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PLANNING COMMISSION

MEETING MINUTES

DATE: JUNE 4, 2013

CALLED TO ORDER: 5:00 P.M.
(Special Start time)

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, Michael Perciful and Vince Overmyer

ABSENT: None

Invocation and Flag Salute: Commissioner Rick Crimeni
(Delayed until later in meeting)

2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of May 7, 2013

It was **MOVED** by Commissioner Crimeni and **SECONDED** by Commissioner Perciful to **APPROVE** the May 7, 2013 Planning Commission Minutes, as presented.

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

AYES: Chairman Gifford, Vice Chairman Vasquez, and Commissioners Crimeni, Perciful and Overmyer

NOES: None

ABSTAIN: None

ABSENT: None

WORK STUDY ITEMS

3. RAMONA CREEK SPECIFIC PLAN (SP12-001) WORK STUDY

APPLICANT: Mr. Daniel Gryczman, Regent Properties

LOCATION: North side of Florida Avenue, between Myers Road and Warren Avenue

PLANNER: Ron Running – Contract Planner

1 Planner Running began his presentation with a reminder to the Commission regarding
2 the joint work study session that had been previously held with the City Council. He
3 noted that this work study session was to provide them with an update on the project.
4 He introduced Daniel Gryczman, who provided a detailed description of the proposed
5 project, outlining various key points for the Commission.
6

7 Planner Running then gave a PowerPoint presentation and invited questions from the
8 Commission.
9

10 Chairman Gifford inquired about the framework for the schedule on the project and was
11 given the timeframe of late summer or early fall for a public hearing.
12

13 Vice Chairman Vasquez had queries concerning open space area maintenance, the
14 property along Warren Road consisting of almost 20 acres with vernal pools, and the
15 composition of the landscaping to the west.
16

17 Planner Running and CDD Elliano explained that the maintenance will probably be
18 contracted with the city and with Valley-Wide for the recreation component. The
19 perimeter streetscape median landscaping would be completed under contract by
20 either the city or, if it's part of the commercial area, possibly by the property owner.
21 The property along Warren Road presents difficulties but the city hopes to work with
22 RCA to consolidate the vernal pools away from Florida Avenue and open the area for
23 development; otherwise, it would remain open space. The landscaping to the west, as
24 currently proposed, would be a decomposed granite pedestrian path. At present it is a
25 dedicated city right-of-way because there are utilities, but the city is working with
26 Regent and the adjoining property owners on the issue.
27

28 Commissioner Overmyer questioned whether the sewer facilities would have to be
29 improved on Old Warren Road.
30

31 CDD Elliano stated that she did not think so. However, there would have to be
32 improvements to landscaping and open areas for purposes of access by maintenance
33 trucks. Such improvements would be dependent on what the adjoining property
34 owners are going to be doing with their properties, not just Regent.
35

36 Mr. Gryczman expressed his willingness to work with the city, but with the present
37 makeup of the area, money spent elsewhere would be more advantageous. He noted
38 that if and when the area develops, it would then be Regent's obligation to improve the
39 adjacent street section.
40

41 Chairman Gifford expressed his opinion that it would be best to leave options open
42 until there is certainty about what would be developed.
43

44 To Commissioner Crimeni's question concerning residential sizing, streets, and
45 commercial areas, Mr. Gryczman indicated that size would vary, depending on the
46 product type – single-family or multi-family – and the code specifications. Streets
47 would be designed when the subdivisions were planned, but the conceptual idea is to
48 have doors and eyes on the parks. They are presently creating planning areas and will
49 come back to the Commission as these areas are developed. The commercial areas
50 would include large-box spaces for retailers like Walmart, but the idea is to allow for
mixed uses to respond to demand.

