or without a frame.

Bulletin board sign means a sign that is characterized by changeable copy, letters symbols, or numerals used to announce a coming event attraction or used to convey a specific message related to the structure or use of the property on which the bulletin board is located.

Campaign sign means a sign that is designed to influence the passage or defeat of any measure on a ballot or to influence voters with respect to the nomination, election, defeat, or removal of a candidate from public office at any national, state, or local election.

Canopy means a fixed shelter of any material and of any length projecting from a building or structure and supported by columns or posts from the ground, or a freestanding shelter supported by columns and posts from the ground.

Canopy sign means a sign painted on or attached to the vertical or underneath side of, or erected on the roof surface of, a canopy.

Commercial message means any wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a commercial or industrial business, product, good, service or other commercial or industrial activity.

Commercial sign means any sign that is intended to attract attention to a commercial or industrial business, occupancy, product, good, service, or other commercial or industrial activity for a commercial or industrial purpose.

Construction sign means any sign or nameplate which relates only to individuals, businesses or firms directly connected with construction or development of a building, property or premises upon which such signs or nameplates are located.

Department means the planning department of the city.

Director means the director of the planning department or the director's designee.

Directional sign means a sign used to direct and control pedestrian or vehicular traffic and located on the same lot, parcel or premises as the use which it is intended to serve.

Double-faced sign means a sign that has two display surfaces, which are backed against each other or against the same supporting structure in such a manner that each display surface is designed to be viewed from a different direction.

Drive-in or drive-through restaurant means any building or structure in which food or drink are catered or served to the occupant of a vehicle where such occupant is not required to leave the vehicle for a rendered service or where the primary business activity consists of carryout food orders.

Erect means to build, construct, attach, place, suspend or affix to or upon any surface.

Freestanding sign means a sign standing directly upon the ground or having one or more supports standing directly upon the ground, and detached from any building or structure.

Frontage: Building frontage means the linear distance of a building utilized for one or more purposes, facing a street, mall, driveway or parking lot. Lot frontage means the linear distance of a site or separate

- CODE
Chapter 90 - ZONING

ARTICLE XXXVI. SIGNS GENERALLY

portion of a site utilized for one or more purposes facing a street, mall, driveway or parking lot on property used in conjunction with that of the applicant.

Fuel pricing sign means a sign indicating the brand or trade name, method of sale, grade designation and price per gallon of gasoline or other motor vehicle fuel offered for sale on the premises, and such other information regarding fuel and service as may be required by law.

Future development sign means a sign indicating the future location of a building or use and the developer of such building or use.

General outdoor advertising sign means a sign that directs attention to a business, profession, product, commodity or service that is not the primary business, profession, commodity, product or service sold, manufactured, conducted or offered on the site on which the sign is located (i.e., a billboard). These signs do not include off-site real estate signs.

Gross mural area means the entire area of a mural painted or applied to a building or wall surface.

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.

Identification sign means any sign which is used to identify or advertise the occupant of a building, lot, premises or parcel or the merchandise or activity available at the building, lot, premises or parcel where the sign is located.

Illegal sign means: (a) Any sign originally erected or installed without first complying with all structural, locational, design, building, and electrical regulations in effect at the time of its construction or installation; (b) Any abandoned sign; (c) Any unsafe sign; (d) Any legal nonconforming sign that has not been removed following the expiration of any applicable amortization period provided in this code; and (e) Any sign that is in violation of the provisions of this article.

Incidental sign means a sign indicating credit cards accepted, trade affiliations, no solicitation, no trespassing and similar property-related matters.

Inflatable sign means a sign that is inflated by air or other gaseous matter.

Legal nonconforming sign means a sign that was originally erected or installed in compliance with all structural, locational, design, building, and electrical regulations at the time of its erection or installation, but which no longer conforms to the provisions of this article.

Lighted sign means a sign which is illuminated either directly or indirectly by artificial light.

Marquee means a permanent cantilevered roof structure attached to and solely supported by a building wall, and which projects over a public right-of-way.

Marquee sign means a sign painted on or attached to the vertical or underneath side of, or erected on the roof surface of, a marquee.

Master sign program means a plan showing the location, dimensions, area, color, lighting and materials of all signs located on a single parcel or parcels, either under the same ownership or under the same planned development permit.

Minor identification sign means an identification sign that does not exceed four square feet in area and the copy does not exceed four inches in height.

Mobile sign means the use of a moving trailer, automobile, truck, or any other vehicle to display commercial or noncommercial messages primarily for advertising purposes unrelated to the principal use of such vehicle.

Monument sign means a low-profile sign which is mounted on the ground or on a low supporting base upon the ground and has no vertical supports or members which raise the sign display area above

- CODE
Chapter 90 - ZONING

ARTICLE XXXVI. SIGNS GENERALLY

the ground such that the sign display area is visibly detached from the ground or the supporting base more than eight inches at any point.

Moving or flashing sign means any sign or other advertising medium that moves, flashes or blinks in an on and off manner, or gives the illusion of movement in any form, or that rotates, oscillates, shimmers or glitters, or gives the appearance thereof.

Mural means a pictorial illustration or graphic presentation painted on or applied to a building or wall. Colors will not be limited by subsection [90-1248\(a\)](#).

Noncommercial message means any wording, logo or other representations that does not directly or indirectly, name, advertise or calls attention to a commercial or industrial business, product, good, service or other commercial or industrial activity.

Noncommercial sign means a sign that does not name, advertise or call attention to a commercial or industrial business, commodity, product, good, service or other commercial or industrial activity for a commercial or industrial purpose.

Off-site sign means a commercial sign not located on the site of the business or entity indicated or advertised by the sign, or a commercial sign advertising a commodity, good, product, service or other commercial or industrial activity which originates on a site other than where the sign is maintained. For the purposes of this article, all signs with noncommercial messages are deemed to be "on-site," regardless of location.

On-site sign means any sign which directs attention to occupancy, business, commodity, good, product, service or other activity conducted, sold or offered upon the site where the sign is maintained. For the purposes of this article, all noncommercial messages are deemed to be "on-site," regardless of location.

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.

Projecting sign means any sign projecting more than 12 inches from the face of a building, structure, canopy or marquee.

Real estate sign means a sign announcing that the building, premises, parcel or portion thereof upon which the sign is located is for sale, lease or rent.

Roof sign means any sign supported by or attached to or projecting through the roof of a building or structure and projecting above the eave line or parapet wall of the building or structure.

Security warning sign means a sign used to announce a neighborhood watch security system.

Sign means any structure, device, letter, figure, character, poster, picture, trademark or reading matter which is used or designed to announce, declare, demonstrate, display or otherwise identify, advertise or attract the attention of the public. However, a sign does not include the following:

- (1) Official notices authorized by a court, public body or public officer.
- (2) Traffic, directional, warning or information signs authorized by federal, state or municipal authority.
- (3) The official flag, emblem or insignia of a government, public school or religious group or agency.
- (4) Memorial plaques or tablets, or cornerstones indicating the name of a building and the date of construction, when cut or carved into any masonry surface or when made of bronze or other incombustible material and made an integral part of the building or structure.
- (5) Signs within a building, except window signs.

