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**PLANNING**  **COMMISSION**

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**MEETING MINUTES**

**DATE: JULY 16, 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:** Commissioner Crimeni

**2. APPROVAL OF MINUTES:**

**A. Minutes for the Planning Commission Meeting of June 4, 2013**

It was **MOVED** by Commissioner Michael Perciful and **SECONDED** by Commissioner  
Rick Crimeni to **APPROVE** the June 4, 2013 Planning Commission Minutes, as  
presented.

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

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**B. Minutes for the Planning Commission Meeting of June 18, 2013.**

It was **MOVED** by Commissioner Perciful and **SECONDED** by Commissioner Crimeni  
to **APPROVE** the June 18, 2013 Planning Commission Minutes with a change to show  
Vice Chairman Vasquez as absent and not voting.

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

3 **AYES:** Chairman Gifford and Commissioners Crimeni, Overmyer and Perciful  
4 **NOES:** None  
5 **ABSTAIN:** Vice Chairman Vasquez  
6 **ABSENT:** None  
7

8 **3. REVISED RULES OF DECORUM FOR HEMET CITY COUNCIL, BOARDS,  
9 AND COMMISSION MEETINGS:**

10  
11 CDD Elliano outlined the revisions to the Rules of Decorum as follows:  
12

- 13 1. Prohibits members of the public from approaching the dais during the  
14 course of the meeting. If someone wishes to distribute something to the  
15 Commission, it must be received by the Clerk or CDD Elliano prior to the  
16 meeting.  
17
- 18 2. Prohibits members of the public from eating or drinking anything but water  
19 during the meetings and asks that they remain seated.  
20
- 21 3. Provides rules for those who video or audio record meetings, and requires  
22 audience members to share ahead of time any videos or PowerPoint  
23 illustrations with staff to ensure that it relates to an agenda item and to avoid  
24 viruses on the city's system.  
25
- 26 4. Allows the chairman to reduce speaker time from three minutes to two if  
27 more than 15 people are going to speak to an item; it also limits to 15  
28 minutes the amount of time that those who speak on behalf of other  
29 individuals can be given. Speakers must use the microphones and podiums  
30 provided.  
31

32 **4. PUBLIC COMMENTS:** (None)  
33  
34  
35

36 **WORK STUDY ITEMS**  
37

38 **5. GPA 13-001: GENERAL PLAN HOUSING ELEMENT UPDATE FOR THE 2014 -**  
39 **2021 PLANNING PERIOD (CYCLE 5 OF STATE REQUIRED HOUSING**  
40 **ELEMENTS):**  
41

42 **APPLICANT:** City of Hemet  
43 **LOCATION:** Citywide  
44 **PLANNER:** Nancy Gutierrez, Contract Planner  
45

46 **DESCRIPTION:** A Work Study Session to introduce the Planning Commission  
47 to the Draft General Plan Housing Element Update for the 2014 – 2021  
48 Planning Period. The Housing Element Update is required of all cities and  
49 counties within the State of California to periodically address changing housing  
50 needs and conditions, and to set forth City-wide housing goals, policies, and  
programs to address local needs in conformance with state housing laws and  
objectives.

1 Planner Gutierrez introduced David Barquist and Michelle Lieberman of RBF  
2 Consulting and outlined the timeline for delivering the Draft 2014-2021 Housing  
3 Element to the California Department of Housing and Community Development for its  
4 60 day preliminary review. The City Council will review the updates in August or early  
5 September, with the final document ready for approval by the end of the year or early  
6 next year.

7  
8 Chairman Gifford disclosed that he was employed by RBF at the time the city  
9 contracted with them; but he is presently a contractor with RBF, and not working on  
10 this project.

11  
12 (PowerPoint presentation by David Barquist and Michelle Lieberman)

13  
14 Mr. Barquist indicated that this new round of housing element review is more a  
15 cleanup review, with probably little back and forth with the state.

16  
17 Chairman Gifford suggested putting a table of contents on the document for ease of  
18 review, and Vice Chair Vasquez requested the red-lined version. He also asked for  
19 clarification of page 2, last paragraph, Regional Housing Needs Assessment, noting  
20 that it almost sounds contradictory.