1 Chairman Gifford mentioned the Highway 79 improvements and commercial trade-offs
2 along that route. He also expressed his desire to see smaller commercial and/or
3 higher end quality retail, such as Crate and Barrel, rather than just quantity.
4

5 Mr. Gryczman noted that the market will dictate what and how much retail can be built.
6

7 Chairman Gifford expressed his appreciation for what Regent had already done in the
8 planning stages, but indicated his thought that the economic leakage from Hemet was
9 even greater than previously had been thought; therefore, to keep money in the valley,
10 the right kind of development is necessary, and he felt that this could represent such a
11 project. The need for an entertainment complex, with theaters and restaurants, is
12 going to be critical to keep people in Hemet, and as this becomes a premier gateway to
13 the city on the west end, its appeal will be critical to the financial well-being and quality
14 of life.
15

16 Mr. Gryczman indicated that the area has to have the right kind of housing mix and
17 density load to be able to attract retailers and vice versa, so it's a symbiotic relationship
18 and a delicate balance, which Regent is looking at very carefully. He acknowledged
19 that Hemet is obviously the gold standard for 55 and older communities and would be
20 amenable to including such; however, that could change the plans for a K through 5
21 school.
22

23 Commissioner Overmyer asked whether the master developer or merchant builder
24 would have the responsibility for installing the landscaping, and questioned the
25 condition of drainage.
26

27 Mr. Gryczman responded that typically there is a mix. The master developer puts in
28 the infrastructure, main roads, etc. As development occurs in pieces, various retail
29 developers or residential developers follow the same plans so that the maintenance is
30 there and has a consistent appearance. It isn't all installed at the same time by the
31 same party.
32

33 Joe Castaneda of JLC Engineering addressed the Commission as the project
34 hydrologist and gave a report on the drainage conditions and plans for the future.
35

36 Commissioner Crimeni stated in order to attract good retailers, the quality of housing
37 must be present to attract the level of income that can sustain that retail element. For
38 that reason, low-income housing in that area may not be wise.
39

40 Mr. Gryczman indicated that Regent is working hard with planning staff to make sure
41 that the development standards are high quality and will accomplish that goal. He also
42 mentioned that Highway 79 would be a key component from the retailers' perspective
43 because this property is the first off-ramp into Hemet, and this project could end up
44 with the first commercial property as one comes into West Hemet, so completion of the
45 Highway 79 improvement is critical to the success of this project. He also mentioned
46 that they have been diligently working with the City and the Riverside Conservation
47 Authority regarding the issue of vernal pools, and an in-lieu fee exchange seems to be
48 agreeable with various agencies.
49

50 Chairman Gifford asked for thoughts and direction for staff from the Commissioners,
adding that he was pleased with the design of the project.

1 Commissioner Overmyer concurred with Chairman Giffords comments, and asked staff
2 to also check on the retail leakage numbers. He suggested that the financial trends
3 seem to be rising.

4
5 CDD Elliano responded to a question from Commissioner Overmyer regarding phasing
6 of the project by stating that the goal is to preserve maximum flexibility. Any phase
7 could go ahead of the other, but the city is associating the appropriate infrastructure
8 with each phase to make sure that it's all master planned, makes sense, and that
9 nothing is left behind.

10
11 Chairman Gifford ended the work study session by mentioning the inclusion of the trail
12 system and the development of the drainage area as an amenity, and not just a
13 necessary area.

14
15 A ten-minute recess was taken, after which the invocation and flag salute was lead by
16 Commissioner Crimeni.

17
18 **4. PUBLIC COMMENTS:**

19
20 There were no members of the public present who wished to address the Commission
21 regarding items not on the agenda.
22
23
24

25 **PUBLIC HEARING ITEMS**

26
27 **5. ZONING ORDINANCE AMENDMENT (ZOA) NO. 13-006 (HOUSING ELEMENT**
28 **COMPLIANCE) MULTIPLE FAMILY AND R-4 ZONES**
29

30 APPLICANT: City-initiated
31 LOCATION: City-wide
32 PLANNER: Carole L. Kendrick, Assistant Planner
33

34 **DESCRIPTION:** A request for Planning Commission review and
35 recommendation of approval to the City Council for a city-initiated ordinance
36 amending Chapter 90 (Zoning), Article XIII of the Hemet Municipal Code by
37 modifying the zoning and development regulations for Multiple-Family zones
38 and adding a new R-4 zoning designation in compliance with the City's Housing
39 Element and State Law requirements.
40