- CODE
Chapter 90 - ZONING

ARTICLE XXXVI. SIGNS GENERALLY

- (6) Signs on public school property.
- (7) Signs on street legal vehicles, license plates, license plate frames, registration insignia, including noncommercial messages, messages relating to the business or service of which the vehicle is an instrument or tool (not including general advertising that is unrelated to the principal use of such vehicle for such business or service) provided the vehicle is being used as an instrument or tool of the business and service and not primarily for advertising, and messages relating to the proposed sale, lease or exchange of a vehicle.

Sign face means that portion of a sign intended to be viewed from one direction at a time.

Subdivision sign means a sign erected and maintained within the boundaries of a recorded subdivision and indicating the name of the subdivision, the name of the contractor or subdivider, and the name of the owner or agent, and giving information regarding directions, prices or terms.

Temporary offsite real estate development sign means a sign advertising and directing the public to a subdivision or other real estate development project on premises other than those upon which the sign is located.

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.

Time and temperature device means that portion of any sign, exclusive of any advertisement copy or advertising media, which may on a periodic basis change its character and appearance to provide information as to time of day or condition of the weather measured in degrees.

Unsafe sign means a sign posing an immediate peril or reasonably foreseeable threat of injury or damage to persons or property on account of the condition of the sign structure, its location, or its mounting mechanism.

Wall sign means any sign painted or otherwise marked on or attached parallel to the face of an exterior wall or on any exterior surface of any structure or building.

Window sign, permanent means a sign attached to or painted on a window designating the name or identifying the type of business conducted on the premises.

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.

(Ord. No. 1751, § 3, 12-20-05)

Cross reference— Definitions and rules of construction generally, § 1-2; definitions pertaining to zoning, § 90-17.

Sec. 90-1243. Applicability.

This article regulates signs located on private property within all zoning districts of the city and on property owned by public agencies other than the city and over which the city has zoning and land use regulatory power. This article also applies to signs within public rights-of-way and other public property. Except where otherwise expressly provided in this article, all signs located in such areas of the city must be erected and maintained in conformity with this article.

(Ord. No. 1751, § 3, 12-20-05)

ARTICLE XXXVI. SIGNS GENERALLY

Sec. 90-1244. General provisions.

- (a) **Sign permit required.** Except as otherwise expressly provided in this article, it is unlawful for any person to place, erect, structurally or electrically alter, change any commercial message, move or display any **temporary** or permanent sign without first obtaining a sign permit from the department in accordance with the provisions of this article. No sign permit is required for cleaning or other normal maintenance of a properly approved sign, unless a structural or electrical change is made.
- (b) **Owner's consent required.** The consent of the property owner or person in control or possession of the property is required before any sign may be erected on any private property within the city.
- (c) **Noncommercial signs.** Noncommercial signs are allowed wherever commercial signage is permitted on a site or building and are subject to the same standards and total maximum allowances per site or building of each sign type specified in this article. A permit is required for a permanent noncommercial sign only when a permanent commercial sign has not been previously approved. For purposes of this article, all noncommercial messages are deemed to be "on-site," regardless of location.
- (d) **Substitution of noncommercial messages.** Subject to the consent of the property owner or person in control or possession of the property, a noncommercial message of any type may be substituted for all or part of the commercial or noncommercial message on any sign allowed under this article. No special or additional approval is required to substitute a noncommercial message for any other message on a permitted sign, provided the sign structure is already approved or exempt from the sign permit requirement and no structural or electrical change is made. When a noncommercial message is substituted for any other message, however, the sign is still subject to the same design, locational and structural regulations (e.g., color, materials, size, height, illumination, maintenance, duration of display, etc.), as well as all building and electrical code requirements that would apply if the sign were used to display a commercial message. In the event of any perceived or actual conflict between the general provisions of this subsection and any other specific provisions in this article, the provisions of this subsection will prevail.
- (e) **Substitution of commercial messages.** The substitution of one commercial message for another commercial message is not automatically allowed nor is the free substitution of a commercial message in a place where only a noncommercial message is allowed. In addition, no off-site commercial messages may be substituted for on-site commercial messages.
- (f) **Legal nature of sign rights and duties.** All rights, duties and responsibilities related to permanent signs attach to the land on which the sign is erected or displayed and run with the land or personal property. The city may demand compliance with this article and with the terms of any sign permit from the permit holder, the owner of the sign, the property owner or person in control or possession of the property, or the person erecting the sign.

(Ord. No. 1751, § 3, 12-20-05)

Sec. 90-1245. Signs not requiring a sign permit.

The following signs do not require a sign permit under [section 90-1246](#), nor will the area of such signs be included in the maximum area of signs permitted; provided, however, that each such sign must comply with all applicable requirements of this article. The intent of this section is to avoid unnecessary or time-consuming review procedures where certain permitted signs are minor or **temporary** or the erection of such sign does not require review for compliance with the city's building or electrical codes.

- (1) **Campaign signs.**
- (2) **Construction signs.**

ARTICLE XXXVI. SIGNS GENERALLY

- (3) Hand-held noncommercial signs.
- (4) Incidental signs, provided that the maximum sign area for all such signs does not exceed two square feet per use or occupancy on a parcel.
- (5) Minor identification signs.
- (6) Real estate signs.
- (7) Temporary freestanding noncommercial signs permitted by subsection 90-1250(c).
- (8) Window signs.

(Ord. No. 1751, § 3, 12-20-05)

Sec. 90-1246. Administration.

- (a) *Purpose.* The purpose of a sign permit is to help ensure compliance with the provisions of this article, in particular, the provisions regulating the design, illumination, location, materials, number, size and type of sign.
- (b) *Sign permit application process.*
 - (1) Where specifically required by this article, an application for a sign permit must be made in writing on the form provided by the department and accompanied by any required materials, plans and exhibits and the required fee or bond established by city council resolution.
 - (2) The director will initially determine whether the application contains all the information and items required by the provisions of this article and may be deemed complete.
 - (3) All notices required by this article are deemed given upon the date any such notice is either deposited in the United States mail or the date upon which personal service of such notice is provided.
 - (4) No sign permit application will be accepted if:
 - a. The applicant has installed any sign on the site of the proposed sign in violation of the provisions of this article and, at the time of submission of the application, each such illegal sign has not been legalized, removed or included in the application.
 - b. There is any other existing code violation located on the site of the proposed sign(s) (other than an illegal sign that is not owned or controlled by the applicant and is located at a different business location on the site from that for which the approval is sought) that has not been cured at the time of the application.
 - c. The sign permit application is substantially the same as an application previously denied, unless: (i) 12 months have elapsed since the date of the last application, or (ii) new evidence or proof of changed conditions is furnished in the new application.
 - d. The applicant has not submitted for processing or obtained any applicable use permit or approval.
- (c) *Standard sign permit review process.*
 - (1) After receiving a complete sign permit application, the director will cause the application to be reviewed and render a written decision to approve or deny the application within ten business days.
 - (2) Determinations on sign permit applications are to be guided by the standards and criteria set forth in this article. An application will be approved whenever the proposed sign conforms to all

- CODE
Chapter 90 - ZONING

ARTICLE XXXVI. SIGNS GENERALLY

design, size, height and other standards for signs subject to a permit requirement, as such requirements are set forth in this article.

