PLANNING COMMISSION

MEETING MINUTES

DATE: **APRIL 15, 2014** **CALLED TO ORDER: 6:00 P.M.**

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

1. CALL TO ORDER:

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

Invocation and Flag Salute: Commissioner Vince Overmyer

2. APPROVAL OF MINUTES:

A. Minutes of the Planning Commission meeting of April 1, 2014

It was **MOVED** by Commissioner Michael Perciful and **SECONDED** by Commissioner Rick Crimeni to **APPROVE** the Minutes of the Planning Commission meeting of April 1, 2014.

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

AYES: Vice Chair Greg Vasquez, Commissioners Rick Crimeni, Vince Overmyer and Michael Perciful
NOES: None
ABSENT: Chairman John Gifford

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. <u>EXTENSION OF TIME NO. 14-001 FOR CONDITIONAL USE PERMIT NO. 11-004 (JASMINE GARDENS)</u> - A request for a three (3) year extension of the time for previously approved Conditional Use Permit for the construction and operation of a

124-unit, three-story senior apartment complex built in two phases, located on Johnston Avenue, east of Gilbert Street and west of State Street.

PROJECT APPLICANT INFORMATION:

Applicant:	1027 Wilshire Associates LLC
Agent:	Ron Mandalian - Denley Investments
Project Location:	South side of Johnston Avenue, east of Gilbert Street and west of State Street
APN:	446-280-005, -016 & -017

Planner Carole Kendrick announced she had received a telephone call from the architect requesting this item be postponed to a later time in the meeting so that he could be present. There being no objections voiced from Commission members, Vice Chair Vasquez agreed to move the item to later in the evening.

5. **ZONING ORDINANCE AMENDMENT (ZOA) 14-003 (Temporary Sign Regulations)** - A request for Planning Commission review and recommendation to the City Council regarding a Zoning Ordinance Amendment modifying Article XXXVI (36) (Signs Generally) of Chapter 90 of the Hemet Municipal Code pertaining to regulations for temporary signage.

PROJECT APPLICATION INFORMATION:

Applicant:	City of Hemet
Location:	Citywide
Planner:	Emery J. Papp, Principal Planner

Planner Papp gave a presentation which thanked the community for all the help received from local businesses, chambers of commerce, explained that the revisions to the ordinance were to consider more types of signage than are currently permitted in the ordinance, to put more clarity in the performance standards, the number of signs allowed, the locations of signage, and the permit requirements. The draft ordinance establishes performance criteria for all signs as well as existing signs that did not have helpful regulations previously.

Vice Chair Vasquez thanked Planner Papp and opened discussion for the Commissioners to comment. Both Commissioners Perciful and Overmyer expressed their appreciation and stated they had no further comments at this time.

Commissioner Crimeni asked for further explanation concerning banner and cane signs, Vice Chair Vasquez wanted more clarification concerning window signs, banners in landscaped areas, landscape setbacks, special events, and existing permitted signs which would now be nonconforming but were grandfathered.

Planner Papp, CDD Elliano and City Attorney Jex answered in detail the questions asked by the Commissioners.

Vice Chair Vasquez opened the public hearing and invited the public to the lectern.

Andy Anderson, CEO of the San Jacinto Chamber of Commerce, 615 North San Jacinto Street, Hemet, complimented staff and city attorney on this monumental task, but delineated several questions:

1. Section 90-1251(g)2, would this allow individual businesses not in large commercial centers the ability to establish LED signs, as long as they meet all other requirements.
2. A typo on (g)5, should read "fire and police emergencies" rather than "policy emergencies."
3. Section 90-1275, construction areas and the use of stake signs and real estate stake signs needs clarification.
4. Section 90-1275(c)7, large balloon signs in Auto Mall areas being limited to five consecutive days two times per year. Traditionally they are used more often than the new restriction allows.

Planner Papp indicated that 90-1275 does give an exemption for the Hemet Auto Mall under its Specific Plan, and under "separation requirements" it also states these separation requirements do not apply with the Hemet Auto Mall Specific Plan.

