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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

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 comments from the public, and all of the property owners have been in favor of the
2 request, or not commented.

3
4 Thereafter, Chairman Gifford opened the public hearing and invited speakers to come
5 forward.

6
7 Rick Robotta of Benchmark Pacific, the owners/developers of Page Ranch,
8 commented that they are in full support of the SP low density residential zoning. They
9 are also developing the adjacent Solera project, and a Specific Plan allows them, with
10 city input, to continue creative designs that meet the market demands.

11
12 With no other speakers appearing, the public hearing portion was closed and
13 commissioners were asked for further comments.

14
15 Both Vice Chair Vasquez and Commissioner Crimeni thanked staff for doing the
16 research and putting the plan together, and both indicated they were in favor of it.

17
18 It was **MOVED** by Commissioner Michael Perciful and **SECONDED** by Commissioner
19 Rick Crimeni to **ADOPT** Planning Commission Bill 13-021 recommending **APPROVAL**
20 of the zone change.

21
22 The **MOTION** was carried by the following vote:

23
24 **AYES:** Chairman John Gifford, Vice Chair Greg Vasquez, Commissioners
25 Michael Perciful, Vince Overmyer and Rick Crimeni

26 **NOES:** None

27 **ABSENT:** None

28
29 *(Adopted Planning Commission Resolution No. 13-018)*

DEPARTMENT REPORTS

- 30
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34 **5. PROGRESS REPORT CONCERNING PROPOSED TEMPORARY SIGNS**
35 **ZONING ORDINANCE AMENDMENT:** *Report by Principal Planner Emery Papp*
36 *recommended Action: Receive updated report and materials and direct staff to*
37 *schedule a second work study regarding Temporary Signs for the December 3,*
38 *2013 Planning Commission meeting.*

39
40
41 (Staff presentation by Principal Planner Emery Papp)

42
43 Planner Papp explained that staff has put together an amended matrix comparing the
44 City of Hemet temporary sign regulations to those from several other Inland Empire
45 cities, including Corona, Moreno Valley, Murrieta, Ontario, Rancho Cucamonga, San
46 Jacinto and Temecula. The next staff report on this subject will be on December 17th.

47
48 Chairman Gifford wanted more information on LED signage, and Commissioner
49 Crimeni asked if the sign ordinance would affect real estate signs.

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

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

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

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

38 **E.** Commissioner Crimeni announced several community events coming in
39 December.
40

41 **9. FUTURE AGENDA ITEMS:**
42

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

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

45 **C.** Regent Properties – Ramona Creek SP, TTM and DEIR
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1 **10. ADJOURNMENT**

2
3 It was unanimously agreed to adjourn the meeting at 7:39 p.m. to the regular meeting
4 of the City of Hemet Planning Commission scheduled for **DECEMBER 17, 2013 at**
5 **6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham
6 Avenue, Hemet, CA 92543.
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John Gifford, Chairman
Hemet Planning Commission

25 ATTEST: 
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27 _____
28 Melissa Couden, Records Secretary
29 Hemet Planning Commission
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