- (3) An application may be granted either in whole or in part when more than one sign or location is proposed by an applicant. When an application is denied in whole or in part, the determination must be in writing and must specify the grounds for such denial.
- (d) *Sign permit review: master sign programs, special sign programs, modifications, and variances.*
 - (1) *Sign programs for planned developments.* Large scale development projects permitted under the planned community development (PCD), planned development overlay district (PUD) and specific plan (SP) zones may have uniform sign programs developed and approved which carry out the intent of such detailed plans. Uniform sign programs approved pursuant to this subsection will take precedence over other standards outlined in this article. Provisions for the review and approval of each uniform sign program will be the same as the provisions outlined in the planned development each uniform sign program is intended to support.
 - (2) *Special sign program for contiguous uses.* Notwithstanding any other provisions of this article, a group of three or more contiguous commercial uses occupying a site of less than five acres, or a group of three or more uses having common frontage upon a public street, mall or parking lot, may be permitted signage as specifically permitted in this subsection.
 - a. Where appropriate, applicants may submit detailed drawings to the department indicating an overall integral sign theme that may not specifically comply with all sections of this article regulating colors, height, locations and total allowable area. All sign programs developed under this concept will be required to receive approval of the director. All proposed revisions or alterations to a previously approved sign program will be resubmitted to the department and will be required to receive approval of the director before issuance of any permits.
 - b. Where the director deems appropriate under the provisions of this section, the director may allow modifications and variations of this article where such modifications and variations are within the intent and purpose of this article and lend themselves toward a more creative and harmonious signage program.
 - c. Signs or sign programs approved under this section will not be construed as a basis for the granting of variances to provisions of this article, nor for granting special privileges which are denied other applicants under this article.
 - d. No freestanding sign approved under this section may exceed 100 square feet in area per face.
 - (3) *Modifications.* The director may grant minor modifications from the permitted sign area, height or setback requirements of this article provided that no such modification exceeds ten percent of the applicable requirement. Before granting any such minor modification, the director must make the following findings:
 - a. The sign will not interfere with pedestrian or vehicular safety.
 - b. The sign will not be located so as to have a significant negative impact on the visibility or aesthetic appearance of any adjacent property.
 - c. The sign will generally be compatible with other on-site signs, the structure or development it identifies, and surrounding development.
 - (4) *Variances.* The planning commission may grant variances from the provisions of this article for the erection and maintenance of signs when difficulties, unnecessary hardship or results inconsistent with the general purpose of this article would otherwise occur and would deprive

ARTICLE XXXVI. SIGNS GENERALLY

the owner of rights enjoyed by others. The application and review process for a sign variance will follow the applicable procedures set forth in Article XLV of [Chapter 90](#) of this Code.

- (e) *Permit fee; bond.* Prior to the issuance of a sign permit, the department must collect the fee of cash bond, if any, in accordance with the schedule approved by city council resolution.
- (f) *Time limit.* Signs authorized by a permit issued pursuant to this article must be erected within one year of the issuance of the permit, otherwise the approval will be null and void
- (g) *Revocation of a sign permit or other approval.* Subject to [section 90-1284](#), the director may revoke any permit or approval upon refusal of the permit [permittee] or approval holder to comply with the provisions of this article after written notice of noncompliance and at least 15 days opportunity to cure.

(Ord. No. 1751, § 3, 12-20-05)

Sec. 90-1247. General location, height and area standards.

- (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.
- (b) *Sign height.* Sign height will be measured using the greatest vertical measurement from grade level along the base of the sign structure to the highest point of the sign. Sign height will be measured from the elevation of the top of the curb fronting such sign when within ten feet of a street property line. When a sign is set back from a property line more than ten feet, sign height will be measured from the elevation of the ground level surrounding the base of the sign.
- (c) *Sign area.* The area of any sign as regulated by this article will be measured by computing the area within a maximum of eight straight lines enclosing the entire perimeter of a sign, including all text, emblems, arrows, ornaments or other sign media. Where the letters or characters of a sign are painted, mounted or otherwise attached to a panel which is of a color or material which contrasts with the color or material of the building upon which such panel is painted or mounted, the sign area will be the area of such panel. Where individual letters or characters are painted, mounted or

- CODE
Chapter 90 - ZONING

ARTICLE XXXVI. SIGNS GENERALLY

otherwise attached directly to a wall or structure, the area of the sign will be measured by means of straight lines drawn around the perimeter of such letters or characters.

(Ord. No. 1751, § 3, 12-20-05)

Sec. 90-1248. Design, material, construction and maintenance standards.

Each permanent sign that requires a sign permit must comply with the following standards:

- (1) *Materials and colors.* All permanent signs must be constructed of durable materials that are compatible in appearance to the building supporting or identified by the sign. Sign colors and materials should be selected to be compatible with the existing building designs and should contribute to legibility and design integrity. No sign may contain more than five colors. Tints and shades of a color will be considered as one color. Black and white will be considered as colors.
- (2) *Relationship to buildings.* Each permanent sign located upon a site with more than one main building, such as a commercial, office or industrial complex must be designed to incorporate the materials common or similar to all buildings.
- (3) *Relationship to other signs.* Where there is more than one sign on a site or building, all permanent signs must have designs that similarly treat or incorporate the following design elements:
 - a. Type of construction materials;
 - b. Sign/letter color and style of copy;
 - c. Method used for supporting sign (e.g., wall or ground base);
 - d. Sign cabinet or other configuration of sign area;
 - e. Illumination; and
 - f. Location.
- (4) *Sign illumination.* Illumination from or upon any sign must be shaded, shielded, directed or reduced so as to minimize light spillage onto the public right-of-way or adjacent properties, and in no event may illumination be permitted to cause such excessive glare as to constitute a potential hazard to traffic safety. Externally illuminated signs must be lighted by screened or hidden light sources. All signs erected after January 9, 1987, must be installed with a time clock that is set to turn off all sign illumination, internal or external, between 11:00 p.m. and sunrise, except during such hours that the premises are open for business beyond such time limit.
- (5) *Construction.* Every sign, and all parts, portions and materials thereof, must be manufactured, assembled and erected in compliance with all applicable state, federal and city regulations including the city's building code and electrical code. Under no circumstances may a permanent sign have an exposed back.
- (6) *Maintenance.* Every sign and all parts, portions and materials must be maintained in good repair. The display surface of all signs must be kept clean, neatly painted, and free from rust, cracking, peeling, corrosion or other states of disrepair. This maintenance obligation includes the replacement of malfunctioning or burned-out lamps, replacement of broken faces, repainting of rust, chipped or peeling structures or faces within 15 days following written notification by the city.
- (7) *Removal of signs and restoration of building or property.* When there is a change or discontinuance of a business or occupancy such that a sign no longer properly identifies a place of business or occupancy, the sign must be removed or the name of the prior business or occupant either removed, or the sign face covered in a manner that blends with the building or

ARTICLE XXXVI. SIGNS GENERALLY

supporting structure within 60 days of the change or discontinuance of a business or occupancy. Within 30 days of the removal of a sign from a building or from the grounds of the premises if a freestanding sign, the building or the grounds of the premises must be repaired and restored to remove any visible damage or blemish left by the removal of the sign.