CDD Elliano stated that there are sections that talk about the Auto Mall and others that do not. So staff needs to perfect the drafting to say the Hemet Auto Mall has its own separate regulations pursuant to its Specific Plan and take out further references to the Auto Mall to avoid confusion.

There was extensive discussion concerning stake signs for real estate developments and real estate open houses and the fact that organizations such as chambers of commerce, United Way and/or other non-profits have contracted to put up and take down stake signs for new residential subdivisions. CDD Elliano indicated these particular signs that are placed in the right-of-way is addressed in a separate chapter of the code which talk about signs on public property, and recommended that this issue be reviewed separately from the current ordinance.

City Attorney Jex suggested that the Commission make a recommendation to City Council, and part of that recommendation can be for staff to review this issue.

CDD Elliano agreed that the Commission move forward on the temporary signage provisions and let staff study, evaluate, and talk to builders and come back with some recommendations for the subdivision portion of signage.

Vice Chair Vasquez closed the public hearing and asked for a motion.

It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner Rick Crimeni to **ADOPT** Planning Resolution Bill No. 14-013 recommending **APPROVAL** of ZOA 14-002 and Ordinance Bill No. 14-022 to the City Council, an amendment to Chapter 90, Article XXXVI (36), of the Hemet Municipal Code pertaining to regulations for temporary signage with the following changes: (1) 90-1275, Subsection (h) mentioned by Emery Papp referencing C-1(f) to C-2(e); (2) Section 90-1251 C-5 change from "policy" to "police"; (3) Clarify distinction from Hemet Auto Mall zoning; (4) Separately study and evaluate subdivision signage.

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

AYES: Vice Chair Greg Vasquez, Commissioners Michael Perciful, Vince Overmyer and Rick Crimeni
NOES: None
ABSENT: Chairman John Gifford

(CONTINUED ITEM)

4. <u>EXTENSION OF TIME NO. 14-001 FOR CONDITIONAL USE PERMIT NO. 11-004 (JASMINE GARDENS)</u> - A request for a three (3) year extension of the time for previously approved Conditional Use Permit for the construction and operation of a 124-unit, three-story senior apartment complex built in two phases, located on Johnston Avenue, east of Gilbert Street and west of State Street.

<u>PROJECT APPLICANT INFORMATION:</u>

Applicant: 1027 Wilshire Associates LLC
Agent: Ron Mandalian - Denley Investments
Project Location: South side of Johnston Avenue, east of Gilbert Street and west of State Street
APN: 446-280-005, -016 & -017

(Assistant Planner Carole Kendrick gave a verbal and visual presentation.)

Commissioner Overmyer felt a lot of good work had been put into this project and this is the type of density that Hemet needs. He said he could approve the project.

Commissioner Crimeni noted that this project is located close to a senior housing project, and Planner Kendrick stated that was the reason staff did several work studies and community outreach.

Vice Chair Vasquez opened the public hearing on this item.

Greg Christman, the architect from Hollywood, California, explained that the reason they need an extension is because of the California Tax Credit allocation, which is a very competitive and complex process. They applied after they received the CUP in July of 2012 but were not selected. They are now interviewing consultants to help with the Tax Credit application. He felt that if the tax credits were approved, they would be able to start within a year.

After the public hearing was closed, Commissioner Overmyer asked if the possibility that if the tax credits were not available for another three years, would there be any other extensions.

Assistant Planner Kendrick replied there would not at this time, but there have been instances in the past with the economic downturn where the Council did adopt automatic extensions for certain projects. However, with the economy reviving, if it's not secured in the next three years, likely they would have to start the process for a Site Development Review, not a Conditional Use Permit.

Vice Chair Vasquez asked if any of the people who expressed concerns in letters to staff had appeared tonight to address the Commission, and Assistant Planner Kendrick said they had not.

It was **MOVED** by Commissioner Rick Crimeni and **SECONDED** by Commissioner Michael Perciful to **APPROVE** Planning Resolution Bill No. 14-011 approving Extension of Time No. 14-001 for Conditional Use Permit 11-004 subject to the Conditions of Approval.