21  
22 Mr. Barquist replied that the city is providing an opportunity to allow the market to build  
23 604 units if they wanted to come and submit an application, with CDD Elliano  
24 explaining that the big win for Hemet was reducing the initial RHNA-mandated 12,000  
25 units down to 604 units by showing them the city's existing inventory and income  
26 levels. She further explained that they were required to make ordinance changes to  
27 clean up deficiencies in the prior Housing Element; if not, the city cannot submit the  
28 new element. Also important in maintaining consistency with the state and federal  
29 laws is the ability to apply for and the advantage of receiving grants from California  
30 Home Funds, which requires a certified Housing Element to qualify. These funds can  
31 be utilized toward senior housing, disabled housing, and distressed homes that need  
32 improvement.

33  
34 Chairman Gifford opened the hearing for public comment, but receiving no requests,  
35 asked for further comments from staff and commissioners.

36  
37 CDD Elliano explained that there will be a formal public hearing and environmental  
38 review and will incorporate at that time any changes that the state feels need  
39 compliance with state housing law. Staff believes once the zone change is adopted,  
40 the city has done everything required by the state. When the Housing Element was  
41 adopted as part of the General Plan Update of last year, the city accommodated all of  
42 the RHNA requirements outlined and identified where the sites were from a General  
43 Plan standpoint.

44  
45 Chairman Gifford applauded staff for the great job done on the plan and how it  
46 dovetails with the General Plan. He still requested a table of contents.

47  
48 Commissioner Perciful also agreed with Vice Chairman Vasquez that a red-lined  
49 version, even an electronic version, would be helpful.  
50

1 It was **MOVED** by Vice Chair Greg Vasquez and **SECONDED** by Commissioner Rick  
2 Crimeni to **SUBMIT** the Draft Housing Element to the California Department of  
3 Housing and Community Development.

4  
5 The **MOTION** was carried by the following vote:

6  
7 **AYES:** Chairman John Gifford, Vice Chairman Greg Vasquez, Commissioners  
8 Michael Perciful, Rick Crimeni and Vince Overmyer

9 **NOES:** None

10 **ABSENT:** None

11  
12 **6. ZONE CHANGE (ZC) NO. 13-001: HOUSING ELEMENT COMPLIANCE –**  
13 **MULTIPLE FAMILY ZONE (R-4) ZONE CHANGES**  
14

15 **APPLICANT:** City of Hemet

16 **PLANNER:** Carole L. Kendrick, Assistant Planner

17 **LOCATIONS:** Site 1 Located on the east side of Myers Street, south of  
18 Devonshire Avenue and - north of Florida Avenue (448-120-010). Site 2 -  
19 Located on the south side of Latham Avenue, east of Lyon Avenue (442-060-  
20 046). Site 3 - Located on the south side of Stetson Avenue, east and west of  
21 Elk Street (464-270-002, 464-270-005, 464-270-006). Site 4 - Located on the  
22 south side of Johnston Avenue and the east side of Gilbert Street (446-280-  
23 005, 446-280-016, 446-280-017). Site 5 - Located on the southeast corner of  
24 State Street and Johnston Avenue and the northwest corner of Buena Vista  
25 Street and Stetson Avenue (446-300-002 thru -003, 446-300-005, 446-300-  
26 007, 446-300-008, 446-300-011). Site 6 - Located on the east side of State  
27 Street between Thornton Avenue and Chambers (451-100-022, 451-100-026  
28 and 451-100-036).  
29

30  
31 **DESCRIPTION:** A Work Study Session regarding a city-initiated Zone Change  
32 to rezone 6 sites (totaling 18 parcels) identified as Very High Density  
33 Residential (VHDR) in the General Plan to a zoning designation of Multiple  
34 Family Residential (R-4) in compliance with the City's Housing Element and  
35 State law requirements.