(Ord. No. 1751, § 3, 12-20-05)

Sec. 90-1249. Signs permitted in all or multiple zones.

The following signs are permitted in all zones subject to the applicable regulations:

(1) *Campaign signs.*

- a. *Number.* Each parcel may have one **temporary** freestanding campaign sign for each political candidate or issue on each street frontage.
- b. *Area.* In agricultural, commercial, and industrial zones, no campaign sign may exceed 32 square feet in area per face. A campaign sign may be double-faced if it is placed perpendicular to the right-of-way. In residential areas, no campaign sign may exceed six square feet in total area per face and may be double-faced.
- c. *Height.* No freestanding campaign sign may exceed four feet in height.
- d. *Location.* Campaign signs may be placed in the front, side or rear yard of any parcel that fronts, sides or rears on a public street. No campaign sign may encroach into the public right-of-way.
- e. *Time limit.* All campaign signs must be removed within seven days following the election for which they are intended.
- f. *Lighting.* Campaign signs may not be illuminated.

(2) *Construction signs.*

- a. *Number.* Any parcel with construction activity is permitted one construction sign.
- b. *Area.* A construction sign may not exceed 32 square feet in area per face.
- c. *Height.* A freestanding construction sign may not exceed eight feet in height.
- d. *Location.* Construction signs must be parallel to a public right-of-way but may not encroach into the right-of-way.
- e. *Time limit.* A construction sign may not be erected until the issuance of any applicable building or grading permit. The sign must be removed upon completion of the construction activity and before issuance of a certificate of occupancy, if applicable, and in no event later than the expiration of the applicable building permit.
- f. *Lighting.* Construction signs may not be illuminated.

(3) *Directional signs.* Directional signs may be authorized and approved by the director when the director finds such signs are necessary in parking areas. Except as otherwise provided in this article, no directional sign may exceed four square feet in area or four feet in height.

(4) *Murals.*

- a. *Number.* A mural is permitted on each building frontage, except in residential zones where murals are not permitted. All existing signs on the frontage proposed for a mural must be removed prior to the commencement of a mural. The mural will take the place of all other

- CODE
Chapter 90 - ZONING

ARTICLE XXXVI. SIGNS GENERALLY

signage on the same building frontage as a mural, except window and canopy signs in accordance with this article.

- b. *Area and height.* The mural may not extend beyond or project above the vertical or horizontal line of any wall or structure upon which the mural is painted or affixed. Any lettering, text, numerals or other similar identifications will be limited to a maximum of six percent of the gross mural area, or 100 square feet maximum, whichever is less, and must be within an area that can be enclosed by eight straight lines drawn around the perimeter of such lettering, text, numerals or other similar identification. The lettering, text, numerals or other similar identification must be painted on the surface or must be raised letters applied to the surface.
 - c. *Location.* Where the building face upon which a mural is proposed adjoins a building wall on an adjacent property, the bottom of the mural must be placed a minimum of one foot above the vertical line where the two walls meet. No portion of the mural may project more than six inches from the surface upon which the mural is painted or affixed are [where] prohibited.
 - d. *Lighting.* No internal illumination is permitted.
 - e. *Additional application requirements.* In addition to the procedures outlined in [section 90-1246](#), the applicant for a mural permit must also provide the following:
 1. An affidavit signed by the property owner, and notarized, giving the applicant permission to place the mural on the building.
 2. An agreement between the property owner and the city in a form reasonably acceptable to the city attorney whereby the property owner agrees to: (1) Restore chipping, fading, peeling, vandalism or other similar defects to mural quality within seven days of written notice from the city to correct such conditions, and (2) To comply with the requirements of subsection [90-1248\(g\)](#). No certificate of occupancy may be issued to a new tenant until the mural has been removed or a new permit for a mural has been issued.
- (5) *Real estate signs.*
- a. Parcels less than one acre in area are subject to the following regulations:
 1. *Number and area.* On each public street frontage, one wall-mounted or freestanding real estate sign is permitted, provided the sign does not exceed four square feet in area for each sign face. On a parcel zoned for a senior community, an additional two square feet of sign area is permitted indicating that the property is a "Senior Community 55+."
 2. *Height.* Freestanding real estate signs may not exceed six feet in height.
 3. *Location.* Freestanding real estate signs may be placed in front yard setback areas, provided such signs are not located within the corner cutback and not overlaying into the public right-of-way. For purposes of this section, "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. 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.

- CODE
Chapter 90 - ZONING

ARTICLE XXXVI. SIGNS GENERALLY

4. *Time limit.* All real estate signs must be removed within 15 days after the applicable property has been rented, leased or sold.
 5. *Lighting.* Real estate signs may not be illuminated.
- b. Parcels greater than one acre in area or which are located in a commercial or industrial zone are subject to the following regulations:
1. *Number and area.* On each public street frontage, one wall-mounted or freestanding real estate sign is permitted, provided the sign does not exceed 32 square feet in area for each sign face. On a parcel zoned for a senior community, an additional four square feet of sign area is permitted indicating that the property is a "Senior Community 55+."
 2. *Height.* Freestanding real estate signs may not exceed six feet in height.
 3. *Location.* Freestanding real estate signs may be placed in front yard setback areas, provided such signs are not located within the corner cutback and not overlaying into the public right-of-way. For purposes of this section, "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. 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.
 4. *Time limit.* All real estate signs must be removed within 15 days after the applicable property has been rented, leased or sold.
 5. *Lighting.* Real estate signs may not be illuminated.
- (6) *Subdivision signs.*
- a. *[Number.]* An applicant may request up to three subdivision signs for any one subdivision project.
 - b. *Area.* Subdivision signs may not exceed 40 square feet in area per face.
 - c. *Height and location.* The location of each subdivision sign will be determined by the director. Subdivision signs may not extend above the height of any wall or fence to which it may be attached. If freestanding, such signs may not exceed six feet in height.
 - d. *Security.* A bond or similar security in an amount and form satisfactory to the city is required to be posted to guarantee removal of any approved subdivision signs.
 - e. *Time limits.* A subdivision sign must be removed no later than 18 months following recordation of the final subdivision map, provided that this time limit may be extended for up to six additional months by the director upon written request.
 - f. *Lighting.* Subdivision signs may not be illuminated.
- (7) *Window signs.* Temporary window signs may not exceed 50 percent of any single window or the total window area provided on the frontage on which the sign is displayed.
- (8) *Automobile service stations and drive-in restaurants.* For automobile service station uses and drive-in restaurants in all zones, the following regulations apply:

