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PLANNING  *COMMISSION*

MEETING MINUTES

DATE: APRIL 1, 2014

CALLED TO ORDER: 6:00P.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
Commissioner Michael Perciful

ABSENT: Commissioners Rick Crimeni and Vince Overmyer

Invocation and Flag Salute: Commissioner Michael Perciful

2. PUBLIC COMMENTS:

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

3. APPROVAL OF MINUTES:

A. Minutes of the Planning Commission meeting of March 18, 2014

It was **MOVED** by Vice Chair Greg Vasquez and **SECONDED** by Commissioner Michael Perciful to **APPROVE** the Minutes of the Planning Commission meeting of March 18, 2014.

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

AYES: Chairman John Gifford, Vice Chair Greg Vasquez, Commissioner Michael Perciful

NOES: None

ABSENT: Commissioners Vince Overmyer and Rick Crimeni

PUBLIC HEARING ITEMS

4. RAMONA CREEK SPECIFIC PLAN NO. 12-001, GPA 12-005, TTM 36510 & DRAFT ENVIRONMENTAL IMPACT REPORT - A request for Planning Commission review and recommendation to the City Council regarding the

1 establishment of the proposed Ramona Creek Specific Plan establishing 954
2 residential units and 649,044 square feet of commercial space; consideration of an
3 associated General Plan Amendment to the Land Use Element to modify the mix of
4 residential units and commercial acreage in Mixed Use Area No. 1 and to change
5 the land use designation on 44.9 acres from Low Density Residential (2.1 - 5.0
6 d.u./ac.) to Low Medium Density Residential (5.1 - 8.0 d.u./ac.); and consideration
7 of a master tentative tract map to subdivide the site into 37 large lots. The Planning
8 Commission will also consider the Draft Environmental Impact Report (EIR) that has
9 been prepared to assess the environmental effects of the project.

10
11 **PROJECT APPLICANT INFORMATION:**

12
13 **Owner: Regent Properties**
14 **Authorized Agent: Daniel Gryczman, Regent Properties**
15 **Project Location: Corner of W. Florida Ave. and Myers Street**
16 **APN Information: 448-090-003**
17 **Lot Area: 208.9+/- acres**
18

19 (A detailed presentation was delivered by Planner Ron Running)

20
21 Chairman Gifford asked a series of questions including the following:

- 22 1. Do the design guidelines call out numbers of trees or type of landscape for
23 the drainage area, and can the Commission be assured that the pictures in the report
24 accurately reflect what the drainage area will look like?
25 2. In the commercial area, is there a possibility that some type of educational
26 complex (university extension, etc.) could be established there?
27 3. Have there been changes other than just residential density designations?
28 4. Has there been discussion with EMWD concerning supplying water to this
29 site, considering the drought concerns in Southern California?
30

31 Planner Running replied that there are only slight changes in the density designations.
32 Most of the work had to do with the refining of the Specific Plan, and he added the
33 applicant could answer some of the other questions.
34

35 Vice Chair Vasquez asked if there was going to be permitting required to use any of
36 the recreational areas.
37

38 Planner Running expressed his belief that there would be. However, the management
39 structure of the park area has not yet been decided. They are hoping that Valley Wide
40 will be the managing entity.
41

42 Vice Chair Vasquez stated he felt the plan was a good one but wondered if there had
43 been any study as to how this project might impact efforts to improve the downtown
44 area.
45

46 Planner Running stated that the applicant did provide a marketing analysis that
47 concluded this project will be an attempt to capture the leakage that currently exists to
48 outside communities.
49
50

1 CDD Elliano expressed the belief that this project would be complementary to the
2 downtown area, in that this project is very different in scale than the downtown where
3 the existing small lots would have to be purchased and assembled to provide the big-
4 box types of retail establishments being proposed.

5
6 Vice Chair Vasquez asked for more information about the MWD constraints, and
7 Planner Running explained that there are two-6' foot diameter water pipelines that go
8 through the easement right now. No structures are allowed over the pipelines, but
9 some roads will be allowed to cross. The project is designed in increments in case
10 more work needs to be done in the easement in the future. There is limited use where
11 the pipes exist.

12
13 Planner Running also explained the variations in densities, such as mixed use, village
14 residential and single-family dwelling units.

15
16 CDD Elliano added that the development will occur over multiple years, and in an effort
17 to maintain flexibility, they are proposing many different alternative scenarios to make it
18 most responsive to the marketplace as it evolves.

19
20 Vice Chair Vasquez asked questions about neighborhood electric vehicles,
21 sustainability and retention basins discharging in a metered fashion.

22
23 Planner Running explained that part of the sustainability planning includes
24 accommodations for hybrid vehicles, bicycles, parking facilities, NEV lanes. Also,
25 storm water will be retained in the southern portion of the corridor and pumped out in a
26 metered fashion through the pipeline to the south so as to control the rate of the water
27 flow and prevent flooding. The size of the pipes could not handle a 100-year flood
28 flow, so it would be retained and then pumped out over a period of time.