41
42 A PowerPoint presentation was given by Assistant Planner Kendrick, outlining various
43 details of the proposed Zoning Ordinance Amendment. She indicated that 21 or 22
44 properties were proposed to have their zoning redesignated to R-4.
45

46
47 Chairman Gifford observed that this item was necessary to meet State law
48 requirements, which will take the CUP discretion away from the Planning Commission
49 for its high density areas and leave it to design plan, denying the Commission the right
50 to be able to reject a project based on density only.

1 Vice Chairman Vasquez noted that General Plan Policy H-3 outlines permit procedures
2 relative to the Site Development Review application, which does away with the CUP
3 application.

4
5 Planner Kendrick explained that the parcels affected are the ones identified in the
6 General Plan and that most, if not all of them are vacant infill.

7
8 CDD Elliano explained that most of the properties coming into the R-4 zone are
9 currently zoned R-3, so they've already been slated for high density development. The
10 city's only obligation is to provide the available sites. The property owner decides what
11 housing to build on the site.

12
13 Chairman Gifford opened the public hearing on the item

14
15 Jim Morrisey (41738 Fulton Avenue, Hemet) addressed the Commission to express the
16 following concerns: 1) If apartments are to be permitted by right, will there still be
17 CEQA requirements; 2) Could there be within the development standards a disclosure
18 of places to look for further requirements, such as setbacks, buffers, etc.; 3) Page 11
19 discusses parking restrictions that would seem to restrict two-car garages facing the
20 front yard; 4) The requirements for fencing seem vague and unclear.

21
22 CDD Elliano replied as follows: 1) Properties are not necessarily absolved from CEQA.
23 A smaller infill site might meet the exemptions under CEQA, while a larger site may
24 have to do a biological, traffic, technical or cultural study if there are concerns; 2)
25 Because Planning staff wants transparency also, on page 2 of the permitted uses for
26 R-4, a column called "reference" was added in the event that there are additional
27 regulations for whatever the uses are; 3) Staff will provide more clarity on parking
28 standards; 4) This is carry-over language from the existing code. She agreed that
29 there should be changes made and indicated that those would appear when the new
30 landscaping fence ordinance is processed. She recommended changing the
31 sentencing, striking No. 8 and renumbering it.

32
33 The public hearing was closed and Vice Chairman Vasquez questioned whether the
34 changes discussed could be made without the item returning to the Commission for a
35 motion.

36
37 City Attorney suggested that since the changes were minor, a motion would be
38 appropriate.

39
40 Commissioner Perciful wanted clarification on the term "multi-family housing," since he
41 has seen it described as two, five, and eight units.

42
43 CDD Elliano explained that it's generally two to eight units, depending upon the zoning.

44
45 Chairman Gifford recommended consistency.

46
47 It was **MOVED** by Commissioner Crimeni and **SECONDED** by Commissioner
48 Overmyer to **ADOPT** *Planning Commission Resolution Bill 13-005* recommending
49 approval to the City Council of Zoning Ordinance Amendment No. 13-006, with the
50 language changes discussed regarding pages 5, 11 (subparagraph G), 13 (No. 6).

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

3 **AYES:** Chairman Gifford, Vice Chairman Vasquez, and Commissioners Crimeni,
4 Overmyer and Perciful

5 **NOES:** None

6 **ABSTAIN:** None

7 **ABSENT:** None
8

9 *(Adopted Planning Commission Resolution No. 13-008.)*
10
11

12 DEPARTMENT REPORTS

14 **6. CITY ATTORNEY REPORTS:** (None)
15

16 **7. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**
17

18 **A.** Summary report regarding City Council Meeting of May 28, 2013
19

20 CDD Elliano stated that items of interest included an overview of the budget for the
21 new fiscal year, which is available online. Budget workshops will be held before the
22 end of this month when Council is expected to formally adopt the budget.
23