- CODE
Chapter 90 - ZONING

ARTICLE XXXVI. SIGNS GENERALLY

- a. One freestanding lighted or unlighted, double-faced, identification sign not exceeding 50 square feet in area per face is permitted. Such sign may not exceed 25 feet in height.
- b. Two lighted or unlighted, single-faced identification canopy or wall signs not exceeding 50 square feet in combined area are permitted.
- c. The following additional signs are also permitted for automobile service station uses:
 1. One fuel pricing sign not to exceed 20 square feet per sign face, which may be part of a monument or freestanding sign.
 2. Three unlighted signs not exceeding four square feet in combined area, which indicate credit cards honored and trading stamps available on the premises.

(Ord. No. 1751, § 3, 12-20-05)

Sec. 90-1250. Signs generally permitted in residential zones.

- (a) *Signs based on usage.* In addition to any other applicable signage allowed under this article, in the R-A, R-1, R-2, R-3 and R-P zones on property subject to the designated uses, the following signs are permitted:
 - (1) *Residential-agricultural.* On property in agricultural use, one unlighted, double-faced sign not more than 16 square feet in area and not in excess of six feet in height may be permitted on each parcel.
 - (2) *Dwellings.* On all property utilized for residential purposes, one nameplate not exceeding two square feet in area may be permitted for each single-family dwelling unit, indicating the name of the occupant.
 - (3) *Multiple-family dwellings.* On property used for multiple-family dwellings, clubs and lodges, one or more wall or freestanding identification signs, lighted or unlighted, single- or double-faced, all of which total not more than 32 square feet in area for each separate street frontage. A freestanding identification sign may not exceed six feet in height.
 - (4) *Offices.* On property used for office purposes, one or more wall or freestanding identification signs may be permitted on each separate frontage. The signs may be lighted or unlighted, single- or double-faced, and all of which may not total more than one square foot in display area for each one linear foot of building frontage, or 100 feet, whichever is less. Freestanding signs may not exceed eight feet in height.
- (b) *Neighborhood/community identification signs.* Identification signs are permitted at the entrance to each neighborhood subject to the following regulations:
 - (1) *Number.* A freestanding or wall identification sign is permitted at each major street entrance to a designated neighborhood/community.
 - (2) *Area.* A sign may not exceed 20 square feet per sign face.
 - (3) *Height.* A freestanding sign may not exceed six feet in height.
 - (4) *Lighting.* A sign may be illuminated.
 - (5) *Special approval.* Specially designed neighborhood/community identification signs will be subject to planning commission approval.
- (c) *Residential subdivision signs.*
 - (1) *Banners and pennants.* In all subdivisions where an approved model home marketing complex is located, banners and pennants may be erected with or without advertisement to designate an

ARTICLE XXXVI. SIGNS GENERALLY

open house or a sales office. The banners or pennants must be removed when the last phase of a subdivision is sold or until the sales office is closed or removed, whichever comes first. A cash deposit of \$200.00 with the city will be required to ensure the removal of any banners and pennants.

- (2) *Advertising flags.* A new subdivision may be permitted flags as part of its sign program subject to the following regulations:
 - a. *Number.* No more than six flagpoles are permitted, and only two flags are permitted on a pole. The applicant must also obtain a building permit for the erection of each flagpole.
 - b. *Height.* The maximum height of a flagpole is 25 feet.
 - c. *Location.* Flagpoles may be located at subdivision entry areas, model home marketing complexes, or at the subdivision sales office. Flagpoles may also be permitted along the perimeter of the subdivision beyond the entry statement. The flagpoles which are placed along the perimeter of the subdivision must be removed when the nearest house is occupied. All flagpoles on the perimeter of a subdivision must be spaced a minimum of 100 feet apart. Flagpoles placed along the perimeter must also have a 20-foot setback from any adjacent residentially-used property.
 - d. *Time limitation.* Flagpoles must be removed when the last phase of a subdivision is sold, or until the sales office is closed or removed, whichever comes first. A \$200.00 cash deposit for each flagpole, up to a maximum of \$600.00, must be deposited with the city to ensure the removal of the flagpoles. The developer may apply for an extension of up to six months subject to the approval of the director.
 - e. *Maintenance.* Flags must be inspected periodically by the developer and replaced when torn, tattered, or faded, or is otherwise no longer in attractive condition.
- (3) *[Alternative sign program.]* An alternative sign program may be proposed by the applicant, subject to approval of the planning commission.
- (d) *Security warning signs.*
 - (1) *Number.* A security warning sign is permitted at each major street entrance to a neighborhood.
 - (2) *Area.* A security warning sign may not exceed seven square feet in area and must be single-faced.
 - (3) *Height.* A freestanding security warning sign may not exceed six feet in height.
 - (4) *Location.* A security warning sign may be located in a public right-of-way subject to the issuance of an encroachment permit.
- (e) *Temporary freestanding noncommercial signs.*
 - (1) *Number.* Each parcel is permitted two temporary freestanding noncommercial signs at all times. Such signs are in addition to all other signage allowed in this article.
 - (2) *Area.* A temporary freestanding noncommercial sign may not exceed six square feet in area.
 - (3) *Height.* A temporary freestanding noncommercial sign may not exceed four feet in height.
 - (4) *Location.* Temporary freestanding noncommercial signs may be placed in the front yard or side yard of any property, provided that the signs do not encroach into any public right-of-way.
 - (5) *Lighting.* Temporary freestanding noncommercial signs may not be illuminated.
- (f) *Advertising flags at rental properties.* Flags used for advertising purposes are permitted at multiple-family rental complexes of 20 units or more subject to the following regulations.

- CODE
Chapter 90 - ZONING

ARTICLE XXXVI. SIGNS GENERALLY

- (1) *Number.* For the first 100 feet of lot frontage, two flagpoles are permitted and one additional flagpole is permitted for each additional 50 feet of lot frontage. No more than two flags are permitted on a flagpole.
- (2) *Area.* A flag may not exceed six square feet in area.
- (3) *Height.* Flagpoles may not exceed 25 feet in height.
- (4) *Time limitation.* The maximum time period for flagpoles to display a flag with a commercial message is one year. The owner may apply for an extension of up to six months subject to the director's approval.
- (5) *Deposit.* A \$200.00 deposit for each flagpole, up to a maximum of \$600.00, will be collected at the issuance of the building permit to ensure the timely removal of flags with commercial messages.