29
30 Commissioner Perciful inquired about plans for accommodating new schools, as
31 Whittier Elementary School is the second-most populated elementary school in the
32 state of California.

33
34 Planner Running said the plan has flexibility to allow for a school site, with CDD Elliano
35 further explaining that it is up to the school district to purchase property to secure a
36 school site. The plan has allowed for it; it is just when the school district is ready to
37 move forward.

38
39 Chairman Gifford opened the public hearing and invited the applicant to approach the
40 lectern.

41
42 Daniel Gryczman, executive vice president of Regent Properties, thanked the planning
43 staff for two years of hard work in bringing this project forward and for the
44 Commission's willingness to work through 4,000 pages of plan documents. He
45 expressed the idea that flexibility is a future-looking method of telling the world that
46 Hemet is open for business. He stated that getting the first "big fish" in the retail
47 component will influence how the residential will be developed.

48
49 He further indicated that his team did a full consultation regarding water issues, and he
50 can call his consultants to testify, if needed.

1 Chairman Gifford again stated that he is particularly interested in the education
2 component, wishing a four-year degree institution would be available in the Valley to
3 keep the young people here.
4

5 Mr. Gryczman noted what they had done in Menifee, sold land at a reduced price for a
6 charter school, and stated they wanted to create different opportunities for different
7 people. He also added that they were going to be doing all their own grading on-site
8 for the recreational facilities, thereby reducing trucking impacts, and utilizing easement
9 land for such things as outfields, with facilities such as amphitheaters and rest rooms
10 being added on additional land they have added for recreational purposes.
11

12 He ended his discussion by saying they were planning to put the higher-priced homes
13 fronting the drainage area because the plan is to make that a beautiful amenity for the
14 project and for the city.
15

16 Chairman Gifford asked that the language in the plan for the drainage area be
17 analyzed and developed in such a way that there is assurance that it will look as
18 represented. Mr. Gryczman committed to work with the city on this issue.
19

20 Joe Castaneda, JLC Engineering, 36263 Calle de Lobo, Murrieta, discussed the
21 subject of metering and drainage in the event of substantial drainage, indicating
22 fencing to close off the park and some residential areas. The drainage area will be
23 lockable during a storm event by the City works department. Any water from nuisance
24 flows, such as irrigation flows from people overwatering their lawns, would be collected
25 and maintained, using a pump to deliver the water to a landscape system that would
26 feed off the stored water.
27

28 John Tanner, RBF Consulting, 40810 County Center Drive in Temecula, explained the
29 process the applicants have successfully completed with the EMWD, including a water
30 supply assessment which determined that they have the water needed to supply the
31 project. The second component of the study is called a plan of service, which lays out
32 the network of pipes for sewer, water, recycled water. That second component has
33 been completed, as well.
34

35 Tom Shollin, a property owner of Tres Cerritos East, stated he was here to support
36 Ramona Creek, as it will help the property owners on the west side. Their only
37 concern was trying to understand the drainage issues, and the applicant has allayed
38 their concerns.
39

40 Jeff Holbrook, 27132 B Paseo Espada, San Juan Capistrano, spoke in support of the
41 applicant and applauded the concept of flexibility.
42

43 Brian Rubin (no address given) asked if the drainage and landscaping would be done
44 in phases or in the first phase.
45

46 CDD Elliano explained that it would be done in stages; however, it is anticipated that
47 the west side would go first. Staff and applicant spent a lot of time to make sure that
48 when it's graded, the master graded landscaping plan is prepared and approved so
49 when the development comes, all the amenities are provided in a reasonable time
50 period.

1 Mr. Rubin stated he hopes the densities will stay as they are in the General Plan. He
2 also asked about an HOA and LMD.

3
4 CDD Elliano replied that there will be a number of maintenance mechanisms. There
5 will be a master HOA that provides for the community areas. They are looking at a
6 LMD or CFD that would take care of the drainage in the Ramona Creek area. There
7 will probably be a property owner association for the commercial areas and individual
8 HOAs for different types of development that might have internal recreational and
9 landscaping amenities.

10
11 Gene Hikel, Four Season's Community Awareness Committee, 8405 Singh Court,
12 Hemet, applauded the thought, character and quality that Regent has put into this plan,
13 stressing the importance of good governing bodies and amenities.

14
15 Mr. Gryczman added some comments about the area north of Devonshire, which is
16 currently low density residential. The reason Regent is asking for low median is
17 because if a school comes in, to make this project work economically, they want to
18 have the ability to move the density to the rest of the area.

19
20 After closing the public hearing, Chairman Gifford asked for a motion.

21
22 It was **MOVED** by Commissioner Michael Perciful and **SECONDED** by Vice Chair Greg
23 Vasquez to **CONTINUE** the public hearing on this matter to the May 6, 2014 Planning
24 Commission Meeting.

25
26 The **MOTION** was carried by the following vote:

27
28 **AYES:** Chairman John Gifford, Vice Chair Greg Vasquez, and Commissioner
29 Michael Perciful.