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

AYES: Vice Chair Greg Vasquez, Commissioners Michael Perciful, Vince Overmyer and Rick Crimeni
NOES: None
ABSENT: Chairman John Gifford

6. <u>ZONING ORDINANCE AMENDMENT (ZOA) 14-001 (Updates to the Agricultural Zone, Open Space Zone and Animal Keeping provision)</u> - A city-initiated action amending Chapter 90 (Zoning) of the Hemet Municipal Code to update certain zoning and development regulations in the agriculture zones, open space zones, and animal keeping regulations to achieve consistency with the City's adopted General Plan in accordance with State Law.

<u>PROJECT APPLICANT INFORMATION:</u>

Applicant: City of Hemet
Location: Citywide
Planner: Nancy Gutierrez, Project Planner

(PowerPoint presentation by Project Planner Nancy Gutierrez.)

Commissioner Overmyer asked if there were different water rates either by MWD or EMWD for agricultural zones.

CDD Elliano stated that most water districts have an agricultural versus domestic rate, but not always. There is nothing in the ordinance that limits or requires more watering. She continued that when looking at the General Plan, one is looking at the 20-year horizon and what would be the ultimate land use. This update also recognizes that Hemet was founded as an agricultural community and there are a number of large parcels in the southwest and eastern area that will still be utilized for agriculture in the near term. The city wants to encourage that use until they're ready to move to a more developed condition. At present, there are about ten different agricultural designations, on the zoning map so this is an attempt to make it simpler and more understandable.

Commissioner Perciful asked if there is any way the Hemet code could be in alignment with the county code of five horses per acre. He also verified that the agricultural zones allow one residence per lot, regardless of lot size.

Project Planner Gutierrez said at present the city has two per acre up to a maximum ten horses per acre, but a maximum of five per acre would be reasonable. She also affirmed that the number of units allowed is one per lot, but there are minimum lot sizes

of one acre and five acres, depending upon the agricultural designation.

Commissioner Crimeni asked about the possibility of the changes causing people to get rid of their horses to which CDD Elliano replied that it is never our intention to make anybody get rid of their horses.

Vice Chair Vasquez asked if the city has animal control officers. CDD Elliano explained that the police department contracts with Ramona Animal Shelter for animal control services.

There being no speakers for a public hearing on the issue, Vice Chair Vasquez asked for a motion on the issue.

It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner Rick Crimeni to **APPROVE** Planning Resolution Bill No. 14-007 recommending **APPROVAL** of Zoning Ordinance Amendment No. 14-001 with the following changes: (1) A verbiage change from "acre" to "lot"; (2) Change "two horses per acre" to "five horses per acre for lots over two and a half acres"; adding a clause "regarding the effective date of the ordinance to clarify that existing horse-keeping is grandfathered in."

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

AYES: Vice Chair Greg Vasquez, Commissioners Michael Perciful, Vince Overmyer and Rick Crimeni
NOES: None
ABSENT: Chairman John Gifford

DEPARTMENT REPORTS

7. CITY ATTORNEY REPORTS: (Nothing to report)

8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:

CDD Elliano reported that on April 8, 2014, the City Council unanimously approved the Specific Plan Amendment and the Development Agreement from McSweeny Farms. Also approved was the Ordinance Amendment for banners over Florida Avenue.

9. PLANNING COMMISSIONER REPORTS:

A. Chairman Gifford (Absent)
B. Vice Chair Vasquez (Nothing to report)
C. Commissioner Perciful noted that he will be in Sacramento from April 29 to May 3 and that on April 30, he will be meeting with Assembly Member Melendez to discuss housing and jobs.
D. Commissioner Overmyer (Nothing to report)
E. Commissioner Crimeni mentioned the opening of the Ramona Pageant and encouraged everyone to see it.

10. FUTURE AGENDA ITEMS:

A. Ramona Creek SP, GPA, TTM and DEIR
B. CUP for Multi-tenant office building
C. General Plan Consistency Zoning Program - Phase II

11. ADJOURNMENT:

It was unanimously agreed to **ADJOURN** the meeting of the City of Hemet Planning Commission at 7:46 p.m. to the regular meeting scheduled for **May 6, 2014 at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, CA 2543.

John Gifford, Chairman
Hemet Planning Commission

ATTEST:

Melissa Couden

Melissa Couden, Records Secretary
Hemet Planning Commission