36 (PowerPoint presentation by Planner Kendrick)

37  
38 Chairman Gifford asked for clarification if this zone change was for the current  
39 planning window or for the plan being prepared to send to the State.  
40

41 CDD Elliano explained that this is to satisfy those remaining requirements for the  
42 current housing element; this is the new R-4 zoning category that matches the very  
43 high density General Plan designation.  
44

45 Commissioner Perciful asked if the property owners had been contacted, to which  
46 CDD Elliano replied that, yes, they had been contacted and her understanding is  
47 they're all in favor of it.  
48

49 Planner Kendrick explained that she had received a letter from a Pamela Schein  
50 regarding senior restriction on some property.

1 With no public members wishing to comment, Chairman Gifford closed the public  
2 hearing section, and CDD Elliano informed the Commission that this item will come  
3 back to the Commission on August 6 for public hearing and formal recommendation.  
4

## 5 DEPARTMENT REPORTS 6

7 **7. CITY ATTORNEY REPORTS:** (Nothing to report by Attorney Erica Vega)  
8

9 **8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**  
10

11 **A. Summary report regarding City Council Meetings of June 25 and July 9,**  
12 **2013**  
13

14 CDD Elliano reported that the ROCS ordinances regarding abandoned and vacant  
15 properties or those in default, and the fee schedule for registration of those holding  
16 title to these properties were approved unanimously by the Council at the June 25  
17 meeting. Also adopted was the city's fiscal year 2013-2014 Budget. In terms of  
18 planning, supplemental expenditures for special projects were approved including,  
19 pre-zoning efforts regarding 960 acres for possible annexation, a sphere of influence  
20 amendment, grant funding for water conservation landscaping and design templates  
21 for homeowners to make compliance easier.  
22

23  
24 At the July 9th meeting of the Council, the zoning ordinance amendment regarding  
25 retail conversion was adopted and the Administrative Fine schedule was updated.  
26

27 **B. Update on Planning Projects and Informational Items**  
28

29 CDD Elliano reported that the city is starting a series of meetings with some downtown  
30 merchants who are interested in programs, activities and streetscape improvements  
31 and how to partner with them, looking at cooperative ways to upgrade the landscaping  
32 in parking lots, signage, and design guidelines. The Valley View Foundation is going  
33 to have a five-year lease agreement with the Hemet Theater, so the city hopes to work  
34 with them and others regarding revitalizing the Hemet Theater.  
35

36 **C. Potential Conflict of Interest locational map**  
37

38 A locational map was distributed to the Commission members to assist them in  
39 identifying projects or issues within 300 feet of their residences that might be a  
40 potential conflict of interest. CDD Elliano advised Commissioners to contact either the  
41 city attorney or staff if they have a question about any potential conflicts.  
42

43 **9. PLANNING COMMISSIONER REPORTS:**  
44

45 **A. Chairman Gifford reported he attended the kick-off event for the San Jacinto**  
46 **Valley marketing program and thought it was a step forward in promoting**  
47 **the Valley.**

48 **B. Vice Chair Vasquez also attended the presentation and felt it was going to**  
49 **be an exciting venture.**

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

- 1 D. Commissioner Overmyer had a question concerning Jeffrey Homes'  
2 continuance, and was informed by CDD Elliano that there are 70 or 90 lots  
3 in the final phase and the developer started construction again on the next  
4 10 lots.  
5 E. Commissioner Crimeni (Nothing to report)  
6

7 **10. FUTURE AGENDA ITEMS:**  
8

- 9 A. General Plan Consistency Zoning Updates  
10 B. Landscaping and Fencing Zoning Ordinance  
11 C. GPA-13-001: Proposed 2014-2021 Housing Element Update  
12 D. ZC 13-001: Multiple Family R-4 Zone Changes  
13 E. SPA and SDR for the Hemet Auto Mall  
14

15 **11. ADJOURNMENT:**  
16

17 **It was unanimously agreed to adjourn the meeting at 7:22 p.m.** to the regular  
18 meeting of the City of Hemet Planning Commission scheduled for **August 6, 2013 at**  
19 **6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham  
20 Avenue, Hemet, CA 92543.  
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John Gifford, Chairman  
Hemet Planning Commission

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33 ATTEST:  
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39 Nancie Shaw, Records Secretary  
40 Hemet Planning Commissio  
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