30 **NOES:** None

31 **ABSENT:** Commissioners Vince Overmyer and Rick Crimeni

32
33 (Ten-minute recess called by Chairman Gifford.)

34
35 **5. CONDITIONAL USE PERMIT NO. 13-005 (7 DAYS MARKET)** - A request for
36 Planning Commission review and approval of a Conditional Use Permit allowing
37 the construction and operation of fuel dispensers and a canopy in conjunction with
38 an existing convenience store, and expansion of the hours of operation to 24
39 hours a day, located on the northwest corner of Stanford Street and Florida
40 Avenue, with consideration of an environmental exemption pursuant to CEQA
41 Guidelines Section 15301.

42
43 **PROJECT APPLICANT INFORMATION:**

44
45 **Owner:** Sanjay Jariwala
46 **Authorized Agent:** Nasser Moghadam
47 **Project Location:** 3600 East Florida Avenue
48 **Lot Area:** 0.62 Acres
49
50

(Informational presentation by Carole Kendrick.)

Vice Chair Vasquez asked if the removal of the gas pumps in 1992 was something the city required. He also wondered if the applicant had a particular brand of gasoline they were planning to sell and if the trash enclosure would be gated.

Planner Kendrick said that the 7-Eleven had been closed and the property was up for sale. It was part of the sale that the gas tanks were removed due to changes in the fueling regulations, so it was an agreement as part of the sale. Also, there is a gate mandated for the trash enclosure.

Commissioner Perciful asked about the Shell gas station across the street and if it was open 24 hours a day.

Planner Kendrick stated it was on county property, and she did not know its hours of operation. She also stated the city had received only one phone call, and it was in favor of the project.

Chairman Gifford opened the public hearing at this point and invited the applicant to speak.

Nasser Moghadam, 44052 Galacia Drive, Hemet, repeated that there is a gate at the trash enclosure. He also explained that most of the major gas companies want stations with convenience markets to be open 24 hours. That is the reason they are asking for the 24-hour opening. Each company has its own logo, but the final color will be determined by the City planning department. He commented further on the access to the site, giving background and Caltrans' determination that the city has the right to make traffic decisions. And that means now there is a double yellow line there rather than a median. He also mentioned that the security screen, which pre-dated even the 7-Eleven use, would remain unless the city felt it should be removed.

Chairman Gifford closed the public hearing and asked for a motion.

It was **MOVED** by Vice Chair Greg Vasquez and **SECONDED** by Commissioner Michael Perciful to **ADOPT** Planning Commission Bill No. 14-006 **APPROVING** CUP 13-005 subject to the findings and conditions of approval and **DIRECT** staff to file a Notice of Exemption with the County Clerk

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

AYES: Chairman John Gifford, Vice Chair Greg Vasquez, and Commissioner Michael Perciful.

NOES: None

ABSENT: Commissioners Vince Overmyer and Rick Crimeni

DEPARTMENT REPORTS

1 **6. CITY ATTORNEY REPORTS:**

2
3 Assistant City Attorney Vega reminded the Commissioners of the change in the Brown
4 Act in January of this year requiring audible votes if electronic voting machines were
5 not working.
6

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

8
9 **A. Report on actions from the March 25, 2014 City Council Meeting**

10
11 CDD Elliano congratulated the two Commissioners who were reappointed for another
12 two-year term. The other item of interest to the Planning Commission was the Council's
13 direction to John Janson of the Community Investment Department to propose an
14 ordinance that would mirror what City of Riverside is doing with film permits, so that
15 ordinance was before the Council. It would be a no-fee process, hoping that this will
16 act as an incentive for the movie industry to utilize local hotels and sites while in town.
17

18 **8. PLANNING COMMISSIONER REPORTS:**

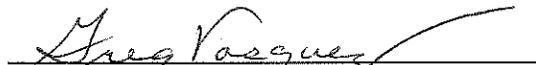
- 19
20 **A. Chairman Gifford (Nothing to report)**
21 **B. Vice Chair (Vasquez (Nothing to report)**
22 **C. Commissioner Perciful (Nothing to report)**
23 **D. Commissioner Overmyer (Absent)**
24 **E. Commissioner Crimeni (Absent)**
25

26 **9. FUTURE AGENDA ITEMS:**

- 27
28 **A. Jasmine Gardens CUP Extension of Time**
29 **B. Multi-tenant office building**
30 **C. General Plan Consistency Zoning Program - Phase II**
31 **D. Zone Text Amendment for Temporary Signs**
32

33 **10. ADJOURNMENT:**

34
35 It was unanimously agreed to **ADJOURN** the meeting at 8:12 p.m. to the regular
36 meeting of the City of Hemet Planning Commission scheduled for **April 15, 2014 at**
37 **6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham
38 Avenue, Hemet, CA 92543.
39
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43 
44 **Greg Vasquez, Vice Chairman**
45 **Hemet Planning Commission**
46

47 **ATTEST:**

48 
49
50 **Melissa Couden, Records Secretary**
Hemet Planning Commission