(Ord. No. 1751, § 3, 12-20-05)

Sec. 90-1251. Signs permitted in commercial zones.

In addition to any other applicable signage allowed under this article, the following signage is permitted in commercial zones.

- (1) *Permitted sign area.* Each business in a commercial zone is permitted two square feet in sign area for each one linear foot of building frontage up to a maximum of 200 square feet in sign area. For the purposes of this section, only one face of a double-faced sign will be counted in determining total sign area.
- (2) *Primary sign types.* Subject to any additional regulations set forth in this section or article, the permitted sign area set forth in subsection (1) must be used in conjunction with one or more of the following sign types in all commercial zones: bulletin board signs, freestanding signs, monument signs, projecting signs or wall signs. For the purposes of this section, freestanding or monument signs are not permitted on lot frontages less than 60 feet in width.
- (3) *Special regulations.*
 - a. *Freestanding signs.* Freestanding signs may not exceed 25 feet in height or the height of the building to which the sign pertains, whichever is less.
 - b. *Marquee and under-canopy signs.* One marquee or under-canopy sign per business is allowed. The sign may not exceed one foot in height, and the lowest point of such sign may not be not less than eight feet above the public sidewalk. The sign may be double-faced, may not project beyond the outer edge or above the canopy or marquee, and must be stationary. All fluorescent lighting devices must be protected by shatterproof material. The size of a marquee sign will not be included in computing the total allowable sign area for the premises.
 - c. *Minor identification signs.* One minor identification wall or window sign is permitted in addition to any other signage permitted under this section.
 - d. *Monument signs.* One monument sign is permitted for each separate commercial frontage, which may be placed only in lieu of a freestanding sign on the same parcel. Monument signs may be placed in setback areas subject to the restrictions of subsection 90-16(f), pertaining to corner and driveway visibility, and may not exceed eight feet in height. The maximum sign area is 64 square feet.

ARTICLE XXXVI. SIGNS GENERALLY

- e. *Permanent window signs.* Permanent window signs may not exceed 20 percent of the window area or a maximum of 25 square feet in total area. The restrictions contained in this subsection do not apply to temporary window signs.
 - f. *Projecting signs.*
 - 1. *Number.* Any single business or tenant with frontage on a public right-of-way is permitted one projecting sign along that public street. The projecting sign may exist instead of, but not in addition to, a freestanding sign, wall sign or roof sign.
 - 2. *Area.* A projecting sign may not exceed four square feet in area.
 - 3. *Location.* The projection over public property is limited to three inches for each linear foot of building frontage, measured from the nearest face of the building. No projecting sign may extend more than six feet from the face of the building and must be at least two feet back from the curblin. Subject to the same maximum limits, projecting signs on corner properties are otherwise permitted a 20 percent increase in projection.
 - 4. *Height.* Projecting signs must have a minimum clearance of ten feet between the bottom of the sign and the ground. Signs may not extend above the vertical height of any exterior wall, fascia or roof, or any portion of the structure upon which the sign is attached.
 - 5. A projecting sign four square feet in area or less will not be included in computing total allowable sign area for the premises.
 - 6. An encroachment permit will also be required for any projecting sign that projects above a public right-of-way.
- (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.

- CODE
Chapter 90 - ZONING

ARTICLE XXXVI. SIGNS GENERALLY

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.

(5) *Time and temperature devices.* Time and temperature devices will not be considered as part of the sign area under subsection (1) above unless there is a commercial message. No time and temperature device may exceed 24 square feet in area per face.

(Ord. No. 1751, § 3, 12-20-05)

Secs. 90-1252—90-1254. Reserved.

Sec. 90-1255. Signs permitted in church and institutional zones (S-1, I).

In addition to any other applicable signage allowed under this article, the following signage is permitted in church and institutional zones (S-1, I) or for a church or institutional use located in a residential zone.

(1) *Permitted sign area.* Each church or institutional use is permitted on each separate frontage, one and one-half square feet of area for each one linear foot of frontage up to a maximum of 100 square feet in area. For the purposes of this section, only one face of a double-faced sign will be counted in determining total sign area.

(2) *Primary sign types.* Subject to any additional regulations set forth in this section or article, the permitted sign area set forth in subsection (a) must be used in conjunction with one or more of the following sign types: bulletin board signs, freestanding signs, monument signs or wall signs. For the purposes of this section, freestanding or monument signs are not permitted on lot frontages less than 60 feet in width.

a. *Height.* The maximum height of any freestanding sign is 25 feet, or the height of the building to which the sign pertains, whichever is less.

b. *Lighting.* Only wall or monument signs may be illuminated.

(Ord. No. 1751, § 3, 12-20-05)

Secs. 90-1256—90-1260. Reserved.

Sec. 90-1261. Signs permitted in parking zones.

(a) Where rates are charged in P zones, the following signs are permitted for parking lots and parking structures:

(1) *Number.* Pay parking lots and structures are permitted one freestanding or wall identification sign identifying the lot or operator and referring to the availability and charges for parking spaces on the parking lot or in the parking structure.

(2) *Area.* For each three linear feet of frontage on a public street there is permitted one square foot in sign area per sign face.

(3) *Height.* The sign may not exceed 15 feet in height.

(4) *Lighting.* The sign may be lighted only during the hours that the parking lot or parking structure is open for business.

- CODE
Chapter 90 - ZONING

ARTICLE XXXVI. SIGNS GENERALLY

- (5) *Directional signs.* The director may also approve such number of lighted or unlighted, single- or double-faced directional signs as may be necessary for safe pedestrian and vehicular movement. The directional signs may not exceed six square feet in area per sign face and 15 feet in height.
- (b) Where rates are not charged in P zones, the following signs are permitted for parking lots and parking structures:
- (1) *Number.* Free parking lots or structures are permitted one freestanding identification sign on each side of the premises fronting on a public street.
 - (2) *Area.* The sign may not exceed four square feet in area per sign face.
 - (3) *Height.* The sign may not exceed six feet in height.
 - (4) *Lighting.* The sign may be illuminated.
 - (5) *Directional signs.* The director may also approve such number of lighted or unlighted, single- or double-faced directional signs as may be necessary for safe pedestrian and vehicular movement. The directional signs may not exceed four square feet in area per sign face or six feet in height.
- (Ord. No. 1751, § 3, 12-20-05)

Secs. 90-1262—90-1270. Reserved.

Sec. 90-1271. Signs permitted in manufacturing zones (M-1 and M-2).

In addition to any other applicable signage allowed under this article, the following signage is permitted in manufacturing zones M-1 and M-2.