24 **B.** Update on Planning Projects and Informational Items (None)
25

26 **8. HEMET ROCS CITIZEN ADVISORY COMMITTEE REPORT:**
27

28 Chairman Gifford reported on the May 23rd Hemet ROCS CAC Meeting, which was the
29 last meeting of the Committee. They finished discussion on a draft ordinance to deal
30 with registration of rental properties for inspections and the Crime-Free Housing
31 Program. The ordinance is an attempt to quantify the rental properties within the City
32 of Hemet, and will require an annual fee of possibly \$75 per unit for inspections to
33 ensure that they are up to code and being properly maintained.
34

35 Concern was expressed regarding the effect of this ordinance on the good landlords.
36 Staff recommended that landlords can apply for an exemption from the fee if after an
37 evaluation by staff it is determined that they are in compliance with maintenance and
38 property control. Statistics within the city prove that five percent of the rental properties
39 take up eighty percent of the city's police and enforcement efforts, and this is a way to
40 cover some of the costs.
41

42 CDD Elliano added that city staff is continuing to fine tune the ordinance and would be
43 happy to meet with concerned citizens who would like to comment. She noted that
44 although this was the last CAC meeting, Hemet ROCS is an ongoing program. This
45 was simply the last phase of review of the ordinances by the Committee. Continuous
46 efforts are ongoing regarding the nuisance and abatement ordinance, administrative
47 citation ordinance, as well as the rental registration, property maintenance and fencing
48 ordinances.
49

50 In addition to the ordinance component, there is an ongoing Hemet ROCS task force
which is undergoing inspections of properties with continuing problems such as crime,
weapons charges, and code enforcement issues. There are also volunteer code

1 enforcement units that will be going out and acting as eyes and ears for code
2 enforcement.

3
4 Vice Chairman Vasquez asked about landlord registration and what sanctions would
5 be in place if they don't register.

6
7 Commissioner Crimeni wondered if noncompliant properties could be fined and the
8 properties ultimately placed under lien.

9
10 CDD Elliano explained that there would be the administrative citation process to deal
11 with such issues. The city could also withhold rental registration and business licenses
12 for rentals if they are not passing inspections. Having an established program provides
13 a staff base that will allow the City to communicate with all the rental property owners,
14 letting staff know who they are, where they are and who's in charge of the property.
15 Staff is trying to structure the program in such a way as to have a good landlord
16 program, and every landlord who qualifies for that would not have to pay for additional
17 rental registration – just the annual fees. It saves the city from having to pay up front
18 for the tremendous resources it takes to get liens paid or wait for property foreclosures
19 or sales. This program has been successful in many communities, and if something is
20 not in place, the City would have to fall back on waiting for complaints before issues
21 could be addressed. This is a way of trying to make sure we're getting to the housing
22 stock that needs to have an inspection and needs correction.

23
24 Vice Chairman Vasquez wondered which department would be the enforcer of this,
25 and who is going to compile the data.

26
27 CDD Elliano advised that the Community Development Department would direct it, with
28 Building, Code Enforcement and Planning involved. They already have a good start on
29 a database for apartment properties. Single-family residential rentals are harder to
30 keep track of, since they can change from month to month.

31
32 **9. PLANNING COMMISSIONER REPORTS: (None)**

33
34 **10. FUTURE AGENDA ITEMS**

- 35
36
37 **A. General Plan Consistency Zoning Updates**
38 **B. General Plan Annual Report (Coming in July 2013)**
39 **C. Workstudy for Proposed 2014-2021 Housing Element Update (Coming in**
40 **July 2013)**
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1 **11. ADJOURNMENT:**
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3 It was unanimously agreed to adjourn the meeting at 7:34 p.m. to the regular
4 meeting of the City of Hemet Planning Commission scheduled for **June 18, 2013**
5 **at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E.
6 Latham Avenue, Hemet, CA 92543.
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15 _____
16 John Gifford, Chairman
17 Hemet Planning Commission

18 **ATTEST:**
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23 _____
24 Nancie Shaw, Records Secretary
25 Hemet Planning Commissio
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