- (1) *Permitted sign area.* Each business is permitted on each separate street, mall or parking lot commercial frontage, one and one-half square feet of area for each one linear foot of frontage up to a maximum of 100 square feet in area. For the purposes of this section, only one face of a double-faced sign will be counted in determining total sign area.
- (2) *Primary sign types.* Subject to any additional regulations set forth in this section or article, the permitted sign area set forth in subsection (1) above must be used in conjunction with one or more of the following sign types: bulletin board signs, freestanding signs, monument signs or wall signs. For the purposes of this section, freestanding or monument signs are not permitted on lot frontages less than 60 feet in width.
 - a. *Height.* The maximum height of any freestanding sign is 25 feet, or the height of the building to which the sign pertains, whichever is less.
 - b. *Lighting.* Only wall or monument signs may be illuminated.

(Ord. No. 1751, § 3, 12-20-05)

Sec. 90-1272. Signs for shopping centers and big box uses.

The following on-site signs for primary identification are permitted in shopping centers and for big box uses and supersede the regulations under sections [90-1251](#) and [90-1271](#).

- (1) *Number.* One lighted or unlighted double-faced, freestanding sign is permitted for each separate street frontage as shown in the following table:

- CODE
Chapter 90 - ZONING

ARTICLE XXXVI. SIGNS GENERALLY

Shopping Center/Big Box Uses (Gross Floor Area)	Maximum Sign Area (in square feet)	Maximum Height (in feet)
Less than 30,000	Per requirements of section 90-1251	25
30,000 to 69,900	150	30
70,000 to 140,999	250	40
150,000 or more	300	45

- (2) *Additional signage for shopping centers.* Each building frontage, whether in-line or freestanding, is permitted a wall sign or signs totaling not more than two square feet of area for each one linear foot of building frontage up to a maximum of 200 square feet.
- (3) *Additional signage for big box uses.* Big box uses may be permitted a wall sign or signs totaling not more than 1.4 square feet of display area for each one linear foot of building frontage.

(Ord. No. 1751, § 3, 12-20-05)

Sec. 90-1273. Signs for outdoor sales.

Only the following on-site signs for primary identification are permitted for plant nurseries, mobile home sales and similar outdoor sales uses not involving showrooms or large offices:

- (1) *General types.* Each business is permitted one wall, roof or projecting sign on each separate commercial frontage.
- (2) *Area.* The permitted sign area for each sign is two square feet for each one linear foot of lot frontage up to a maximum of 200 square feet.
- (3) *One freestanding, lighted or unlighted, double-faced identification sign* may be included in the sign area under subsection (2). The maximum height of any such sign is 16 feet, except as specifically approved by conditional use permit where it can be demonstrated that the 16-foot height limitation precludes the effectiveness of the sign's purpose for identification.
- (4) *One low-silhouette monument sign* per separate commercial frontage may be included in the sign area under subsection (2), which sign may be placed only in lieu of a freestanding sign on the same site. Monument signs may be placed in setback areas subject to the restrictions of subsection 90-16(f), pertaining to corner and driveway visibility, provided that the height does not exceed eight feet and the sign area does not exceed 64 square feet.

(Ord. No. 1751, § 3, 12-20-05)

- CODE
Chapter 90 - ZONING

ARTICLE XXXVI. SIGNS GENERALLY

Sec. 90-1274. Future development signs.

Future development signs for an approved shopping center or industrial park are permitted as follows:

- (1) One lighted or unlighted, double-faced, freestanding sign is permitted for each separate street frontage as shown in the following table:

SIGNS PERMITTED ON VACANT PARCELS

Acreage of Property (acres)	Size of Sign (square feet)	Maximum Height of Sign (feet)
0—5	64	<u>12</u>
5—10	96	<u>12</u>
10—20	128	14
20 or more	160	<u>16</u>

- (2) All future development signs must be removed from the property 18 months after approval of the sign by the city, or on the issuance of an occupancy permit for a structure within the shopping center or industrial park, whichever comes first.
- (3) All future development signs must be placed a minimum of 25 feet from the property line.

(Ord. No. 1751, § 3, 12-20-05)

Secs. 90-1275—90-1279. Reserved.

Sec. 90-1280. Prohibited signs.

The following signs are prohibited in all zones:

- (1) Banner signs, bunting, streamers, pennants and flags, except as specifically permitted in subsections 90-1250(c) and (f) or those flags excluded as "signs" under section 90-1242
- (2) Devices projecting or otherwise reproducing the image of a sign or message on any surface or object.
- (3) General outdoor advertising signs, except legal nonconforming signs as permitted in subsection 90-1281(c).
- (4) Hand-held commercial signs, except as permitted under subsections 90-1250(c)(3) and 90-1251(4).
- (5) Inflatable signs, except balloons as permitted under subsection 90-1251(4).

ARTICLE XXXVI. SIGNS GENERALLY

- (6) Mobile signs.
 - (7) Moving and flashing signs.
 - (8) Off-site signs.
 - (9) Portable commercial signs.
 - (10) Roof signs.
 - (11) Signs located in such a manner to constitute a potential traffic hazard or obstruct the view of any authorized traffic sign or signal device, or designed to resemble or conflict with any authorized traffic control sign.
 - (12) Signs emitting audible sounds, odors or particulate matter.
- (Ord. No. 1751, § 3, 12-20-05)

Sec. 90-1281. Legal nonconforming signs.

- (a) *Generally.* In order to limit the number and extent of legal nonconforming signs created by the adoption of this article, it is the intent to permit nonconformities to continue until they are removed, but not to encourage their survival. Therefore, a sign existing before the effective date of the original ordinance codified in this article (August 28, 1984), or existing on the date of any amendment to this article or a zone change or annexation to the city, may be used in accordance with other provisions of this article, provided that no such legal nonconforming sign may be enlarged, expanded, extended, altered, moved, reestablished after abandonment, or restored after destruction, except that the text or sign face of a legal nonconforming sign may be changed as long as there is no change in area or sign structure.
- (b) *Special circumstances.* In accordance with California Business and Profession Code § 5499, no legal nonconforming sign will be required to be removed on the sole basis of its height or size if special topographic circumstances would result in a material impairment of visibility of the sign or the owner's or user's ability to adequately and effectively continue to communicate to the public through the use of the sign. The owner or user may maintain the sign at the premises and at a location necessary for continued public visibility at the height or size at which the sign was previously lawfully erected pursuant to all applicable codes, regulations and permits. Any such sign will be deemed to be in conformance with this article.
- (c) *Legal nonconforming general outdoor advertising signs.* Existing legal nonconforming general outdoor advertising signs may be relocated when the following requirements are met:
 - (1) Proof that the existing sign was legally erected.
 - (2) A conditional use permit has been approved in accordance with sections [90-42](#) through [90-42.11](#) of this Code. Prior to approval of the conditional use permit, an additional finding must be made by the approving authority that the removal and relocation of the general outdoor advertising sign fulfills a public purpose. In furtherance of that requirement, the conditional use permit must include a requirement that the sign be made available for use by the city for civic advertising purposes, at no charge, for up to a maximum of 30 calendar days per year, on such terms as may be set forth in the conditional use permit.
 - (3) The existing sign must be removed prior to erecting a new sign.
 - (4) If the existing sign was double-faced, then its replacement may be double-faced. However, in no case may the sign area exceed 300 square feet per face. The maximum height of the sign may not exceed 25 feet. In addition, existing single-faced signs currently located within the D-1

- CODE
Chapter 90 - ZONING

ARTICLE XXXVI. SIGNS GENERALLY

and D-2 (Downtown) zone districts may be relocated outside of the D-1 and D-2 zone districts with a double-faced sign.

- (5) The relocated sign may not be illuminated unless the original sign was illuminated.
- (6) If the sign is illuminated, the illumination must be turned off no later than 10:00 p.m.
- (7) There may be no moving parts or electrification of the sign.

(Ord. No. 1751, § 3, 12-20-05)

Sec. 90-1282. Removal of signs.

- (a) *Unsafe signs.* Any unsafe sign may be removed by the city without prior notice. Alternatively, the director may issue a notice of violation and give the permit holder, property owner or person in possession and control of the property up to 15 days to cure the violation.
- (b) *Illegal signs.*
 - (1) *Permanent.* Any illegal permanent sign must be removed or brought into conformity by the permit holder, property owner, or person in possession and control of the property following written notice from the director. Such notice must specify the nature of the violation, order the cessation thereof and require either the removal of the sign or the execution of remedial work in the time and in the manner specified by the notice. The time for removal or repair may not be less than 15 days from the date of mailing the notice.
 - (2) *Temporary.* Any temporary sign posted or otherwise affixed in violation of this article may be removed by the city. The city employee or agent removing the sign will immediately attempt to notify the owner of the sign, if such owner can be ascertained.
- (c) *Abatement of signs.* All signs erected or maintained in violation of the provisions of this article are hereby declared to be a public nuisance, and may be removed at the direction of the city manager whenever the permit holder, property owner, or person in possession or control of the property fails to comply with an order of the director requiring compliance with this article. The city may abate any such sign in the manner set forth in Article II of [Chapter 30](#) of this Code.
- (d) *Retrieval of removed signs.* Any person desiring to retrieve a sign removed by the city may do so upon the payment of an administrative fine for each sign. The amount of such fine will be set by resolution of the city council. In lieu of paying such administrative fine, a person may retrieve a sign upon signing a promise to appear citation issued to such person. If a person wishes to contest the fact that a sign was placed in violation of this article prior to paying the fine or signing the citation, the person has the right to an administrative hearing before the director. If the director finds that the sign was lawfully posted, the director will cause the return of the sign without an administrative penalty or the issuance of a citation.
- (e) *Disposal of removed signs.*
 - (1) *Permanent.* No permanent sign that has been removed and stored by the city may be released until the administrative fine and any other penalties have been paid. If a sign remains unclaimed for a period of 30 days after notice of removal is sent to the permit holder, property owner, or person in possession and control of the property, it will be deemed to be unclaimed personal property and may be disposed of in accordance with the law.
 - (2) *Temporary.* Any temporary sign removed by the city may be considered abandoned if it is not retrieved within 15 days after the date of such removal and may be disposed of by the city without liability therefor to any person.

(Ord. No. 1751, § 3, 12-20-05)

ARTICLE XXXVI. SIGNS GENERALLY

Sec. 90-1283. Violation of article; penalty.

Any person, whether a principal, agent, employee or other person, violating or causing the violation of any of the provisions of this article will be guilty of an infraction, and upon conviction thereof may be punished by:

- (1) A fine not exceeding \$50.00 for a first violation.
- (2) A fine not exceeding \$100.00 for a second violation.
- (3) A fine not exceeding \$250.00 for each additional violation within one year.

Such person will be deemed guilty of a separate offense for each and every day during any portion of which any violation of this article is committed or continued by such person, and will be punished as provided in this section.

(Ord. No. 1751, § 3, 12-20-05)

Sec. 90-1284. Appeals.

Any person aggrieved by a decision of the director made pursuant to the provisions of this article has the right to appeal such decision to the design review board as follows:

- (1) *Appeal of director's decision.* Any decision made pursuant to the provisions of this article by the director will become final upon the expiration of 30 days from the date such decision is served on the applicant, unless an appeal to the design review board is filed prior to the expiration of such period of time. If such appeal is timely filed, all action will be stayed until the appeal is finally decided.
- (2) *Procedure.* Any appeal brought pursuant to this section will be submitted on an application form to be provided by the department, and must be filed with the department. All portions of the application must be substantially completed. Each application on appeal must be verified. If the application form is not sufficiently completed, the department will return such application to the applicant, indicating the portions requiring additional completion. If the application is not returned to the department within ten days of the time mailed, the appeal will be deemed waived. The director will initiate an investigation of each of the points covered in the application, and will prepare recommendations for consideration by the design review board. An appeal hearing must be set before the board within 30 days of receipt of the appeal unless the applicant agrees to a continuance. The applicant must be notified of the hearing date not less than ten days before such hearing date.
- (3) *Hearing by design review board.* The design review board will hear the testimony of the applicant, the recommendation of the secretary, and other testimony deemed relevant. The decision of the design review board must be rendered and provided to the applicant not more than 15 days from the date of the conclusion of the hearing.
- (4) *Appeal to city council.* The decision of the design review board will become final upon the expiration of 15 days from the date of mailing to the applicant, unless an appeal to the city council is filed prior to the expiration of such period of time. If such appeal is timely filed, all action will be stayed until the appeal is finally decided. Upon receipt of the appeal, the city clerk will set the appeal for public hearing before the city council within 30 days unless the applicant agrees to a continuance. The city clerk will notify the applicant of the date of the hearing not less than ten days before such hearing date. The city council will review all decisions made in the case and hear other testimony deemed relevant. The decision of the city council must be in the form of a resolution and will be final.

- CODE
Chapter 90 - ZONING

ARTICLE XXXVI. SIGNS GENERALLY

(5) *Judicial review.* Any person dissatisfied with the final action taken by the city council may seek prompt judicial review of such decision pursuant to California Code of Civil Procedure § 1094.8.

(Ord. No. 1751, § 3, 12-20-05)

Secs. 90-1285—90-1310. Reserved.

FOOTNOTE(S):

--- (19) ---

Editor's note— Section 2 of Ord. No. 1751, adopted Dec. 12, 2005, repealed art. XXXVI, in its entirety and section 3 of said ordinance enacted similar provisions to read as herein set out. Former art. XXXVI derived from Ord. Nos. 844 and 865; §§ 24200—24245 of the 1985 Code; and additional amendatory legislation, the history of which can be found in the Code Comparative Table located at the back of this volume. ([Back](#))

Cross reference— Buildings and building regulations, ch. 14; Uniform Sign Code, § 14-121 et seq.; streets and sidewalks, ch. 66. ([Back](#))